City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 23, 2026
6:00 PM

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

Notice Regarding Remote Participation of Council Members

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

Call to Order - Determine if a Quorum is Present:

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

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

1. - Swearing-in Ceremony: Sergio Hernandez - Municipal Court Bailiff

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 June 25, 2026 and July 9, 2026 meetings.

3. Accept Quarterly Investment Report.

4. Approve Final Acceptance of Dane Street and the City Hall Parking Lot Public Improvements and authorize the final payment to J&L Construction in the amount of $38,372.45.

5. Approve Resolution No. 1055-26 designating the Finance Director as the City's authorized official in all matters pertaining to participation in the Office of the Governor CJD e-GRANT program.

6. Approve an Interlocal Cooperation Agreement between Denton County and the City of Aubrey Fire and Police Departments for the use of the Denton County Radio Communications System, authorizing the Mayor, the Fire Chief and Chief of Police to execute the same on behalf of the City of Aubrey.

7. Approve an Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Service System agreement, authorizing the Mayor and City Manager to execute the same on behalf of the City of Aubrey.

8. Approve Resolution No. 1054-26 ratifying an expenditure of $141,304.60 paid to Davis Water Well, LLC for the emergency repair of the 428 Well Repairs.

9. Approval of an extension to a Temporary Recreational Vehicle Permit for 609 Hill Street, for a period not to exceed twelve months.

10. Approve Resolution 1053-26 to execute an interlocal cooperation contract with the Texas Department of Public Safety for participation in the Texas Conviction Reporting System and authorizing the Mayor and/or City Manager to execute the contract and related documents and approving an effective date.

New Business: New items requested for consideration.

11. Hold Public Hearing, consider and act on Ordinance 960-26, approving a Service and Assessment Plan and Assessment Roll for authorized improvements within the Palomino Public Improvement District (The "District"); making a finding of special

benefit to certain property in the district; Levying Assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; Providing for the method of assessment and the payment of the assessments; Providing penalties and interest on delinquent assessments; Providing for severability and providing an effective date. (Abdi Yassin, Municap)

12. Receive a Presentation and Consider and act on Ordinance No. 967-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Jackson Ridge Public Improvement District (Abdi Yassin, Municap)

13. Receive a Presentation and Consider and act on Ordinance No. 968-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Winn Ridge South Public Improvement District (Abdi Yassin, Municap)

14. Receive a Presentation and Consider and act on Ordinance No. 969-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Duck Point Public Improvement District (Abdi Yassin, Municap)

15. Receive a Presentation and Consider and act on Ordinance No. 970-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated AssessmentRoll for the City of Aubrey Public Improvement District No. 1 (Keeneland) (Abdi Yassin, Municap)

16. Hold a Public Hearing and consider and act on Ordinance 962-26 adoptingan amendment to Chapter 10A, Subdivision Ordinance, Article 3, Subdivision Design Standards of the Code of Ordinances to adopt a new “Technical Construction Standards and Specifications Manual” codified as Section 13.01, “TCSS Manual Adopted”, to adopt the City of Aubrey Technical Construction Standards and Specifications (2026) set forth in Exhibit A thereto; providing a penalty for violation and providing an effective date.

17. Consideration and action on a Resolution authorizing Staff to file an application with the Texas Water Development Board for a 100% Water Supply Infrastructure Grant (WSIG) in support of the 2026 Water Supply Infrastructure Expansion Project; and authorizing the City Manager or his designee to execute necessary documents.

18. Receive a presentation and hold a discussion regarding submissions received in response to RFQ No. 2026-04 request for Construction Manager-At-Risk services for the construction of the Aubrey Sports Complex; consider and take appropriate action regarding the selection of a Construction Manager to perform services for the proposed Aubrey Sports Complex, and authorize the City Manager to negotiate and execute necessary documents.

Discussion on Department Reports and Updates :

19. Administration:
    - City Manager
    - Finance: Monthly Financials
    - Court: Monthly Report
    - Human Resources
    - MDD

20. Public Safety:
    - Police Department: June 2026 Monthly Report
    - Fire Department: June 2026 Monthly Report
    - Code Enforcement: June 2026 Monthly Report

21. Operations:
    - Public Works: June Monthly Report
    - Parks & Recreation
    - Library: June Monthly Report
    - Development Services: June Monthly Report

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

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

22. **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.
    - *City of Aubrey vs. KMD Property Investments, LLC,* et al., Cause No PR-2026-00095-A, Denton County, Texas
    - Contract Services — Fire Department and Police Department
    - Aubrey Heights
    - Data Centers
    - Legal Updates/Legislation

23. **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.
    - Downtown Property Acquisition.
    - Rockhill Road Property
    - McNatt ROW Acquisition

24. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
    - Purchase of Downtown Property for Economic Development
    - Aubrey 165 - Bridleridge Development
    - Elegance Development
    - Coffey Road and Bonar Development (Crossvine)
    - Nash 160 Development
    - Hwy 377 & Friendship Commercial
    - 7118 FM 2931 Commercial Development

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

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.

26. Consideration and action on a Development Agreement between the City and Maneo Acquisitions, LLC for the residential development of an approximate 166 acres of land located in the City's extraterritorial jurisdiction, identified as the Bridleridge Development; and authorizing the Mayor to execute necessary documents.

27. Consider and take action on the conditional approval and acceptance of public infrastructure for the Aubrey Heights Development, the approval of a Subdivision Improvement Agreement between the City and Developer, Aubrey Heights Associates LLC, providing construction and maintenance guarantees from the Developer for the completion of public infrastructure; and approving the letter of credit as guarantee for completion and maintenance of improvements; authorizing the filing of the final plat subject to the conditions of the Agreement; and authorizing the City Manager to execute necessary documents. (Aubrey Heights)

28. Consider and act on a Settlement Agreement between the City and identified parties in the eminent domain proceeding styled *City of Aubrey, Texas v. Jerry H. Simmons, et* al, (Cause No. PR-2024-01392-B) Denton County Probate Court No. 2; and authorize the Mayor to execute necessary documents.

-ADJOURN-

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

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 S. Main St, Aubrey, Texas on the _____day of _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 25, 2026
5:30 PM

The meeting was called to order at 5:31 PM

Present: Jeff Perry, Chuck Fikes, Mike Browning, Chris Rich

Absent: Randy Jones

Staff Present: City Attorney Ann Montgomery, 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, Public Works Director Dean Rylant, Library Manager Brittany McLain, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Assistant to the City Manager Kacey Hagen, Communications Manager Bailey Thompson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz, Assistant Public Works Director Kurt Karnowski

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

*****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:

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

Council Member Jeff Perry made a motion to recess into executive session at 5:35 PM. City Council Member Mike Browning seconded. Motion Passed (3:0). None opposed.

City Council reconvened into Open Session at 7:19 PM.

2. Consideration and action on appointing a candidate to the City Council Place 2

vacancy for an unexpired term ending in May 2027.

Council Member Jeff Perry made a motion to appoint Candace Stone to Place 2 of the City Council. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

Mayor Rich administered the oath of office to Candace Stone.

Community Announcements:

3. **Mayor Rich announced upcoming events in the city and swore in firefighters Ryan Phillips, Nathan Rigdon, Bryan Mackey, and Hayes Mackey.**

   Vivian Omoke and Sesan Alade spoke regarding the American Chambers for Business of Aubrey.

Citizen Input: None

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

4. Approve minutes of the May 28, 2026 and June 13, 2026 meetings.

5. Award a bid for the Reflection Park construction project to A&C Construction, Inc. in an amount not to exceed $110,500.000 and authorize the City Manager to execute the necessary documents.

6. Ratify approval and execution of the Development Agreement with MM Covey Creek 165, LLC.

7. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

8. Consider and take action on a change order from Mayim Municipal Builders, LLC in the amount of $211,437.63 for the Rockhill Pump Station and authorize the City Manager to execute necessary documents.

9. Accept the resignation of Amy Kramer from the Parks and Recreation Board.

10. Authorize the Mayor to execute the Assignment and Assumption of Development Agreement and City Acknowledgment for the Palomino Subdivision, assigning the Development Agreement from Jen Holdco 24 LLC to Lennar Homes of Texas Land and Construction, Ltd.

11. Award a bid to DDM Construction Corp. for the Downtown Parking and Drainage Improvements, Phase 1 and Phase 2 Project for an amount not to exceed $1,679,798.10 and authorize the City Manager to execute necessary documents.

12. Approval of the First Amendment to the First Amended and Restated Development Agreement between the City and Lennar Homes of Texas Land and Construction, Ltd. for the Palomino Development; and authorizing the Mayor to execute necessary documents.

13. Final acceptance of Palomino Public Improvements and authorize staff to file the final plat.

Council Member Jeff Perry made a motion to approve the consent items with an amendment to the minutes on item number 4. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Recess into Tax Increment Reinvestment Zone No 3 Board Meeting

Council Member Jeff Perry made a motion to recess into Tax Increment Reinvestment Zone No 3 Board meeting at 7:28 PM. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

14. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, (the "Zone"), a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code, and to submit the Final Plan to the City Council (MuniCap).

Jennifer Sloan, with Municap, provided information.

Council Member Jeff Perry made a motion to recommend approval of the Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number 3. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

City Council reconvened into Regular Session at 7:31 PM.

New Business: New items requested for consideration.

15. Consideration and action on Ordinance No. 954-26 approving the Project and Financing Plan for the Tax increment Reinvestment Zone No.3, City of Aubrey, Texas, a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan pursuant to Chapter 311, of the Texas Tax Code; making findings regarding feasibility and related matters as required by State law; and providing an effective date. (High Pointe Development) (Municap)

Council Member Jeff Perry made a motion to approve the ordinance approving the Final Project and Financing Plan. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

16. Consideration and action on Resolution No 1051-26 approving an agreement for the construction and funding of authorized improvements and reimbursement of advances relating to the Palomino Public Improvement District.

Jennifer Sloan, with Municap, provided information.

Council Member Jeff Perry made a motion to approve the Resolution approving an agreement for the construction and funding of authorized improvements and reimbursement of advances relating to the Palomino Public Improvement District. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

17. Consideration and action on Ordinance 960-26, approving a Service and Assessment Plan and Assessment Roll for authorized improvements within the Palomino Public Improvement District (The “District”); making a finding of special benefit to certain property in the district; Levying Assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; Providing for the method of assessment and the payment of the assessments; Providing penalties and interest on delinquent assessments; Providing for severability and providing an effective date.

    Discussion regarding this item was held in executive session under Section 551.071 Consultation with Attorney. No action taken.

18. Hold a public hearing, consider and take action regarding an amendment to Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)

    Senior Planner Muzaib Riaz provided information.

    The Public Hearing opened at 7:37 PM and closed at 7:37 PM. No citizens spoke.

    Council Member Chuck Fikes made a motion to approve the comprehensive plan amendment application. Council Member Jeff Perry seconded. Motion Passed (3:0). None opposed. Candace Stone abstained. (ORD 965-26)

19. Hold a public hearing, consider, and take action regarding an Ordinance amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

    Senior Planner Muzaib Riaz provided information.

    The Public Hearing opened at 7:38 PM and closed at 7:40 PM. No citizens

spoke.

Council Member Chuck Fikes made a motion to approve the rezoning. City Council Member Mike Browning seconded. Motion Passed (3:0). None opposed. Council Member Candace Stone abstained. (ORD 966-26)

20. Hold a public hearing, consider and take action regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)

    Senior Planner Muzaib Riaz provided information.

    The Public Hearing opened at 7:41 PM and closed at 7:43 PM. No citizens spoke.

    Council Member Jeff Perry made a motion to approve the Garland Wilson Addition replat. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed. Council Member Candace Stone abstained.

    Conditions:

    1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS: That Civil Engineering Plans are approved prior to filing with Denton County, addressing Engineering comments regarding paving, pre-development drainage area map, post-development drainage area map, detention pond calculations, and sanitary sewer profiles.**

    2. **EXHIBIT 10A, ARTICLE 3, SECTION 4 – EASEMENTS: That the plat is revised to include an off-site drainage easement from adjacent property owner for the Highmeadow Drive proposed storm pipe and outfall, and that appropriate size of the proposed detention pond drainage easement is shown on the plat.**

21. Consider and take appropriate action on a Site Plan for the Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and the Owner's request for variances from the landscape buffering requirements along Betty Lane and to the masonry requirements required by the Nonresidential Design Standards. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)

    Senior Planner Muzaib Riaz provided information.

    Council Member Jeff Perry made a motion to approve the variance request and the site plan. Council Member Chuck Fikes seconded. Motion Passed (3:0).

Conditions:

1. **The Civil Construction/Engineering Plans are approved by the City Engineer.**
2. **Variances for building material requirements be approved.**
3. **The Building Elevation Plans are approved by the City Planner.**
4. **The Replat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, is filed with Denton County.**

None opposed. Council Member Candace Stone abstained.

22. Hold a public hearing, consider and take action on Ordinance No. 961-26, amending Chapter 17, “Sign Regulations” of the Code of Ordinances of the City of Aubrey, Texas, to allow blade signs as a permanent sign within downtown area, allow feather flags as a temporary sign within all zoning districts and the ETJ, allow for electronic message boards in the downtown area in a limited manner for the City of Aubrey, and adopt housekeeping amendments to update references to former Section 27 of the Zoning Ordinance which was repealed; providing amendments; providing a penalty of a fine not to exceed $500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)

    Senior Planner Muzaib Riaz provided information.

    The Public Hearing opened at 7:48 PM and closed at 7:57 PM. Joel Carbajal asked about feather flags needing a permit for each event.

    Council Member Jeff Perry made a motion to approve the amendment to Chapter 17 – Sign Regulations. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

23. Consideration and action on Ordinance No. 959-26, amending Chapter 1 “General Provisions", Article 1.10 “Parks and Recreation", Section 1.10.073, "Prohibitions and Standards of Conduct" to prohibit electric bicycles in certain areas, and adopting an amendment to Article 12.03, "Operation of Vehicles" of Chapter 12, "Traffic and Vehicles" to adopt a new Division 3, regulating "Electric Bicycles"; providing a penalty for violation; and providing an effective date.

    Police Chief Richard Brooks provided information.

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

24. Consideration and action on Ordinance No. 956-26 amending Article 1.10, “Parks and Recreation” of Chapter 1, “General Provisions” of the Code of Ordinances to rename Division 2, as “Parks and Recreation and Keep Aubrey Beautiful” to establish the Park Board as the Keep Aubrey Beautiful Board, by amending Section 1.10.031, “Park Board/Keep Aubrey Beautiful” and adopting a new Section 1.10.033 “Duties” to identify duties of the Park Board/Keep Aubrey Beautiful Board; and providing an effective date.

Assistant City Manager Leanne Wilson provided information.

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

25. Consideration and action on Ordinance No. 964-26 amending Article 13.06, "Grease Traps/Interceptors, Grit Interceptors and Oil/Water Separators" of Chapter 13, "Utilities" of the Code of Ordinances, to adopt amendments to Section 13.06.001, "Applicability and General Requirements", Section 13.06.002, "Definitions", and adopting new Sections !3.06.004 through 13.06.010, imposing additional regulations and providing additional enforcement measures; providing a penalty for violation; and providing an effective date.

    Assistant City Manager Leanne Wilson provided information.

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

26. Consider and take action on Ordinance No. 963-26 amending Chapter 6, "Health and Sanitation", Article 6.03 "Food Establishments and Farmers' Markets" and Article 6.06 "Mobile Food Vendors" of the Code of Ordinances governing the permitting and regulation of mobile food vendors, and amending Appendix A, Article A4.000, Section A4.001 "Business Fees" to adopt and amend applicable fees; providing a penalty for violation, and providing an effective date.

    Assistant City Manager Leanne Wilson provided information.

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

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

    Fire Chief Eric Schlotter provided information.

    Council Member Jeff Perry made a motion to the resolution casting a vote for Jim Carter to serve on the DENCO Area 911 Board of Managers. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

28. Consideration and action on appointment/reappointment of a member and/or alternate member to the Regional Transportation Council for a two-year term beginning July 2026.

    City Manager Charles Kreidler provided information.

    Council Member Jeff Perry made a motion to reappoint Jill Jester as a member. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on approval of the authorized personnel list to support the City's continued growth and operational demands:

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to the additions to the Authorized Personnel List. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

Discussion on Department Reports and Updates:

30. Administration:
    - City Manager
    - Finance: May 2026 Financials
    - Court: May 2026 Monthly Report
    - Human Resources
    - MDD: MDD Director Christine Gossett provided an update from staff on the 204-208 S. Main Building Project

31. Public Safety:
    - Police Department: May 2026 Monthly Report
    - Fire Department: May 2026 Monthly Report
    - Code Enforcement: May 2026 Monthly Report

32. Operations:
    - Public Works: May 2026 Activity Report
    - Parks & Recreation - Assistant Public Works Director Kurt Karnowski provided updates on the CMAR for the Sports Complex: all have been reviewed, checking references now, and will schedule site visits. 60% plans are due from the engineers in the next few weeks.
    - Library: May 2026 Monthly Report
    - Development Services: May 2026 Activity Report

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:

33. **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.
    - Contract Services — Fire Department and Police Department

34. **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.
    - Downtown Property Acquisition.
    - 500 Dane Street Property Acquisition
    - McNatt ROW Acquisition

35. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
    - Purchase of Downtown Property for Economic Development
    - Aubrey 165 - Bridleridge Development
    - Elegance Development
    - Coffey Road Tract Development
    - Coffey Road and Bonar Development (Crossvine)
    - Nash 160 Development
    - The Vibe & Elite Developments
    - Hwy 377 & Friendship Commercial
    - 7118 FM 2931 Commercial Development
    - Project Cherry Wood

Motion to Recess into Executive Session.

Council Member Jeff Perry made a motion to recess into Executive Session at 8:22 PM and item 17 in consultation with attorney. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

City Council reconvened into open session at 9:41 PM.

36. Consideration and action on a Development Agreement between the City and Maneo Acquisitions, LLC for the residential development of an approximate 166 acres of land located in the City's extraterritorial jurisdiction, identified as the Bridleridge Development; and authorizing the Mayor to execute necessary documents.

No action taken at the request of the developer.

The meeting was adjourned at 9:43 PM

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July, 2026.

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 9, 2026
5:45 PM

The meeting was called to order at 05:45 PM.

Present: Chuck Fikes, Randy Jones, Mike Browning, Candace Stone, Chris Rich

Absent: Jeff Perry

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, City Manager Leanne Wilson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

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

Community Announcements:

> **Aubrey's final Music Series of the year is July 18 with Ronnie and the Redwoods playing at Veterans Memorial Park.**

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on Resolution No. 1052-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

   Council Member Randy Jones made a motion to approve the resolution for the Palomino Public Improvement District and set a public hearing for 6:00 PM on July 23, 2026. City Council Member Candace Stone seconded. Motion Passed (4:0). None opposed.

2. Consideration and action on appointing members to the Planning & Zoning Commission.

City Council Member Mike Browning made a motion to appoint Peter Darabaris and Johnna Melton to the Planning & Zoning Commission. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 5:49 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July, 2026.

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Accept Quarterly Investment Report.

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

Summary
The ending cash balance was $111.8 million, down from $120.9 million resulting from payments relating to ongoing capital projects. Interest rates continued to show a slight erosion consistent with the fall in the 6-month T-Bill rate.

Financial Summary
See summary.

Staff Recommended Action

Staff Recommended Motion

City of Aubrey, Texas
Quarterly Investment Report
April 1, 2026 to June 30, 2026
Portfolio Summary Management Report

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

03/31/26	
Beginning Book Value:	$120,855,614
Beginning Market Value:	120,855,614
Beginning Par Value:	120,855,614

06/30/26	
Beginning Book Value:	$111,777,430
Beginning Market Value:	111,777,430
Beginning Par Value:	111,777,430

WAM at Beginning Period Date: 47 days

WAM at Ending Period Date: 55 days

Increase/(Decrease) in Investment Holdings Market Value: ($9,078,184)

Average Yield to Maturity for quarter	3.735%
Average Yield to Maturity 6-month T-Bill	3.813%

Chris Rich, Mayor

Mike English, Finance Director

CITY OF AUBREY, TEXAS
CURRENT INVESTMENT PORTFOLIO AS OF
JUNE 30, 2026

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

CUSIP	TYPE OF SECURITY	PAR	CURRENT RATE	PURCHASE SETTLEMENT DATE	MATURITY DATE	TERM	DAYS HELD 6/30/2026	DAYS TO MATURITY 6/30/2026	% TOTAL	WEIGHTED AVG MATURITY	WEIGHTED AVG YIELD
Cash Positions : Bank Cash Investments											
Point Bank	DDA	$12,775,120	3.7500%	6/30/2026	6/30/2026	1	0	0	11.43%	0	3.7100%
Subtotal Cash Positions		$12,775,120									
Cash Positions : Pooled Investments											
LOGIC	Pool	$99,002,311	3.7875%	6/30/2026	6/30/2026	1	0	0	88.57%	55	3.7600%
Subtotal Cash Positions		$99,002,311									
Cash Positions : Treasuries, Agencies, CD Investments											
		$0									
Subtotal Cash Positions		$0									
Grand Total		$111,777,430							100.00%	55	3.7543%

CITY OF AUBREY, TEXAS
QUARTERLY POSITION CHANGE REPORT
April 1, 2026 to June 30, 2026

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

CUSIP	TYPE OF SECURITY	PAR	CURRENT RATE	PURCHASE SETTLEMENT DATE	MATURITY DATE	BOOK VALUE BEGINNING 3/31/2026	BOOK VALUE ENDING 6/30/2026	BOOK VALUE CHANGE	MARKET VALUE BEGINNING 3/31/2026	MARKET VALUE ENDING 6/30/2026	MARKET VALUE CHANGE
Cash Positions : Bank Cash Investments											
Bank Deposits	DDA	$12,775,120	3.7500%	6/30/2026	6/30/2026	$10,743,255	$12,775,120	$2,031,865	$10,743,255	$12,775,120	$2,031,865
Subtotal Cash Positions		$12,775,120				$10,743,255	$12,775,120	$2,031,865	$10,743,255	$12,775,120	$2,031,865
Cash Positions : Pooled Investments											
LOGIC	Pool	$99,002,311	3.7875%	6/30/2026	6/30/2026	$110,112,359	$99,002,311	($11,110,048)	$110,112,359	$99,002,311	($11,110,048)
Subtotal Cash Positions		$99,002,311				$110,112,359	$99,002,311	($11,110,048)	$110,112,359	$99,002,311	($11,110,048)
Cash Positions : Treasuries, Agencies, CD Investments											
		$0				$0	$0	$0	$0	$0	$0
Subtotal Cash Positions		$0				$0	$0	$0	$0	$0	$0
Grand Total		$111,777,430				$120,855,614	$111,777,430	($9,078,184)	$120,855,614	$111,777,430	($9,078,184)

INTEREST EARNED FOR QUARTER

MONTH	TYPE OF SECURITY	AVERAGE BALANCE	AVERAGE RATE	INTEREST EARNED
Cash Positions : Bank Cash Investments				
Jul-25	DDA	$8,031,540	4.3800%	$ 29,315.12
Aug-25	DDA	$7,124,613	4.4000%	$ 26,123.58
Sep-25	DDA	$8,564,736	4.3900%	$ 31,332.66
Oct-25	DDA	$6,646,953	4.3800%	$ 24,261.38
Nov-25	DDA	$6,541,084	4.2300%	$ 23,057.32
Dec-25	DDA	$8,993,870	4.0600%	$ 30,429.26
Jan-26	DDA	$11,753,736	3.9100%	$ 38,297.59
Feb-26	DDA	$10,941,965	3.7800%	$ 34,467.19
Mar-26	DDA	$10,796,326	3.7500%	$ 33,738.52
Apr-26	DDA	$10,331,717	3.7300%	$ 32,114.42
May-26	DDA	$10,256,868	3.7200%	$ 31,796.29
Jun-26	DDA	$12,143,755	3.6800%	$ 37,240.85
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				$ 184,251.26
TOTAL INTEREST EARNED FOR QUARTER				$ 106,503.30
Cash Positions : Pooled Investments				
Jul-25	Pool	$74,241,595	4.4097%	$ 272,819.30
Aug-25	Pool	$95,802,717	4.3944%	$ 350,829.55
Sep-25	Pool	$131,561,884	4.3317%	$ 474,905.51
Oct-25	Pool	$133,374,169	4.2418%	$ 471,455.46
Nov-25	Pool	$125,574,827	4.0905%	$ 428,053.19
Dec-25	Pool	$123,793,900	3.9519%	$ 407,684.26
Jan-26	Pool	$120,962,414	3.8625%	$ 389,347.77
Feb-26	Pool	$106,938,433	3.8077%	$ 339,324.56
Mar-26	Pool	$112,940,211	3.7875%	$ 356,467.54
Apr-26	Pool	$106,976,371	3.7798%	$ 336,957.74
May-26	Pool	$108,924,632	3.7475%	$ 340,162.55
Jun-26	Pool	$101,507,101	3.7528%	$ 317,446.54
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				$ 3,386,899.61
TOTAL INTEREST EARNED FOR QUARTER				$ 994,566.83
TOTAL INTEREST EARNED FOR FISCAL YEAR-TO-DATE				$ 3,571,150.87
TOTAL INTEREST EARNED FOR QUARTER				$ 1,101,070.13

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve Final Acceptance of Dane Street and the City Hall Parking Lot Public Improvements and authorize the final payment to J&L Construction in the amount of $38,372.45.

Staff Contact
Dean Rylant, Public Works Director
drylant@aubreytx.gov

Summary
The Dane Street and City Hall Parking Improvements consist of 2,104 square yards of 8-inch reinforced concrete pavement with 2,257 square yards of 6" thick flexible base, 1,496 square yards of 6-inch reinforced concrete pavement with 1,620 square yards of compacted subgrade, reinforced concrete sidewalk, barrier free ramps, 218 LF of 18-inch RCP storm sewer, recessed curb inlets, a 4'x4' drop inlet, 140 LF of slotted drain, and 91 LF 18-inch CGMP.

The total improvements:
$767,448.98

The public improvements were completed successfully and the final punch list items were completed on June 16, 2026. The contractor has provided a 2-yr maintenance bond, final payment affidavit, as-builts and the city engineer's letter of recommendation for acceptance has been received.

Financial Summary
This project is funded by the 2025 bond.

Staff Recommended Action
Approve

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

CONTRACTOR'S AFFIDAVIT OF FINAL PAYMENT AND RELEASE

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared David Holmes ("Affiant"), who, after being by me duly sworn, deposes and says that he is _____, of J&L Construction (corporation, partnership, trade name) of Denton County, State of Texas (the "Contractor"), which said Contractor was awarded the contract dated the _____ day of _____ 20 _____, for the construction of **DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS** in _____ (the "Work"), for a total consideration of $767,448.98 / Seven Hundred Sixty-Seven Thousand Four Hundred Forty-Eight Dollars and Ninety Three Cents Dollars to be paid to the said Contractor (the "Contract"), and that Affiant has full power of authority to make this affidavit.

That The City of Aubrey (the "Owner") has approved the final estimate on said Work, and that the said Contractor has fully satisfied and paid any and all claims that may be covered by Chapter 53 of the Texas Property Code, and Article 5160 of the Revised Civil Statutes of the State of Texas, or any other applicable statutes or charter provisions, and that all just bills for labor and materials have been paid and discharged by said Contractor insofar as they pertain to the Work in question.

That in addition to any funds which may have been previously paid by the Owner, the Contractor hereby accepts the amount of $38,372.45 / Thirty-Eight Thousand Three Hundred Seventy Two Dollars and Forty-Five Cents Dollars as **FULL AND FINAL PAYMENT** under the aforementioned Contract, and hereby waives and releases any right Affiant and/or the Contractor may have to pursue claims of any nature against the Owner arising out of or in any manner connected with the performance of the Work and/or the Contract, including but not limited to claims of third parties that supplied material and/or labor for the Work for or through the Contractor ("Subcontractors"), as well as claims for delay, additional compensation or for recovery of liquidated damages which may have been withheld by the Owner. The Contractor shall defend, hold harmless and indemnify the Owner from any such claims of such Subcontractors. The Contractor further releases the Owner from any claim or liability arising from any act or neglect of the Owner related to or connected with the Contract. This affidavit is given pursuant to the final payment provisions of the Contract, and shall not be deemed to alter or modify the terms and provisions of said Contract.

By _____
(Affiant)

David Holmes
(Printed Name)

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of June, A.D. 20 26.

ALEJANDRA AGUIRRE NOTARY PUBLIC STATE OF TEXAS ID # 135536082 EXPIRES 10-13-2029

_____
(Notary Public, in and for the State of Texas)

Alejandra Aguirre
(Printed Name of Notary)

My Commission Expires 10·13·29

NOTICE TO POLICYHOLDERS
TEXAS

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Great Midwest Insurance Company's toll-free telephone number for information or to make a complaint at:

1-800-203-1179

You may also write to Great Midwest Insurance Company at:

800 Gessner Rd
Suite 600
Houston, TX 77024

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

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Great Midwest Insurance Company's para obtener información o para presentar una queja al:

1-800-203-1179

Usted también puede escribir a Great Midwest Insurance Company:

800 Gessner Rd
Suite 600
Houston, TX 77024

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía primero. Si la disputa no es resuelta, puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA:

Este aviso es solamente para propósito informativos y no se convierte en parte o en condición del documento adjunto.

Executed in 5 Counterparts

RIDER

To be attached to and form a part of Maintenance Bonds, No. GM243886

dated the 13th day of May 2025, issued by the

Great Midwest Insurance Company, as Surety, on behalf of

J&L Construction, LLC, as Principal,

in the penal sum of Seven Hundred Seventeen Thousand Two Hundred Forty & 50/100 Dollars Dollars ($717,240.50),

and in favor of City of Aubrey

In consideration of the premium charged for the attached bond, it is hereby agreed that the attached bond be amended as follows:

Per change orders No.1- 3 dated May 13th 2025 Increases the bond amount by $50,208.48 for Dane Street Improvements and City Hall Parking Improvements from $717,240.50 to $767,448.98

Provided, However, that the attached bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified, and further that the liability of the Surety under the attached bond and the attached bond as amended by this rider shall not be cumulative.

This rider shall become effective as of the 30th day of November, 2025

Signed, sealed and dated this 22nd day of June, 2026

ATTEST:

PRINCIPAL

J&L Construction, LLC

By

SURETY

Great Midwest Insurance Company

ACCEPTED BY OWNER:

By

By

Ryan Cox, Attorney In Fact

GREAT MIDWEST INSURANCE COMPANY CORPORATE SEAL TEXAS INCORPORATION

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint Jeremy Barnett, Tony Fierro, Jay Jordan, Robert G. Kanuth, Johnny Moss, Jade Porter, Jarrett Willson, Ryan Cox, Brady Wilson, Caleb Hale

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

CHRISTINA BISHOP
My Notary ID # 131090488
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 22nd Day of June 2026.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

J&L Construction
As-Built
06/17/2026

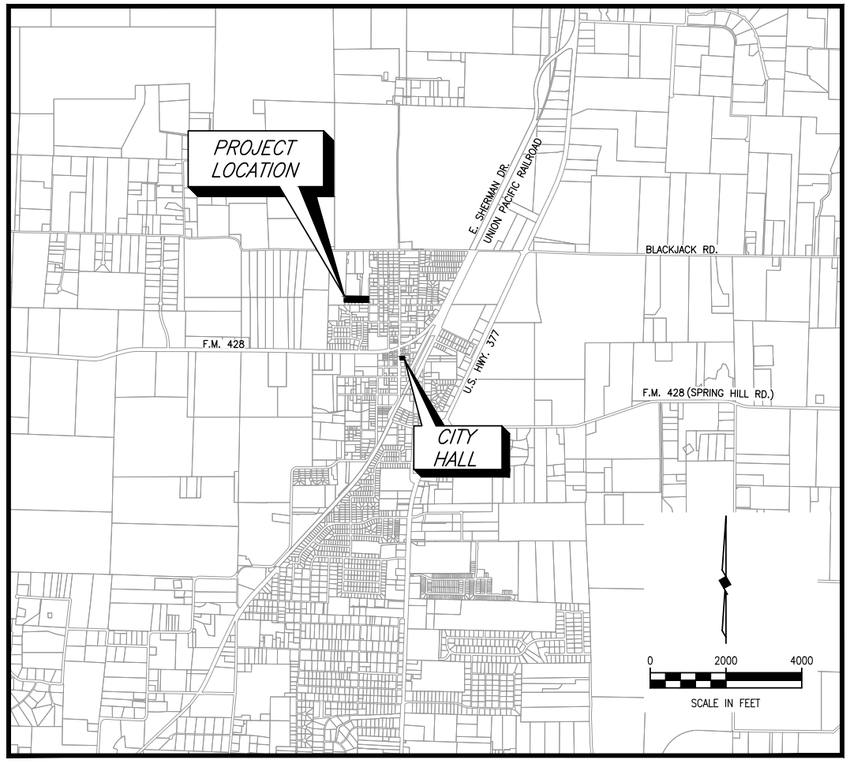
CITY OF AUBREY, TEXAS

CONSTRUCTION PLANS FOR:

DANE STREET AND CITY HALL PAVING & DRAINAGE IMPROVEMENTS

CONFORMED SET

J&L Construction As-Builts 6.15.2026



LOCATION MAP

CITY COUNCIL
CHRIS RICH, MAYOR
JEFF PERRY
MATT JONES
ERIN ALLEN
RANDY JONES
CHUCK FIKES

CITY MANAGER
CHARLES KREIDLER

EXECUTIVE DIRECTOR OF OPERATIONS
LEANNE WILSON

SUBSTITUTE DIRECTOR OF PUBLIC WORKS
DEAN RYLANT

June 2025

SHEET INDEX

Sheet No.	Sheet Description
1	COVER SHEET, LOCATION MAP, & SHEET INDEX
2	GENERAL PROJECT NOTES
3	TYPICAL SECTION
4	DANE STREET PHASE 1 PLAN
5	DANE STREET PHASE 2 PLAN
6	PLAN–PROFILE STA. 0+00 TO STA. 4+00
7	PLAN–PROFILE STA. 4+00 TO STA. 7+00
8	DRIVEWAY PROFILE CROSS SECTIONS
9–10	DANE STREET CROSS SECTIONS
11	DANE STREET PAVEMENT MARKINGS AND SIGNAGE
12	DANE STREET EXISTING DRAINAGE
13	DANE STREET PROPOSED DRAINAGE
14	DANE STREET DRAINAGE CALCULATIONS
15–16	DANE STREET STORM SEWER PLAN AND PROFILES
17	TOWN HALL PARKING EXISTING SITE PLAN
18	TOWN HALL PARKING PROPOSED SITE PLAN
19	TOWN HALL PARKING SIGNAGE PLAN
20	TOWN HALL PARKING PROPOSED GRADING PLAN
21	TOWN HALL PARKING EXISTING DRAINAGE
22	TOWN HALL PARKING PROPOSED DRAINAGE
23	TOWN HALL PARKING STORM SEWER P&P
24–34	AUBREY STANDARD DETAILS
34–36	SLOTTED DRAIN DETAILS

Prepared by:
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Engineering Firm No. 526 TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600, Dallas, TX 75243
Phone: 214-361-7900

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P. If this drawing is converted to an electronic file, if any discrepancy occurs between the electronic file and the Birkhoff, Hendricks & Carter, L.L.P. original document, the original document will govern in all cases.

City of Aubrey
Public Works Department

APPROVED FOR CONSTRUCTION
Conformed Set

City: Signed by Dean
Date: Rylant on 06/02/25

THESE PLANS SHALL BE ON THE JOB AT ALL TIMES

STATE OF TEXAS
JOE RICHARD CARTER
64008
REGISTERED PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

JAL Construction
Reviewed
06/17/2025

GENERAL PROJECT NOTES
NO SEPARATE PAY ITEMS

1. Prior to any construction the Contractor shall be familiar with the Contract Documents and Specifications, the Plans (including all notes), the City of Aubrey TCSS and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to be familiar with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications.

2. Contractor shall have in possession, prior to construction, all necessary permits, and licenses, etc. Contractor shall have a least one set of approved Engineering Plans and Specifications on-site at all times.

3. All work shall conform to the City of Aubrey Specifications and Standards unless otherwise specified or shown on the details included in these plans.

4. In the event an item is not covered in the City of Aubrey Construction Standards and Specifications, the North Central Texas Council of Governments (NCTCOG) Standard Specifications for Public Works Construction shall apply with concurrent notification to the City Engineer and Project Engineer. The City Engineer shall have the final decision on all construction materials, methods, and procedures.

5. Construction inspection will be performed by representatives of the City, Geotechnical Engineer or Testing Laboratory and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for understanding and scheduling required inspections. Testing samples shall be collected and processed by certified technicians.

6. All contractors must confine their activities to the work areas provided. There will be no encroachments onto developed or undeveloped unauthorized areas without specific written permission from the property owner and City approval. Any damage resulting therefrom shall be Contractor's sole responsibility to repair.

7. All underground utility locations as shown on the plans are approximate. The contractor shall be responsible for determining the exact locations of all underground utilities and notifying the various utilities before construction. The determination of the locations of the utilities shall not be considered sufficient basis for claims for additional compensation for extra work or for increasing the pay quantities in any manner whatsoever.

8. It will be the contractor's sole responsibility to protect all existing public and private utilities throughout the construction of this project. The contractor shall be required to call 811 at least 72 hours prior to construction to ensure all underground utilities have been located. Contractor shall also contact the appropriate utility companies for line locations prior to commencement of construction and shall assume full liability to those companies for any damages caused to their facilities. The following lists the most common utilities found in the City of Aubrey with phone numbers, contractor to verify contact information.

9. It shall be the Contractor's sole responsibility to meet all the requirements as specified for Trench Safety and all OSHA requirements for all trenching or tunneling conducted in the project.

10. The Contractor shall not be permitted to have any open trenches at the end of each working day unless approved by the City.

11. All disturbed areas including parkways and medians shall have a minimum of 4" of topsoil prior to placement of sod or hydromulch.

12. The contractor shall provide a clear and safe route for pedestrians where shoulders or sidewalks exist prior to construction, throughout the duration of construction.

13. The contractor shall protect existing trees (including the area under the drip lines of trees) where the trunk is not within the right-of-way, bushes, landscaping plants, sprinklers, and lawns unless shown otherwise on the construction drawings. Any damage not marked on the plans to the existing trees, bushes, landscaping plants, sprinklers, and lawns caused by the construction shall be replaced to the satisfaction of the property owner and the City of Aubrey at the contractor's sole expense.

14. Continuous access for mail service shall be provided during construction.

TRAFFIC CONTROL:

1. All traffic control plans must be submitted by the Contractor for review a minimum of seven working days prior to anticipated lane closures. The traffic control plan must approved by the City of Aubrey prior to beginning construction activity. Traffic control plans may be required on other roadways as determined by the City or the designee. All traffic control plans must be prepared by a professional engineer registered in the State of Texas.

2. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the contractor will first receive a verbal warning and required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed and reopened to traffic.

TRAFFIC CONTROL (Continued):

3. A minimum of one clear lane of traffic (11-ft lane) must be maintained at all times. Lane closures will not be permitted on streets adjacent to private or public schools during the hours of 6:00 am to 9:00 am and 3:00 pm to 5:00 pm. Lane closures will not be permitted on arterials during the hours of 4:00 pm to 7:00 pm. The Contractor shall provide adequate flagmen and warning signage for any temporary lane closure. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations can result in suspension of all work at the job site for a minimum of 48 hours. The City Engineer reserves the right to deny a closure for a special event.

4. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.

5. The contractor shall provide, construct and maintain barricades and signs in accordance with the Texas Manual of Uniform Traffic Control Devices. All traffic control devices must contain either Type III Hi-Intensity sheeting or Type IV reboundable Hi-Intensity sheeting.

6. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations can result in suspension of all work at the job site for a minimum of 48 hours.

7. All roadway embankment placed during various phases of construction shall meet N.C.T.C.O.G. specifications including, but not limited to, Section 203.5.

PAVING:

1. All Barrier Free Ramps shall comply with the current TDLR regulations.

2. Construction joints, cold joints and curb returns shall include fabric for expansion.

3. Sawed joints shall be every 15 feet unless otherwise shown on the plans; and shall be constructed within the first 12 hours after concrete placement. Expansion joints shall be placed every 500 feet.

4. All concrete pavements shall have a minimum compressive strength of 3600 psi, unless a higher compressive strength is specified.

5. Subgrade shall extend 12" minimum behind the curb, be a minimum of 12" thick and be lime stabilized or as shown on the plans or as determined by a lime series approved by the City. The plasticity index shall not exceed 12.

6. All hand placed concrete other than high early strength concrete shall have 1 sack of Portland Cement Concrete added to the approved mixture for 3600 psi standard machine laid concrete. The cost for the additional cement in hand placed concrete shall not be paid for separately but shall be included in the appropriate items of the bid schedule.

7. Reinforcing bars shall be securely wired together at a minimum at alternate intersections. All splices shall be securely wired to each intersected dowel or reinforcement bar and load transmission unit intersected. Reinforcing bars shall be adequately supported by bar chairs to keep reinforcing bars within 1-inch of the center of pavement.

EROSION CONTROL:

1. Every soil disturbing activity shall have an accompanying Erosion Control Plan (ECP), and either Construction Site Notice (CSN) for those activities disturbing more than 1 but less than 5 acres, or Notice of Intent (NOI) for those activities disturbing 5 or more acres including those activities less than 5 acres, but a part of a common plan of development totaling 5 or more acres. A copy of the appropriate CSN or NOI shall be provided to the City of Aubrey prior to issuance of a grading permit. The ECP shall be provided to the City Engineer prior to grading.

2. The CSN or NOI shall be posted in a location viewable to the public until construction is complete and Notice of Termination (NOT) submitted. The Storm Water Pollution Prevention Plan (SWP3) shall be readily available for review by Federal, State, or local officials.

3. No soil disturbing activities will occur prior to the SWP3, ECP, and associated Best Management Practices (BMP) being fully implemented, and then inspected by the City Engineer or his designated representative.

4. The Contractor shall comply with the City of Aubrey's Storm Water Ordinance, the current NCTCOG ISWMTM Design Manual for Construction, the TPDES General Construction Permit TXR040000 and any other State and/or Local regulations.

5. The site shall be reviewed by the operator or his representative weekly, and after any major storm. Adjustments snd/or repairs to the erosion control measures will be made as needed. The Contractor shall notify the City Engineer of adjustments/repairs such that the adjustments/repairs may be inspected and approved by the City Engineer or his designated representative.

EROSION CONTROL (Continued):

6. Contractor shall vegetate all disturbed areas immediately upon completion of grading activities. An appropriate seed mix should be considered with respect to the season and the timing of the final acceptance. A cool season seed mix should be used between September 15th and April 15th. Final acceptance of a site shall be contingent upon perennial vegetation being established in all disturbed areas, and proper NOT submitted to the State. A copy of the NOT shall be provided to the City Engineer.

WATER LINES:

1. Fittings shall be ductile iron meeting AWWA Standard C110 or C153 and shall be cement lined inside and bituminous coated on the outside. Where connections are made to pipes of dissimilar materials, suitable bond breakers shall be used.

2. All ductile iron fittings shall be mechanical joint megalug (Class 125 Drilling) and be rated for minimum 250 psi working pressure. Fittings shall be mortar lined and bituminous coated on the exterior.

3. Pipe joints shall be of the push-on type unless otherwise noted.

4. Valves, vault lids, fire hydrants and meter boxes shall be located outside of sidewalk areas, unless otherwise shown in the plans.

5. All trenching, embedment and backfill shall be incidental to the unit cost of pipe.

6. Water line sections crossing wastewater mains or laterals shall be a minimum of 18 feet long and shall be centered over the wastewater main or lateral such that the joints of the water line are equidistance and at least nine feet horizontally from the center line of the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral.

7. Water Lines shall meet AWWA standards as called for in the construction plans.

8. All trench backfill shall be placed in maximum 8-inch loose lifts and mechanically compacted. Testing shall be in accordance with NCTCOG as a minimum.

9. Work to make connections shall be continuous and shall occur during times of low usage.

10. Valves on lines 12-inch and less shall be gate valves. Gate valves on laterals shall be attached to outlet, tee or cross. Gate valves shall conform to AWWA C-509 or C-515. Butterfly valves shall conform to AWWA C-504. Buried valves shall be mechanical joint type with megalugs. Valves above ground shall be flange type.

11. Dewatering of water line trench may be required during construction. Dewatering is subsidiary to pipe installation.

12. Contractor to construct water line to grade shown in the plans. All water lines shall have a minimum cover of 4 feet.

13. During water line testing contractor to dechlorinate in accordance with TCEQ requirements prior to releasing water overland and into storm drainage systems.

14. All exterior surfaces of valves, fire hydrants, pipe, support structures, nuts, bolts and metal appurtenances shall be properly prepared to paint manufacturers specifications and coated with one coat high performance epoxy (3 mils dryfilm thickness) and two coats of high performance polyethylene (2 mils dry film thickness). Hydrants shall be coated by the manufacturer. The hydrant color shall be selected by the City.

15. Contractor to support all existing utilities as construction of new water line crosses these utilities. No separate pay item.

16. Bolts and nuts for mechanical joints will be of a high-strength low-alloy corrosion resistant steel conforming to ASTM A325 (Type 3).

17. Assembly of pipe to be performed as required by pipe manufacturer. Gaskets shall be clear and lubricated. Do not swing or stab the joint. Align the spigot to the bell, insert spigot into bell and contact gasket. The spigot end is marked with insertion mark. Insert pipe to the mark, do not over-insert.

18. All valve stacks shall be set at finished grade and have house keeping pads.

19. Contractor shall field locate pipelines at connection points prior to ordering or fabricating proposed pipe. Contractor shall verify pipe size, type, elevation and horizontal location. Contractor shall make all necessary adjustments to connect to existing line after approval from the engineer.

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PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

GENERAL NOTES

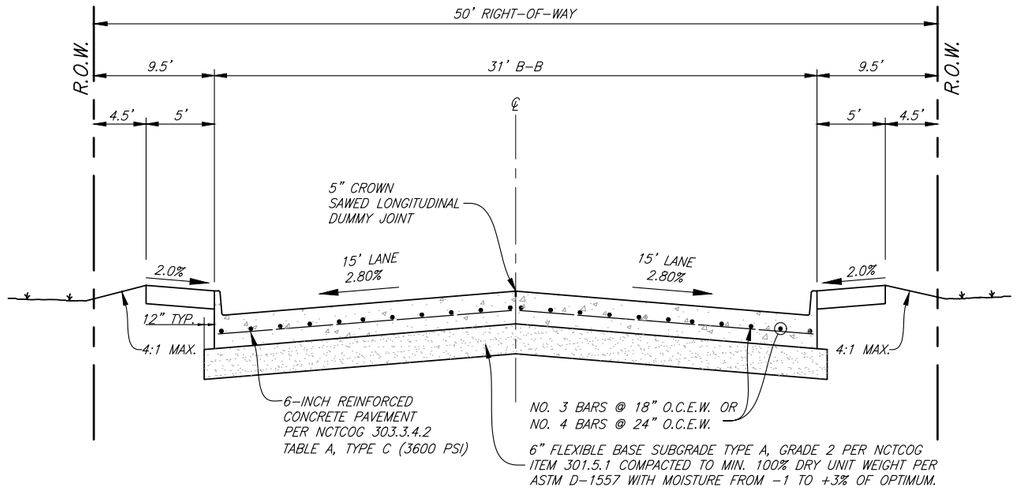
BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **2**

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JAL Construction
Approved
No Comments
08/12/2025



LOCAL (RESIDENTIAL STREET)

N.T.S.

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CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

TYPICAL SECTION

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **3**

REVISED: 3/28/25 – JCARTER H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Typical Sections.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

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Registered
08/12/2025

Removed from Contract

CONNECT TO EXISTING SYSTEM (BY OTHERS)

PHASE 1 STORM SEWER INLET

PROVIDE MESSAGE BOARD AT LEAST 7 DAYS PRIOR TO BEGINNING CONSTRUCTION TO NOTIFY OF BEGINNING CONSTRUCTION

REMOVEAND REPLACE: 3 MAILBOXES

PHASE 1 CONCRETE DRIVE

PHASE 1 REINFORCED CONCRETE ROAD

REMOVE AND REPLACE: 224 L.F. OF CHAIN LINK FENCE

PHASE 1 CONCRETE SIDEWALK

END OF PHASE 1 REINFORCED CONCRETE

PHASE 1 STORM SEWER

PLUG

FURNISH, INSTALL AND MAINTAIN TEMPORARY FLEX BASE TO MAINTAIN TRAFFIC FLOW FOR RESIDENTS

REMOVE AND REPLACE: 170 L.F. WOODEN PRIVACY FENCE

FURNISH, INSTALL AND MAINTAIN TEMPORARY FLEX BASE TO MAINTAIN TRAFFIC FLOW FOR RESIDENTS

DANE ST.

UNION ST.

MATCH LINE STA. 4+00
N 7162141.8140, E 2429928.1895

MATCH LINE STA. 4+00
N 7162141.8140, E 2429928.1895

TRAFFIC CONTROL NOTES

1. REFER TO TRAFFIC CONTROL NOTES WITH GENERAL PROJECT NOTES ON SHEET 2.
2. CONTRACTOR SHALL PROVIDE FLAGMEN AND OTHER DEVICES AS REQUIRED TO MAINTAIN A MINIMUM OF ONE CLEAR 11–FT WIDE LANE OF TRAFFIC THROUGHOUT CONSTRUCTION. ALTERNATIVELY CONTRACTOR MAY PROVIDE A MINIMUM (2) 11–FT WIDE LANES WITHOUT FLAGMEN IF APPROVED FOR PHASE 1 CONSTRUCTION.
3. FLAGMEN WILL BE REQUIRED TO FINISH CONSTRUCTION OF THE CONCRETE PAVEMENT FOR PHASE 2.

0 20 40 60
HORIZONTAL SCALE IN FEET

0 20 40 60
HORIZONTAL SCALE IN FEET

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CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET SUGGESTED SEQUENCE OF CONSTRUCTION PHASE 1

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. 4

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Dane Street Phase 1.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

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08122025

TRAFFIC CONTROL NOTES

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MATCH LINE STA. 4+00
N 7162141.8140, E 2429928.1895

0 20 40 60
HORIZONTAL SCALE IN FEET

MATCH LINE STA. 4+00
N 7162141.8140, E 2429928.1895

0 20 40 60
HORIZONTAL SCALE IN FEET

Added concrete to project.

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CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET SUGGESTED SEQUENCE OF CONSTRUCTION PHASE 2

BHC PROJECT NO. 2024-134

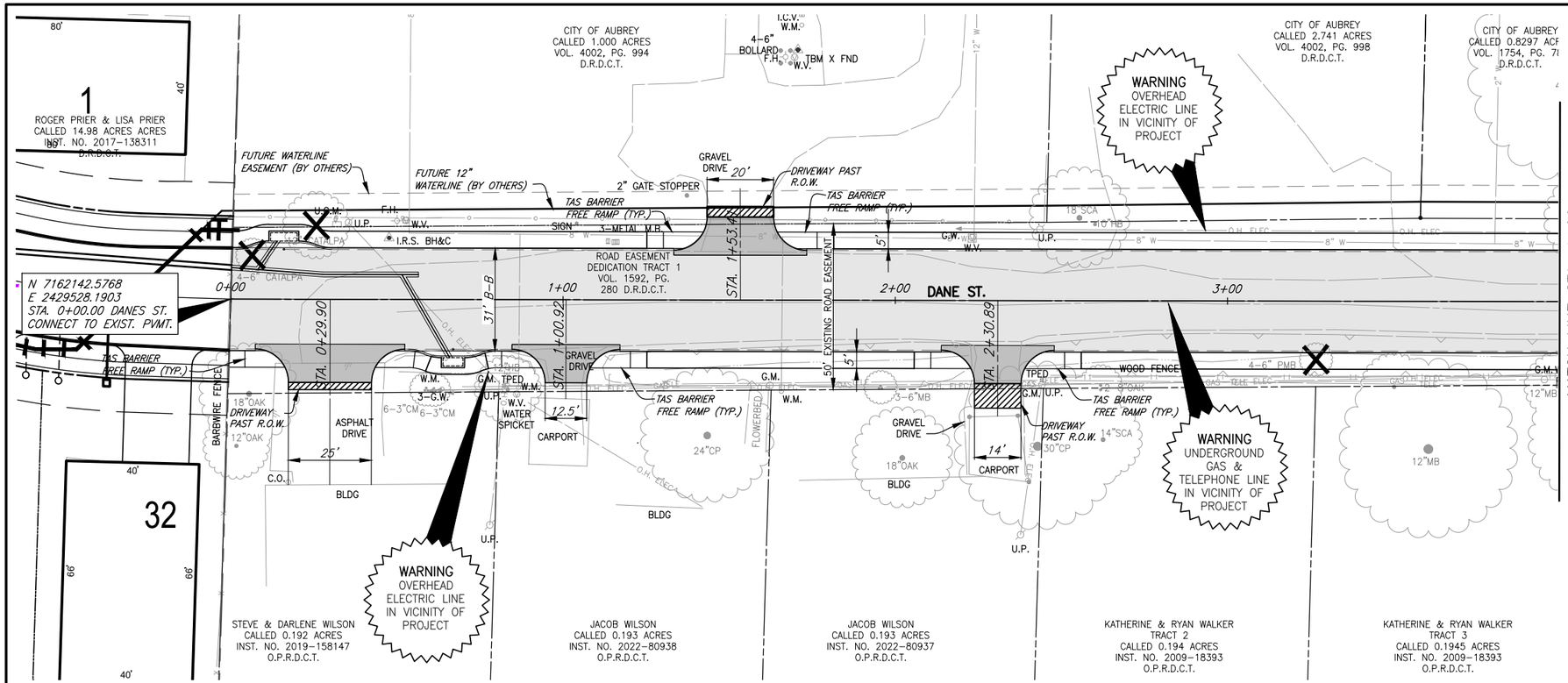
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SHEET NO. **5**

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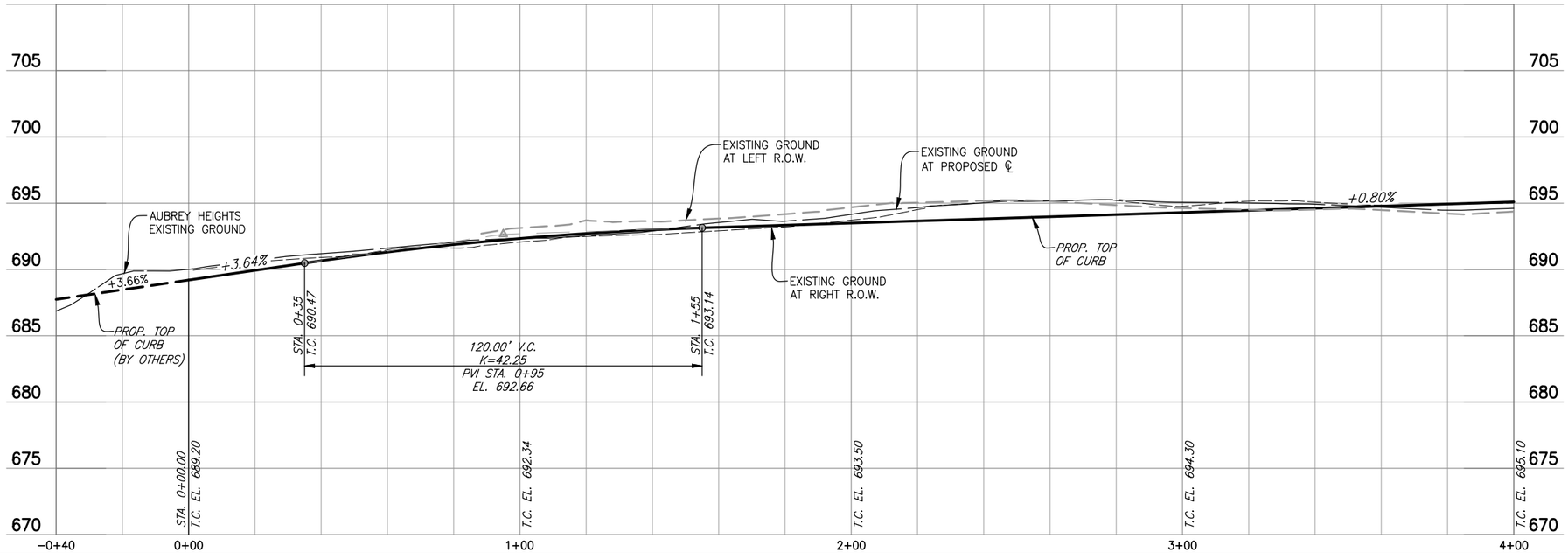
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LEGEND
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED ASPHALT ROAD

0 20 40 60
HORIZONTAL SCALE IN FEET



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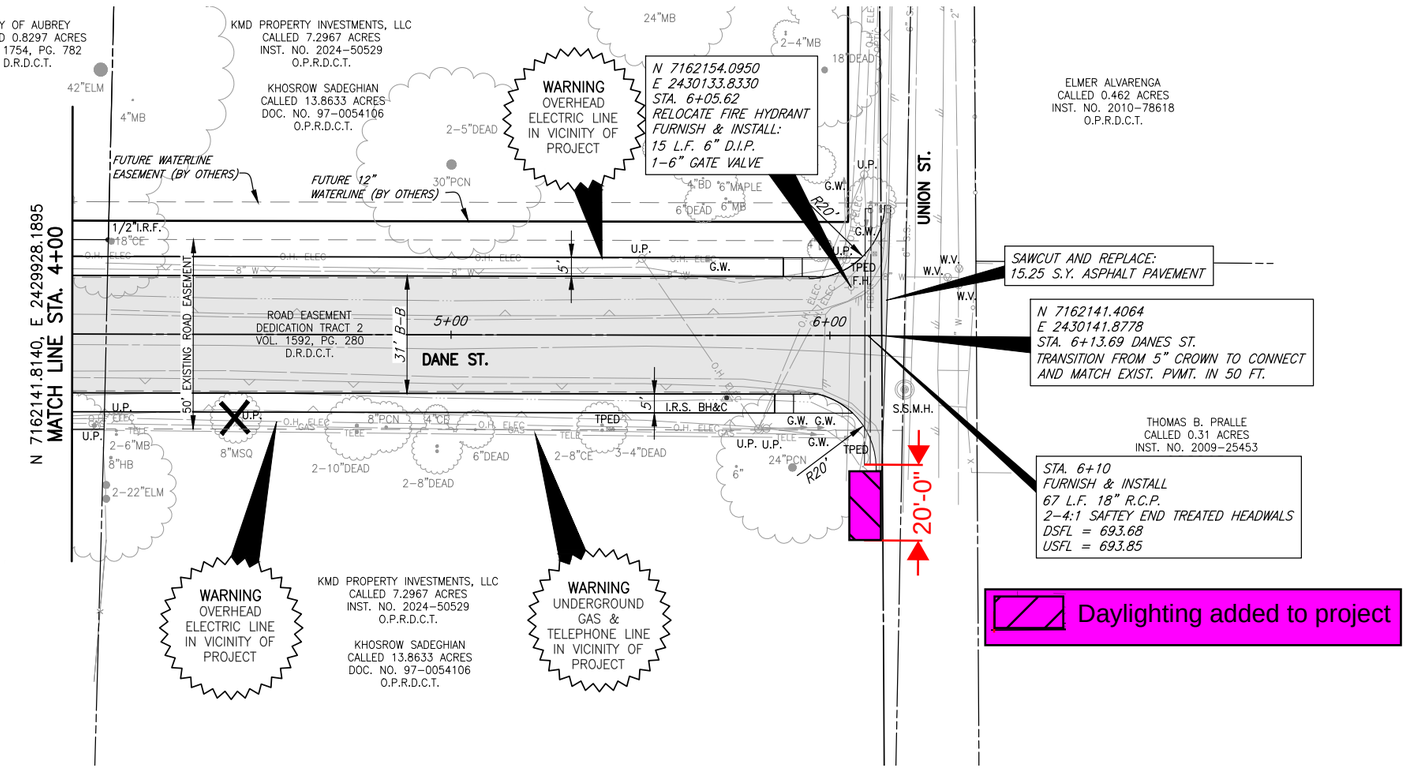
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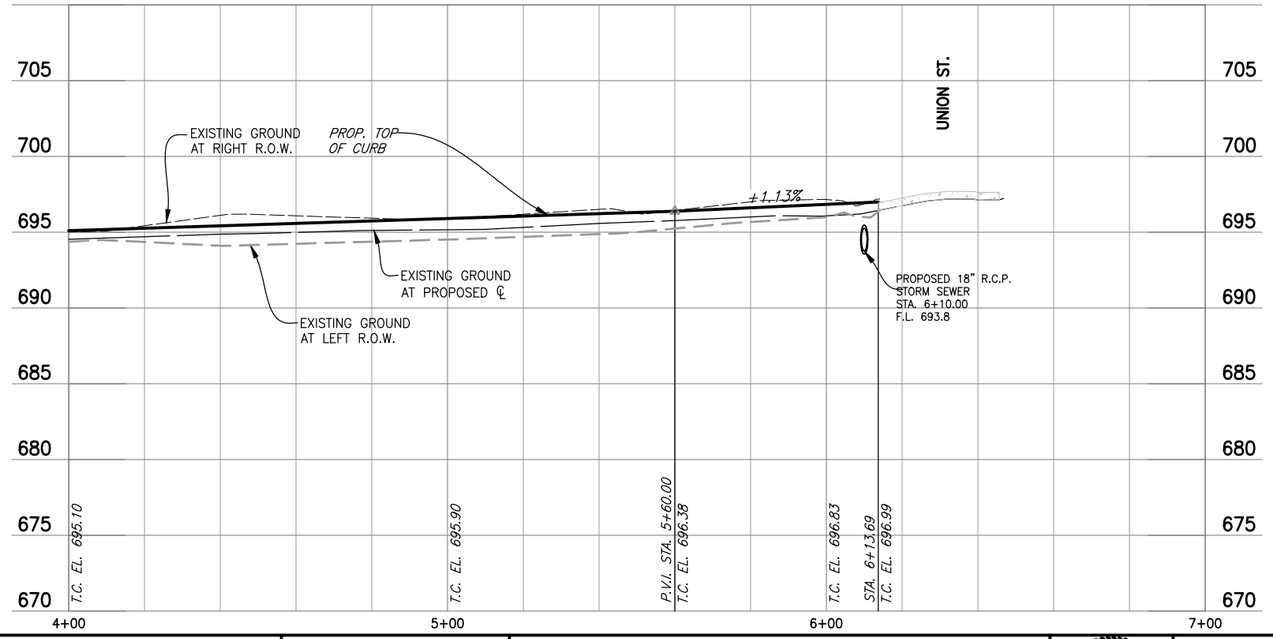
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March, 2025

SHEET NO. **6**

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LEGEND
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED ASPHALT ROAD

0 20 40 60
HORIZONTAL SCALE IN FEET

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PAVING PLAN & PROFILE
STA. 4+00 TO STA. 6+13.69

BHC PROJECT NO. 2024-134

March, 2025

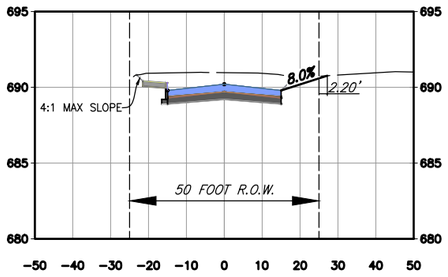
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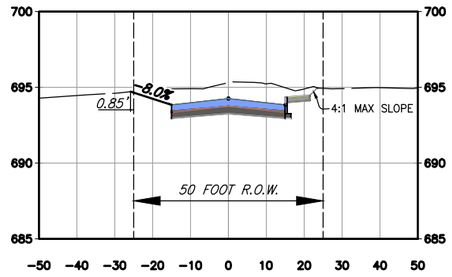
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JAL Construction
Approved
Not Approved
Revise and Resubmit

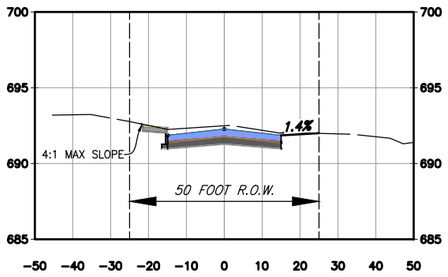
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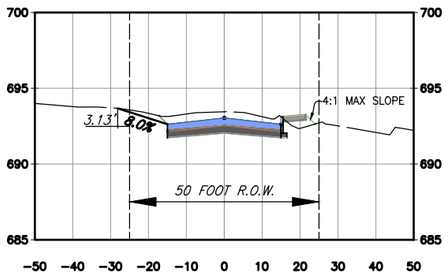
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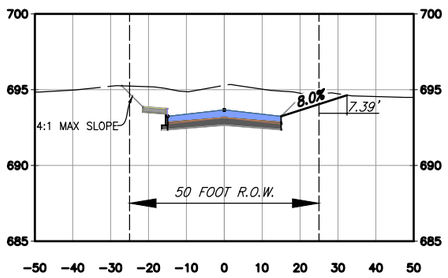
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1+53.41



2+30.89



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3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET DRIVEWAY PROFILES

BHC PROJECT NO. 2024-134

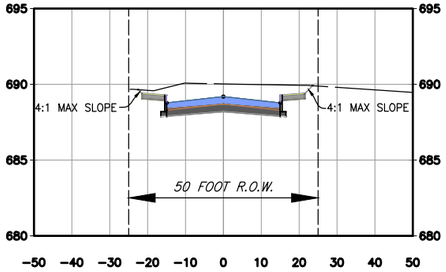
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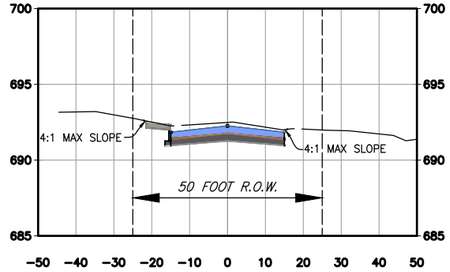
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Reviewed
No Comments

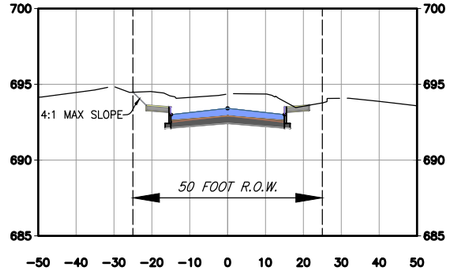
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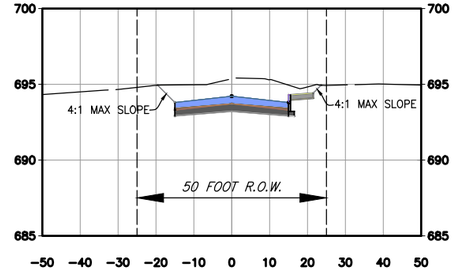
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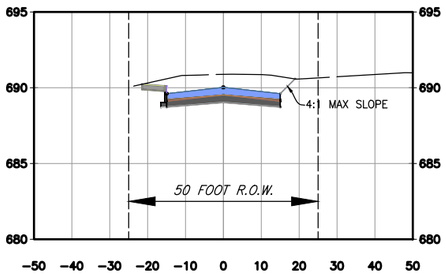
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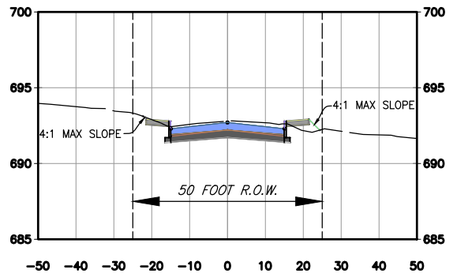
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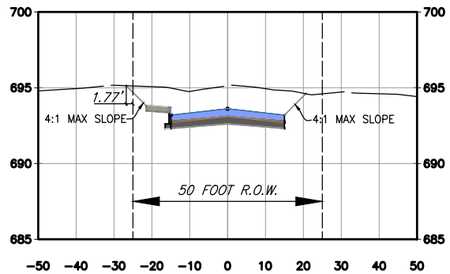
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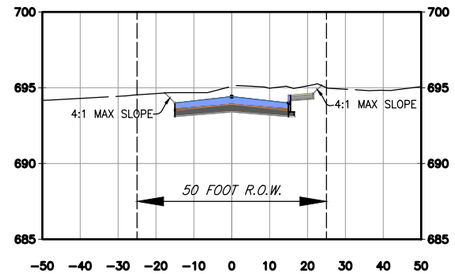
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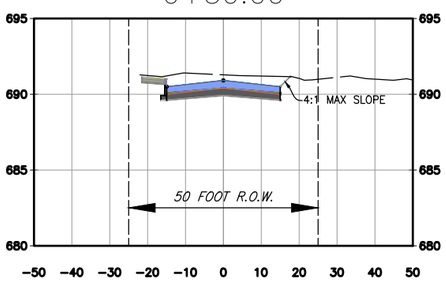
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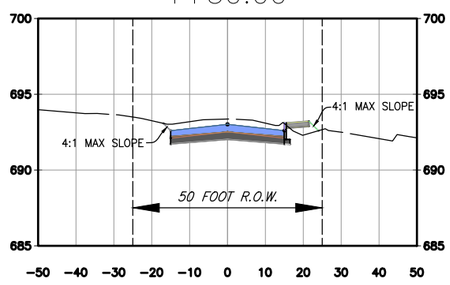
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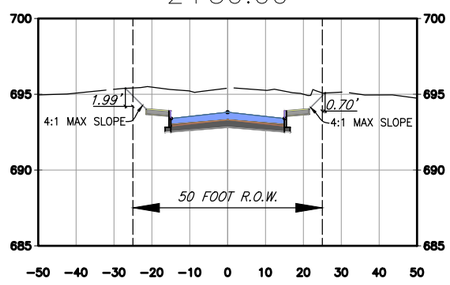
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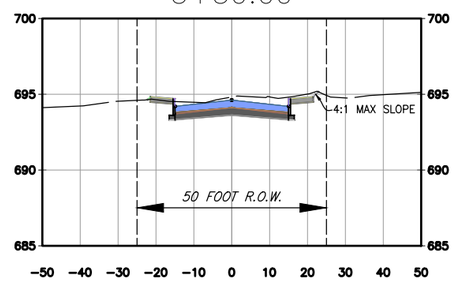
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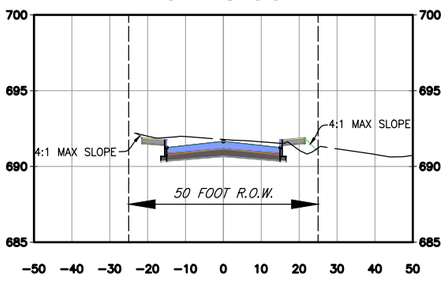
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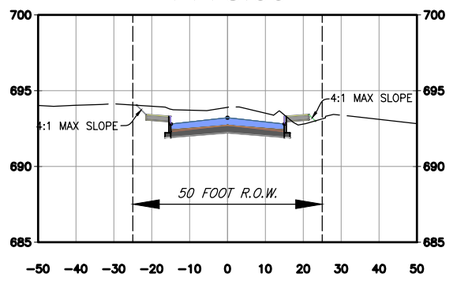
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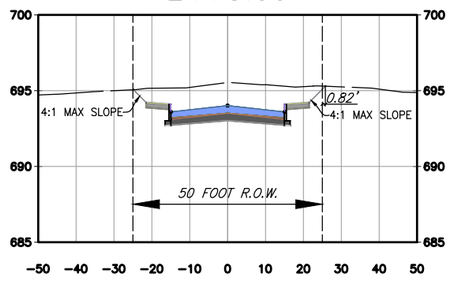
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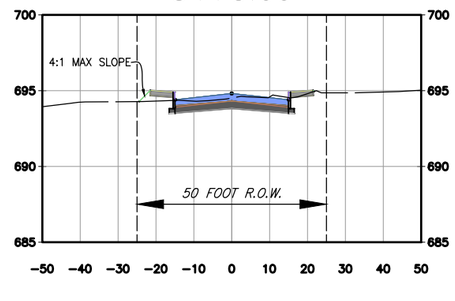
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PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET CROSS SECTIONS 1

BHC PROJECT NO. 2024-134

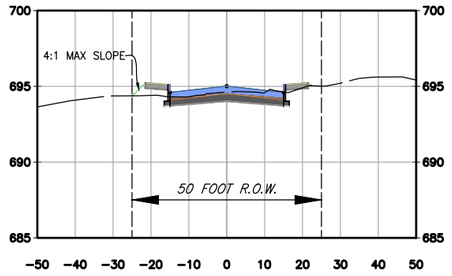
March, 2025

SHEET NO. **9**

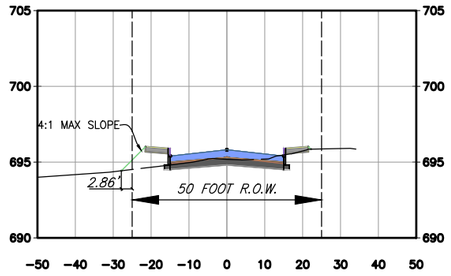
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JAL Construction
Received
08/12/2025

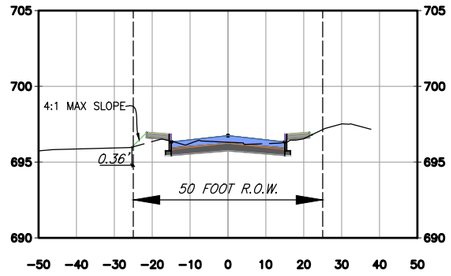
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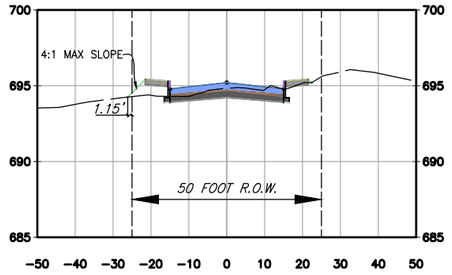
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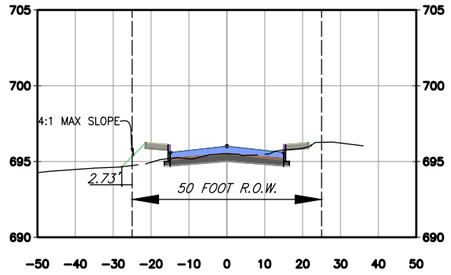
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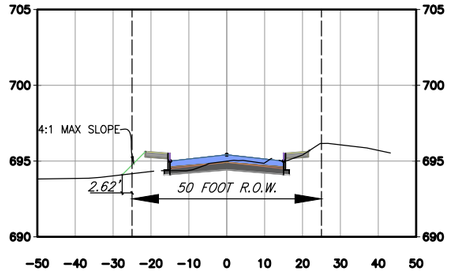
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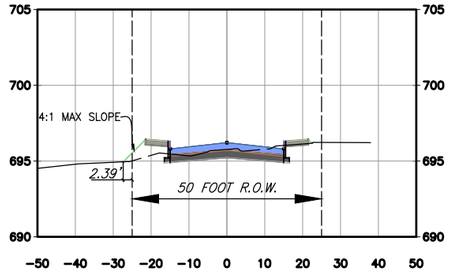
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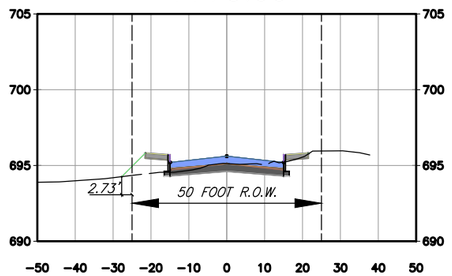
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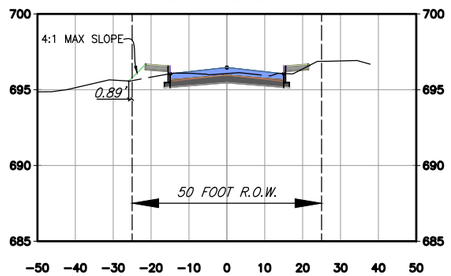
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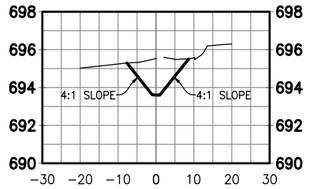


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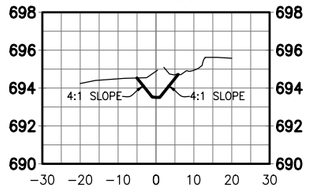


PROPOSED DITCH CROSS SECTIONS 1

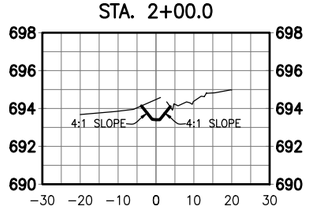
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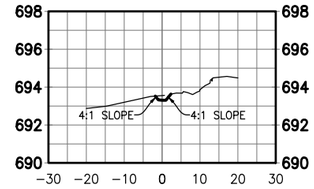
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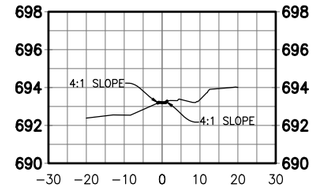
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STA. 2+50.0



STA. 3+00.0



1 04/08/25 ADD. #1 - UPDATE PROFILE OUTFALL DITCHES

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4-10-2024

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET CROSS SECTIONS 2

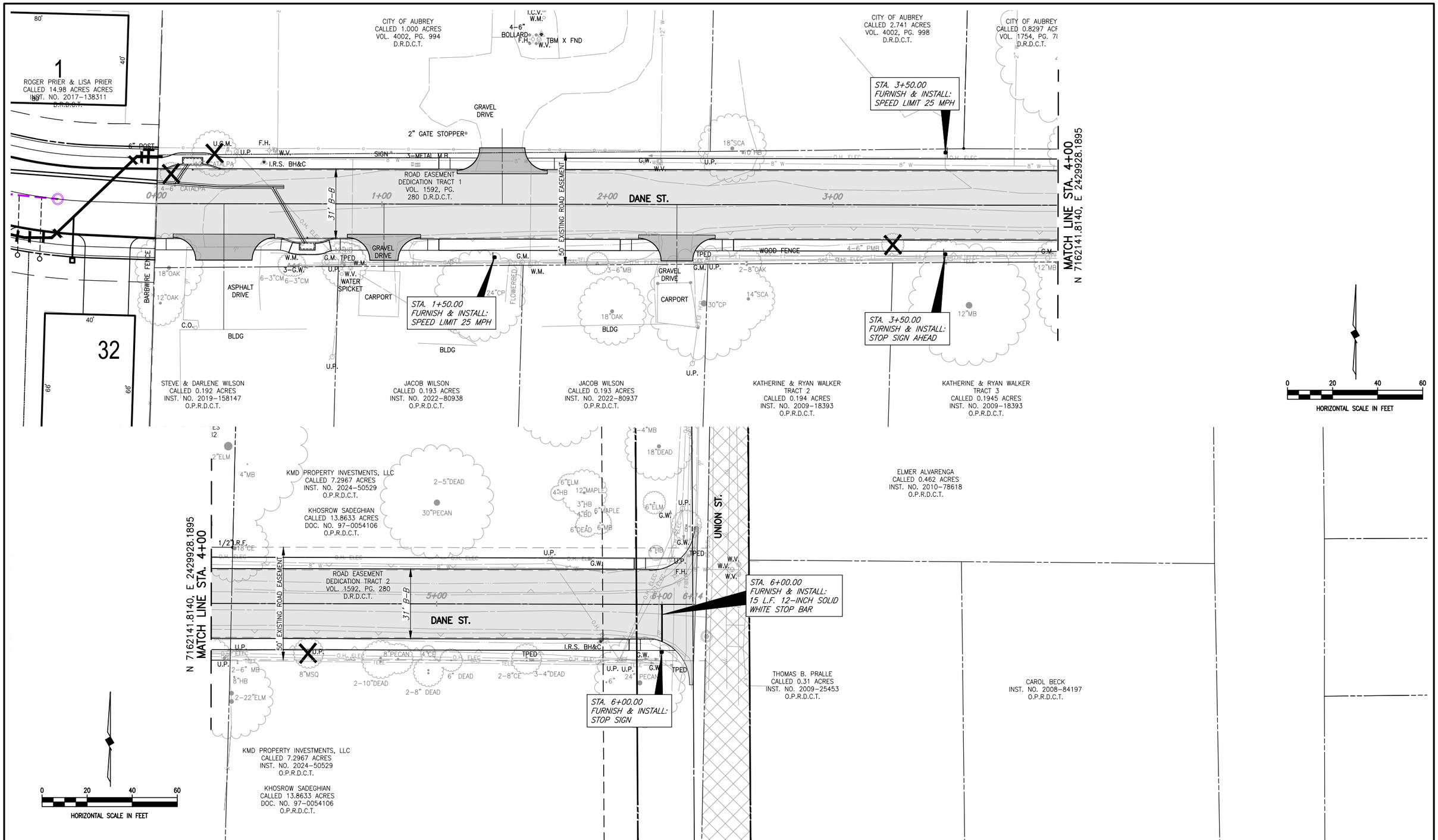
BHC PROJECT NO. 2024-134

April, 2025

SHEET NO. **10A**

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JAL Construction
Registered
08172025



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3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET
PAVEMENT MARKING AND SIGNAGE

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **11**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Markings and Signage.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025



Area. No.	Inlet Size	Incremental Drainage Area: Total Area (Ac.)	ROW Area 0.90	Residential Area 0.60	Open Area 0.35	Effective Runoff "C"	Incremental "CA"	Accumulated "CA"	Time of Concentration (Min.)	Design Storm Frequency (Yrs.)	Intensity (I) (In./Hr.)	Total Flow (Q) (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13
Name												
A-1	None	0.289	0.134	0.155	0.000	0.739	0.213	0.213	15.00	100	7.91	1.69
A-2N	To Aubrey Heights	0.812	0.322	0.490	0.000	0.719	0.584	0.584	10.00	100	9.24	5.39
A-2S	To Aubrey Heights	0.642	0.322	0.000	0.320	0.626	0.402	0.402	10.00	100	9.24	3.71

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Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

OVERALL EXISTING DRAINAGE AREA MAP

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **12**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Basedwgs\Exist DA Map.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction
Approved
No Comments
06/12/2025



Area. No.	Inlet Size	Incremental Drainage Area: Total Area (Ac.)	ROW Area 0.90	Residential Area 0.60	Open Area 0.35	Effective Runoff "C"	Incremental "CA"	Accumulated "CA"	Inlet Time of Concentration (Min.)	Design Storm Frequency (Yrs.)	Intensity (I) (In./Hr.)	Total Flow (Q) (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13
Name												
A-1	18" Culvert	0.289	0.134	0.155	0.000	0.739	0.213	0.213	15.00	100	7.91	1.69
A-2N	8' Recessed	0.774	0.315	0.458	0.000	0.722	0.559	0.559	10.00	100	9.24	5.16
A-2S	6' Recessed	0.520	0.285	0.235	0.000	0.764	0.398	0.398	10.00	100	9.24	3.68
A-3N	To Aubrey Heights North	0.037	0.007	0.030	0.000	0.653	0.024	0.024	10.00	100	9.24	0.22
A-3S	To Aubrey Heights South	0.063	0.037	0.026	0.000	0.775	0.049	0.073	10.00	100	9.24	0.67

LEGEND

X — AREA DESIGNATION
X.XX | X.XX — ACRES | FLOW (cfs)

0 50 100 150
HORIZONTAL SCALE IN FEET

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Joe Richard Carter 3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

OVERALL PROPOSED DRAINAGE AREA MAP

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. 13

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Basedwgs\Prop DA Map.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction Reviewed No Comments 06/17/2025

Runoff Collection Point			Distance Betw een Collection Points	Area. No.	Incremental Drainage Area				Time of Concentration (Min.)			Design Storm Freq. (Yrs.)	Intensity (I) (In./Hr.)	Runoff (Q) (c.f.s.)	Slope of Hydraulic Gradient (Ft./Ft.)	No of Pipes	Selected Diameter (In.)	Velocity Betw een Points (f.p.s.)	Head Loss Coeff. "K"	Velocity Head Loss Upstream (Feet)	Flow Time Distance/ (Vel*60) (Min.)	Time at Dow nstream Station (Min.)	Design Slope (Ft./Ft.)	Design Capacity (c.f.s.)
Storm Sew er ID	Upstream Station	Dow nstream Station			Drainage Area (Ac.)	Effective Runoff Coeff. ("C")	Increm- ental "CA"	Accum- ulated "CA"	Inlet Time (Min.)	Along Sew er Line (Min.)	Used in Design (Min.)													
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Name																								
	51.26	7.86	43.40	A-2S	0.52	0.764	0.398	0.398	10.00	0.00	10.00	100	9.24	3.68	0.0012	1	18	2.08	0.60	0.07	0.35	10.35	0.0100	10.51
	7.86	0.00	7.86	A-2N	0.77	0.722	0.559	0.957	10.00	0.35	10.35	100	9.13	8.73	0.0069	1	18	4.94	0.60	0.34	0.03	10.37	0.0120	11.51

Runoff Calculations															Gutter Capacity Calculations						Curb Inlet Calculations (Type I)										Drop Inlet Calculations			
Inlet Number	Area No.	Approx. Centerline Station	ROW Area (Ac.) 0.90	Residential Area (Ac.) 0.60	Open Area (Ac.) 0.35	Effective Runoff Coeff. "C"	Increm- ental "CA"	* Accum- ulated "CA"	Time Upstr. Sta. (Min.)	Design Storm Freq. (Yrs.)	Intensity (I) (In./Hr.)	Flow "Q" (c.f.s.)	Carry Over (c.f.s.)	Total Flow "Qa" (c.f.s.)	Z 2% xslope (1/xslope)	Z/"n"	Gutter Slope "S" (ft./ft.)	Y (ft.)	Ponded Width Y*Z (ft)	a (ft.)	qL (c.f.s.)	Minimum Length Required Lr (ft.)	Length Supplied La (ft.)	La/Lr	a/Y	Q/Qa	Q= Qa*(Q/Qa)	Carryover (c.f.s.)	Head at Throat	Inlet Opening Length (ft.)	Carryover (c.f.s.)	Remarks
	A-1		0.13	0.16	0.00	0.74	0.213	0.213	15.00	100	7.91	1.69	0.00	1.69	45.5	2674	0.0060	0.20	9.30	0.33	0.65	2.59	0.00	0.00	1.63	0.00	0.00	1.69	---	---	---	Flow to Prop. 18" RCPipe Culvert
	A-2N		0.32	0.46	0.00	0.72	0.559	0.559	10.00	100	9.24	5.16	0.00	5.16	45.5	2674	0.0434	0.21	9.76	0.33	0.66	7.78	8.00	1.03	1.55	1.03	5.31	0.00	---	---	---	8' Recessed Inlet
	A-2S		0.29	0.23	0.00	0.76	0.398	0.398	10.00	100	9.24	3.68	0.00	3.68	45.5	2674	0.0434	0.19	8.60	0.33	0.63	5.80	6.00	1.03	1.76	1.03	3.80	0.00	---	---	---	6' Recessed Inlet
	A-3N		0.01	0.03	0.00	0.65	0.024	0.024	10.00	100	9.24	0.22	0.00	0.22	45.5	2674	0.0325	0.07	3.17	0.33	0.50	0.44	0.00	0.00	4.78	0.00	0.00	0.22	---	---	---	To Inlets in Aubrey Heights
	A-3S		0.04	0.03	0.00	0.78	0.049	0.049	10.00	100	9.24	0.45	0.22	0.67	45.5	2674	0.0325	0.11	4.80	0.33	0.54	1.24	0.00	0.00	3.15	0.00	0.00	0.67	---	---	---	To Inlets in Aubrey Heights

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Joe Richard Carter 3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

STORM SEWER AND INLET CALCULATIONS

BHC PROJECT NO. 2024-134

March, 2025

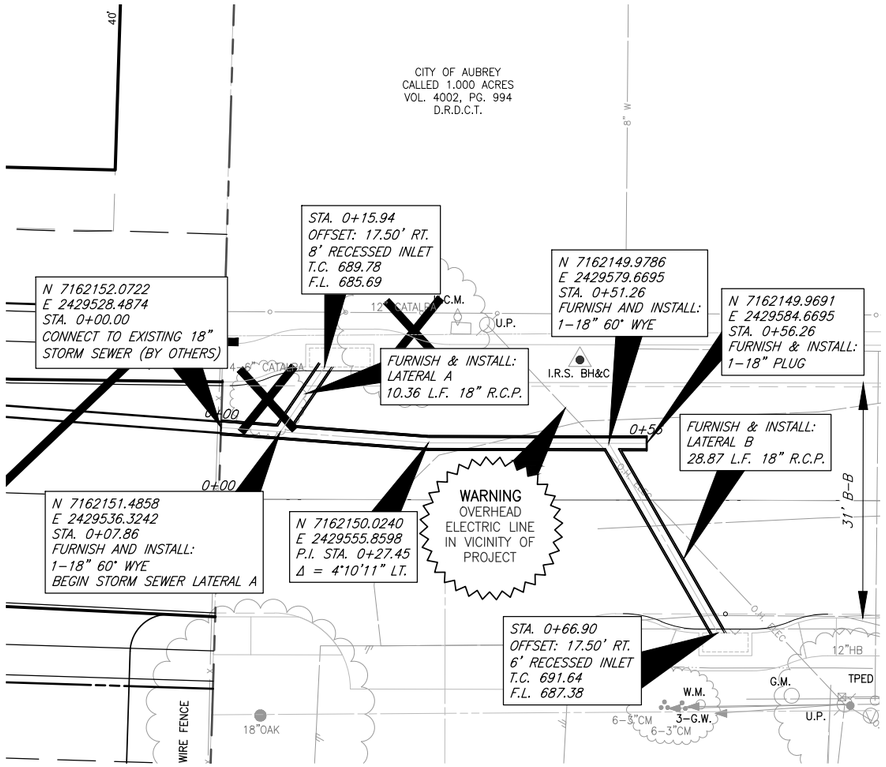
SHEET NO. **14**

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JAL Construction Reviewed 08/12/2025

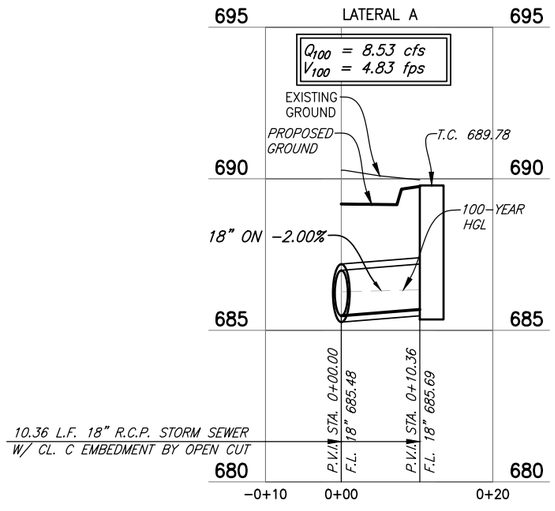
BEFORE YOU DIG Texas811.com

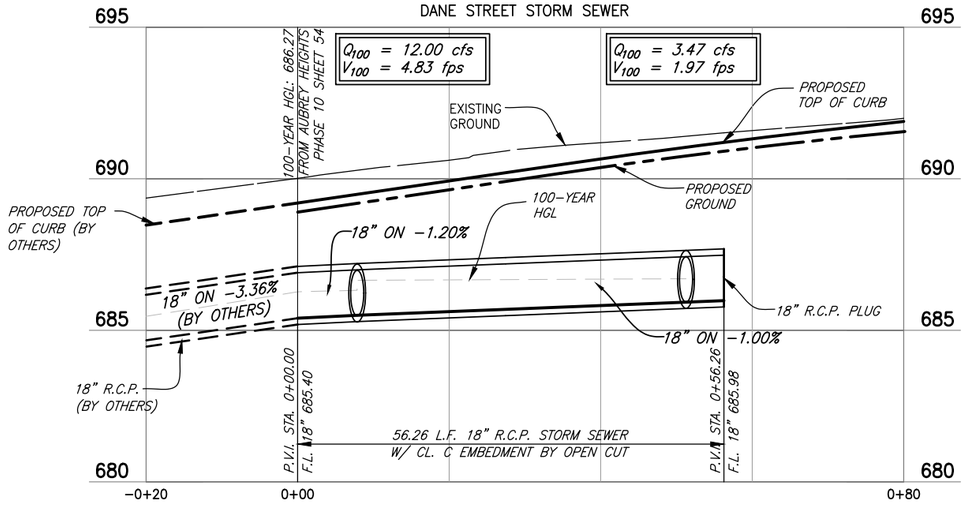
JAL Construction
Ref#: 20251205
08/12/2025

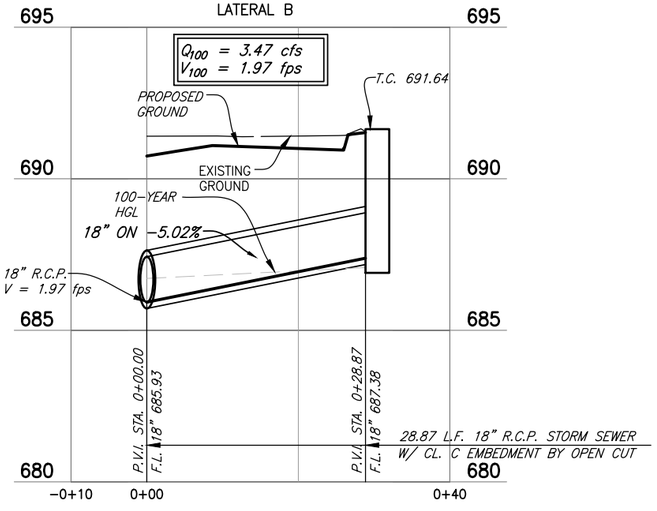


0 10 20 30

HORIZONTAL SCALE IN FEET







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PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
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Dallas, Texas 75243 (214) 361-7900

STATE OF TEXAS
JOE RICHARD CARTER
64008
REGISTERED
PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET STORM SEWER PLAN AND PROFILE

BHC PROJECT NO. 2024-134

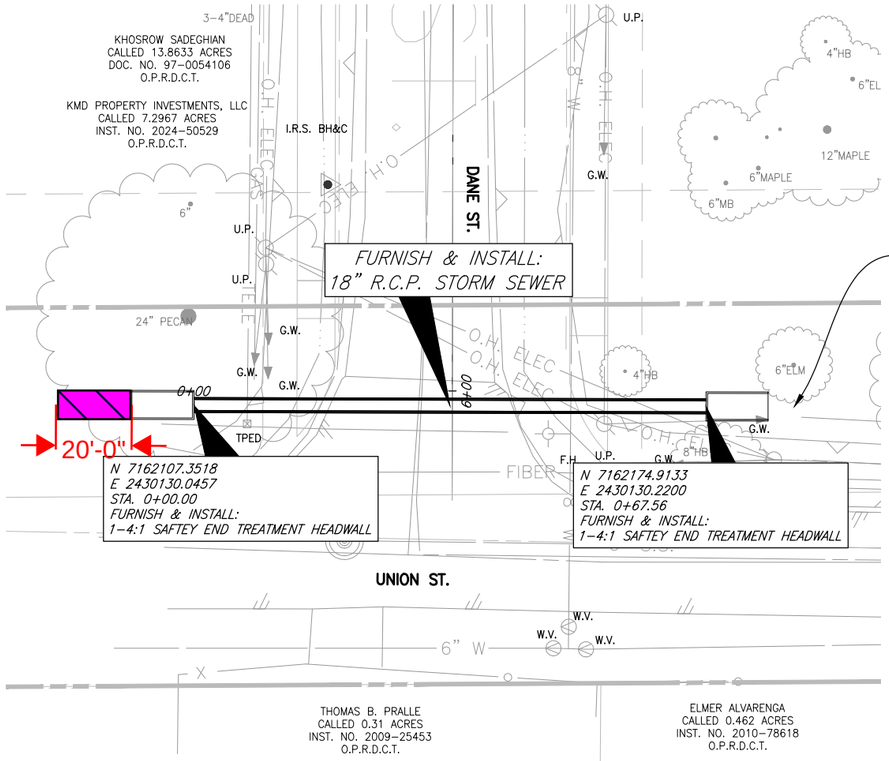
March, 2025

SHEET NO. **15**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Storm Sewer Plan and Profile.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

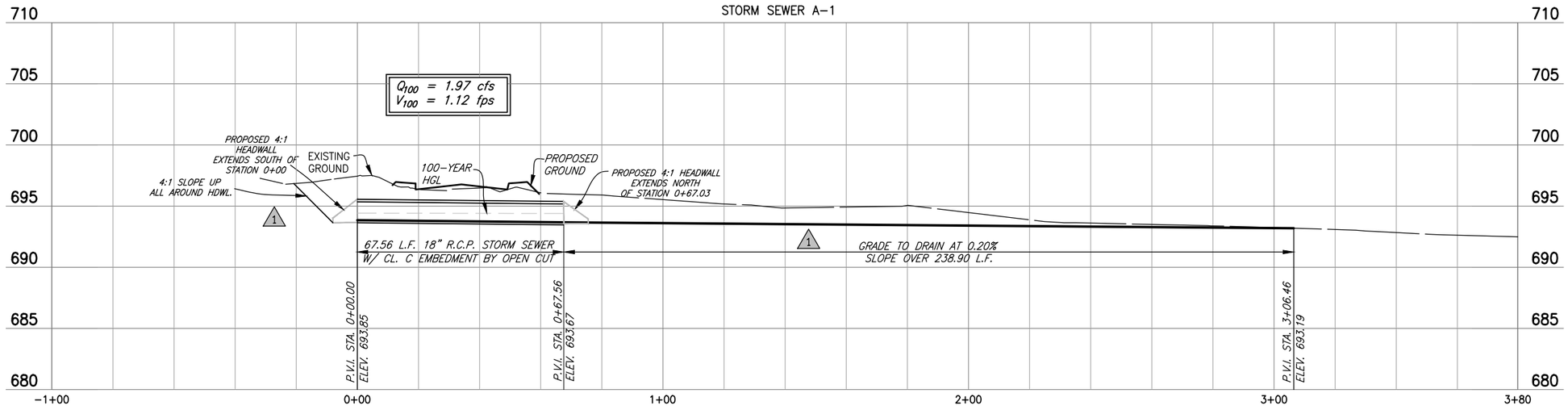
BEFORE YOU DIG Texas811.com

JAL Construction Registered 08172025



0 10 20 30

HORIZONTAL SCALE IN FEET



1	04/08/25 ADD. #1 - UPDATE PROFILE OUTFALL DITCHES

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STATE OF TEXAS — JOE RICHARD CARTER — 84008 — REGISTERED PROFESSIONAL ENGINEER

4-10-2024

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

DANE STREET STORM SEWER PLAN AND PROFILE 2

BHC PROJECT NO. 2024-134

April, 2025

SHEET NO. 16A

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Storm Sewer Plan and Profile 2.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

No Work

ELM STREET

SIGN NO THRU TRUCK

N=7160725.0360
E=2430987.0823
MON. 3" AL. DISK
TBM CHECK 100

3-4" CRAPE MYRTLE

U.P.

G.W.

U.P.

U.P.

GAS TEST ATMOS

E & W

S.S.M.H.

SIGN RR XING

SIGN

M.B.

48" SYCAMORE

EXISTING STREET

U.P.

48" SYCAMORE

POLICE BUILDING

CONC. PARKING

ASPHALT PARKING

M.B. PAYMENT DROPBOX

8"

W.M.

C.O.

W.M.

U.P.

A.C.

GENERATOR ON PAD

GRAVEL

METAL FENCE

MAIN STREET

METAL FENCE

M.B.

ELEC. BOX G.M.

EXISTING DUMPSTER

C.O.

W.M.

C.O.

U.C.M.

VAULT

A.C.

A.C.

A.C.

CITY HALL BUILDING

GRAVEL DRIVE

GRASS

W.M.

SYCAMORE STREET

SIGN AUBREY CITY HALL

U.C.M. SBC

U.P.

U.P.

G.W.

0 10 20 30

HORIZONTAL SCALE IN FEET

COMMERCE STREET

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STATE OF TEXAS
JOE RICHARD CARTER
64008
REGISTERED PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

CITY HALL EXISTING PARKING LAYOUT

BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. 17

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Parking Existing Site Plan.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction
Reviewed
No Comments
06/17/2025

Point Table

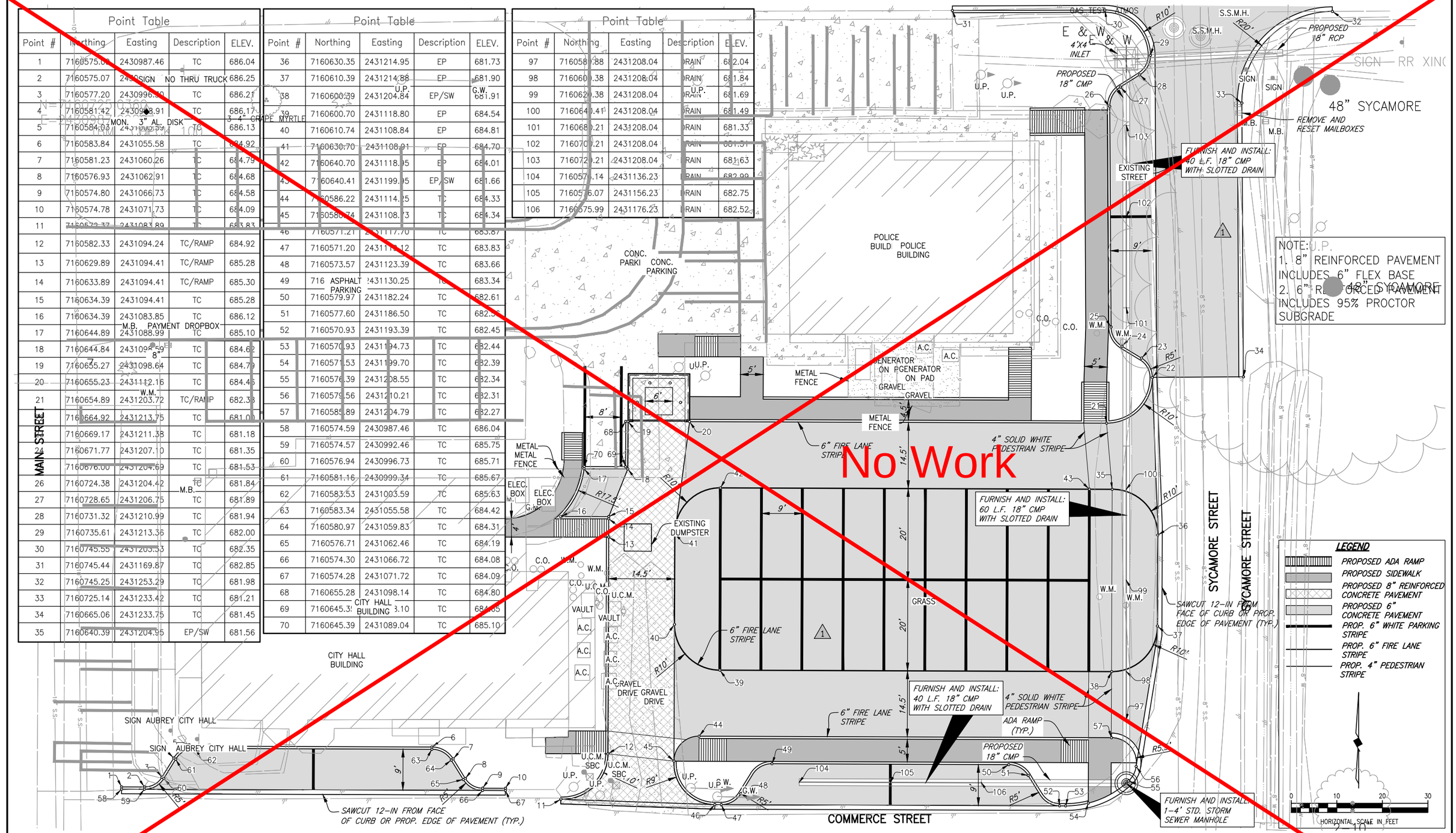
Point #	Northing	Easting	Description	ELEV.
1	7160575.08	2430987.46	TC	686.04
2	7160575.07	2430989.46	TC	686.25
3	7160577.20	2430996.70	TC	686.21
4	7160581.42	2430998.91	TC	686.17
5	7160584.03	2431000.59	TC	686.13
6	7160583.84	2431055.58	TC	684.92
7	7160581.23	2431060.26	TC	684.79
8	7160576.93	2431062.91	TC	684.68
9	7160574.80	2431066.73	TC	684.58
10	7160574.78	2431071.73	TC	684.09
11	7160579.37	2431083.89	TC	683.83
12	7160582.33	2431094.24	TC/RAMP	684.92
13	7160629.89	2431094.41	TC/RAMP	685.28
14	7160633.89	2431094.41	TC/RAMP	685.30
15	7160634.39	2431094.41	TC	685.28
16	7160634.39	2431083.85	TC	686.12
17	7160644.89	2431088.99	TC	685.10
18	7160644.84	2431098.59	TC	684.62
19	7160655.27	2431098.64	TC	684.79
20	7160655.23	2431112.16	TC	684.45
21	7160654.89	2431203.72	TC/RAMP	682.38
22	7160664.92	2431213.75	TC	681.00
23	7160669.17	2431211.38	TC	681.18
24	7160671.77	2431207.10	TC	681.35
25	7160676.00	2431204.69	TC	681.53
26	7160724.38	2431204.42	TC	681.84
27	7160728.65	2431206.75	TC	681.89
28	7160731.32	2431210.99	TC	681.94
29	7160735.61	2431213.36	TC	682.00
30	7160745.55	2431205.33	TC	682.35
31	7160745.44	2431169.87	TC	682.85
32	7160745.25	2431253.29	TC	681.98
33	7160725.14	2431233.42	TC	681.21
34	7160665.06	2431233.75	TC	681.45
35	7160640.39	2431204.95	EP/SW	681.56

Point Table

Point #	Northing	Easting	Description	ELEV.
36	7160630.35	2431214.95	EP	681.73
37	7160610.39	2431214.88	EP	681.90
38	7160600.39	2431204.84	EP/SW	681.91
39	7160600.70	2431118.80	EP	684.54
40	7160610.74	2431108.84	EP	684.81
41	7160630.70	2431108.91	EP	684.70
42	7160640.70	2431118.95	EP	684.01
43	7160640.41	2431199.95	EP/SW	681.66
44	7160586.22	2431114.25	TC	684.33
45	7160580.74	2431108.73	TC	684.34
46	7160571.21	2431117.70	TC	683.87
47	7160571.20	2431118.12	TC	683.83
48	7160573.57	2431123.39	TC	683.66
49	7160579.97	2431130.25	TC	683.34
50	7160579.97	2431182.24	TC	682.61
51	7160577.60	2431186.50	TC	682.56
52	7160570.93	2431193.39	TC	682.45
53	7160570.93	2431194.73	TC	682.44
54	7160571.53	2431199.70	TC	682.39
55	7160576.39	2431208.55	TC	682.34
56	7160579.56	2431210.21	TC	682.31
57	7160585.89	2431204.79	TC	682.27
58	7160574.59	2430987.46	TC	686.04
59	7160574.57	2430992.46	TC	685.75
60	7160576.94	2430996.73	TC	685.71
61	7160581.16	2430999.34	TC	685.67
62	7160583.53	2431003.59	TC	685.63
63	7160583.34	2431055.58	TC	684.42
64	7160580.97	2431059.83	TC	684.31
65	7160576.71	2431062.46	TC	684.19
66	7160574.30	2431066.72	TC	684.08
67	7160574.28	2431071.72	TC	684.09
68	7160655.28	2431098.14	TC	684.80
69	7160645.39	2431089.10	TC	684.65
70	7160645.39	2431089.04	TC	685.10

Point Table

Point #	Northing	Easting	Description	ELEV.
97	7160581.88	2431208.04	DRAIN	682.04
98	7160601.38	2431208.04	DRAIN	681.84
99	7160621.38	2431208.04	DRAIN	681.69
100	7160641.41	2431208.04	DRAIN	681.49
101	7160681.21	2431208.04	DRAIN	681.33
102	7160701.21	2431208.04	DRAIN	681.31
103	7160721.21	2431208.04	DRAIN	681.63
104	7160571.14	2431136.23	DRAIN	682.99
105	7160576.07	2431156.23	DRAIN	682.75
106	7160575.99	2431176.23	DRAIN	682.52



No Work

1 04/08/25 ADD. #1 - MATCH ALL PAVEMENT AND ADD NOTE

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STATE OF TEXAS — JOE RICHARD CARTER — 64008 — REGISTERED PROFESSIONAL ENGINEER

Joe Richard Carter 4-10-2024

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

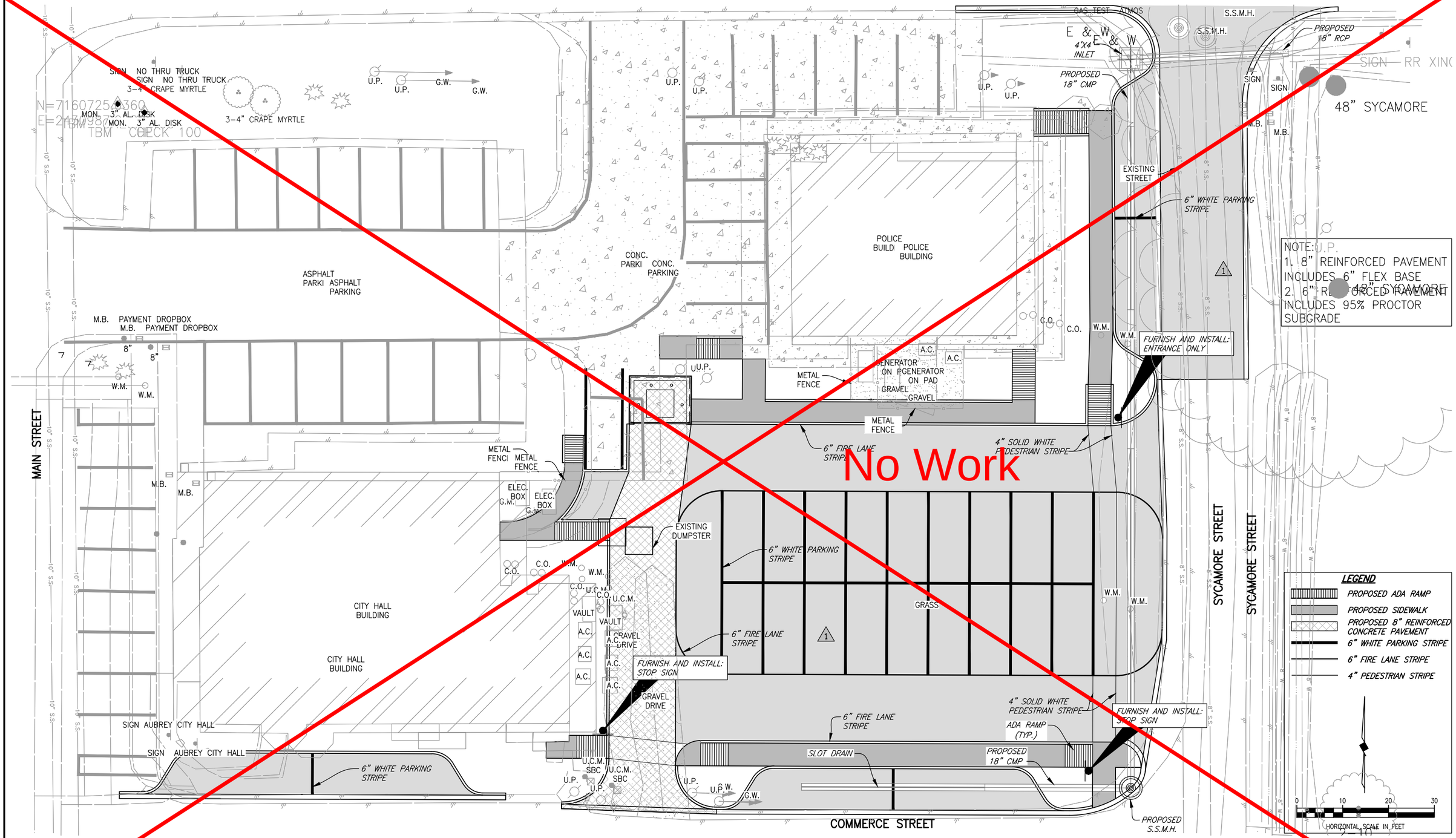
CITY HALL PARKING LAYOUT PLAN

BHC PROJECT NO. 2024134

April, 2025

SHEET NO. 18A

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\Proposed Site Plan– Option 3.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025



No Work

1 04/08/25 ADD. #1 - MATCH ALL PAVEMENT AND ADD NOTE

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Joe Richard Carter 4-10-2024

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

CITY HALL PARKING MARKING AND SIGNAGE PLAN

BHC PROJECT NO. 2024134

April, 2025

SHEET NO. 19A

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Parking Markings and Signage.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

ELM STREET

SIGN NO THRU TRUCK

N=7130725.0360
E=2450987.0000
MON. 3" AL. DISK
TBM / CHECK 100

3-4" CRAPE MYRTLE

U.P.

G.W.

ASPHALT PARKING

CONC. PARKING

POLICE BUILDING

GAS TEST ATMOS

E & W

S.S.M.H.

SIGN RR XING

SIGN

M.B.

48" SYCAMORE

48" SYCAMORE

EXISTING STREET

SYCAMORE STREET

M.B. PAYMENT DROPBOX

8"

W.M.

C.O.

W.M.

A.C.

GENERATOR ON PAD

GRAVEL

METAL FENCE

No Work

MAIN STREET

METAL FENCE

M.B.

ELEC. BOX

G.M.

EXISTING DUMPSTER

C.O.

W.M.

C.O.

U.C.M.

VAULT

A.C.

A.C.

A.C.

GRAVEL DRIVE

GRAVEL DRIVE

CITY HALL BUILDING

GRASS

W.M.

SIGN AUBREY CITY HALL CITY HALL

U.C.M. SBC

U.P.

U.P.

G.W.

SUPPORT & PROTECT EXIST. UTILITY POLES

SUPPORT & PROTECT EXIST. UTILITY POLES

COMMERCE STREET

GRADING NOTE:
REFERENCE TABLE ON SHEET 17 FOR TOP OF CURB ELEVATIONS AND OTHER SPOT ELEVATIONS

LEGEND

- PROPOSED 1' CONTOUR
- PROPOSED 0.5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING 0.5' CONTOUR

0 10 20 30
HORIZONTAL SCALE IN FEET

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JOE RICHARD CARTER
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Joe Richard Carter
3/25/2025

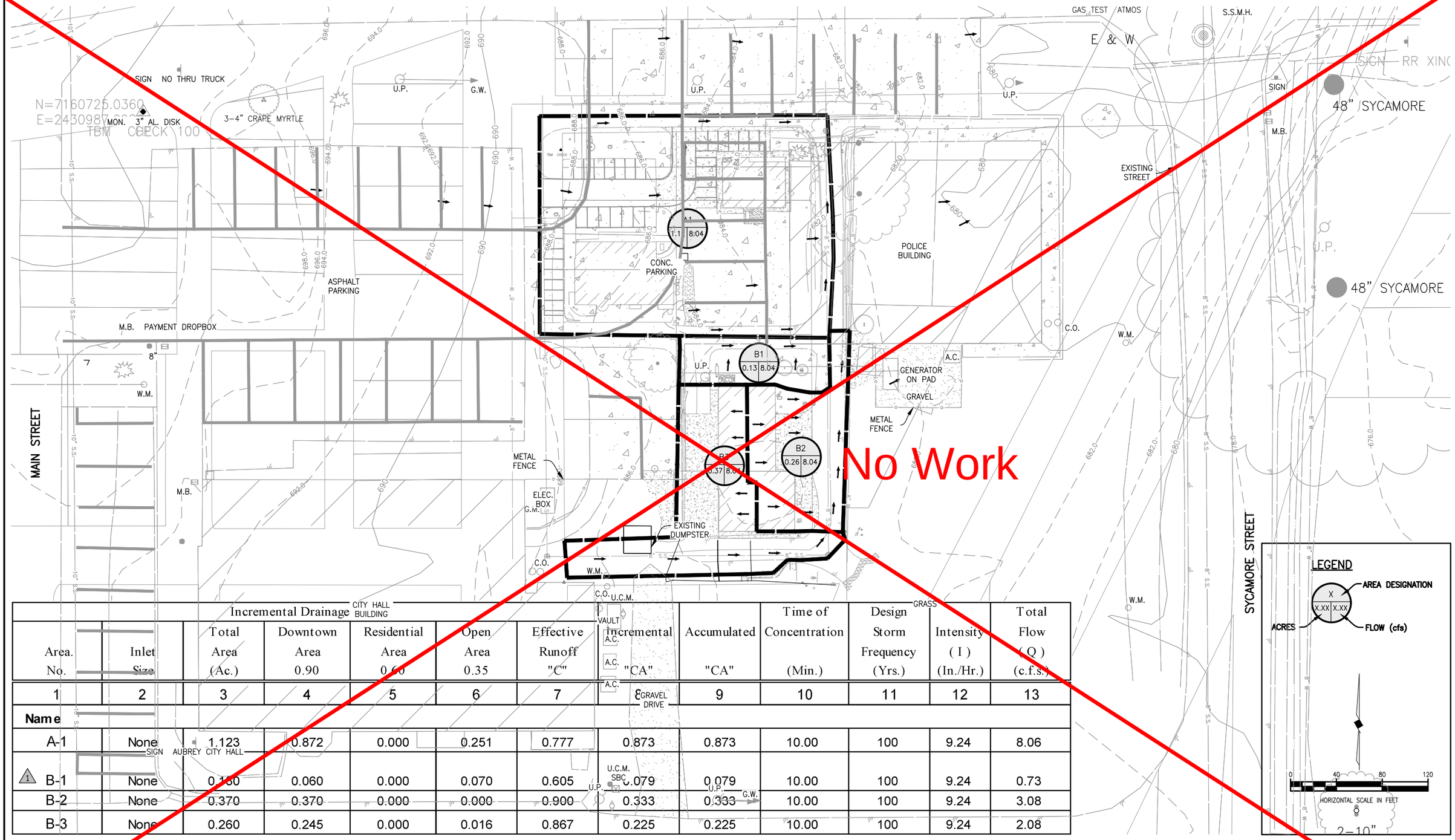
CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

PROPOSED CITY HALL PARKING GRADING PLAN

BHC PROJECT NO. 2024134
March, 2025

SHEET NO. **20**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\Proposed Grading Plan.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025



No Work

Incremental Drainage — CITY HALL BUILDING — GRASS

Area. No.	Inlet Size	Total Area (Ac.)	Downtown Area 0.90	Residential Area 0.60	Open Area 0.35	Effective Runoff "C"	Incremental "CA"	Accumulated "CA"	Time of Concentration (Min.)	Design Storm Frequency (Yrs.)	Intensity (I) (In./Hr.)	Total Flow (Q) (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13
Name												
A-1	None	1.123	0.872	0.000	0.251	0.777	0.873	0.873	10.00	100	9.24	8.06
1 B-1	None	0.150	0.060	0.000	0.070	0.605	0.079	0.079	10.00	100	9.24	0.73
B-2	None	0.370	0.370	0.000	0.000	0.900	0.333	0.333	10.00	100	9.24	3.08
B-3	None	0.260	0.245	0.000	0.016	0.867	0.225	0.225	10.00	100	9.24	2.08

1 04/08/25 ADD. #1 – ADD FIRE STATION PARKING

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Joe Richard Carter 4-10-2024

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

CITY HALL AND FIRE STATION
OVERALL EXISTING DRAINAGE AREA MAP

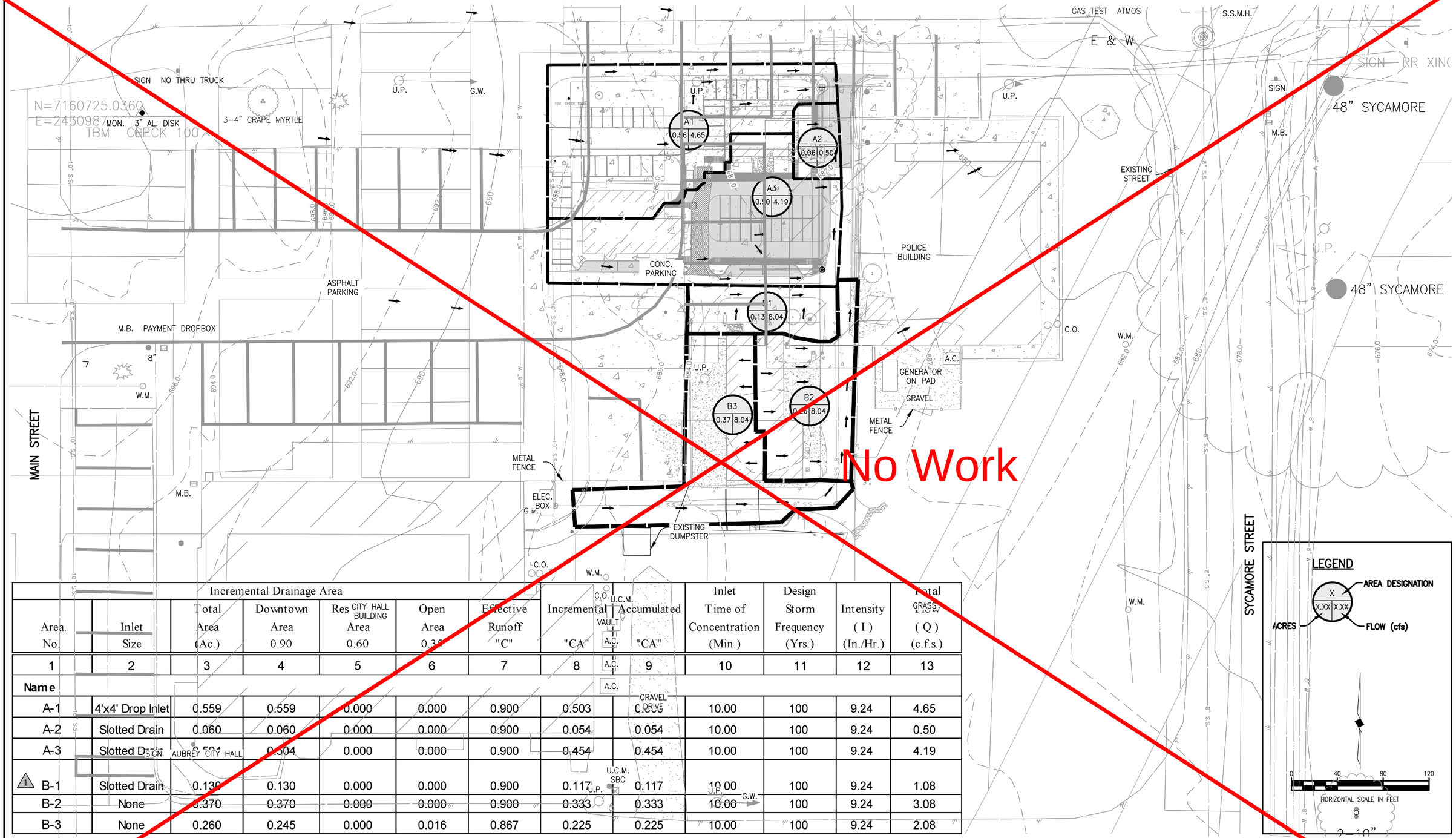
BHC PROJECT NO. 2024134

April, 2025

SHEET NO. 21A

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Basedwgs\Parking\Fire Station Exist DA Map.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

JAL Construction
Approved
06/17/2025



Area No.	Inlet Size	Total Area (Ac.)	Downtown Area 0.90	Res CITY HALL BUILDING Area 0.60	Open Area 0.35	Effective Runoff "C"	Incremental "CA"	U.C.M. VAULT A.C.	Accumulated "CA"	Inlet Time of Concentration (Min.)	Design Storm Frequency (Yrs.)	Intensity (I) (In./Hr.)	Total GRASS FLOW (Q) (c.f.s.)
1	2	3	4	5	6	7	8	A.C.	9	10	11	12	13
Name								A.C.					
A-1	4'x4' Drop Inlet	0.559	0.559	0.000	0.000	0.900	0.503	GRAVEL DRIVE	0.503	10.00	100	9.24	4.65
A-2	Slotted Drain	0.060	0.060	0.000	0.000	0.900	0.054		0.054	10.00	100	9.24	0.50
A-3	Slotted Drain	0.504	0.504	0.000	0.000	0.900	0.454		0.454	10.00	100	9.24	4.19
1 B-1	Slotted Drain	0.130	0.130	0.000	0.000	0.900	0.117	U.C.M. SBC	0.117	10.00	100	9.24	1.08
B-2	None	0.370	0.370	0.000	0.000	0.900	0.333		0.333	10.00	100	9.24	3.08
B-3	None	0.260	0.245	0.000	0.016	0.867	0.225		0.225	10.00	100	9.24	2.08

LEGEND
X — AREA DESIGNATION
X.XX X.XX — ACRES / FLOW (cfs)
HORIZONTAL SCALE IN FEET
0 40 80 120
2-10"

1 04/08/25 ADD. #1 - ADD FIRE STATION PARKING

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STATE OF TEXAS — JOE RICHARD CARTER — 64008 — REGISTERED PROFESSIONAL ENGINEER
Joe Richard Carter 4-10-2024

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

CITY HALL AND FIRE STATION
OVERALL PROPOSED DRAINAGE AREA MAP

BHC PROJECT NO. 2024-134

April, 2025

SHEET NO. 22A

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Basedwgs\Parking\First Station Prop DA Map.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

No Work

1 CONSTRUCT OUTFALL CHANNEL AT 0.20% GRADE

N 7160736.1448
E 2431208.3897
STA. 0+00.00
BEGIN STORM LINE A
FURNISH & INSTALL:
1-18" SLOPED CONCRETE HEADWALL
STORM SEWER DRAINS TO EXISTING DRAINAGE DITCH

N=7160725.0360
E=2430987.0029
TBM CHECK
MON. 3" AL. DISK

SIGN NO THRU TRUCK

18" R.C.P. STORM SEWER

18" C.M.P. STORM SEWER

SYCAMORE STREET

N 7160575.8771
E 2431208.0413
STA. +93.34 LINE A = STA. 0+00 STORM LINE B
FURNISH & INSTALL:
1-4' STORM SEWER MANHOLE

N 7160734.8464
E 2431208.0413
STA. 0+34.37
STORM LINE A
FURNISH & INSTALL:
1-4' DROP INLET

STA. 0+49.01 TO STA. 0+89.01
STORM LINE A
FURNISH & INSTALL:
40 L.F. OF 18" SLOTTED DRAIN

STA. 1+19.34 TO STA. 1+79.66
STORM LINE A
FURNISH & INSTALL:
60 L.F. OF 18" SLOTTED DRAIN

N 7160552.7452
E 2431208.0437
STA. 0+23.13
STORM LINE B
FURNISH & INSTALL:
1-4' STORM SEWER MANHOLE

18" C.M.P. STORM SEWER

CONC. PARKING

ASPHALT PARKING

EAST STREET

COMMERCE STREET

STA. 2+25.15 TO STA. 2+65.15
STORM LINE A
FURNISH & INSTALL:
40 L.F. OF 18" SLOTTED DRAIN

STA. 0+54.94 TO STA. 0+94.94
STORM LINE B
FURNISH & INSTALL:
40 L.F. OF 18" SLOTTED DRAIN

N 7160576.1385
E 2431136.2332
STA. 2+65.15
END STORM LINE A
FURNISH & INSTALL:
1-18" PLUG

N 7160553.0004
E 2431136.2362
STA. 0+94.94
END STORM LINE B
FURNISH & INSTALL:
1-18" PLUG

GAS TEST ATMOS
E & W
S.S.M.H.
SIGN
RR XING
48" SYCAMORE
48" SYCAMORE
M.B.
EXISTING STREET
OPTIC
FIBER
U.P.
C.O.
W.M.
A.C.
GENERATOR ON PAD
GRAVEL
POLICE BUILDING
METAL FENCE
M.B. PAYMENT DROPBOX
MAIN STREET
METAL FENCE
ELEC. BOX
G.M.
EXISTING DUMPSTER
G.W.

0 20 40 60
HORIZONTAL SCALE IN FEET

STORM LINE A

Q_{100} = 9.34 cfs
V_{100} = 5.28 fps

CONST. 4'X4' STD. DROP INLET
TOP = 683.02
LIP = 682.10

Q_{100} = 4.85 cfs
V_{100} = 2.74 fps

Q_{100} = 1.25 cfs
V_{100} = 0.71 fps

PROPOSED CONCRETE HEADWALL
100-YEAR HGL
PROPOSED GROUND
EXIST. GROUND
PROPOSED SLOTTED DRAIN
CITY HALL BUILDING
VAULT
GRASS
U.C.M.
3" ON 0.20%
18" ON 0.20%
18" ON -0.20%
18" ON 0.18%
GRADE TO DRAIN AT 0.20% SLOPE OVER 78.81 L.F.
34.37 L.F. 18" R.C.P. STM. SEW. W/ CL. C EMBEDMENT BY OPEN CUT
40 L.F. 18" C.M.P. STM. SEW. W/ SLOT DRAIN & CL. H EMBEDMENT BY OPEN CUT
14.63 L.F. 18" C.M.P. STM. SEW. W/ CL. H EMBEDMENT BY OPEN CUT
60 L.F. 18" C.M.P. STM. SEW. W/ SLOT GRAVEL & CL. H EMBEDMENT & DRIVE 1 CUT
30.33 L.F. 18" C.M.P. STM. SEW. W/ CL. H EMBEDMENT BY U.C.M.I CUT
45.81 L.F. 18" C.M.P. STM. SEW. W/ CL. H EMBEDMENT BY OPEN CUT
40 L.F. 18" C.M.P. STM. SEW. W/ SLOT DRAIN & CL. H EMBEDMENT BY OPEN CUT
SIGN AUBREY CITY HALL
P.V.I. STA. 0+78.81 F.L. 18" 677.63
F.L. 18" 678.79
STA. 0+34.37 F.L. 18" 678.86 (IN) F.L. 18" 679.26 (OUT)
F.L. 18" 679.09
P.V.I. STA. 2+65.15 F.L. 18" 679.51
SBC
U.P.
G.W.

STORM LINE B

Q_{100} = 1.08 cfs
V_{100} = 0.62 fps

CONST. 4' FLAT TOP CYL. STM. SEW. M.H. RIM = 682.34
CONST. 4' STD. SAN. SEW. M.H. RIM = 684.08
PROPOSED SLOTTED DRAIN
EXIST. GROUND
SYCAMORE STREET
18" ON 0.31%
18" ON 0.26%
54.94 L.F. 18" C.M.P. STM. SEW. W/ CL. H EMBEDMENT BY OPEN CUT
40 L.F. 18" C.M.P. STM. SEW. W/ SLOT DRAIN & CL. H EMBEDMENT BY OPEN CUT
STA. 0+00 F.L. 18" 679.38 (IN) F.L. 18" 679.28 (OUT)
STA. 0+23.13 F.L. 18" 679.38 (IN) F.L. 18" 679.28 (OUT)
P.V.I. STA. 0+94.94 F.L. 18" 679.77

695 690 685 680 675 670 665 660
-1+00 0+00 1+00 2+00 3+00 -0+100+00 1+00

2-10"

1 04/08/25 ADD. #1 - UPDATE FOR FIRE STATION PARKING

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STATE OF TEXAS
JOE RICHARD CARTER
64008
REGISTERED PROFESSIONAL ENGINEER

Joe Richard Carter
4-10-2024

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

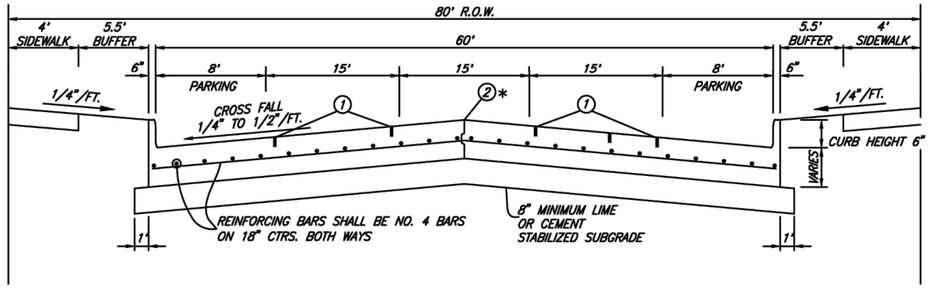
CITY HALL AND FIRE STATION PARKING LOTS
STORM SEWER LINE A AND LINE B

BHC PROJECT NO. 2024.134

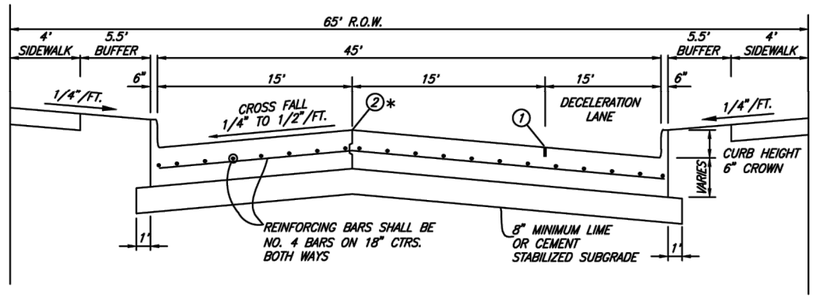
April, 2025

SHEET NO. 23A

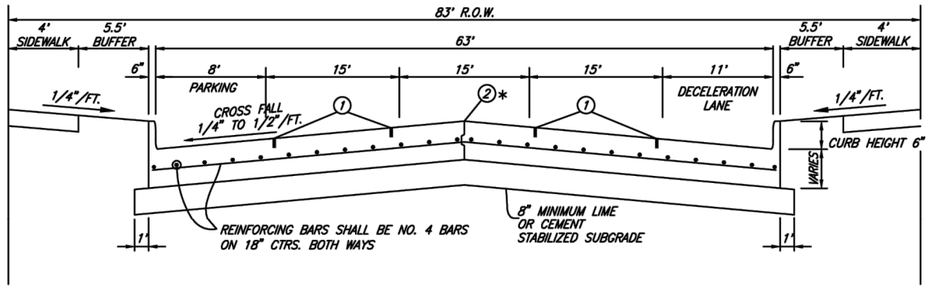
REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Parking Storm Sewer P&P.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025



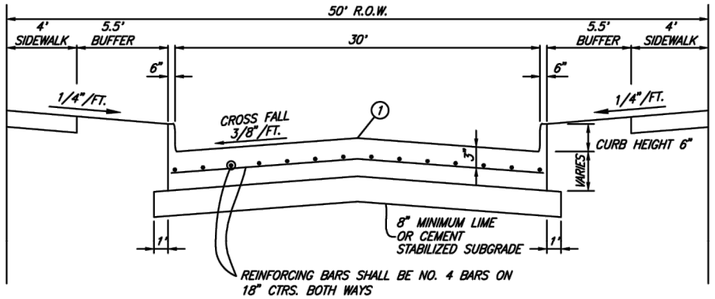
CONCRETE INDUSTRIAL STREET WITH PARKING SECTION



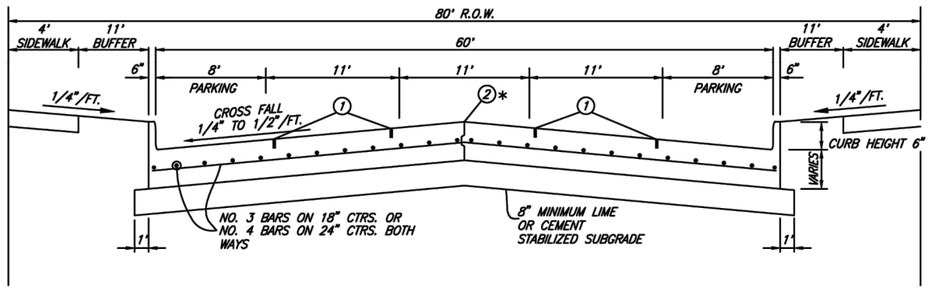
CONCRETE INDUSTRIAL LOCAL STREET WITH RIGHT TURN DECELERATION LANE SECTION



CONCRETE INDUSTRIAL STREET WITH DECELERATION LANE SECTION



CONCRETE INDUSTRIAL STREET REGULAR SECTION



MAJOR COLLECTOR WITH PARKING SECTION

LEGEND

① – SAWED LONGITUDINAL DUMMY JOINT

② – CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY THE CITY)

Maximum Thickness	Aretrial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

NOTES:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHINICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

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Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

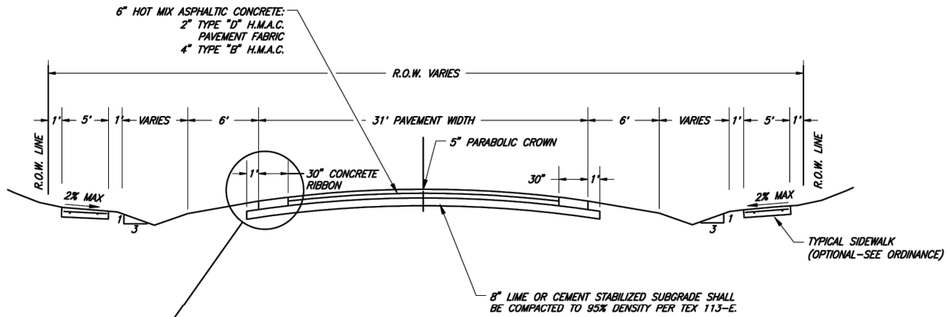
BHC PROJECT NO. 2024-134

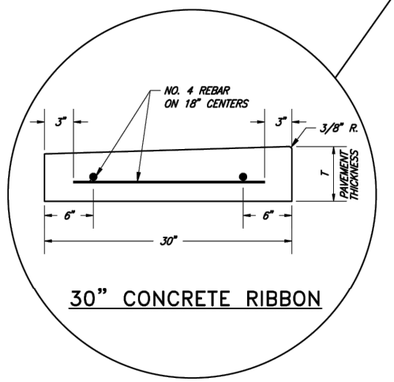
March, 2025

SHEET NO. **24**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction Approved 08/12/2025



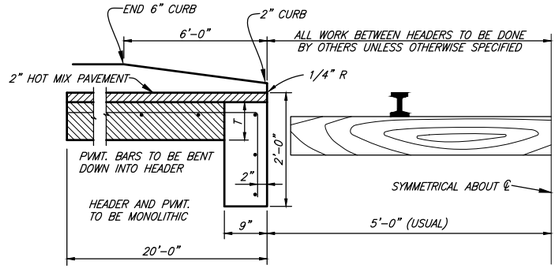


30" CONCRETE RIBBON

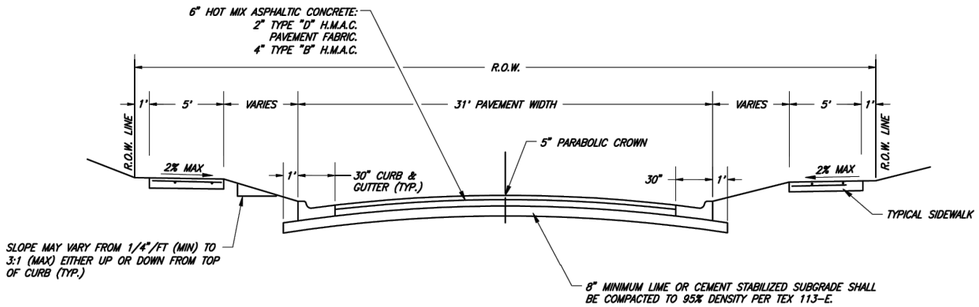
31' HMAC PAVEMENT SECTION
ESTATE LOT
TYPICAL CROSS SECTION

NOTES:

1. BAR DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN. NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



RAIL HEADER

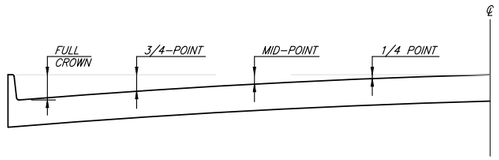


31' HMAC PAVEMENT SECTION
LOCAL STREET
TYPICAL CROSS SECTION

NOTES:

1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

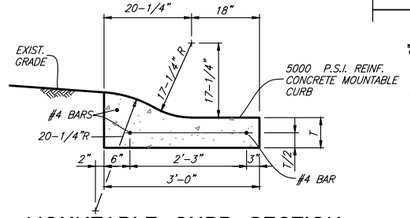


ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

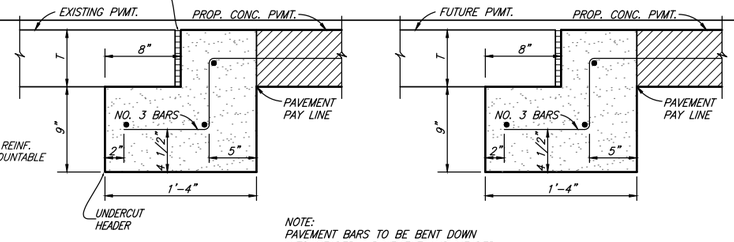
TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

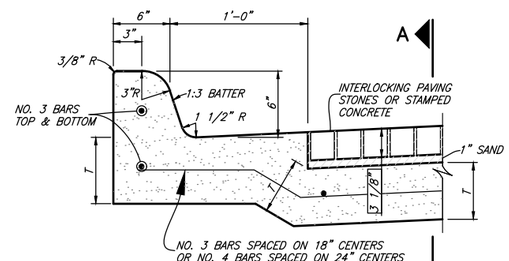


MOUNTABLE CURB SECTION

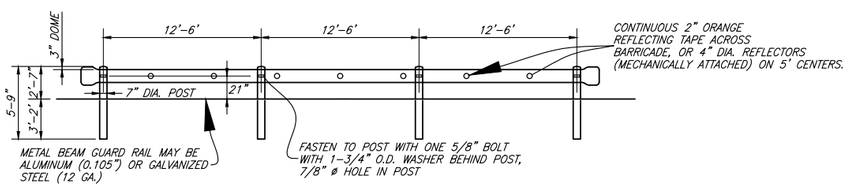


NOTE:
PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.

STREET HEADER

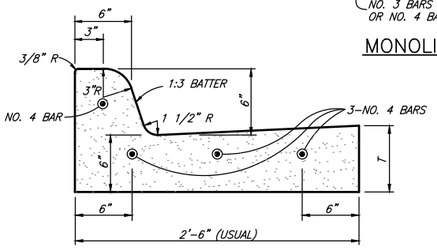


MONOLITHIC CURB

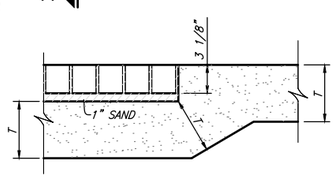


NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT GF(TD)-87 METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL



SEPARATE CURB AND GUTTER



SECTION A-A

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.1.6 AND 8.17

CURB AND CURB AND GUTTER

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Joe Richard Carter 3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

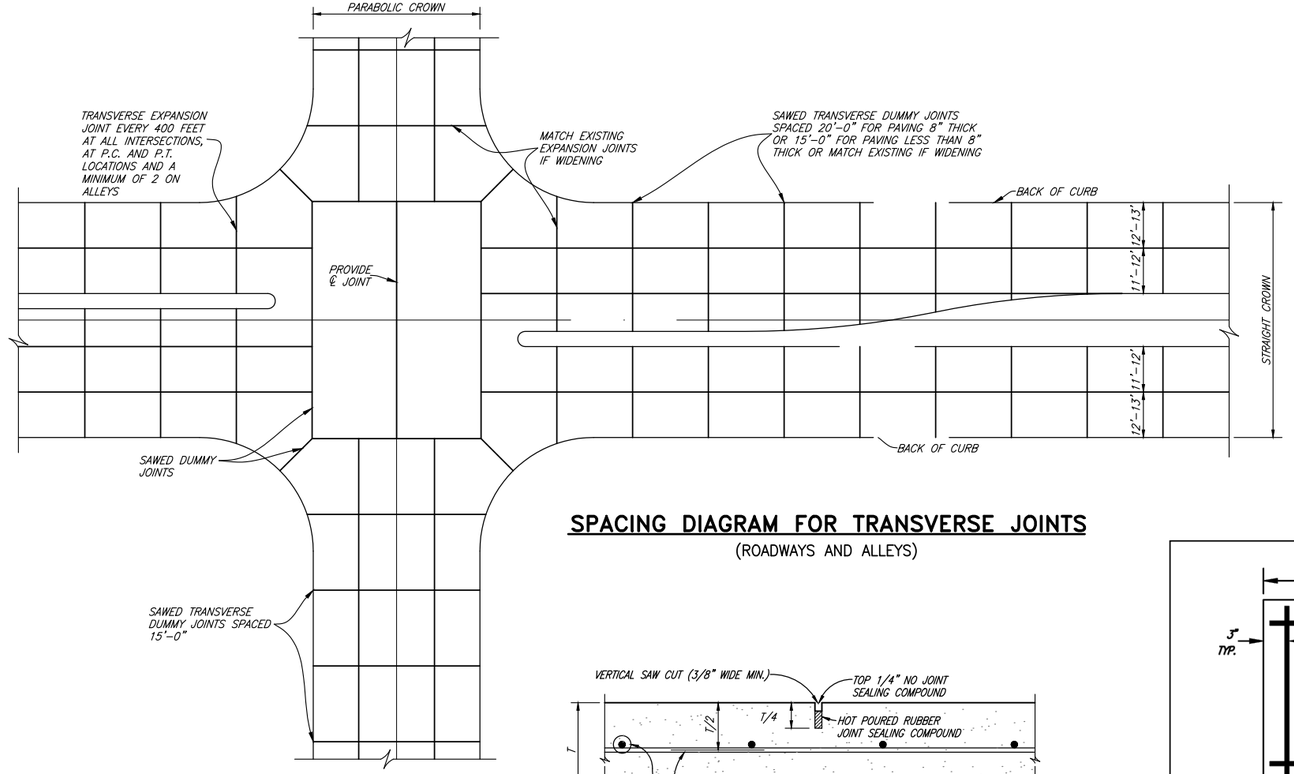
BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **25**

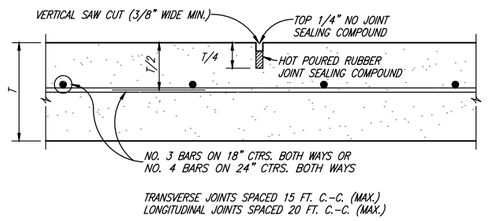
REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction Reviewed No Exceptions



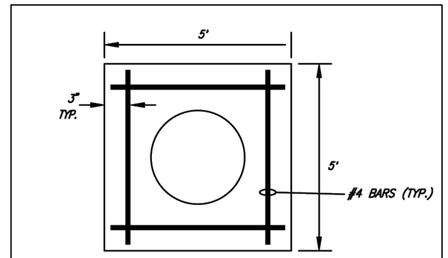
SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

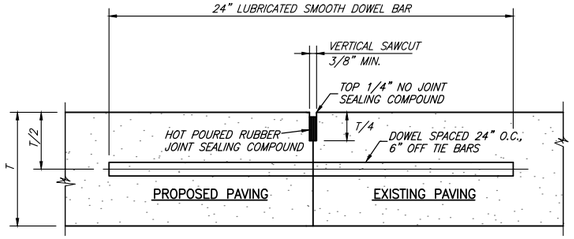


TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT



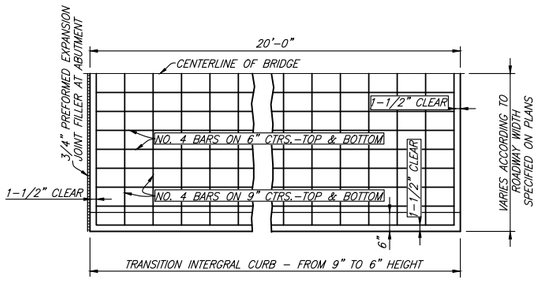
MANHOLE PAD PLAN



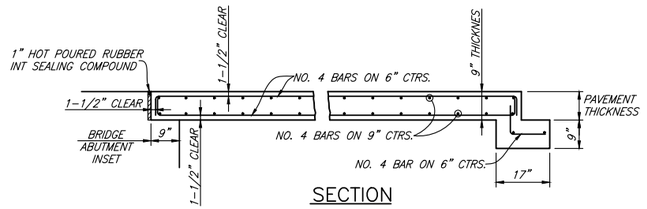
NOTE:

1. T-8" AND GREATER NO. 6 BAR, T-6" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

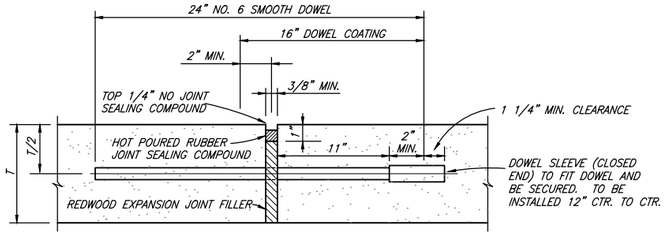


PLAN



SECTION

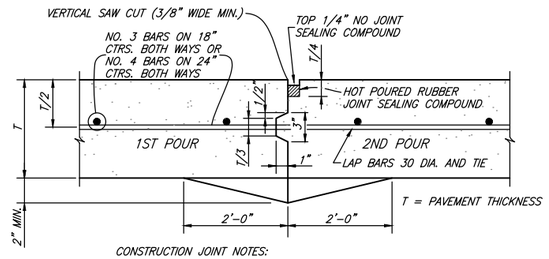
BRIDGE APPROACH SLAB



TRANSVERSE EXPANSION JOINT NOTES:

1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT



CONSTRUCTION JOINT NOTES:

1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT (DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

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CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

BHC PROJECT NO. 2024-134

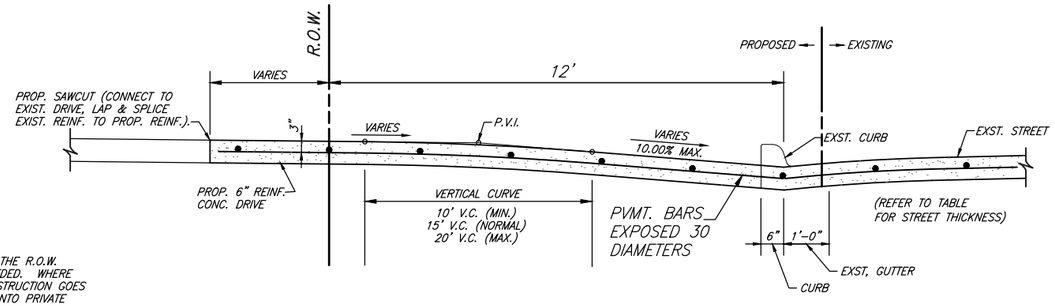
March, 2025

SHEET NO. **26**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

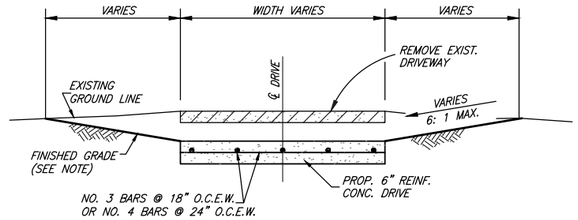
JAL Construction Reviewed 08/12/2025

JAL Construction
Approved
08/12/2025



SECTION B–B
N.T.S.

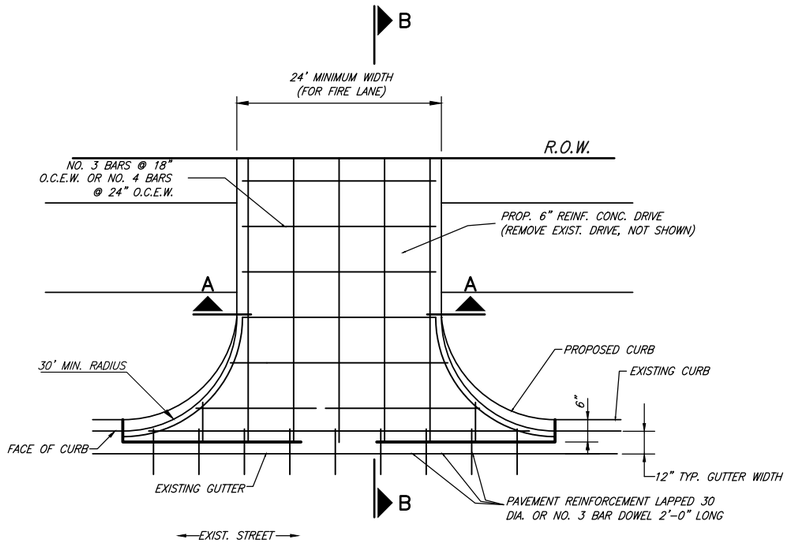
NOTE:
FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEEDED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SODDED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



SECTION A–A
N.T.S.

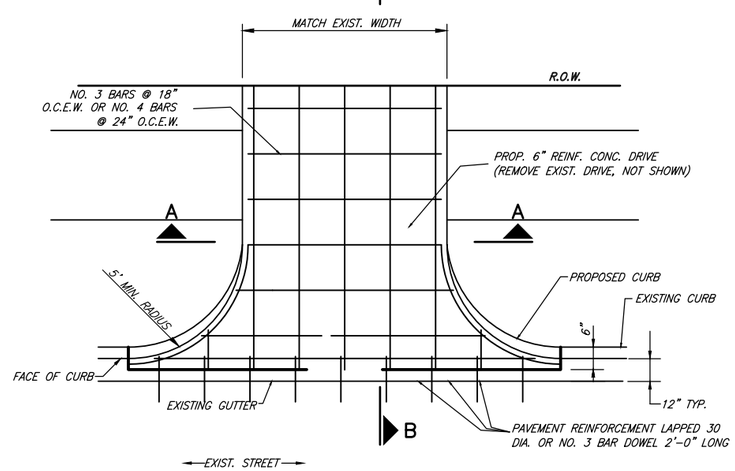
Maximum Thickness	Aretrial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

DRIVEWAY RETURN SECTIONS



NOTES:
1) 30' RADIUS SHALL BE WITHIN THE PROPERTY BOUNDARY LIMITS OTHERWISE ACCESS EASEMENT MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER.
2) FOR HEAVY INDUSTRIAL COMMERCIAL USE, PAVEMENT THICKNESS SHALL BE MINIMUM 12 INCHES.

COMMERCIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET
N.T.S.



RESIDENTIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET

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JOE RICHARD CARTER
64008
REGISTERED PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

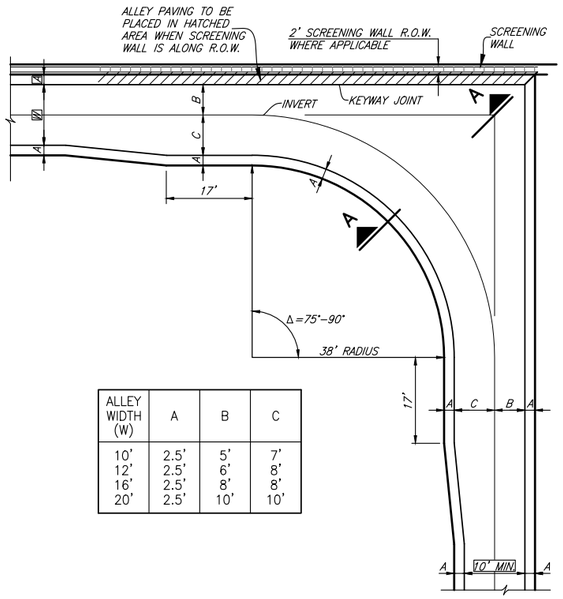
AUBREY DETAILS

BHC PROJECT NO. 2024-134

March, 2025

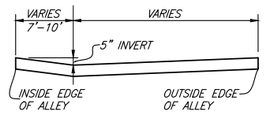
SHEET NO. **27**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

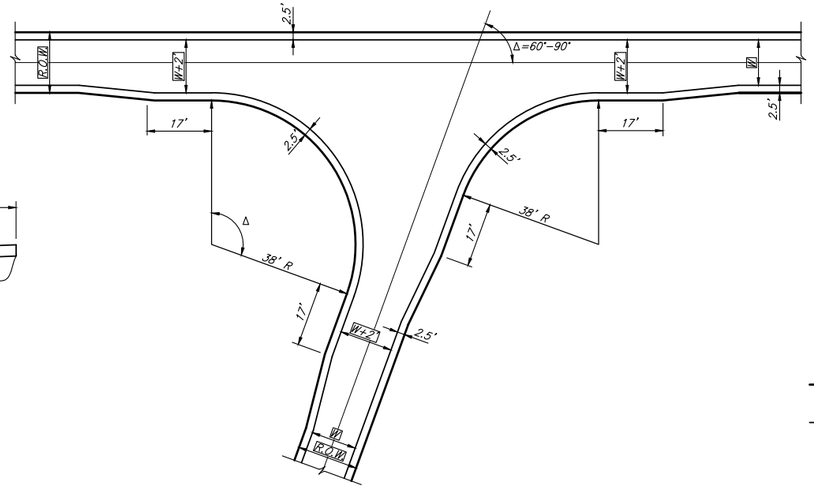


ALLEY WIDTH (W)	A	B	C
10'	2.5'	5'	7'
12'	2.5'	6'	8'
16'	2.5'	8'	8'
20'	2.5'	10'	10'

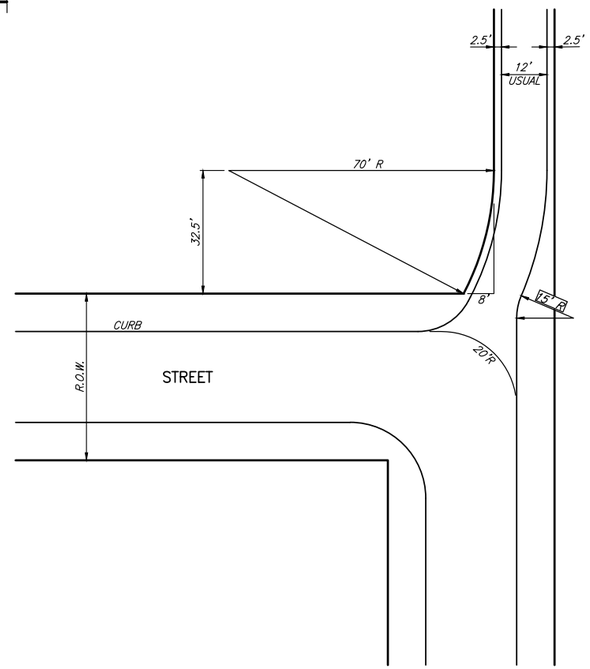
ALLEY TURN FOR Δ = 75°-90°



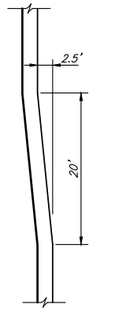
SECTION A-A



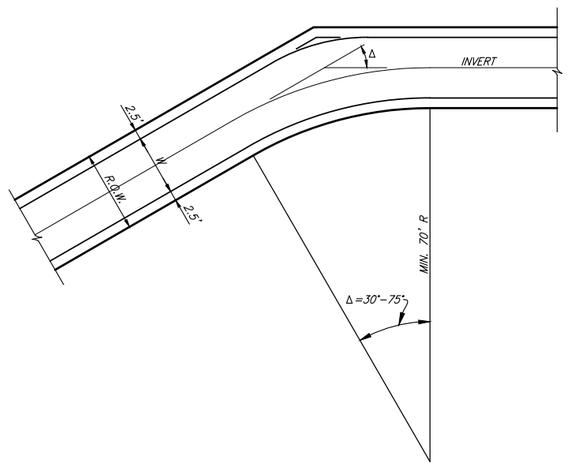
ALLEY TURN FOR Δ > 90°



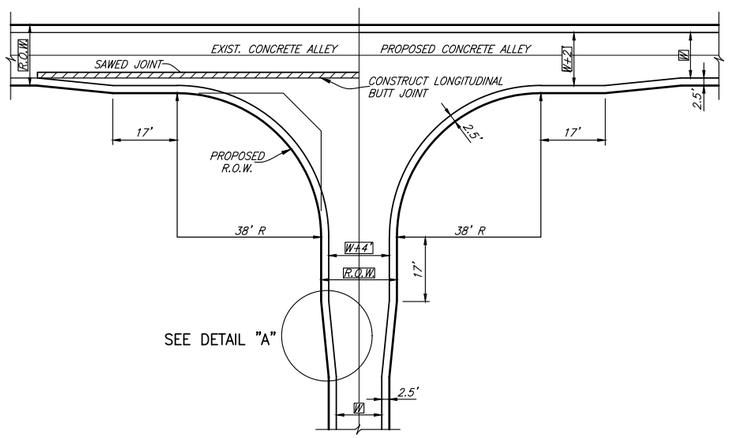
ALLEY / STREET INSERSECTION



DETAIL "A"



ALLEY TURN FOR Δ = 30°-75°



ALLEY INSERSECTING ALLEY

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3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

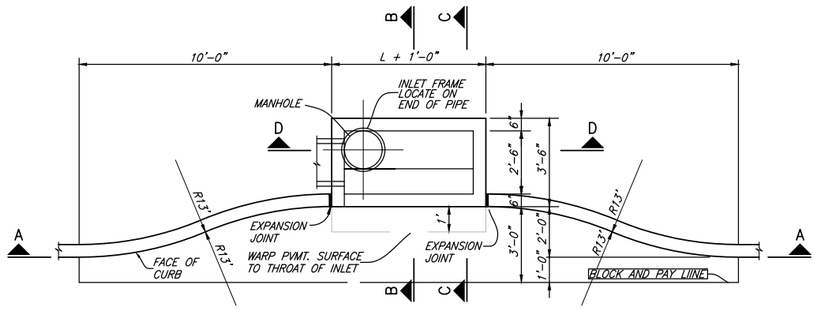
BHC PROJECT NO. 2024-134

March, 2025

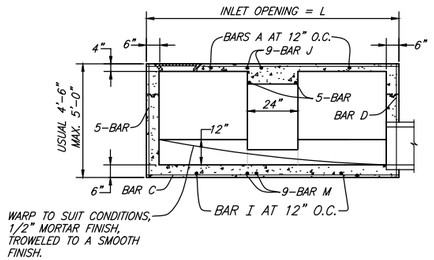
SHEET NO. **28**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

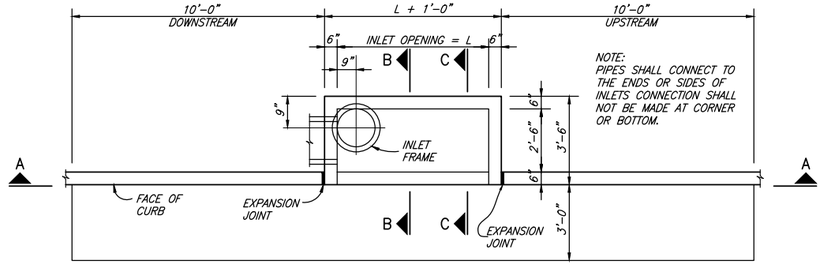
JAL Construction Approved No Exceptions



PLAN – RECESSED INLET

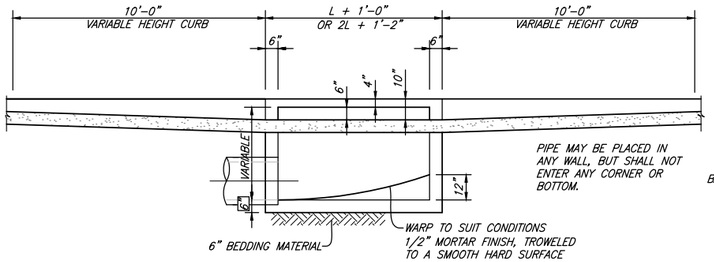


SECTION A–A – STANDARD AND RECESSED INLETS



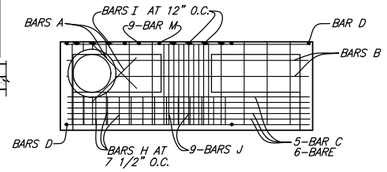
PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

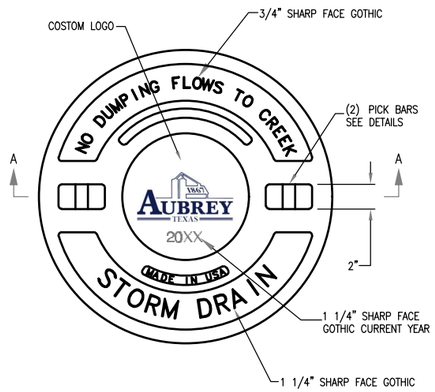


SECTION A–A–RECESSED AND STANDARD INLETS

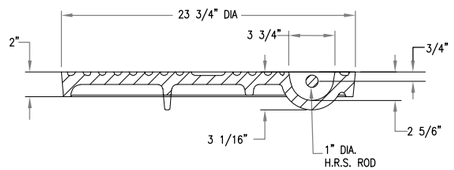
4, 6, 8, AND 10 FOOT INLETS



PLAN – STANDARD INLET



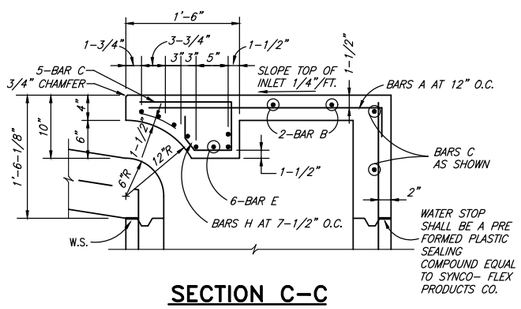
PLAN OF COVER



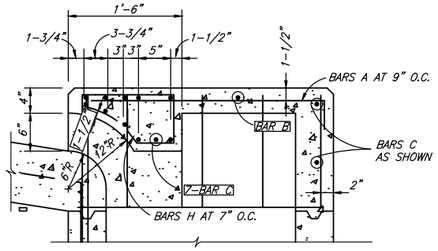
SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER PART# 30024C82LID OR EJ 2023A COVER,
BASS & HAYS FRAME PART# 28024R RING

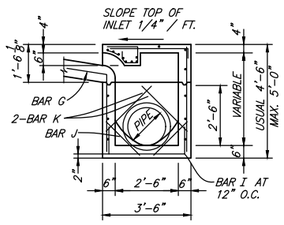


SECTION C–C



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

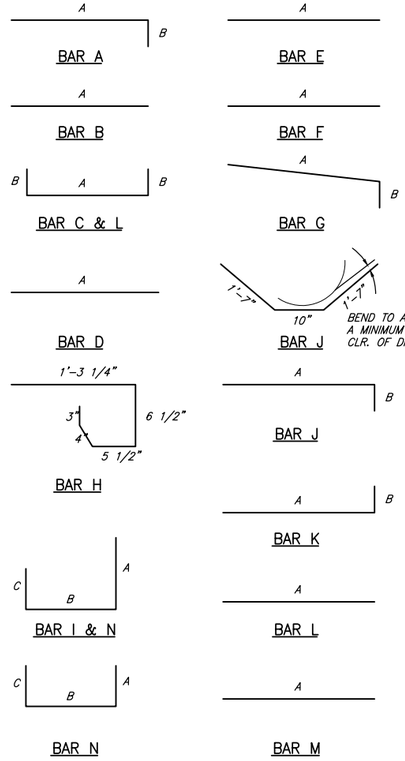
SECTION E–E



SECTION B–B

NOTES:

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR LIEU OF THIS, AT LEAST 6 INCHES OF 2–SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED–SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.



BAR DIAGRAMS

REINFORCING STEEL SCHEDULE

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
4	A	3	6	3'–2"	0'–3"	–
	B	3	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	6	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
6	A	3	9	3'–2"	0'–3"	–
	B	3	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	9	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
8	A	3	12	3'–2"	0'–3"	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	3	5	2'–0'	1'–3"	–
	H	3	12	*	*	*
	N	3	3	3'–2"	3'–2"	3'–2"
10	A	3	13	3'–2"	0'–3'	–
	B	3	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	5	6	10'–8"	–	–
	G	3	5	2'–0"	1'–3"	–
	H	3	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS. 4', 6', 8' AND 10' INLETS

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AUBREY DETAILS

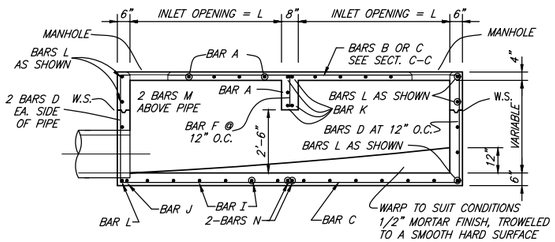
BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **29**

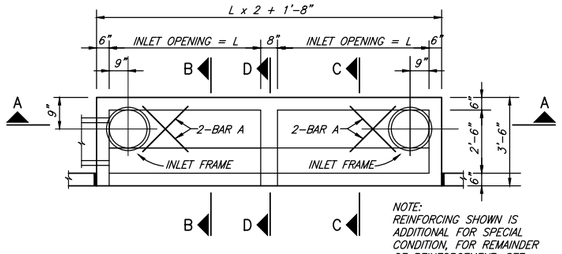
REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

JAL Construction Registered 08122025



SECTION A–A

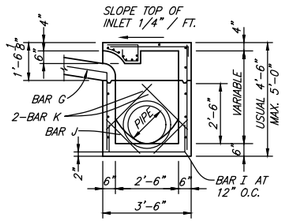
12, 14, 16 AND 20 FOOT INLETS



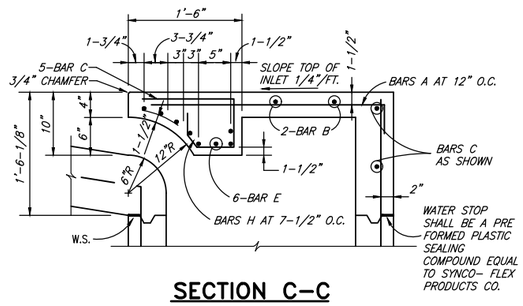
NOTE:
REINFORCING SHOWN IS ADDITIONAL FOR SPECIAL CONDITION, FOR REMAINDER OF REINFORCEMENT, SEE SECTIONS.

PLAN

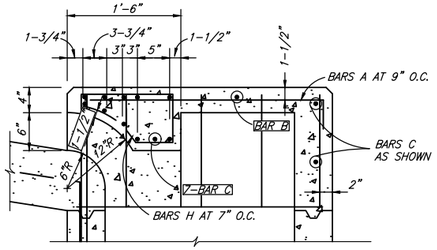
20 FOOT INLETS



SECTION B–B



SECTION C–C



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION D–D

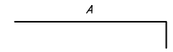
DOUBLE INLETS

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

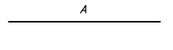
INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS A	B	C
6 FT.	A	3	15	3'–2"	0'–6"	–
	B	3	2	11'–6"	–	–
	C	4	16	13–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	13–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	12	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
7 FT.	A	3	17	3'–2"	0'–6"	–
	B	3	2	13'–6"	–	–
	C	4	16	15'–4"	0'–3'	–
	D	4	9	4'–8"	–	–
	E	5	6	15'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	14	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
8 FT.	A	3	19	3'–2"	0'–6"	–
	B	3	2	15'–6"	–	–
	C	4	16	17'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	17'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	12	2'–0"	1'–3"	–
	H	3	26	*	*	*
	I	4	16	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
10 FT.	A	3	23	3'–2"	0'–6"	–
	B	3	2	19'–6"	–	–
	C	4	16	21'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	5	6	21'–4"	–	–
	F	4	5	1'–2"	–	–
	G	3	15	2'–0"	1'–3"	–
	H	3	32	*	*	*
	I	4	20	4'–8"	3'–2"	3'–2"
	J	5	1	*	*	*
	K	5	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"

* SEE DIAGRAM FOR DIMENSIONS.
** FIELD CUT AS REQUIRED TO ACCOMMODATE DRAIN PIPE
16' AND 20' INLETS

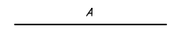
REINFORCING STEEL SCHEDULE



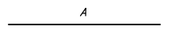
BAR A



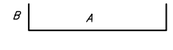
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BAR B



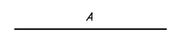
BAR F



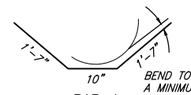
BAR C & L



BAR G

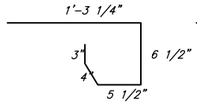


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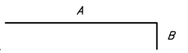


BAR J

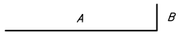
BEND TO ALLOW A MINIMUM 1 1/2" CLR. OF DRAIN PIPE.



BAR H



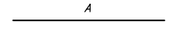
BAR J



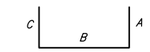
BAR K



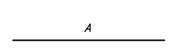
BAR I & N



BAR L



BAR N



BAR M

△ BEND TO ALLOW A MINIMUM 1 1/2" CIR. OF DRAIN PIPE
* SEE DIAGRAMS FOR DIMENSIONS
** FIELD CUT AS REQUIRED TO ACCOMODATE DRAIN PIPE

BAR BENDING DIAGRAMS

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Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

BHC PROJECT NO. 2024-134

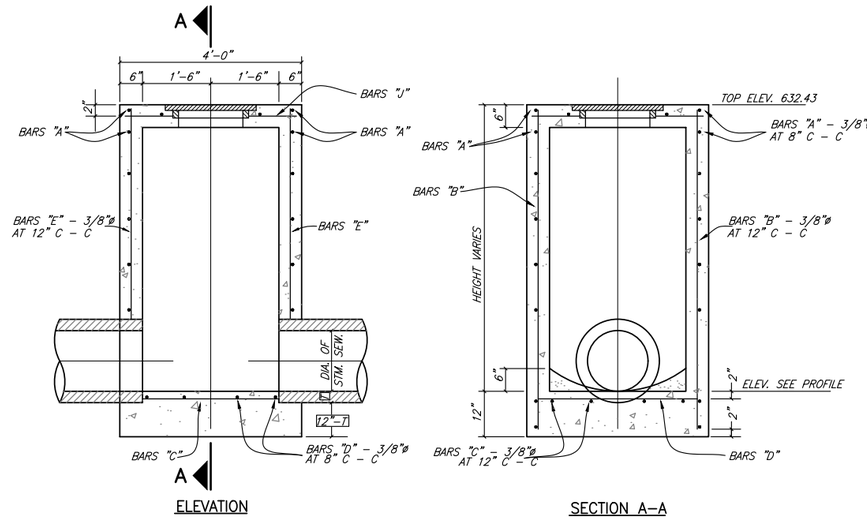
March, 2025

SHEET NO. **30**

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JAL Construction
Received
08/12/2025

JAL Construction
Approved
08/12/2025

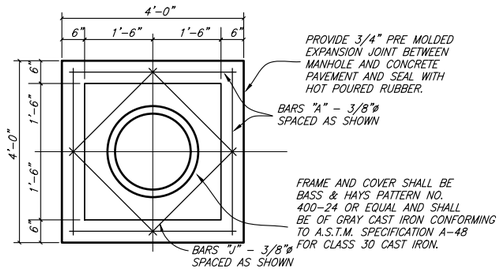


ELEVATION

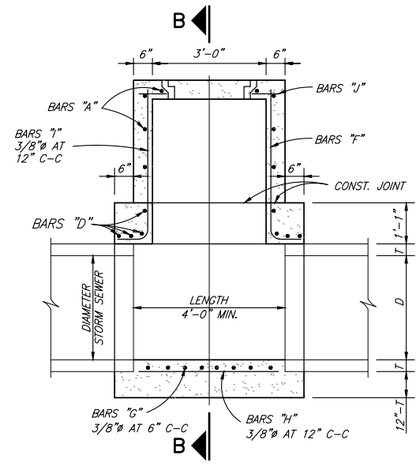
SECTION A–A

STORM SEWER TYPE A MANHOLE

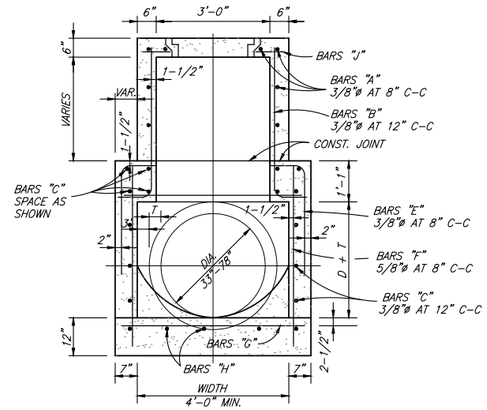
MAX. PIPE SIZE 30"



TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE



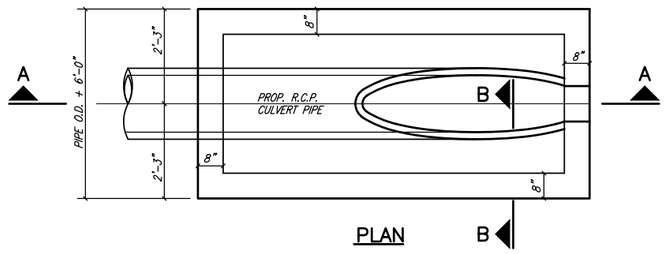
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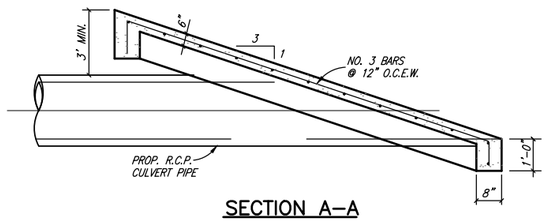
SECTION B–B

TYPE B STORM SEWER MANHOLE

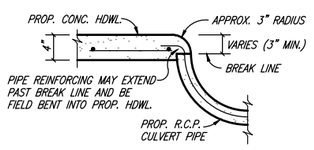
MAX. PIPE SIZE 78"



PLAN

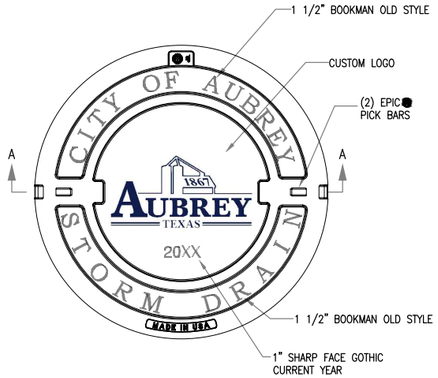


SECTION A–A

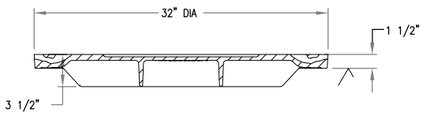


SECTION B–B

SLOPED CONCRETE HEADWALL



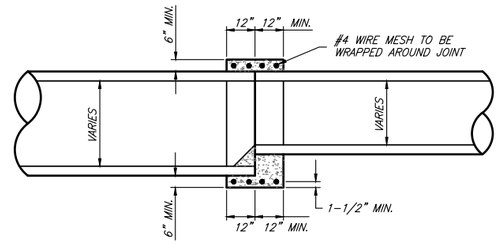
PLAN OF STORM DRAIN COVER



SECTION A–A OF COVER

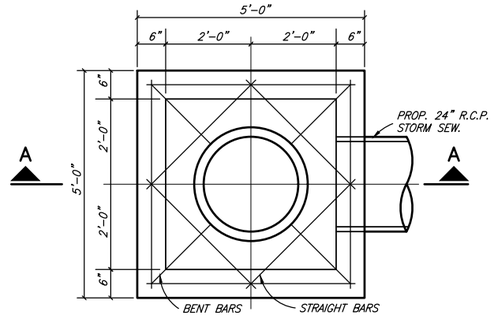
STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30-LID98 OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

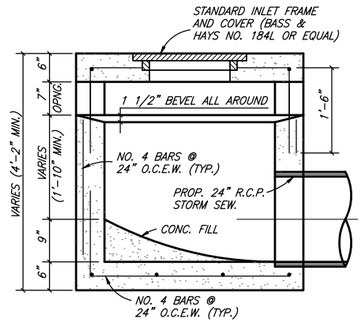


DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR



PLAN



SECTION A–A

STANDARD DROP INLET

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STATE OF TEXAS
JOE RICHARD CARTER
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Joe Richard Carter
3/25/2025

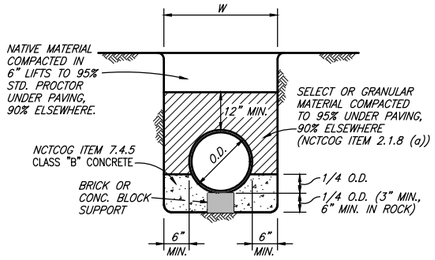
CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

BHC PROJECT NO. 2024-134

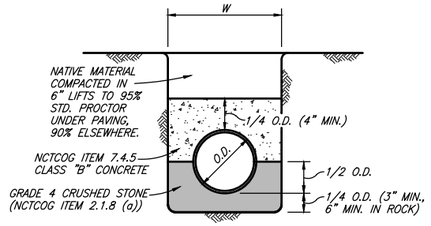
March, 2025

SHEET NO. **31**



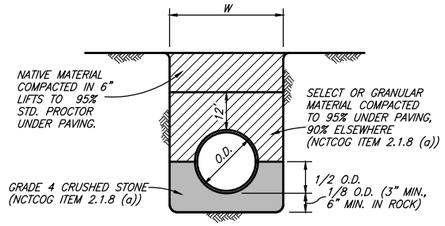
CLASS A EMBEDMENT

CONCRETE CRADLE



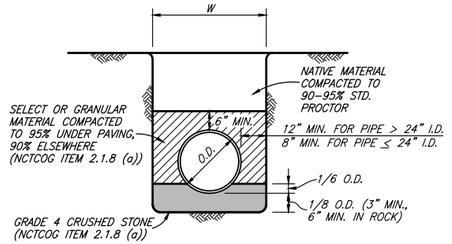
CLASS A-1 EMBEDMENT

CONCRETE CAP



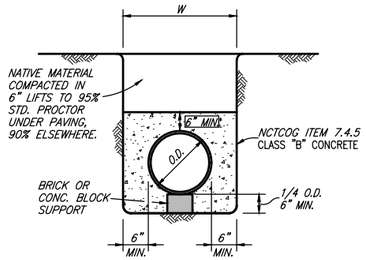
CLASS B+ EMBEDMENT

STD PVC WATER



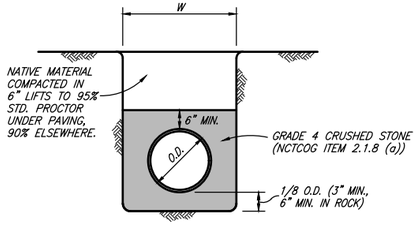
CLASS C EMBEDMENT

STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER



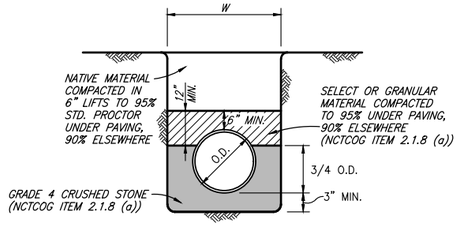
CLASS G EMBEDMENT

CONCRETE ENCASEMENT



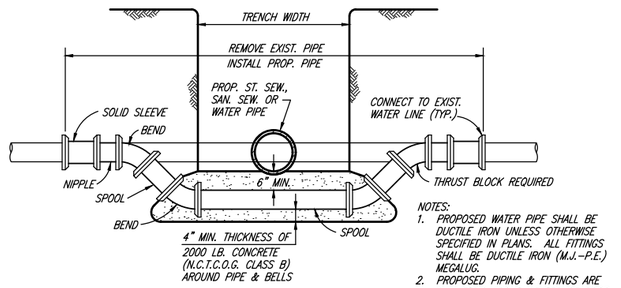
CLASS H EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. SEWER



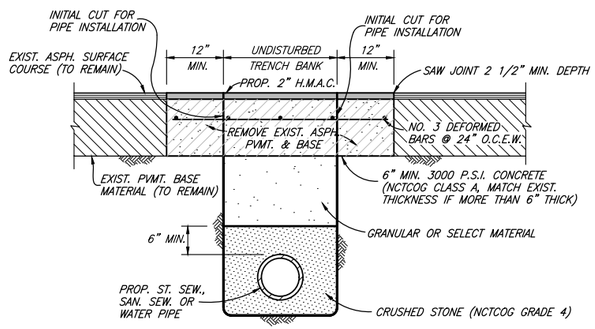
CLASS B-1 EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. WATER

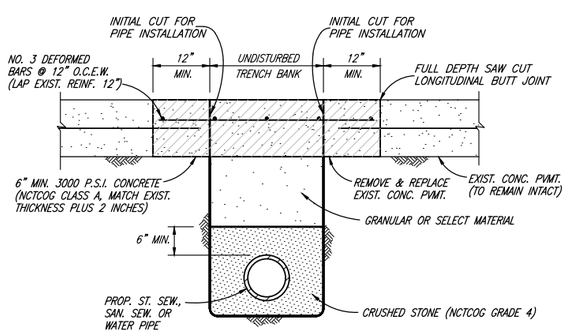


NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.-P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH T.N.R.C.C. REQUIREMENTS.

WATER MAIN LOWERING



ASPHALT STREET OR DRIVEWAY REPAIR



CONCRETE STREET OR DRIVEWAY REPAIR

GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1-1/2 INCH	0
1 INCH	0-5
1/2 INCH	40-75
NO. 4	90-100
NO. 8	95-100

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Joe Richard Carter 3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

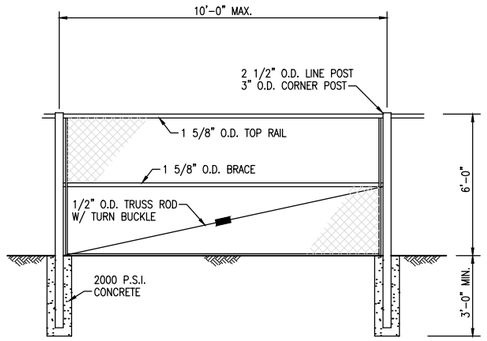
BHC PROJECT NO. 2024-134

March, 2025

SHEET NO. **32**

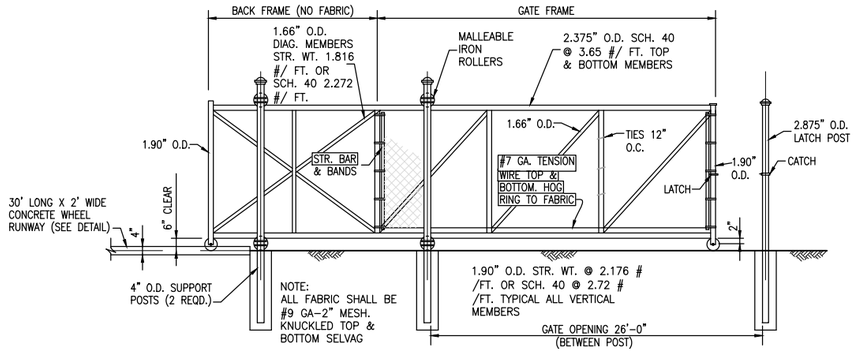
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JAL Construction Registered 08/12/2025



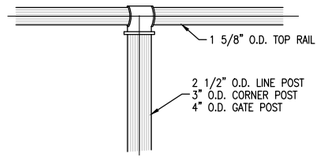
FENCE DETAIL

NO SCALE



SLIDE GATE DETAIL

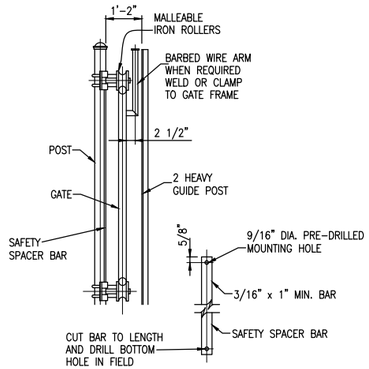
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FENCE TOP

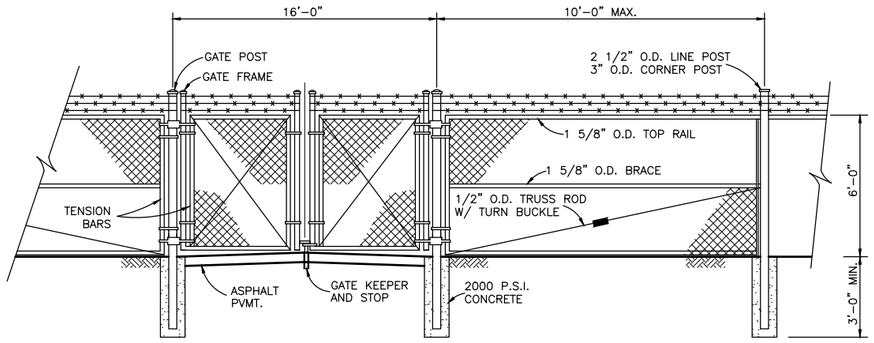
NO SCALE

NOTES:
1. GATE TO BE CYCLONE STANDARD CANTILEVER SLIDE GATE OR APPROVED EQUAL.
2. ALL FENCE FABRIC SHALL HAVE A BLACK P.V.C. COATING.
3. CONTRACTOR SHALL FURNISH AND INSTALL AN AUTOMATIC GATE OPERATOR (STANLEY MODEL 580 GEAR HEAD, A STANLEY 320-0720 DIGITAL KEYLESS ENTRY, A STANLEY 320-0716 INTERCOM, A STANLEY 420-0888 MAGNETIC VEHICLE DETECTOR (FOR OUTGOING VEHICLES), A STANLEY 420-0555 AND 420-0779 TIME DELAY SYSTEM. ALL EXTERIOR MOUNTING OF EQUIPMENT SHALL BE IN WEATHERPROOF ENCLOSURES.



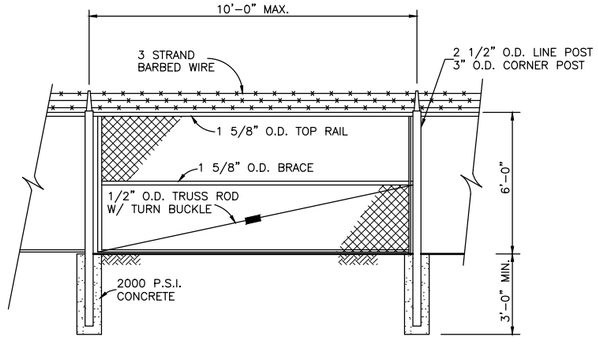
ROLLER DETAIL

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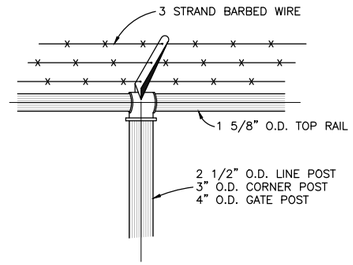
GATE DETAIL

N.T.S.



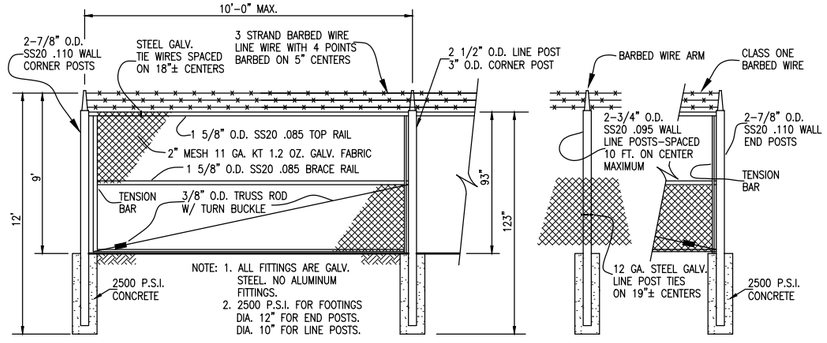
FENCE DETAIL

N.T.S.



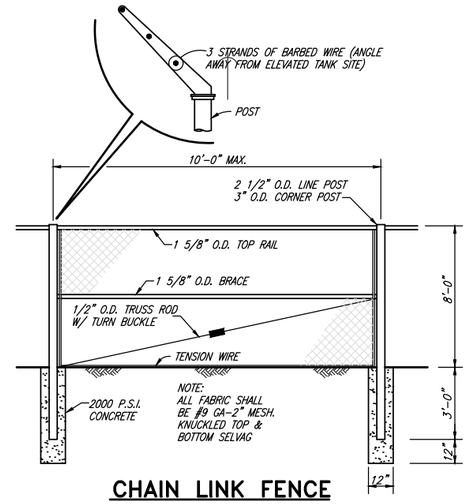
FENCE TOP

N.T.S.



8 FOOT CHAIN LINK FENCE DETAIL

N.T.S.



CHAIN LINK FENCE

NO SCALE

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11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

STATE OF TEXAS
JOE RICHARD CARTER
64008
REGISTERED
PROFESSIONAL ENGINEER

Joe Richard Carter
3/25/2025

CITY OF AUBREY, TEXAS
DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

AUBREY DETAILS

BHC PROJECT NO. 2024-134

March, 2025

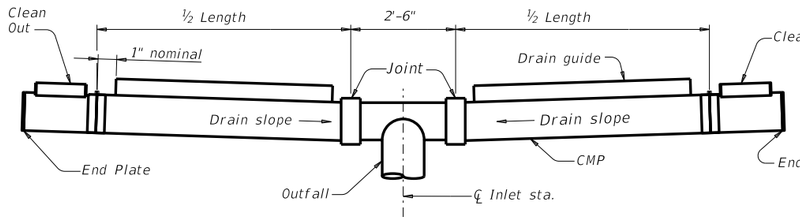
SHEET NO. **33**

REVISED: 3/28/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2024134 Aubrey Standard Details.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 3/28/2025

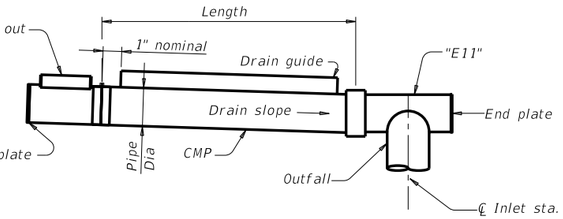
JAL Construction
Approved
08/12/2025

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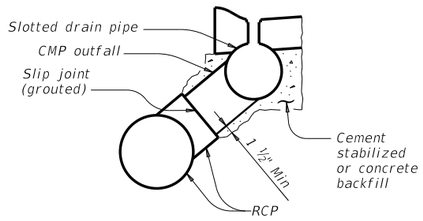
DATE:
FILE:



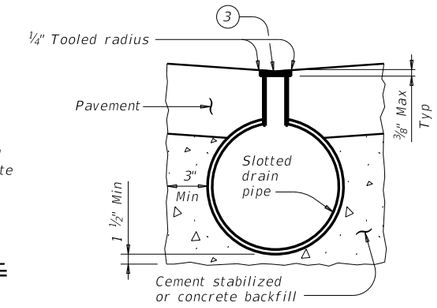
TYPICAL TYPE "T" DRAIN INSTALLATION



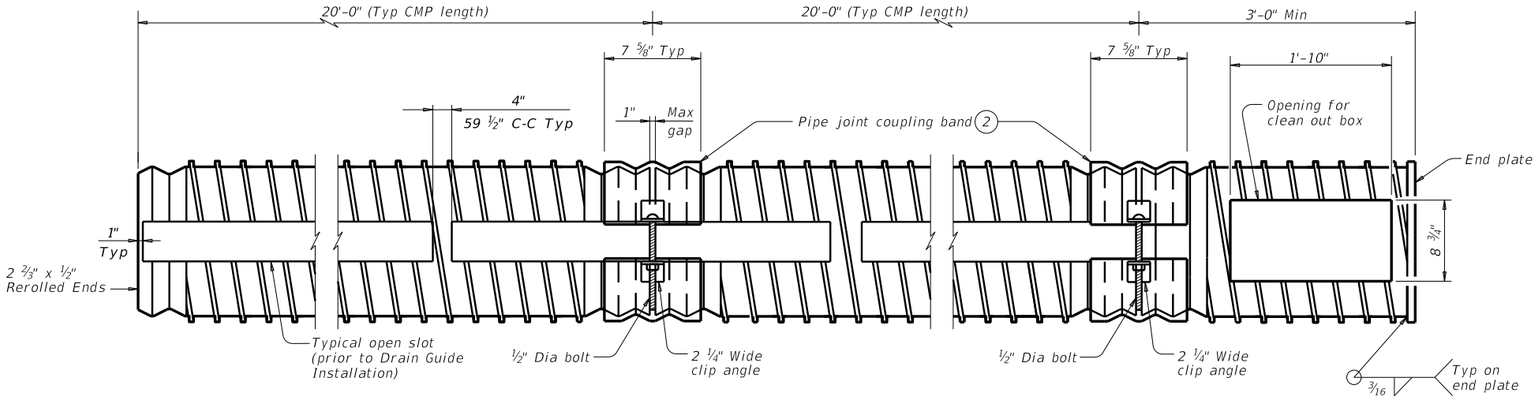
TYPICAL TYPE "L" DRAIN INSTALLATION



BACKFILL DETAIL AT OUTFALL

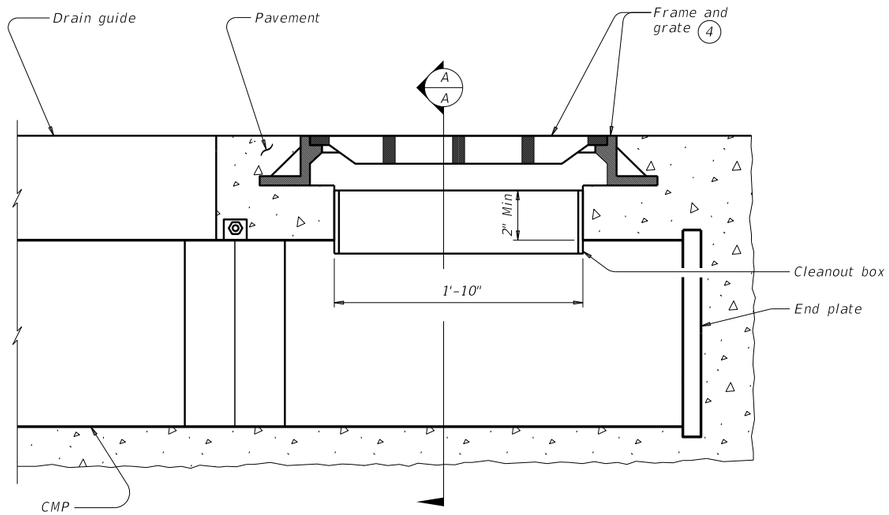


TYPICAL BACKFILL DETAIL

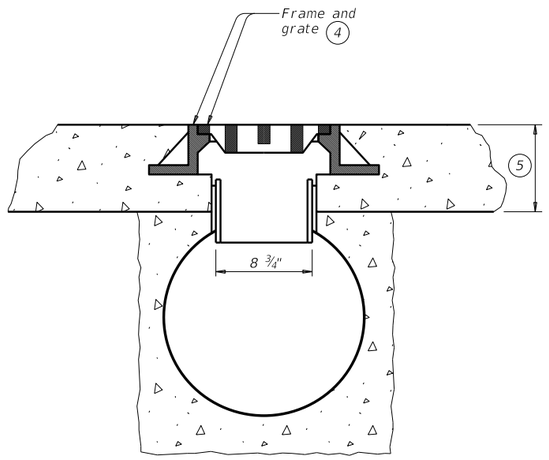


SLOTTED CORRUGATED METAL PIPE (CMP) DETAIL (1)

Showing Type IR pipe



CLEAN OUT BOX ELEVATION



SECTION A-A

(1) Provide 16 gauge (Min) x 12" to 36" Dia Corrugated Metal Pipe (Type I ~ 2 ⅔" x ½" corrugations or Type IR ~ ¾" x ¾" x 7 ½" corrugations)

(2) Alternate methods of joining lengths of pipe, as recommended by the manufacturer, may be used with the approval of the Engineer.

(3) Wood Strip (Nom ⅜" Max x 2 ½"). Wood strip may be omitted if suitable protection is provided during pavement placement.

(4) Install frame and grate flush with pavement and centered over clean out box.

(5) See pavement details for slab thickness.

FABRICATION NOTES:

Provide circular corrugated steel pipe, galvanized or aluminized, in accordance with Item 460, "Corrugated Metal Pipe."

Provide drain guide assemblies conforming to Item 474, "Linear Drains."

Fabricate bearing bars, cross bar spacers, end plates, and clean out boxes from ⅜" plate, ASTM A36. Galvanize in accordance with Item 445, "Galvanizing."

Furnish slotted drain in 20'-0" lengths, when practical, to minimize number of joints.

Furnish pedestrian cap when specified in the plans.

INSTALLATION NOTES:

Backfill trenches for slotted drains and outfall pipe with low strength concrete (minimum 2 sacks or cement per cubic yard) or cement stabilized backfill as shown or directed by the Engineer.

Place suitable compressible material in the outfall connection slip joint, to retain grout during curing.

Provide heavy duty frame and grate from one of the following, or approved equal (clear opening 22" x 8 ¾" Min, 25 ½" x 12 Max).

Neenah R-3471
EJ V-4274
USF 4621 frame and 6296 grate

GENERAL NOTES:

Unless otherwise shown on the plans, the Contractor may furnish any of the designs as shown.

Frame and grate is subsidiary to Slotted Drain.

Texas Department of Transportation

Bridge Division Standard

ROADWAY LINEAR DRAIN (SLOTTED DRAIN)

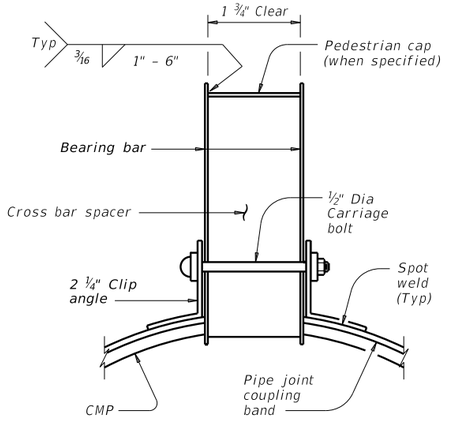
SD

FILE: CD-SD-20.dgn	DN: TxDOT	CK: TxDOT	DW: DKC	CK: AES
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

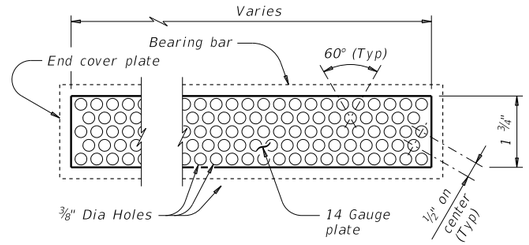
DKC Construction
Neenah
R-3471
USF
6296

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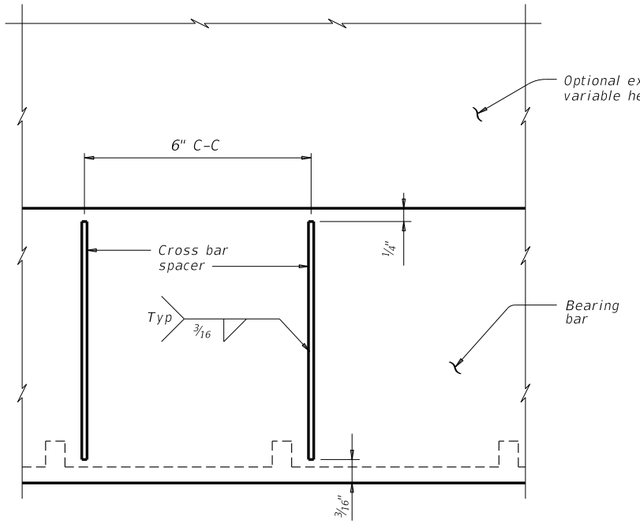
DATE:
FILE:



PIPE JOINT CONNECTION TRANSVERSE SECTION

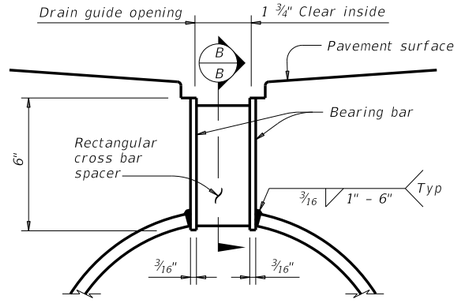


PEDESTRIAN CAP DETAIL



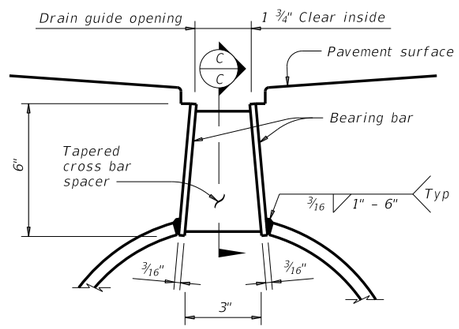
SECTION B-B (WITH RECTANGULAR SPACERS)

Showing installation of cross bar spacers in longitudinal section.



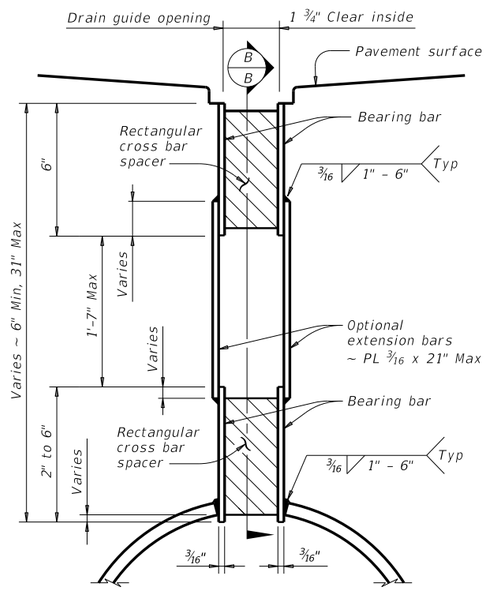
STANDARD HEIGHT

Showing rectangular spacers.



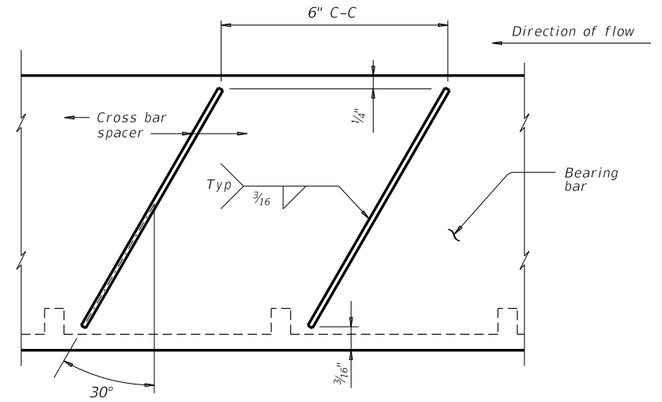
STANDARD HEIGHT

Showing tapered spacers.



VARIABLE HEIGHT

Showing rectangular spacers and extension.



SECTION C-C (WITH TAPERED SPACERS)

Showing installation of cross bar spacers in longitudinal section.

TYPICAL SECTIONS THRU DRAIN GUIDE INSTALLATION

SHEET 2 OF 2

Texas Department of Transportation

Bridge Division Standard

ROADWAY LINEAR DRAIN (SLOTTED DRAIN)

SD

FILE: CD-SD-20.dgn	DN: TxDOT	CK: TxDOT	DW: DKC	CK: AES
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

JAL Construction
08/27/2025

No Work

F.O. CONDUIT
F.O. VAULT
SIGN NO THRU TRUCK
W.M.
2-TPED
GAS TEST
U.P.
G.W.
N=7160725.0360
E=2431398.7667
MON. 3" AL. DISK
TBM CHECK 100
3-4" CRAPE MYRTLE
CONC. PARKING
F.O. CONDUIT
ASPHALT PARKING
M.B. PAYMENT DROPBOX
8"
W.M.
MAIN STREET
CONC. WALK
BUILDING
M.B.
METAL FENCE
ELEC. BOX
G.M.
SIGN
W.M.
4-C.O.
AC UNIT AC UNIT
TPED
ELECTRIC PANELS
F.H.
W.V.
W.M.
CITY HALL BUILDING
U.P./L.P.
TPED
S.S.M.H.
N=7160391.9710
E=2431234.9770
TBM X FND
SIGN AUBREY CITY HALL
U.P.
G.W.
4"BOLLARD
G.M.
NO METER
4"BOLLARD
SYCAMORE STREET
U.P./L.P.
TPED
C.O.
CONC. PARKING
EXISTING DUMPSTER
C.O.
W.M.
C.O.
U.C.M.
VAULT
A.C.
A.C.
A.C.
GRAVEL DRIVE
U.C.M.
SBC
U.P.
U.P.
G.W.
BUILDING
W.V. ANTENNA
2-C.O.
W.V.
W.M.
AC UNIT
8"CP
PLAQUE
2-6"MAG
F.H.
W.V.
GRASS
SIGN
W.M.
U.P.
ASPHALT PARKING
FLAGPOLE
BRICK SIGN
FLAGPOLE
G.M.
GENERATOR
POLICE BUILDING
WROUGHT IRON FENCE
C.O.
A.C.
GENERATOR ON PAD
GRAVEL
METAL FENCE
GAS TYP
W.M.
U.P.
30"ELM
GAS TEST
ATMOS
S.S.M.H.
E & W
SIGN RR XING
SIGN
M.B.
48" SYCAMORE
EXISTING STREET
U.P.
48" SYCAMORE
COMMERCE STREET
SYCAMORE STREET
0 10 20 30
HORIZONTAL SCALE IN FEET
2-10

1 04/08/25 ADD. #1 - ADD FIRE STATION PARKING

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

STATE OF TEXAS
GARY C. HENDRICKS
65226
REGISTERED PROFESSIONAL ENGINEER
4/09/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

FIRE STATION
EXISTING PARKING LOT PLAN

BHC PROJECT NO. 2024134

April, 2025

SHEET NO. **36A**

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2025110 Existing Site Plan.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

Point Table				
Point #	Northing	Easting	Description	ELEV.
1	7160557.05	2431125.38	EP	683.17
2	7160555.05	2431130.36	EP	683.36
3	7160553.04	2431127.39	GUTTER FL	682.99
4	7160531.03	2431130.31	EP	683.82
5	7160546.03	2431130.36	EP	683.38
6	7160530.80	2431193.31	EP	682.68
7	7160545.80	2431193.36	EP	682.27
8	7160550.78	2431198.38	EP	682.23
9	7160550.78	2431199.01	EP	682.23
10	7160552.75	2431205.54	GUTTER FL	682.11
11	7160554.76	2431204.55	EP	682.43
12	7160556.26	2431204.56	EP	682.51

Point Table				
Point #	Northing	Easting	Description	ELEV.
13	7160556.23	2431211.56	EP	682.45
14	7160549.23	2431211.53	EP	682.26
15	7160549.23	2431210.94	EP	682.26
16	7160540.82	2431208.98	EP	682.24
17	7160530.94	2431209.02	EP	682.36
18	7160525.92	2431204.04	EP	682.46
19	7160525.84	2431187.04	EP	682.88
20	7160505.84	2431187.13	EP	683.21
21	7160505.91	2431201.22	EP	682.65
22	7160494.71	2431201.27	EP	682.65
23	7160494.83	2431174.43	EP	682.48
24	7160481.01	2431174.48	EP	683.75

Point Table				
Point #	Northing	Easting	Description	ELEV.
25	7160481.02	2431177.43	EP	683.50
26	7160477.02	2431177.57	EP	683.69
27	7160477.01	2431174.49	EP	683.79
28	7160446.13	2431174.60	EP	0.00
29	7160446.11	2431191.09	EP	683.20
30	7160446.21	2431211.40	EP	682.47
31	7160416.24	2431212.53	EP	682.26
32	7160411.56	2431191.18	EP	0.00
33	7160401.30	2431212.60	EP	682.17
34	7160386.22	2431195.88	EP	682.38
35	7160384.23	2431195.92	EP	682.36

No Work

MAIN STREET
COMMERCE STREET
SYCAMORE STREET
ASPHALT PARKING
CONC. PARKING
BUILDING
POLICE BUILDING
CITY HALL BUILDING
GENERATOR ON PAD
GENERATOR
GRAVEL
GRAVEL DRIVE
EXISTING STREET
EXISTING DUMPSTER
WROUGHT IRON FENCE
METAL FENCE
GAS PIPE
BRICK SIGN
FLAGPOLE
PLAQUE
2-6" MAG
4' CONC. VALLEY GUTTER
6" CONC. WHEEL STOP (TYP.)
PROPOSED SLOTTED DRAIN
PROPOSED SLOTTED DRAIN (BY O.C.)
PROPOSED CONC. PAVEMENT (BY OTHERS)
PROPOSED CONC. PAVEMENT (BY O.C.)
PROPOSED CONC. WALK (BY OTHERS)
PROPOSED BOLLARD
PROPOSED 18" STORM DRAIN (BY OTHERS)
RESET WATER VALVE COVER
TRANSITION
48" SYCAMORE
M.B. PAYMENT DROPBOX
ELECTRIC PANELS
ELEC. BOX
AC UNIT
W.V. ANTENNA
SIGN AUBREY CITY HALL
SIGN NO THRU TRUCK
3" AL. DISK
3-4" CRAPE MYRTLE
S.S.M.H. CITY HALL BUILDING
GAS TEST ATMOS
30"ELM
N=7160391.9710
E=2431234.9770
TBM X FND

CAUTION!!
MAGNOLIA TREE AND PLAQUE NOT TO BE DISTURBED AND PROTECTED AT ALL TIMES

LEGEND

- PROPOSED 8" REINFORCED CONCRETE PAVEMENT W/ FLEX. BASE
- PROPOSED 6" CONCRETE PAVEMENT ON COMPACTED SUBGRADE
- PROP. CONCRETE WHEEL STOP
- PROP. 6" WHITE PARKING STRIPE

HORIZONTAL SCALE IN FEET

1 04/08/25 ADD. #1 – ADD FIRE STATION PARKING

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

STATE OF TEXAS · GARY C. HENDRICKS · 65226 · REGISTERED PROFESSIONAL ENGINEER

04/09/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

FIRE STATION
PROPOSED PARKING LOT PLAN

BHC PROJECT NO. 2024134

April, 2025

SHEET NO. **37A**

REVISED: 4/10/25 – TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2025110 Proposed Site Plan.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

No Work

F.O. CONDUIT
F.O. VAULT
SIGN NO THRU TRUCK
W.M.
2-TPED
GAS TEST
U.P.
G.W.
3-4" CRAPE MYRTLE
N=7160725.0360
E=2430398.7[illegible]
MON. 3" AL. DISK
TBM CHECK 100
CONC. PARKING
ASPHALT PARKING
F.O. CONDUIT
M.B. PAYMENT DROPBOX
8"
W.M.
7
CONC. WALK
MAIN STREET
M.B.
ELECTRIC PANELS
F.H.
W.V.
W.M.
U.P./L.P.
TPED
S.S.M.H.
SIGN AUBREY CITY HALL
N=7160391.9710
E=2431234.9770
TBM X FND
U.P.
G.W.
4"BOLLARD
G.M. NO METER
4"BOLLARD
SYCAMORE STREET
U.C.M. SBC
U.P.
U.P.
G.W.
BUILDING
REMOVE & DISPOSE:
251 S.Y. CONCRETE PAVEMENT
134 L.F. FULL DEPTH SAWCUT
METAL FENCE
ELEC. BOX
G.M.
SIGN
W.M.
4-C.O.
TPED
AC UNIT AC UNIT
CONC. PARKING
EXISTING DUMPSTER
CITY HALL BUILDING
C.O.
W.M.
C.O. U.C.M.
VAULT
A.C.
A.C.
A.C.
REMOVE & DISPOSE:
90 S.Y. GRAVEL DRIVE PAVEMENT
276 L.F. FULL DEPTH SAWCUT
W.V. ANTENNA
2-C.
W.V.
W.M.
AC UNIT
U.P./L.P.
TPED
GAS TEST ATMOS
30"ELM
U.P.
U.P.
ASPHALT PARKING
C.O.
FLAGPOLE
BRICK SIGN
FLAGPOLE
G.M.
POLICE BUILDING
GENERATOR
WROUGHT IRON FENCE
A.C.
GENERATOR ON PAD
GRAVEL
METAL FENCE GAS PIPE
8"CP
PLAQUE
2-6"MAG
GRASS
SIGN
F.H.
W.V.
C.O.
W.M.
COMMERCE STREET
E & W
S.S.M.H.
SIGN RR XING
SIGN
M.B.
48" SYCAMORE
EXISTING STREET
U.P.
48" SYCAMORE
W.M.
SYCAMORE STREET
BUILDING
0 10 20 30
HORIZONTAL SCALE IN FEET

1 04/08/25 ADD. #1 - ADD FIRE STATION PARKING

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PROFESSIONAL ENGINEERS
TBPELS Engineer Firm No. 526; Survey Firm No. 10031800
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Dallas, Texas 75243 (214) 361-7900

STATE OF TEXAS
GARY C. HENDRICKS
65226
REGISTERED PROFESSIONAL ENGINEER
04/09/2025

CITY OF AUBREY, TEXAS

DANE STREET IMPROVEMENTS AND CITY HALL PARKING IMPROVEMENTS

FIRE STATION REMOVAL PLAN

BHC PROJECT NO. 2024134
April, 2025

SHEET NO. **38A**

REVISED: 4/10/25 - TBOOS H:\Projects\Aubrey\2024134 Dane Street P&D\Sheets\2025110 Removal Plan.dwg PLOT SCALE: 1:2 PLOT STYLE: 11x17.ctb PLOTTED BY: TRISTAN BOOS ON 4/10/2025

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

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

CRAIG M. KERKHOFF, P.E., C.F.M.
ANDREW MATA, JR., P.E.
DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.

COOPER E. REINBOLD, P.E.
CHASE R. CRAWFORD, R.P.L.S.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E., C.F.M.

July 15, 2026

Ms. Leanne Wilson
Assistant City Manager
City of Aubrey, TX
107 S. Main Street
Aubrey, TX 76227

Re: City of Aubrey
Dane Street Paving & Police Department Parking Lot Improvements
Pay Request No. 8 & Final

Dear Ms. Wilson,

We are enclosing one electronic pdf copy of Pay Request No. 18 and Final in the amount of $38,372.45 for work performed by J&L Construction, LLC, on the Dane Street Improvements and City Hall Parking Improvements project through July 1, 2026. The City reports the punch list items are complete to their satisfaction.

This project is now complete and in service.

We are also enclosing an executed copy of the Contractor's Affidavit of Final Payment & Release, and the Two-Year Maintenance Bond.

If you concur with this pay request, please have it executed for the City of Aubrey and forward one copy along with the payment due to J&L Construction, LLC.

Sincerely,

Justin R. Ivy

Digitally signed by Justin R. Ivy
DN: C=US, E=jivy@bhcllp.com, O="Birkhoff, Hendricks & Carter, L.L.P.", OU=Partner, CN=Justin R. Ivy
Reason: I am the author of this document
Date: 2026.07.15 09:03:02-05'00'

Justin R. Ivy, P.E.

cc: Mr. Dean Rylant, City of Aubrey
Mr. Jereme Boyle, City of Aubrey

Owner: City of Aubrey, Texas

Project: Dane Street Improvements and City Hall Parking Improvements

From: 1-May-26 **To:** 11-Jun-26

Contractor: J & L Construction L.L.C.
2220 San Jacinto Blvd., Suite 320
Denton, Texas 76205

Pay Request No. 8 & Final

Contract Date: May 13,2025

Original Contract Amount: $ 717,240.50

Revised Contract Amount: $ 766,513.18

Project Start Date: 16-Jun-2025

Est. Completion Date: 14-Apr-2026 Cal. Days

Allotted: 303 **Used:** 361

Item No.	Description	C.O. #	Unit	Quantity in Proposal	Revised Quantity	Quantity Complete This Request	Total Work Completed	Contract Price	Extended Amount
100	For Mobilization, Bonds, Insurance & Shop Drawings Dane Street (Max 5% Other Items)		L.S.	1		0%	100%	$21,221.00	$ 21,221.00
101	For Preparing Dane Street Right-of-Way, including Clearing & Grubbing and Gravel Pavement & Drive Removal		Sta.	6		0	6	$227.00	$ 1,362.00
102	For Unclassified Excavation		C.Y.	705		0	705	$20.00	$ 14,100.00
103	Remove and Properly Dispose of Exist. HMAC Street & Drive Pvmt.		S.Y.	47		0	47	$21.00	$ 987.00
104	Remove and Replace Existing Chain Link Fence		L.F.	224		0	224	$18.00	$ 4,032.00
105	Remove and Replace Existing Wood Privacy Fence	#3	L.F.	170	0	0	0	$87.00	$ -
106	Remove and Reset Mailboxes		Ea.	3		0	3	$229.00	$ 687.00
107	Construct 6-inch Type A Grade 2 Flexible Base	#3	S.Y.	2,257	2,332	0	2,332	$19.00	$ 44,308.00
108	Construct 6-inch Thick Reinforced Concrete Pavement (3600 psi)	#3	S.Y.	2,104	2,174	0	2,174	$76.00	$ 165,224.00
109	Construct 6-inch Thick Reinforced Concrete Driveway on 6-inch Compacted Subgrade	#3	S.Y.	124	164	0	164	$83.00	$ 13,612.00
110	Construct Monolithic 6-inch Reinforced Concrete Curb		L.F.	1,200		0	1,200	$11.00	$ 13,200.00
111	Construct 4-inch Thick Reinforced Concrete Sidewalk	#3	S.F.	5,337	5,027	0	5,027	$7.00	$ 35,189.00
112	Construct Directional Barrier Free Ramp	#3	Ea.	8	7	0	7	$444.00	$ 3,108.00
113	Construct, Maintain, Remove and Dispose of Temp. Type A Grade 2 Flex. Base		S.Y.	226		0	226	$19.00	$ 4,294.00
114	Furnish & Install 4-inch Topsoil		S.Y.	1,282		0	1,282	$3.00	$ 3,846.00
115	Furnish, Install, Fertilize and Maintain Solid Block Sod Bermuda		S.Y.	1,282		0	1,282	$12.00	$ 15,384.00
116	Construct 8-Foot Recessed Curb Inlet		Ea.	1		0	1	$6,250.00	$ 6,250.00
117	Construct 6-Foot Recessed Curb Inlet		Ea.	1		0	1	$5,725.00	$ 5,725.00
118	Connect to Existing 18-inch RCP Storm Sewer		Ea.	1		0	1	$1,365.00	$ 1,365.00
119	Furnish & Install 18-inch Class III RCP Storm Sewer		L.F.	116		0	116	$96.00	$ 11,136.00
120	Furnish & Install 18-inch Class III RCP Culvert		L.F.	67		0	67	$96.00	$ 6,432.00

Item No.	Description	C.O. #	Unit	Quantity in Proposal	Revised Quantity	Quantity Complete This Request	Total Work Completed	Contract Price	Extended Amount
121	Construct 18" Safety End Treatment		Ea.	2		0	2	$1,060.00	$ 2,120.00
122	Furnish & Install 18-inch RCP Plug		Ea.	1		0	1	$459.00	$ 459.00
123	Furnish & Install Phase 1 Traffic Control Devices, Pavement Markings & Signs		Mo.	2		0	2	$3,531.00	$ 7,062.00
124	Furnish & Install Phase 2 Traffic Control Devices, Pavement Markings & Signs		Mo.	1		0	1	$7.00	$ 7.00
125	Furnish & Install 12" Wide Solid White Stop Bar		L.F.	15		0	15	$62.00	$ 930.00
126	Design and Provide Trench Safety Systems		L.F.	183		0	183	$3.00	$ 549.00
127	Furnish & Install Inlet Erosion Protection Device		Ea.	2		0	2	$388.00	$ 776.00
128	Remove Inlet Erosion Protection Device		Ea.	2		0	2	$125.00	$ 250.00
129	Furnish & Install Sediment Control Fence		L.F.	614		0	614	$3.00	$ 1,842.00
130	Remove and Properly Dispose of Sediment Control Fence		L.F.	614		0	614	$0.50	$ 307.00
131	Furnish & Install Permanent Aluminum Signs		S.F.	13		0	13	$250.00	$ 3,250.00
132	Furnish & Install Small Roadside Sign Assembly (Type 1P)		Ea.	3		0	3	$1,086.00	$ 3,258.00
133	Remove and Reinstall Standard Fire Hydrant Assembly	#3	L.S.	1	2	0	2	$1,365.00	$ 2,730.00
134	Furnish & Install 6-inch D.I.P. and Fittings		L.F.	15		0	15	$50.00	$ 750.00
135	Furnish & Install 6-inch N.R.S. Gate Valve		Ea.	1		0	1	$3,618.00	$ 3,618.00
136	Lower Water Service to Below Flex. Base	#3	L.S.	0	1	0	1	$750.00	$ 750.00
137	Repair and Recompact Flex Base	#3	L.S.	0	1	0	1	$5,500.00	$ 5,500.00
138	Lower Sanitary Sewer Service West End	#3	L.S.	0	1	0	1	$2,500.00	$ 2,500.00
139	Remove Driveway for Revised Grade	#3	S.Y.	0	25	0	25	$125.00	$ 3,125.00
140	New Street Sign and Post	#3	L.S.	0	1	0	1	$2,741.32	$ 2,741.32
141	Pavement Form Replacement	#3	L.S.	0	1	0	1	$450.00	$ 450.00
142	Daylight South End Culvert	#3	L.S.	0	1	0	1	$3,750.00	$ 3,750.00
200	For Mobilization, Bonds, Insurance & Shop Drawings Parking Lot (Max 5% Other Items)		L.S.	1		0%	100%	$7,015.00	$ 7,015.00
201	For Preparing Parking Lot and Right-of Way, including Clearing & Grubbing		L.S.	1		0%	100%	$2,495.00	$ 2,495.00
202	For Unclassified Excavation		C.Y.	100		0	100	$27.00	$ 2,700.00
203	Saw Cut and Remove and Properly Dispose of Existing HMAC Pavement		S.Y.	240		0	240	$5.00	$ 1,200.00
204	Saw Cut and Remove and Properly Dispose of Existing Reinf. Conc. Pavement		S.Y.	31		0	31	$23.00	$ 713.00
205	Remove and Reset Mailboxes		Ea.	2		0	2	$177.00	$ 354.00
206	Construct 6-inch Type A Grade 2 Flexible Base		S.Y.	200		0	200	$26.00	$ 5,200.00

Item No.	Description	C.O. #	Unit	Quantity in Proposal	Revised Quantity	Quantity Complete This Request	Total Work Completed	Contract Price	Extended Amount
207	Construct 8-inch Thick Reinforced Concrete Pavement	#2	S.Y.	156	159.0	0.0	159.0	$93.00	$ 14,787.00
208	Construct 6-inch Thick Reinforced Concrete Pavement	#2	S.Y.	1,044	1,157.9	0.0	1,157.9	$79.00	$ 91,474.10
209	Construct Monolithic 6-inch Reinforced Concrete Curb	#2	L.F.	511	520.9	0.0	520.9	$13.00	$ 6,771.70
210	Construct 4-inch Thick Reinforced Concrete Sidewalk	#2	S.F.	1,353	1,454.4	0.0	1,454.4	$7.00	$ 10,180.80
211	Construct Directional Barrier Free Ramp		Ea.	9		0	9	$900.00	$ 8,100.00
212	Furnish & Install 4-inch Topsoil		S.Y.	254		0	254	$7.00	$ 1,778.00
213	Furnish & Install Solid Block Sod Bermuda		S.Y.	254		0	254	$16.00	$ 4,064.00
214	18-inch CMP with Slotted Drain		L.F.	140		0	140	$198.00	$ 27,720.00
215	18-inch CMP with Class H Embedment		L.F.	90		0	90	$93.00	$ 8,370.00
216	Furnish & Install 18-inch Class III RCP Culvert with Class C Embedment		L.F.	36		0	36	$105.00	$ 3,780.00
217	Construct 4:1 18" Sloped End Section Headwall		Ea.	1		0	1	$1,065.00	$ 1,065.00
218	Construct 4' x 4' Opening Drop Inlet		Ea.	1		0	1	$5,540.00	$ 5,540.00
219	Furnish & Install Traffic Control Devices, Pavement Markings & Signs		Mo.	2		0	2	$840.00	$ 1,680.00
220	Design and Provide Trench Safety Systems		L.F.	266		0	266	$3.00	$ 798.00
221	Furnish & Install Inlet Erosion Protection Device		Ea.	3		0	3	$612.00	$ 1,836.00
222	Remove Inlet Erosion Protection Device		Ea.	3		0	3	$114.00	$ 342.00
223	Furnish & Install Sediment Control Fence		L.F.	517		0	517	$3.00	$ 1,551.00
224	Remove and Properly Dispose of Sediment Control Fence		L.F.	517		0	517	$0.50	$ 258.50
225	Furnish & Install 6-inch Solid White Pavement Markings	#2	L.F.	548	569	0	569	$4.00	$ 2,276.00
226	Repaint City Hall North Parking Lot	#3	L.F.	581	300	0	300	$4.00	$ 1,200.00
227	Furnish & Install 4-inch Solid White Pedestrian Crossing Markings		L.F.	130	300	0	130	$8.00	$ 1,040.00
228	Furnish & Install CMU Core Masonry Wall for Dumpster Enclosure	#1	L.S.	0	1	0	1	$7,392.00	$ 7,392.00
229	Furnish & Install Pipe Bollards for Dumpster Enclosure	#1	L.S.	0	1	0	1	$658.56	$ 658.56
230	Construct Modular Brick Fascia and Wall Cap for Dumpster Enclosure	#1	L.S.	0	1	0	1	$5,124.00	$ 5,124.00
231	Furnish & Install Steel Gates for Dumpster Enclosure	#1	L.S.	0	1	0	1	$3,920.00	$ 3,920.00
232	Provide Powder Coate Paint for Metal Dumpster Enclosure Gates	#2	L.S.	0	1	0	1	$896.00	$ 896.00
233	Furnish and Install 8" x 12" Rock Riprap	#2	S.Y.	0	18.0	0.0	18.0	$150.00	$ 2,700.00

Item No.	Description	C.O. #	Unit	Quantity in Proposal	Revised Quantity	Quantity Complete This Request	Total Work Completed	Contract Price	Extended Amount
300	Mobilization, Bonds, Insurance & Shop Drawings (Max 5% Other Items)		L.S.	1		0%	100%	$7,275.00	$ 7,275.00
301	Saw Cut Existing Asphalt Pavement		L.F.	272		0	272	$5.00	$ 1,360.00
302	Remove and Dispose of Existing Asphalt Pavement		S.Y.	101		0	101	$8.00	$ 808.00
303	Remove and Dispose of Existing Concrete Pavement (Thickness Not Known)	#2	S.Y.	252	308	0	308	$8.00	$ 2,464.00
304	Unclassified Excavation	#2	C.Y.	92	109	0	109	$41.00	$ 4,469.00
305	Furnish and Install 6-inch Thick Flexible Base		S.Y.	307		0	307	$51.00	$ 15,657.00
306	Furnish & Install 6-inch Thick Reinforced Concrete Driveway		S.Y.	215		0	215	$90.00	$ 19,350.00
307	Furnish & Install 8-inch Thick Reinforced Concrete Driveway (Fire Station Driveway)	#2	S.Y.	305	308	0	308	$95.00	$ 29,260.00
308	Remove and Replace Asphalt Pavement (Storm Sewer Line B)		S.Y.	10		0	10	$119.00	$ 1,190.00
309	Furnish and Install 18-inch CMP with Slotted Drain (Line B)		L.F.	40		0	40	$181.00	$ 7,240.00
310	Furnish and Install 18-inch RCP Storm Drain (Line B)		L.F.	60		0	60	$106.00	$ 6,360.00
311	Furnish and Install 4-foot Diameter Storm Sewer Manhole (Line B)	#1	Ea.	1	2	0	2	$6,170.00	$ 12,340.00
312	4-inch Wide White Parking Stripe		L.F.	140		0	140	$9.00	$ 1,260.00
313	Pre-cast Concrete Wheel Stop		Ea.	9		0	9	$382.00	$ 3,438.00
314	Solid Block Sodding		S.F.	906		0	906	$2.00	$ 1,812.00

Prepared and Recommended by:
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
Professional Engineers, Dallas, Texas (TBPE Firm No. 526)

By: Joe Richard Carter Digitally signed by Joe Richard Carter DN: C=US, E=jcarter@bhcllp.com, O="Birkhoff, Hendricks & Carter, LLP", CN=Joe Richard Carter Date: 2026.07.15 08:25:19-05'00' 15-Jul-26

Joe R. Carter, P.E. Date

Approved by Owner:
CITY OF AUBREY

By: _____ Date

Reviewed by Inspector:
CITY OF AUBREY

By: _____ Date

Total Amount		**$ 767,448.98**
Less Amount Retained	0%	$ -
Total Amount Payable		$ 767,448.98
Less Previous Payments		$ 729,076.53
Amount Due This Request		**$ 38,372.45**

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve Resolution No. 1055-26 designating the Finance Director as the City's authorized official in all matters pertaining to participation in the Office of the Governor CJD e-GRANT program.

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

Summary
The resolution changes the e-Grant authorized official from the City Manager to the Finance Director.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve/table/reject) the Resolution.

RESOLUTION NO. 1055-26

A RESOLUTION OF THE CITY COUNCIL OF AUBREY, TEXAS, AUTHORIZING THE EXECUTION OF AN OFFICE OF THE GOVERNOR (OOG) CJD eGRANT VIOLENCE AGAINST WOMEN JUSTICE AND TRAINING PROGRAM, FY2026 FOR THE HIRING OF A VICTIM ADVOCATE; AND AUTHORIZING THE FINANCE DIRECTOR TO ACT AS THE AS THE CITY'S AUTHORIZED OFFICIAL IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE OOG CJD eGRANT PROGRAM.

WHEREAS, The City of Aubrey finds it in the best interest of the citizens of City of Aubrey that the Victim Advocate be operated for the 2025/2026 budget year; and

WHEREAS, The City of Aubrey agrees to provide 30 percent ,matching funds for the said project as required by the Violence Against Women Justice and Training Program grant application; and

WHEREAS, The City of Aubrey agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Aubrey assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Aubrey designates Michael English, Finance Director, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that The City of Aubrey approves submission of the grant application for the Victim Advocate to the Office of the Governor.

Passed and Approved this 23rd day of July 2026.

Grant Number: 5026202

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve an Interlocal Cooperation Agreement between Denton County and the City of Aubrey Fire and Police Departments for the use of the Denton County Radio Communications System, authorizing the Mayor, the Fire Chief and Chief of Police to execute the same on behalf of the City of Aubrey.

Staff Contact
Richard Brooks, Police Chief, Eric Schlotter, Fire Chief
rbrooks@aubreytx.gov, eschlotter@aubreytx.gov
940-365-2601, 940-365-9785

Summary

- Renewal of an ongoing agreement.
- Terms of this new agreement from October 1, 2026, to September 30, 2027.
- No noted changes in contract wording or terms or conditions.
- The price increase is determined by the number of radios each Department uses and the price per month/per radio increased from $6 to $7.
- The Fire Department fee increased to $5,544.00 from $4,752.00 for 66 radios. (An increase of $792.00)
- The Police Department fee increased to $5,880.00 from $4,752.00 for 70 radios. (An increase of $1,128.00 and an increase of four (4) radios)

Financial Summary
Annual agreement that is budgeted by each Department.

Staff Recommended Action
Approve

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

INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF AUBREY FIRE & POLICE DEPARTMENTS FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Inter-Local Agreement ("Agreement") is entered into by and between the County of Denton, Texas ("the County") and the City of Aubrey Fire & Police Departments, Texas, a home-rule municipality, both entities being located in Denton County, Texas (collectively, the "Parties" or separately as a "Party"). The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act:

WHEREAS, Denton County and the City of Aubrey are political subdivisions within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agencies; and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended "the Act" provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city ("System") for the purpose of providing radio communications in support of its governmental operations; and

WHEREAS, Aubrey wishes to use certain portions of the System for its governmental operations; and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties; and

WHEREAS, Aubrey and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I.

DEFINITIONS

"Assignee" means the City employee assigned to a specific Subscriber Unit.

"Communications System" or "*System"* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties.

"Coordinating Committee" means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System.

"Infrastructure Management Committee" means the committee that is responsible for the administration and operation of the Communications System.

"Subscriber Units" means mobile radios, portable radios or any similar devices used for communicating over the Communications System.

"Talk Group" means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources.

"Technical Committee" means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System.

"*User*" means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System.

II.

TERM

2.1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October 2026, and ending on the 30th day of September 2027. unless terminated earlier pursuant to Section 7.1.

2.2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party's governing body.

III.

OBLIGATIONS OF CITY OF AUBREY FIRE & POLICE DEPARTMENTS

3.1 Aubrey shall use the System in accordance with this Agreement to provide integration of communications by Aubrey between its Users on the System for governmental operations.

3.2 When using the System, Aubrey shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System. When Aubrey uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Aubrey will also abide by the User rules of those Talk Groups.

3.3 Aubrey must provide a written request to the Denton County Radio System Manager ("System Manager") or his designee, to activate radios ("Subscriber Units") on the System. Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit.

3.4 Aubrey is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units. Aubrey is responsible for all programming of City-owned Subscriber Units.

3.5 Aubrey shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider. The County shall not be responsible for maintenance of any City-owned equipment.

3.6 Depending on the equipment that will be purchased and installed by Aubrey, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades.

3.7 Aubrey shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available.

3.8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3.5, 3.6, and 3.7 above.

IV.

OBLIGATIONS OF THE COUNTY

4.1 The County will allow Aubrey to use County provided Talk Groups, which are a primary level of communication for Users on the System ("Talk Group"), comparable to a channel on a conventional radio system, for the exclusive use of Aubrey. Talk Groups will be established for the City by the County.

4.2 The System Manager will not activate radios on the Aubrey Talk Groups nor make changes to the Aubrey radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference.

4.3 The County is solely responsible for:

(1) Coordinating Talk Groups among System Users;

(2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City; and

(3) The operation, maintenance, and control of the System

V.

FEES

5.1 The fees payable for the term of this Agreement are set out in **Exhibit A** which is attached and incorporated for all purposes.

5.2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year's fees. The County will provide ninety (90) days' notice to Aubrey before increasing the fees.

5.3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year. This amount is subject to change when the City adds or deletes the number of Subscriber Units in service. The City must notify the System Manager in writing of any addition or deletion of Subscriber Units.

5.4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s).

5.5 Deletions - No refunds for deletions will be made for the City's deletion of Subscriber Units during the period of the Agreement. The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year.

5.6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year.

VI.

PAYMENT DUE

6.1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice. Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice. All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party.

VII.

TERMINATION

7.1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice. The City shall pay for all fees incurred through the effective date of termination. If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year.

VIII.
RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT. IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLEFOR ITS PROPORTIONATE SHARE OF LIABILITY.

IX.

IMMUNITY

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

X.

ASSIGNMENT

The City agrees to retain control and to give full attention to the fulfillment of this Agreement. The City cannot assign or sublet this Agreement without the prior written consent of the County. Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County. Aubrey also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement.

XI.

ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between Denton County and Aubrey and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Aubrey. This Agreement may be amended only by written instrument signed by Denton County and Aubrey.

XII.

NOTICES

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 311 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agencies:	City of Aubrey Fire & Police Departments
Contact Person	City Administrator/Finance Director
Address	107 S. Main St.
City, State, Zip	Aubrey, TX 76227
Telephone	940-440-9343 x4
Email	jhicks@aubreytx.gov

XIII.

AUTHORITY TO SIGN

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV.

SEVERABILITY

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV.

VENUE

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas.

XVI.

INTERPRETATION OF AGREEMENT

Although this Agreement is drafted by the County, this is a negotiated document. Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party.

XVII.

REMEDIES

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

XVIII.

SUCCESSORS AND ASSIGNS

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract. Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties.

EXECUTED duplicate originals on the dates indicated below:

SIGNED AND AGREED BY THE CITY OF AUBREY FIRE & POLICE DEPARTMENTS, TEXAS:

BY:

_____ Date:_____

Chris Rich, Mayor
City of Aubrey
107 S. Main St.
Aubrey, TX 76227
940-440-9343
crich@aubreytx.gov

Approved as to content:

_____
Eric Schlotter, Fire Chief

_____
Richard Brooks, Police Chief

Approved as to form:

_____
Attorney for Agency

APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON COUNTY, TEXAS:

BY:

_____ Date:_____

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Approved as to content:

_____
Denton County Sheriff's Office

Approved as to form:

_____
Assistant District Attorney
Counsel to the Sheriff

Exhibit A

Denton County Sheriff's Office
Consolidated Radio Communications System Agreement
FY26-27 Agency Payment Invoice

Agency:	**Aubrey Fire and Police Departments**
Payment Contact Person(s):	Chief Schlotter, Chief Brooks, and/or The City Secretary
Phone Number:	940-440-9343
Email(s):	ESchlotter@aubreytx.gov rbrooks@aubreytx.gov jhicks@aubreytx.gov
Address:	107 S. Main Street
City, State, Zip:	Aubrey, TX 76227

AGENCY SHOULD INCLUDE A COPY OF THIS INVOICE WITH PAYMENT REMITTED

Make checks payable to:	Denton County
Mail Payments to:	1 Courthouse Drive Suite 1400 Denton, TX 76208
****PLEASE NOTE THE ADDRESS CHANGE FROM PREVIOUS INVOICES****	
For questions regarding payment:	(940) 349-3150 treasurer@dentoncounty.gov

Tier 3

Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - $7 each per month

Department / Radio Number / Cost

Police	70	$	5,880.00
Fire	66	$	5,544.00
Total Amount Due for FY26-27 =		**$**	**11,424.00**

Please sign and date below.

Signature of Agency Representative **Title** **Date**

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve an Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Service System agreement, authorizing the Mayor and City Manager to execute the same on behalf of the City of Aubrey.

Staff Contact
Richard Brooks, Police Chief, Eric Schlotter, Fire Chief
rbrooks@aubreytx.gov, eschlotter@aubreytx.gov
940-365-2601, 940-365-9785

Summary

- Renewal of an ongoing agreement.
- Terms of this new agreement from October 1, 2026, to September 30, 2027.
- No noted changes in contract wording or terms or conditions.
- Price decrease/increase is determined by the agency workload percentage as stated in Section 5 of the agreement.
- The Fire Department decreased from $51,416.11 to $44,016.76 ($7,399.35 decrease)
- The Police Department decreased from $89,439.13 to $81,594.38 ($7,844.75 decrease)
- Total decrease in costs — $15,244.10

Financial Summary
Decrease in cost is due to a reduction in radio use by the City of Aubrey.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (Approve, Deny or Table) the Agreement

STATE OF TEXAS §
§
COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR
SHARED GOVERNANCE COMMUNICATIONS & DISPATCH SERVICES SYSTEM

This Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System, hereinafter referred to as "Agreement", is made by and between Denton County, a political subdivision of the State of Texas, hereinafter referred to as the "County", and

Name of Agency: City of Aubrey Fire & Police Departments

hereinafter referred to as "Agency".

WHEREAS, the County is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Denton County, Texas; and

WHEREAS, the Agency is duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agency; and

WHEREAS, parties agree that the utilization of combined communications and dispatch services system will be in the best interests of both the County and the Agency,

WHEREAS, the County and the Agency mutually desire to be subject to the provisions of the Interlocal Cooperation Act of the V.T.C.A. Government Code, Chapter 791; and

NOW THEREFORE, the County and the Agency, for the mutual consideration hereinafter stated, agree and understand as follows:

1. **PURPOSE.** The Denton County Sheriff ("Sheriff") has the facilities to provide emergency telecommunications and dispatch services throughout Denton County. The Agency wishes to utilize the Sheriff's available telecommunications and dispatch services ("Services") during the term of this agreement.

2. **ADVISORY BOARD.** The Denton County Sheriff's Office will establish an Advisory Board for the Shared Governance Communication and Dispatch System "Advisory Board". The membership of the board shall be the Chief of each Agency, or designee. The Advisory Board may advise and make recommendations to the Sheriff and the Sheriff's Office on matters relating to the Communications Center, as well as the recommendations for the Annual Agency Workload and Cost Statistics, within the limitations set forth in paragraph 6.1, herein.

3. **TERM OF AGREEMENT.** The initial term of this Agreement shall be for a one-year period beginning **October 1, 2026,** and ending on **September 30, 2027**.

4. **TERMINATION OF AGREEMENT.** Either party may terminate this agreement, with or without cause, after providing ninety (90) days written notice to the other party.

5. **ANNUAL SERVICE FEE.** Each Agency shall pay to the County a fee for services based on the workload generated by the Agency.

5.1. Agency shall pay to County the Total Amount on ***Exhibit "A"***.

5.2. The Agency shall complete ***Exhibit "A",*** Agency Payment Worksheet, to identify the payment terms preferred by Agency. Agency is responsible for sending payments to County

5.3. The fee for service will be based on the pro rata share of the workload generated by the Agency.

5.4. County agrees to provide Agency a proposed service fees for the next budget/fiscal year as agreed by the parties.

5.5 If this Agreement is terminated prior to the expiration of the term of the Agreement, payment shall be pro-rated by written agreement between the parties.

5.6 Dispatch costs for the upcoming fiscal year are calculated utilizing 50% of the approved Communications Budget for the current fiscal year and agency workload statistics from the previous fiscal year.

Agency workload percentages are calculated by:

5.6.1. Determining the agency's percentage of total Calls For Service (CFS)

5.6.2 Determining the agency's percentage of total Officer Initiated Activity (OIA)

5.6.3 Averaging the values from # 5.6.1 & # 5.6.2

5.6.4 Determining the percentage of OIA that is Mobile Data Computer (MDC) activity

5.6.5 Determining agency OIA that is not MDC Activity

5.6.6 Determining adjusted percentage of OIA that is MDC activity by dividing value of # 5.6.5 by total OIA

5.6.7 Determining agency CFS that are public requests by subtracting agency assists or mutual aid calls from the agency's CFS

5.6.8 Determining adjusted percentage of total CFS that are public requests by dividing value of # 5.6.7 by total CFS

5.6.9 Determining agency workload percentage by calculating average of # 5.6.6 and # 5.6.8

5.6.10 Determining agency final cost by workload by multiplying value of # 5.6.9 against 50% of the approved Communications budget

6. **COUNTY SERVICES AND RESPONSIBILITIES**. The County agrees to provide the following services and responsibilities:

6.1 The Sheriff shall have the sole discretion as to the method of providing the Services including, but not limited to the order of response to calls, and shall be the sole judge as to the most expeditious and effective manner of handling and responding to calls for service or the rendering thereof. The Sheriff shall have the sole discretion as to the method and final decision regarding the annual workload and cost statistics. The Sheriff will devote sufficient time to insure the performance of all duties and obligations set forth herein.

6.2 County shall furnish full-time communications services including a twenty-four (24) hours a day, seven (7) days a week public safety answering point, radio services, dispatching services, or law enforcement transmission originating from AGENCY requesting law enforcement and fire

protection services and access to local, regional, state, and national data bases and telecommunications systems.

6.3 The services provided by County include the following:

6.3.1 twenty-four (24) hours a day, seven (7) days a week public safety answering point;

6.3.2. receiving emergency and routine calls for law enforcement, fire, and medical services;

6.3.3 directing a response to said calls by dispatching the appropriate law enforcement, fire, and medical services;

6.3.4. providing on-going communication support to the emergency personnel in the field; and

6.3.5 updating, maintaining, and managing the County owned radio communications system, computer systems, support files, and resource materials necessary to accomplish the above.

6.4 County may add new Agencies not currently served by Denton County at the discretion of Denton County and the Denton County Sheriff's Office.

7. **AGENCY RESPONSIBILITIES.** The Agency agrees to the following responsibilities:

7.1 Providing accurate current GIS data of the corporate limits and extraterritorial jurisdiction of the Agency.

7.2 Furnish County with a current list of all Officers and Reserves authorized by Agency to use the communications system.

7.3 Agency is responsible for the costs and upgrades associated with maintaining Agency's communication equipment.

7.4 Agency agrees to abide by all laws of the United States and the State of Texas and all present or hereafter approved rules, policies and procedures of TLETS, NLETS, TCIC, NCIC and any other system now or in the future associated with TLETS concerning the collection, storage, processing, retrieval, dissemination and exchange of information for criminal justice purposes

7.5 Adherence to all Sheriff's Office communications rules and regulations.

7.6 Agency agrees to provide all necessary and required TLETS paperwork. See ***Exhibit "B"***.

7.7 Appoint representative and agree to participate in the Advisory Board.

7.8 Agency is responsible for sending payments to County as more fully described in ***Exhibit "A"*** to this Agreement.

8. AGREEMENT. The parties acknowledge they have read and understand and intend to be bound by the terms and conditions of this Agreement. This Agreement contains the entire understanding between the parties concerning the subject matter hereof. No prior understandings, whether verbal or written, between the parties or their agents are enforceable unless included in writing in this agreement. This Agreement may be amended only by written instrument signed by both parties.

9. AGREEMENT LIASONS. Each party to this agreement shall designate a Liaison to insure the performance of all duties and obligations of the parties. The Liaison for each party shall devote sufficient time and attention to the execution of said duties on behalf of the Party to ensure full compliance with the terms and conditions of this Agreement.

10. ASSIGNMENT. Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties, or obligations under this Agreement without the prior written permission of the other party to this Agreement.

11. AGENCY LIABILITY. The Agency understands and agrees that the Agency, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the County. The Agency shall not be required to indemnify nor defend County for any liability arising out of the wrongful acts of employees or agents of County to the extent allowed by Texas law.

12. COUNTY LIABILITY. The County understands and agrees that the County, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the Agency. The County shall not be required to indemnify nor defend Agency for any liability arising out of the wrongful acts of employees or agents of Agency to the extent allowed by Texas law.

13. DISPUTES/RECOURSE. County and Agency agree that any disputes or disagreements that may arise which are not resolved at the staff level by the parties should be referred to the Appointed Liaisons for each entity. Any further disputes arising from the failure of either Agency or County to perform and/or agree on proportionate reduction in fees shall be submitted to mediation, with the parties splitting the mediation fees equally. It is further agreed and understood that the scope of matters to be submitted to dispute mediation as referenced above is limited to disputes concerning sufficiency of performance and duty to pay or entitlement, if any, to any reduced fee or compensation. Any other disputes or conflicts involving damages or claimed remedies outside the scope of sufficiency of performance and compensation adjustment shall be referred to a court of competent jurisdiction in Denton County, Texas.

14. EXHIBITS. Attached hereto, and referred to elsewhere in this Agreement are the following Exhibits, which are hereby incorporated by reference.

Exhibit A	**Agency Payment Worksheet**
Exhibit B	**TEXAS LAW ENFORCEMENT TELECOMMUNICATION SYSTEM (TLETS) NON - TWENTY-FOUR HOUR TERMINAL AGENCY AGREEMENT**

15. MULTIPLE ORIGINALS. It is understood and agreed that this Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

16. NOTICES. All notices, demands or other writings may be delivered by either party by U.S. First Class Mail or by other reliable courier to the parties at the following addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76208
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Aubrey Fire & Police Departments
Contact Person	City Manager/Finance Director/City Secretary
Address	107 S. Main St.
City, State, Zip	Aubrey, TX 76227
Telephone	940-440-9343 x4
Email	jhicks@aubreytx.gov

17. SEVERABILITY. The validity of this Agreement and/or any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Further, this Agreement shall be performed and all compensation payable in Denton County, Texas. In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

18. THIRD PARTY. This Agreement is made for the express purpose of providing communications and dispatch services, which both parties recognize to be a governmental function. Except as provided in this Agreement, neither party assumes any liability beyond that provided by law. This Agreement is not intended to create any liability for the benefit of third parties.

19. VENUE. This agreement will be governed and construed according to the laws of the State of Texas. This agreement shall be performed in Denton County, Texas.

20. WAIVER. The failure of County or Agency to insist upon the performance of any term or provision of this Agreement or to exercise or enforce any right herein conferred, or the waiver of a breach of any provision of this Agreement by either party, shall not be construed as a waiver or relinquishment to any extent of either party's right to assert or rely upon any such term or right, or future breach of such provision, on any future occasion.

21. AUTHORIZED OFFICIALS. Each party has the full power and authority to enter into and perform this Agreement. The persons executing this Agreement represent they have been properly authorized to sign on behalf of their governmental entity.

22. CURRENT FUNDS. All payments made by Agency to County pursuant to this Agreement shall be from current revenues available to Agency.

23. DISPATCH & COMMUNICATION RECORDS. The parties acknowledge that the Denton County Sheriff's Office may release dispatch and communication records of Agency pursuant to the Texas Public Information Act until such a time that the parties agree to transfer such responsibility to Agency.

DENTON COUNTY, TEXAS

_____
Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76208
(940)349-2820

EXECUTED duplicate originals on this

Date:_____

Approved as to content:

_____
Denton County Sheriff's Office

Approved as to form:

_____
Assistant District Attorney
Counsel to the Sheriff

AGENCY

_____
Chris Rich, Mayor
City of Aubrey
107 S. Main St.
Aubrey, TX 76227
940-440-9343
citysecretary@aubreytx.gov

EXECUTED duplicate originals on this

Date:_____

Approved as to content:

_____
Eric Schlotter, Fire Chief

_____
Richard Brooks, Police Chief

Approved as to form:

_____
Attorney for Agency

Exhibit A

2026-27 Budget Year
Denton County Sheriff's Office
911 Dispatch Agreement
Agency Payment Worksheet / Invoice

Agency:	Aubrey Police and Fire Departments
Payment Contact Person(s):	Chief Schlotter, Chief Brooks and/or The City Manager/ Finance Director
Phone Number:	940-440-9343 x112
Email:	eschlotter@aubreytx.gov rbrooks@aubreytx.gov jhicks@aubreytx.gov
Address:	107 S. Main Street
City, State, Zip:	Aubrey, TX 76227

	$81,594.38	PD
	$44,016.76	FD
AGENCY TOTAL AMOUNT DUE	**$125,611.14**	

Agency should include a copy of this invoice with payment

Makes checks payable to:	Denton County
Send payments to:	1 Courthouse Drive Suite 1400 Denton, TX 76208

****PLEASE NOTE THE ADDRESS CHANGE FROM PREVIOUS INVOICES****

For questions regarding payment:	(940) 349-3150 treasurer@dentoncounty.gov

Payment Plan Options	One Annual Payment (100%)	☐
	Two Payments (50%)	☐
Agency MUST select one payment option	Four Payments (25%)	☐
	Tweleve Monthly Payments	☐

Exhibit B

TEXAS LAW ENFORCEMENT TELECOMMUNICATION SYSTEM (TLETS)
NON - TWENTY-FOUR TERMINAL AGENCY AGREEMENT 2026-2027

Twenty-Four Hour Terminal Agency	**DENTON COUNTY SHERIFF'S OFFICE**
Non-Twenty-Four-Hour Terminal Agency	**Aubrey Police Department**

This document constitutes an agreement between the following parties:

The Twenty-Four-Hour Terminal Agency agrees to make entries into the Texas Crime Information Center (TCIC) and the National Crime Information Center (NCIC) computers for the Non-Twenty-Four-Hour Terminal Agency.

All records must be entered with the Twenty-Four-Hour Agency's ORI, and all case reports and original warrants must be held at the Twenty-Four Hour Agency for hit confirmation purposes.

The Non Twenty-Four Hour Agency agrees to abide by all laws of the United States and the State of Texas and all present or hereafter approved rules, policies and procedures of TLETS, NLETS, TCIC, NCIC and any other system now or in the future associated with TLETS concerning the collection, storage, processing, retrieval, dissemination and exchange of information for criminal justice purposes.

The Twenty-Four Hour Agency reserves the right to suspend service to the Non-Twenty-Four Hour Agency, which may include cancelling of records entered for the Non-Twenty-Four Hour Agency when applicable policies are violated. The Twenty-Four Hour Agency may reinstate service following such instances upon receipt of satisfactory assurance that such violations have been corrected.

In order to comply with NCIC policies established by the NCIC Advisory Policy Board, the Non Twenty-Four Hour Agency agrees to maintain accurate records of all TCIC/NCIC entries made through the Twenty-Four Hour Agency and to immediately notify the Twenty-Four Hour Agency of any changes in the status of those reports to include the need for cancellation, addition, deletion or modification of information. The Twenty-Four Hour Agency agrees to enter, update and remove all records for the Non-Twenty-Four Hour Agency on a timely basis, as defined by NCIC.

In order to comply with NCIC Validation requirements, the Non-Twenty-Four Hour Agency agrees to perform all validation procedures as required by NCIC on all records entered through the Twenty-Four Hour Agency.

Either the Twenty-Four Hour Agency or the Non-Twenty-Four Hour Agency may, upon thirty days' written notice, discontinue this agreement.

To the extent allowed by the laws of the State of Texas, the Non Twenty-Four Hour Agency agrees to indemnify and save harmless the Twenty-Four Hour Agency as well as the DPS, its Director and employees from and against all claims, demands, actions and suits, including but not limited to any liability for damages by reason of or arising out of any false arrests or imprisonment or any cause of the Non Twenty-Four Hour Agency or its employees in the exercise of the enjoyment of this Agreement.

In witness whereof, the parties hereto caused this agreement to be executed by the proper officers and officials.

DENTON COUNTY SHERIFF'S OFFICE

Signature: _____

By: Tracy Murphree

Title: Denton County Sheriff

Date: _____

AUBREY POLICE DEPARTMENT

Signature: _____

By: Richard Brooks

Title: Chief of Police

Date: _____

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve Resolution No. 1054-26 ratifying an expenditure of $141,304.60 paid to Davis Water Well, LLC for the emergency repair of the 428 Well Repairs.

Staff Contact
Dean Rylant, Public Works Director
drylant@aubreytx.gov

Summary
Ratification of Emergency Repair to the 428 Well.
This resolution ratifies an emergency expenditure in the amount of $141,304.60 for repairs to the City of Aubrey's 428 Well located at 815 W Sherman Dr. This water well experienced pump and motor failure. The situation the well was in has created dire circumstances, resulting in a need for emergency repairs to take place. Davis Water Well completed emergency repairs, removing the pump and motor and replacing it with a new pump, motor, wire, VFD and filter so there will be no disruption to operations for the community.

Pursuant to Section 6.2 of the City's Procurement Policy, all requirements for emergency acquisitions will be followed and satisfactorily completed. City Council is now being asked to formally ratify the expenditure as required by policy. Attached is the emergency policy and invoice describing the steps and expenditures for those steps that will take place.

Financial Summary
The estimate turned in for the 428 Well repair is in the amount of $141,304.60. This repair will be funded by water/sewer surplus.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table or deny) Resolution No. 1054-26.

Davis Water Well, LLC
45 Knight Rd
Whitesboro, TX 76273 US
+19036479908
bdavis@daviswaterwelltx.com

Invoice

BILL TO
City of Aubrey
107 S. Main Street
Aubrey, TX 76227

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
022436	06/26/2026	$141,304.60	07/26/2026	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Mobilization and rig up	1	1,500.00	1,500.00T
Labor to pull pump from the well	1	6,000.00	6,000.00T
75 HP SME submersible motor, 480v 3 phase	1	13,970.00	13,970.00T
Wolf Submersible Pump T6LH6V-14 stage, 75 HP	1	13,860.00	13,860.00T
4" check valve with break off plug	1,629	0.00	0.00T
4" steel drop pipe with API couplings (per ft)	42	22.30	936.60T
PVC transducer tube pipe	1,100	1.35	1,485.00T
Splice Kit for 2/0 submersible wire	1	375.00	375.00T
Labor to install pump in well	1	7,500.00	7,500.00T
Labor to pull pump from well	1	6,000.00	6,000.00T
75 HP SME submersible motor, 480v 3 phase	1	13,970.00	13,970.00T
Splice Kit for 2/0 submersible wire	1	375.00	375.00T
00-3 w/ground submersible wire	1,200	38.52	46,224.00T
Yaskawa VFD 139 Amp	1	12,582.00	12,582.00T
Sine Wave Filter 200 Amp, Nema 3R	1	13,992.00	13,992.00T
Junction Box	1	235.00	235.00T
Polaris Electrical Connector	4	75.00	300.00T
Electrical fittings and conduit	1	750.00	750.00T
Labor to install VFD, Sine Wave Filter, and Junction Box	1	1,250.00	1,250.00T

SUBTOTAL	141,304.60
TAX	0.00
TOTAL	141,304.60
BALANCE DUE	**$141,304.60**

CITY OF AUBREY, TEXAS
RESOLUTION NO. 1054-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS RATIFYING AN EMERGENCY EXPENDITURE FOR REPAIR OF THE HILL STREET WATER WELL; FINDING THAT THE REQUIREMENTS OF SECTION 6.2 "PROCEDURE FOR EMERGENCY PURCHASES" OF THE CITY OF AUBREY PROCUREMENT POLICY AS AUTHORIZED BY STATE LAW HAVE BEEN MET; PROVIDING FOR THE INCORPORATION OF PREMISES; RATIFYING THE EXPENDITURE FOR THE COSTS OF REPAIRING THE WATER WELL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas is a home rule municipality located in Denton County, Texas ("City"); and

WHEREAS, the City has adopted procedures for compliance with State procurement laws as set forth in the City of Aubrey Procurement Policies and Procedures adopted by City Council pursuant to Resolution No. 1026-25 (the "Procurement Policy"); and

WHEREAS, consistent with State law, the City Procurement Policy authorizes an expenditure of funds outside of the normal purchasing procedures when a situation of such urgency arises that normal purchasing procedures must be modified in the interest of time due to exigent circumstances; and

WHEREAS, the fact that the city is growing and there is more demand for usage, the well is running longer hours per day; therefore, the motors are running longer hours; and

WHEREAS, due to ongoing higher usage and the need to prevent further property damage and disruption of municipal operations, an immediate emergency repair is necessary; and

WHEREAS, the delay that would have resulted from utilizing the normal three to four week procurement process—advertising, soliciting and evaluating bids, and calling a special Council meeting—posed a threat of further damage to the property and was therefore determined by Staff to constitute an exigent circumstance under Section 6.2 of the Procurement Policy; and

WHEREAS, pursuant to Section 6.2 of the Procurement Policy, the City Manager, after consultation with the Mayor, authorized the expenditure of $141,304.60 to be paid to Davis Water Well, LLC for the necessary repairs to the 428 Well, and provided the required written permission to Staff to make that emergency purchase; and

WHEREAS, the repair services have been satisfactorily provided by Davis Water Well, LLC mitigating further damage and higher usage; and City Staff has requested ratification of the expenditure as required by Section 6.2 of the Procurement Policy; and

WHEREAS, the City Council finds and determines that the water well damage at the Hill Street location created an exigent circumstance that justified emergency repairs, that the requirements of Section 6.2 of the Procurement Policy for an emergency expenditure were met, and that the interests of public health, safety, and welfare are served by the ratification of the expenditure for the emergency repair of the property.

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

Section 1. Incorporation of Premises/Findings. The Recitals set forth above constitute the legislative findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Ratification of Emergency Expenditure. The City Council has determined that all procedures required by State law and Section 6.2 of the Procurement Policy have been followed, the fact that we are growing and are having more demand for water usage constituted an exigent circumstance for which the Procurement Policy and state law allow an emergency expenditure of funds, and that the expenditure of funds in the amount of $141,304.60 for the cost of emergency repairs paid to Davis Water Well, LLC is hereby ratified.

Section 3. Effective Date. This Resolution takes effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 23rd day of July.

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approval of an extension to a Temporary Recreational Vehicle Permit for 609 Hill Street, for a period not to exceed twelve months.

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

Summary

The resident at 609 Hill Street was issued a temporary RV Permit on June 25, 2026. Beyond the residents' reasonable control, a need to extend the temporary RV permit has arisen.

Temporary RV Permits are authorized for fourteen days at a time and limited to four times in a calendar year. As allowed by ordinance, under the circumstances of force majeure, the City Manager may approve an extended permit period with subsequent approval by the City Council.

The applicant is requesting a one-year extension of her RV permit. The RV will comply with all utility connection codes and requirements. It will be parked in the backyard of the residence.

Staff recommends approval of the permit extension.

Financial Summary
NA

Staff Recommended Action
Approve

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

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Approve Resolution 1053-26 to execute an interlocal cooperation contract with the Texas Department of Public Safety for participation in the Texas Conviction Reporting System and authorizing the Mayor and/or City Manager to execute the contract and related documents and approving an effective date.

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

Summary

The Texas Department of Public Safety (DPS) is replacing its current paper and electronic conviction reporting process with the new **Texas Conviction Reporting (TXCR)** system, a secure web-based platform that will become mandatory for all Texas municipal courts effective **January 1, 2027**. The TXCR system provides real-time electronic submission of conviction information, allowing court staff to immediately verify successful submissions, identify rejected records, prevent duplicate reporting, and improve the overall accuracy and security of conviction reporting.

To participate in the TXCR system, the City of Aubrey is required to execute an Interlocal Cooperation Contract with the Texas Department of Public Safety. The agreement provides access to the system at no cost to the City and establishes the responsibilities of both DPS and the City's Municipal Court. Approval of Resolution No. 1053-26 will authorize execution of the required agreement, ensure the Municipal Court remains compliant with state reporting requirements, and facilitate a seamless transition to the new statewide reporting system before the January 1, 2027 implementation date.

Financial Summary
No Financial impact on the city.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (Approve, Deny, or Table) the resolution

CITY OF AUBREY, TEXAS

RESOLUTION NO. 1053-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, APPROVING AN INTERLOCAL COOPERATION CONTRACT WITH THE TEXAS DEPARTMENT OF PUBLIC SAFETY (TXDPS) FOR PARTICIPATION IN THE TEXAS CONVICTION REPORTING (TXCR) SYSTEM; AUTHORIZING THE MUNICIPAL COURT JUDGE AND/OR CITY MANAGER TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Department of Public Safety ("DPS") has developed the Texas Conviction Reporting ("TXCR") system, a secure web-based application that allows Texas courts to electronically submit conviction information in accordance with the Texas Transportation Code; and

WHEREAS, DPS is authorized under Chapter 543, Subchapter C, of the Texas Transportation Code to receive conviction information from Texas courts, and the City of Aubrey Municipal Court is authorized to enter into an interlocal cooperation contract pursuant to Chapter 791 of the Texas Government Code (the Interlocal Cooperation Act); and

WHEREAS, the TXCR system provides a secure method for the electronic reporting of convictions, improves reporting efficiency, protects personally identifiable information, reduces processing errors, and assists the City in complying with state reporting requirements; and

WHEREAS, effective January 1, 2027, DPS requires all final convictions submitted by Texas courts to be transmitted through the TXCR system, and participation requires execution of an Interlocal Cooperation Contract with DPS; and

WHEREAS, the Interlocal Cooperation Contract provides that DPS will make the TXCR system available to the City of Aubrey Municipal Court at no cost and establishes the respective responsibilities of DPS and the Municipal Court regarding the use of the system; and

WHEREAS, the City Council finds that participation in the TXCR system serves a public purpose by enhancing the efficiency, security, and accuracy of conviction reporting and is in the best interests of the City of Aubrey and its Municipal Court.

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

Section 1. The recitals set forth above are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2. The City Council hereby authorizes the City of Aubrey to enter into the Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract with the Texas Department of Public Safety in substantially the form presented to the City Council.

Section 3. The City Council authorizes the Mayor, or their respective designee, to execute the Interlocal Cooperation Contract and any related documents or certifications necessary to implement the agreement and facilitate the City's participation in the Texas Conviction Reporting system.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas, on this 23rd day of July, 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

INTERLOCAL COOPERATION CONTRACT

I. CONTRACTING PARTIES AND AUTHORITY

The Department of Public Safety (DPS) and the _____Court of _____ [City or County] are contracting under the authority of Texas Government Code Chapter 791 (the Interlocal Cooperation Act).

DPS certifies that it has the authority to contract for the Texas Conviction Reporting (TXCR) application by the authority granted in Tex. Transp. Code Chapter 543, Subchapter C.

II. BACKGROUND AND PURPOSE

DPS is legislatively required to apply all court-reported convictions to a driver record within seven days of the final disposition of conviction. Texas courts send more than 180,000 conviction records monthly. To secure personally identifiable information (PII) of drivers who are convicted in Texas courts, DPS developed a secure web-based application for Texas courts to submit electronic convictions onto a Texas driver's record and eliminate mailed or unsecured upload of conviction records.

Furthermore, DPS and Federal Motor Carrier Safety Administration's (FMCSA) common goal is to ensure and improve public safety by reducing crashes, injuries, and fatalities involving Commercial Motor Vehicles (CMV). One of the components of this effort is the appropriate and timely reporting of moving violation convictions for Commercial Driver License (CDL) holders and operators of CMVs. For DPS to be successful in its endeavor to bolster the foundation and support the priorities of the CDL program, it must have the proper tools to accomplish these goals.

III. STATEMENT OF SERVICES

DPS responsibilities are as follows.

- Provide access to the TXCR over the internet from a publicly accessible site based on authorized access granted by DPS to Court reporting personnel.
- Ensure the TXCR site is secure and meets Criminal Justice Information System (CJIS) security requirements as defined by the Federal Bureau of Investigation (FBI).
- Allow submission of convictions individually using a web-form that matches the bulk file format for ease of entry. Bulk file format will be provided to Court.
- TXCR will validate conviction data prior to inclusion to the driver's record and if data cannot be validated, will reject the submission with an opportunity for Court to correct and resubmit.
- Provide historical reports for Court to assist with timely reporting, reducing rejects and ensuring accuracy of conviction reporting.
- Provide training to Court, and include training materials and procedures on the TXCR site for 24/7 access by Court.
- TXCR Contractor will assist Court users by providing a toll-free telephone number and email, Monday through Friday from 7:00am to 8:00pm, except holidays.

Court responsibilities are as follows.

- Do not share the TXCR site information with unauthorized persons.
- Have only two authorized court personnel with access to TXCR, unless additional personnel are authorized by DPS based on business need.
- Authorized users must use Multi-Factor Authentication (MFA) to access TXCR and will be required to download an application to a cell phone to receive the MFA code before access is granted.
- Must use TXCR to upload individual convictions using a web-form or bulk upload of convictions in a pre-defined format approved by DPS. Paper forms will not be accepted.
- Must notify DPS immediately upon termination or resignation of an authorized user to allow DPS disable the account and prevent unauthorized use of TXCR.
- Submit conviction reports to TXCR within seven days from the date of conviction in compliance with Tex. Transp. Code Chapter 543, Section 543.203.

IV. CONTRACT AMOUNT AND BASIS FOR CALCULATING COSTS

DPS will provide TXCR to Court at no cost.

V. TERM OF CONTRACT AND AMENDMENTS

This contract is effective on the date of execution and will not expire except upon written request of either party with 30 calendar days' written notice. This contract may only be amended by mutual written agreement of the parties.

Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal or state law or regulations are automatically incorporated into the contract without written amendment hereto, and shall become effective on the date designated by such law or by regulation.

VI. GENERAL TERMS AND NOTICE

This Contract is governed by and construed under and in accordance with the laws of the State of Texas. The Court understands and agrees that it will comply with all local, state, and federal laws in the performance of this Contract, including administrative rules adopted by DPS.

The respective party will provide any required notice as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

Court	Department of Public Safety
Attn.:	Enforcement & Compliance Service Attn: Conviction Reporting 5805 North Lamar Blvd., Bldg A Austin, Texas 78752-0001 (512) 424-5809 [fax] Data.Submission@dps.texas.gov (512) 424-2031
Address:	
Address:	
Fax:	
Email:	
Phone:	

VII. CERTIFICATIONS

The parties certify that (1) the contract is authorized by the governing body of each party; and (2) the purpose, terms, rights, and duties of the parties are stated within the Contract.

The undersigned signatories have full authority to enter into this Contract on behalf of the respective Parties.

Court Authorized Signatory
Signature and Title **Date:**

Department of Public Safety
Signature of Driver License Division Chief or Designee **Date:**

*An additional page may be attached if more than one signature is required to execute this Contract on behalf of the Court. Each signature block must contain the person's title and date.

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Hold Public Hearing, consider and act on Ordinance 960-26, approving a Service and Assessment Plan and Assessment Roll for authorized improvements within the Palomino Public Improvement District (The “District”); making a finding of special benefit to certain property in the district; Levying Assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; Providing for the method of assessment and the payment of the assessments; Providing penalties and interest on delinquent assessments; Providing for severability and providing an effective date. (Abdi Yassin, Municap)

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

Summary

This item is to approve the Palomino PID service and assessment plan ("SAP") and approving the assessment ordinance authorizing the levy of assessments. Following an overview presentation of the SAP from the city's PID administrator, Municap, and after the conclusion of any discussion and/or questions and answers, the Council will be asked to approve the ordinance. City staff and city advisors have reviewed the SAP and recommend approval of the Ordinance.

PID Overview

The Palomino PID is comprised of a total of approximately 39.993 acres. The PID is planned to be developed with 300 single-family lots on approximately 92 net acres with a typical lot dimension of 30’ x 110’ (3,300 square feet). Utilities are provided by Mustang. Substantial completion of the 300 proposed lots is expected by third quarter of 2026. Improvements will also include a dog park, public park, concrete streets with curbs and gutters, streetlights, and landscaping.

Financial Summary

The estimated cost to design, acquire and construct the improvements plus costs to establish and administer the district is $10.49 million.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve/deny/table) the ordinance approving the Service and Assessment Plan for authorized

improvements within the Palomino Public Improvement District and levying assessments and providing an effective date.

City of Aubrey, Tx

June 25, 2026



Overview of the Palomino Public Improvement District (PID) Financing

MUNICAP, INC.
PUBLIC FINANCE

PID Overview

- Chapter 372 of the Texas Local Government Code, as amended (the "PID Act") governs the creation and operation of PIDs in Texas.

- Public financial mechanism that allows for public improvements to be funded with the issuance of bonds and other debt obligations by the local municipality.
  - Bonds issued
  - Reimbursement Agreements with the developer

PID Boundaries



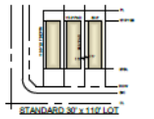
GRAPHIC SCALE IN FEET
1"=100' @ 22x34

Land Use Acreage Summary

Single-Family Residential	35.5	75.3%
Commercial	4.2	8.8%
Open Space	3.1	6.6%
City Dedication	2.1	4.4%
Lift Station	0.1	0.3%
Retention	2.2	4.7%
Total	**47.2**	**100.0%**

Lot Type Summary

30'x110'	300	100.0%
Total	**300**	**100%**



STANDARD 30' x 110' LOT

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

EXHIBIT C

Loyd Property

Aubrey, Texas

Kimley»Horn

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

June 2024

Development Overview

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
30 Ft Lot	300	Units
Total	**300**	

Improvement Costs

Table III-A
Budgeted Costs – PID

Authorized Improvements	PID Improvements
Road Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	1,478,000
Total	**$9,447,638**

Note: The Budgeted Costs provided and certified by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

Projected PID Financing

The total amount of the Improvement Area #1 portion of the Reimbursement Agreement is $5,639,000.

Table F-C.1
Assessment Per Unit - PID

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (30 Ft)	300	$18,796.67	$5,639,000
Total			**$5,639,000**

Table F-C.3
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$1,650	$2.75	$0.55

Next Steps

- Approve assessment ordinance authorizing the Levy of Assessments – June 25, 2026
- Record Assessment Ordinance – July 2, 2026

PALOMINO
PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

July 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PALOMINO

PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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A. PROPERTY INCLUDED IN THE PID 7

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APPENDIX G - ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On November 20, 2024 the City Council of the City of Aubrey, Texas (the "City") passed and approved Resolution No. 990-24 approving and authorizing the creation of the Palomino Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within the corporate limits of the City at the time the PID was created.

The property in the PID is proposed to be developed in one individual phase, and the PID will finance public improvements as the property within the PID is developed. Assessments are being imposed on the property within the PID that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Palomino Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code." Additionally, Section 372.013 of the PID Act requires that "the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter". The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G of this Service and Assessment Plan.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v)

paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) if and when Bonds are issued, Additional Interest as described in Section V.G of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section IV.A of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property. Assessed Property is shown on the map attached as Appendix A.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the relevant Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means the Assessment Roll for the property or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"County" means Denton County, Texas.

"Delinquency and Prepayment Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, its successors and assigns.

"Development Agreement" means that certain "First Amended and Restated Development Agreement" by and between the Developer and the City, related to the property within the PID, and effective as of October 9, 2024, and recorded as Document Number 110919 in the Real Property Records of Denton County, and as the same has been or may be amended or assigned from time to time.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Maximum Assessment Per Unit" means the maximum Assessment per unit of $18,179.72.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F of this Service and Assessment Plan.

"Reimbursement Agreement" means that certain Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances, dated as of June 25, 2026, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/ or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"PID Assessment Notice" means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and Appendix E of this Service and Assessment Plan.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"City" means the City of Aubrey, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Denton County, Texas.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 39.993 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 300 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
30 Ft Lot	300	Units
Total	**300**	

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Lots. The Authorized Improvement costs are shown in Table III-A.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Authorized Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Authorized Improvements follows:

Roadway Improvements

The roadway improvements portion of the Authorized Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Authorized Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed in accordance with Mustang Special Utility District ("MSUD") standards and specifications and will be owned and operated by the MSUD.

Sanitary Sewer Improvements

The sanitary sewer portion of the Authorized Improvements consists of construction and installation of pipes, force main, service lines, manholes, lift station, lift station screening, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and will be owned and operated by MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Authorized Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, riprap, appurtenances, and regional detention necessary to provide adequate drainage

to the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping costs

The landscaping costs portion of the Authorized Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Authorized Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

Table III-A
Budgeted Costs – PID

Authorized Improvements	PID Improvements
Road Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	1,478,000
Total	**$9,447,638**

Note: The Budgeted Costs provided and certified by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City and MSUD in the third quarter of 2026.

The Budgeted Costs for the Authorized Improvements and the expenses incurred in the establishment, administration, and operation of the PID is $10,485,268 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

Table IV-A shows the projected sources and uses for the Authorized Improvements allocable to the Assessed property. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Sources and Uses - PID

Sources of Funds	**PID**
Assessment Amount	$5,639,000
Other funding sources[1]	$4,846,268
Total Sources	**$10,485,268**
Uses of Funds	
Authorized Improvements	
Roadway Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	$1,478,000
Subtotal Authorized Improvements	*$9,447,638*
Estimated Bond Issuance Costs	
Issuance Costs[2]	*$382,340*
Administrative Expenses	*$60,000*
Underwriter's Discount	*$169,170*
Capitalized Interest	*$0*
Reserve Fund	*$426,120*
Subtotal Estimated Bond Issuance Costs	*$1,037,630*
Total Uses	**$10,485,268**

[1]Developer will fund or cause to be funded all costs not covered by the Bonds.
[2]Includes MuniCap's consulting fee.

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer pursuant to the Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Reimbursement Agreement as it relates to the PID. In the event the financing capacity of the PID is reduced by appraisals, bond underwriting standards, interest rates, etc. the Assessments will be reduced to match the actual amount financed by Bonds to be issued for the PID.

B. PROJECTED FIVE-YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for the PID is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – PID

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments
2025	$3,564,991	$0	$3,564,991	$0
2026	$6,920,277	$5,639,000	$1,281,277	$0
2027	$0	$0	$0	$494,535
2028	$0	$0	$0	$495,315
2029	$0	$0	$0	$494,859
2030	$0	$0	$0	$495,232
2031	$0	$0	$0	$495,371
Total	**$10,485,268**	**$5,639,000**	**$4,846,268**	**$2,475,312**

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-B and the costs associated with setting up the PID. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Authorized Improvement program anticipates a Reimbursement Agreement potentially followed by a bond financing that is intended to finance the public infrastructure required for the development.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Authorized Improvements shall be allocated on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Authorized Improvements, as applicable.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments being levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized

Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the

PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Assessment Methodology

For the purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be funded by the Developer and reimbursed pursuant to the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Lots anticipated to be developed on each Parcel.

Based on the estimates of the costs of the Authorized Improvements, as set forth in Table III-B, the City Council has determined that the benefit of the Authorized Improvements to the Assessed Property is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Lots of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on a per Lot basis at the time residential Lots are platted, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments for the PID are being levied on each Parcel or Lot according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, **if and when Bonds are issued**, by no more than one half of one percent (0.50%). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Delinquency and Prepayment Reserve"). If applicable, the Delinquency and Prepayment Reserve shall be funded as set forth in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID are shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Assessed Property in an amount sufficient to pay (i) principal and interest as set forth in the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each new subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Lots to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or the obligations under a reimbursement agreement are reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs (plus interest, Administrative Expenses, and Additional Interest, if applicable). The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if

it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon, Additional Interest, if applicable, and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in any amount. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Additional Interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include principal, interest, Administrative Expenses, and Additional Interest **if and when** Bonds are issued. Payment of the first Annual Installments shall be due January 31, 2027.

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, plus Additional Interest if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on a interest rate of 6.00% for years 1 through 30. Unless and until the City issues Bonds secured by Assessments levied against the Assessed Property, the interest on the Reimbursement Agreement shall be paid based on an estimated interest rate of 6.00% per annum for years 1 through 30 in accordance with the Reimbursement Agreement. Upon the issuance of Bonds for the Authorized Improvements, the Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Assessment Roll. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.18%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown in Appendix G, will be updated with the actual interest rates in the Reimbursement Agreement.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Reimbursement Agreement, the Bonds, if any, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs that the City determines to utilize, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available and directed by the City to be used for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within the PID. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the PID.

The Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the $10,485,268 in special benefit received by the Authorized Improvements. The Assessment amount of the Reimbursement Agreement is $5,639,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is $5,639,000, plus interest and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$9,447,638
Assessment Levy Related Costs	
Estimated Bond Issuance Costs	$382,340
Administrative Expenses	$60,000
Underwriter's Discount	$169,170
Capitalized Interest	$0
Reserve Fund	$426,120
Subtotal Estimated Bond Issuance Costs	$1,037,630
Total Special Benefit	**$10,485,268**
Special Benefit:	
Total Special Benefit	$10,485,268
Projected Special Assessment	$5,639,000
Excess Benefit	**$4,846,268**

[1]See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel

of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. County Filing

Within seven days of its approval by the City council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in the entirety.

E. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

F. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP

GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22x34

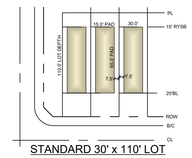


Land Use Acreage Summary

Single-Family Residential	35.5	75.3%
Commercial	4.2	8.8%
Open Space	3.1	6.6%
City Dedication	2.1	4.4%
Lift Station	0.1	0.3%
Retention	2.2	4.7%
Total	**47.2**	**100.0%**

Lot Type Summary

30'x110'	300	100.0%
Total	**300**	**100%**



NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2024.

EXHIBIT C

Loyd Property

Aubrey, Texas

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

June 2024

DWG NAME K:\FRI_CIVIL\063451312-LOYD TRACT\CAD\EXHIBITS\PLANSHEETS\20240406 - CONCEPT PLAN UPDATES\20240905_CONCEPT PLAN.DWG
LAST SAVED 6/4/2024 2:30 PM, BY: FRANKLIN, AARON

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

A. CLEARING & EXCAVATION								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
CLEARING / GRUBBING	AC	$ 3,300.00	8.21	$ 27,093.00	1.07	$ 3,531.00	39.7	$ 131,076.00
ONSITE CUT - DIRT ONLY	CY	$ 2.55	47,082	$ 120,058.68	6,136	$ 15,647.11	227,782	$ 580,844.20
OVER EXCAVATE & PROCESS UNCONTROLLED FILL	CY	$ 2.55	64,842	$ 165,347.72	8,451	$ 21,549.58	313,707	$ 799,952.69
DEMO EXISTING HOUSE/STRUCTURES	LS	$ 66,000.00	1	$ 66,000.00	0	$ -	0	$ -
INSTALL 6 MIL POLY ON PADS	EA	$ 350.00	0	$ -	0	$ -	242	$ 84,700.00
PROCESS UTILITY SPOILS	CY	$ 3.85	4,000	$ 15,400.00	0	$ -	0	$ -
ROUGH LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
FINAL LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
TOTAL CLEARING & EXCAVATION				**$ 393,899.41**		**$ 40,727.69**		**$ 1,716,572.90**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

B. WATER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 47.70	5,059	$ 241,314.30	0	$ -	0	$ -
12" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 75.59	3,261	$ 246,498.99	0	$ -	0	$ -
24" STEEL CASING BY BORE (FM2931)	LF	$ 573.26	152	$ 87,135.52	0	$ -	0	$ -
15" SDR-26 CASING PIPE	LF	$ 127.05	220	$ 27,951.00	0	$ -	0	$ -
24" SDR-26 CASING PIPE	LF	$ 305.89	20	$ 6,117.80	0	$ -	0	$ -
8" PLUG	EA	$ 271.83	4	$ 1,087.32	0	$ -	0	$ -
12" PLUG	EA	$ 430.95	1	$ 430.95	0	$ -	0	$ -
8" GATE VALVE & BOX	EA	$ 2,238.06	28	$ 62,665.68	0	$ -	0	$ -
12" GATE VALVE & BOX	EA	$ 4,116.52	11	$ 45,281.72	0	$ -	0	$ -
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS, & VALVES)	EA	$ 6,626.02	17	$ 112,642.34	0	$ -	0	$ -
1" SINGLE WATER SERVICE	EA	$ 907.88	28	$ 25,420.64	0	$ -	0	$ -
1" BULLHEAD WATER SERVICE	EA	$ 1,358.49	136	$ 184,754.64	0	$ -	0	$ -
12"X8" REDUCER	EA	$ 976.58	1	$ 976.58	0	$ -	0	$ -
12"X18" TAPPING SLEEVE AND VALVE	EA	$ 12,469.91	1	$ 12,469.91	0	$ -	0	$ -
AUTOMATIC FLUSH VALVE	EA	$ 8,341.20	1	$ 8,341.20	0	$ -	0	$ -
TEMPORARY FLUSH VALVE	EA	$ 4,200.00	1	$ 4,200.00	0	$ -	0	$ -
AIR RELEASE VALVE	EA	$ 12,190.00	1	$ 12,190.00	0	$ -	0	$ -
4" IRRIGATION SLEEVE	EA	$ 417.35	3	$ 1,252.05	0	$ -	0	$ -
3/4" IRRIGATION METER	EA	$ 922.54	3	$ 2,767.62	0	$ -	0	$ -
1" IRRIGATION METER	EA	$ 939.49	2	$ 1,878.98	0	$ -	0	$ -
1.5" IRRIGATION METER	EA	$ 2,167.70	2	$ 4,335.40	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.33	8,320	$ 2,745.60	0	$ -	0	$ -
PRESSURE TEST + CHLORINATION	LF	$ 1.61	8,320	$ 13,395.20	0	$ -	0	$ -
TOTAL WATER				**$ 1,105,853.44**		**$ -**		**$ -**

C. SANITARY SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" SDR-26 P.V.C. SEWER LINE	LF	$ 54.30	8,178	$ 444,065.40	0	$ -	0	$ -
4" P.V.C. FORCE MAIN PIPE	LF	$ 47.12	1,500	$ 70,680.00	0	$ -	0	$ -
8" SDR-26 P.V.C. SEWER LINE (FOR FORCE MAIN)	LF	$ 91.71	80	$ 7,336.80	0	$ -	0	$ -
16" STEEL ENCASEMENT BY BORE	LF	$ 547.40	134	$ 73,351.60	0	$ -	0	$ -
CEMENT-STABILIZED SAND ENCASEMENT (PER MSUD DETAIL)	LF	$ 68.08	320	$ 21,785.60	0	$ -	0	$ -
4' DIAMETER MANHOLE (8' DEPTH)	EA	$ 8,887.56	22	$ 195,526.32	0	$ -	0	$ -
4' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 8,815.75	3	$ 26,447.25	0	$ -	0	$ -
4' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 522.34	45	$ 23,505.30	0	$ -	0	$ -
5' DIAMETER MANHOLE (8' DEPTH)	EA	$ 12,826.71	5	$ 64,133.55	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 13,109.10	1	$ 13,109.10	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 14,156.50	1	$ 14,156.50	0	$ -	0	$ -
5' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 692.44	34	$ 23,542.96	0	$ -	0	$ -
8" PLUG	EA	$ 40.89	3	$ 122.67	0	$ -	0	$ -
4" SERVICE	EA	$ 1,134.30	300	$ 340,290.00	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.77	9,678	$ 7,452.06	0	$ -	0	$ -
TESTING (EXCLUDING GEOTECH)	LF	$ 2.27	9,678	$ 21,969.06	0	$ -	0	$ -
TOTAL SANITARY SEWER				**$ 1,347,474.17**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

Kimley»Horn

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

D. LIFT STATION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
22' DEEP X 6' DIAMETER PRE-CAST CONCRETE WETWELL	LS	$ 118,000.00	1	$ 118,000.00	0	$ -	0	$ -
7' X 8' PRE-CAST CONCRETE VALVE VAULT	LS	$ 128,000.00	1	$ 128,000.00	0	$ -	0	$ -
NON-CLOG WASTEWATER PUMP & MOTOR	EA	$ 28,500.00	2	$ 57,000.00	0		0	
YARD PIPING	LF	$ 513.04	54	$ 27,704.16	0	$ -	0	$ -
ELECTRICAL, CONTROLS AND INSTRUMENTATION	LS	$ 459,500.00	1	$ 459,500.00	0	$ -	0	$ -
LINE WATER LINE (HOSE BIB)	LF	$ 50.29	74	$ 3,721.46	0	$ -	0	$ -
8' WOOD FENCE AND GATE PER DETAIL	LF	$ 132.94	248	$ 32,969.12		$ -		$ -
MISCELLANEOUS SITE WORK ITEMS	LS	$ 101,250.00	1	$ 101,250.00	0	$ -	0	$ -
ADDITIONAL COST FROM GLOBAL PUMP SOLUTIONS (TARIFF)	LS	$ 1,737.68	1	$ 1,737.68	0	$ -	0	$ -
ADDITIONAL COST FOR ARMOROCK WET WELL IN LIEU OF STD W/ EPOXY LINER	LS	$ 40,250.00	1	$ 40,250.00	0	$ -	0	$ -
ADDITIONAL COST FOR WATER SERVICE W/ RPZ	LS	$ 21,010.00	1	$ 21,010.00	0	$ -	0	$ -
VENT-O-MAX GRX ARV'S IN LIEU OF ARI D-020 (LS-03 NOTE #8)	LS	$ 6,556.00	1	$ 6,556.00	0	$ -	0	$ -
ADDITIONAL COST FOR EQUIPMENT SLAB REBAR (#5'S @ 12" OCEW)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
ADDITIONAL COST FOR GRADE BEAM CORNER REBAR UPSIZE (#7 BARS)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
TOTAL LIFT STATION				**$ 998,748.42**		**$ -**		**$ -**

E. STORM SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
18" R.C.P.	LF	$ 64.05	2,640	$ 169,092.00	372	$ 23,826.60	0	$ -
18" TEMPORARY R.C.P.	LF	$ 64.05	82	$ 5,252.10	0	$ -	0	$ -
21" R.C.P.	LF	$ 70.24	495	$ 34,768.80	362	$ 25,426.88	0	$ -
24" R.C.P.	LF	$ 81.06	278	$ 22,534.68	0	$ -	0	$ -
24" R.C.P. (FM 2931)	LF	$ 100.61	341	$ 34,308.01	0	$ -	0	$ -
27" R.C.P.	LF	$ 107.97	620	$ 66,941.40	237	$ 25,588.89	0	$ -
30" R.C.P.	LF	$ 107.50	817	$ 87,827.50	0	$ -	0	$ -
36" R.C.P.	LF	$ 139.81	770	$ 107,653.70	0	$ -	0	$ -
42" R.C.P.	LF	$ 185.54	1,190	$ 220,792.60	0	$ -	0	$ -
GASKETED 4'X4' R.C.B.	LF	$ 381.60	57	$ 21,751.20	0	$ -	0	$ -
STD 4' CURB INLET	EA	$ 5,525.00	13	$ 71,825.00	0	$ -	0	$ -
NON-STD 4' CURB INLET	EA	$ 5,525.00	3	$ 16,575.00	0	$ -	0	$ -
STD 6' CURB INLET	EA	$ 5,746.00	24	$ 137,904.00	0	$ -	0	$ -
STD 8' CURB INLET	EA	$ 6,050.00	2	$ 12,100.00	0	$ -	0	$ -
STD 10' CURB INLET	EA	$ 6,630.00	3	$ 19,890.00	3	$ 19,890.00	0	$ -
NON-STD 10' CURB INLET	EA	$ 7,200.00	1	$ 7,200.00	0	$ -	0	$ -
4' X 4' STD DROP INLET	EA	$ 6,630.00	2	$ 13,260.00	0	$ -	0	$ -
4' X 4' STD DROP INLET (FM 2931)	EA	$ 6,630.00	1	$ 6,630.00	0	$ -	0	$ -
TYPE A STORM MANHOLE	EA	$ 5,083.00	4	$ 20,332.00	2	$ 10,166.00	0	$ -
TYPE B STORM MANHOLE	EA	$ 6,270.88	8	$ 50,167.04	0	$ -	0	$ -
TEMPORARY 18" RCP SLOPED END HEADWALL	EA	$ 2,100.00	2	$ 4,200.00	0	$ -	0	$ -
24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 2,431.00	4	$ 9,724.00	0	$ -	0	$ -
27" R.C.P. SLOPED END HEADWALL (LINE SD-K)	EA	$ 2,652.00	0	$ -	1	$ 2,652.00	0	$ -
30" R.C.P. SLOPED END HEADWALL (LINE SD-L)	EA	$ 2,873.00	2	$ 5,746.00	0	$ -	0	$ -
42" R.C.P. SLOPED END HEADWALL (LINE SD-D)	EA	$ 3,867.50	1	$ 3,867.50	0	$ -	0	$ -
4' X 4' R.C.B. TxDOT SW-0 HEADWALL (LINE SD-B)	EA	$ 12,707.50	1	$ 12,707.50	0	$ -	0	
REMOVE EXISTING 24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 731.21	1	$ 731.21	0	$ -	0	
12" THICK GROUTED RIPRAP	SY	$ 154.70	104	$ 16,088.80	0	$ -	0	
TRENCH SAFETY	LF	$ 0.41	7,290	$ 2,988.90	971	$ 398.11	$ -	$ -
TV TESTING (X2)	LF	$ 3.32	7,290	$ 24,202.80	971	$ 3,223.72	$ -	$ -
TOTAL STORM SEWER				**$ 1,207,061.74**		**$ 87,345.60**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

F1. ON SITE PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
6" REINF. CONCRETE STREET PAVEMENT 31' B-B	SY	$ 48.85	28,832	$ 1,408,443.20	0	$ -	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 4.00	30,692	$ 122,768.00	0	$ -	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 300.00	552	$ 165,600.00	0	$ -	0	$ -
5' CONCRETE SIDEWALK	LF	$ 35.00	2,570	$ 89,950.00	0	$ -	0	$ -
6' CONCRETE SIDEWALK	LF	$ 42.00	1,527	$ 64,134.00	0	$ -	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,500.00	26	$ 65,000.00	0	$ -	0	$ -
STREET NAME SIGN	EA	$ 500.00	3	$ 1,500.00	0	$ -	0	$ -
STOP SIGN WITH STREET NAMES	EA	$ 2,000.00	13	$ 26,000.00	0	$ -	0	$ -
4" PARKING STRIPE	LF	$ 4.35	612	$ 2,662.20	0	$ -	0	$ -
CROSSWALK STRIPING	LF	$ 50.55	25	$ 1,263.75	0	$ -	0	$ -
PEDESTRIAN CROSSING SIGN	EA	$ 2,280.00	4	$ 9,120.00	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 500.00	8	$ 4,000.00	0	$ -	0	$ -
TOTAL ON SITE PAVEMENT				**$ 1,960,441.15**		**$ -**		**$ -**

F2. SILVERADO PARKWAY

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" REINF. CONCRETE STREET PAVEMENT	SY	$ 56.45	0	$ -	2,538	$ 143,270.10	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 3.35	0	$ -	241	$ 807.35	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 310.00	0	$ -	49	$ 15,190.00	0	$ -
5' CONCRETE SIDEWALK	LF	$ 29.55	0	$ -	840	$ 24,822.00	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,235.00	0	$ -	2	$ 4,470.00	0	$ -
PAVEMENT HEADER	LF	$ 70.00	0	$ -	50	$ 3,500.00	0	$ -
TOTAL SILVERADO PARKWAY				**$ -**		**$ 192,059.45**		**$ -**

F3. FM 2931

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
SAWCUT EXISTING ASPHALT ROAD	LF	$ 10.00	930	$ 9,300.00	0	$ -	0	$ -
UNCLASSIFIED EXCAVATION	CY	$ 20.20	690	$ 13,938.00	0	$ -	0	$ -
2" SP-C PG64-22 (SAC-B)	SY	$ 26.40	1,244	$ 32,841.60	0	$ -	0	$ -
12" CEMENT STABILIZED SUBGRADE	SY	$ 15.75	1,306	$ 20,569.50	0	$ -	0	$ -
LEFT TURN ARROW MARKING	EA	$ 290.00	2	$ 580.00	0	$ -	0	$ -
4" SOLID YELLOW LINE MARKING	LF	$ 1.85	390	$ 721.50	0	$ -	0	$ -
4" SOLID YELLOW MADIAN STRIPING	LS	$ 14,275.00	1	$ 14,275.00	0	$ -	0	$ -
"ONLY" DETAIL MARKING	EA	$ 310.00	2	$ 620.00	0	$ -	0	$ -
8" SOLID WHITE LINE MARKING	LF	$ 4.15	390	$ 1,618.50	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 1,500.00	1	$ 1,500.00	0	$ -	0	$ -
PAVEMENT HEADER	LF	$ 20.00	87	$ 1,740.00	0	$ -	0	$ -
REMOVE EXISTING PAVEMENT MARKINGS	LS	$ 7,950.00	1	$ 7,950.00	0	$ -	0	$ -
TRAFFIC CONTROL	LS	$ 30,000.00	1	$ 30,000.00	0	$ -	0	$ -
TOTAL FM 2931				**$ 135,654.10**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

G. RETAINING WALLS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
2' RETAINING WALL	LF	$ 67.00	0	$ -	0	$ -	3,205	$ 214,735.00
3' RETAINING WALL	LF	$ 83.00	0	$ -	0	$ -	280	$ 23,240.00
4' RETAINING WALL	LF	$ 107.00	0	$ -	0	$ -	60	$ 6,420.00
5' RETAINING WALL	LF	$ 138.00	0	$ -	0	$ -	560	$ 77,280.00
6' RETAINING WALL	LF	$ 167.00	0	$ -	0	$ -	615	$ 102,705.00
7' RETAINING WALL	LF	$ 199.00	0	$ -	0	$ -	450	$ 89,550.00
8' RETAINING WALL	LF	$ 233.00	0	$ -	0	$ -	260	$ 60,580.00
9' RETAINING WALL	LF	$ 270.00	0	$ -	0	$ -	60	$ 16,200.00
2' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 267.00	0	$ -	0	$ -	320	$ 85,440.00
3' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 283.00	0	$ -	0	$ -	175	$ 49,525.00
4' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 307.00	0	$ -	0	$ -	110	$ 33,770.00
11' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 556.00	0	$ -	0	$ -	30	$ 16,680.00
12' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 601.00	0	$ -	0	$ -	180	$ 108,180.00
13' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 654.00	0	$ -	0	$ -	255	$ 166,770.00
14' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 704.00	0	$ -	0	$ -	275	$ 193,600.00
TOTAL RETAINING WALLS				**$ -**		**$ -**		**$ 1,244,675.00**

H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
STREET LIGHTS	EA	$ 3,500.00	20	$ 70,000.00	3	$ 10,500.00	0	$ -
PLAYGROUND	LS	$ 250,000.00	1	$ 250,000.00	0	$ -	0	$ -
DOG PARK	LS	$ 150,000.00	1	$ 150,000.00	0	$ -	0	$ -
IRRIGATION METER CONNECTION FEE	EA	$ 11,250.00	1	$ 11,250.00	0	$ -	0	$ -
WROUGHT IRON FENCE AROUND DETENTION POND	LF	$ 120.00	1,200	$ 144,000.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO COMMERCIAL)	LF	$ 150.00	470	$ 70,500.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO SILVERADO PARKWAY)	LF	$ 150.00	0	$ -	850	$ 127,500.00	0	$ -
MAJOR ENTRY FEATURE	LS	$ 150,000.00	0	$ -	0	$ -	1	$ 150,000.00
MINOR ENTRY FEATURE	LS	$ 40,000.00	0	$ -	0	$ -	1	$ 40,000.00
BUFFER LANDSCAPING	LF	$ 75.00	0	$ -	1,350	$ 101,250.00	0	$ -
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				**$ 695,750.00**		**$ 239,250.00**		**$ 190,000.00**

I. CITY FEES AND OTHER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
FRANCHISE ELECTRIC SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FRANCHISE GAS SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FINAL GEOTECHNICAL REPORT	LOT	$ 350.00	300	$ 105,000.00	0	$ -	0	$ -
PARK DEDICATION FEE	LOT	$ 2,500.00	300	$ 750,000.00	0	$ -	0	$ -
SWPPP	LS	$ 3,000.00	1	$ 3,000.00	0	$ -	0	$ -
MUNICIPAL APPLICATION/REVIEW FEES	LS	$ 20,000.00	1	$ 20,000.00	0	$ -	0	$ -
TOTAL CITY FEES & OTHER				**$ 1,478,000.00**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

SUMMARY						
	PER LOT	TOTAL	PER LOT	TOTAL	PER LOT	TOTAL
A. CLEARING & EXCAVATION	$ 1,313.00	$ 393,899.41	$ 135.76	$ 40,727.69	$ 5,721.91	$ 1,716,572.90
B. WATER	$ 3,686.18	$ 1,105,853.44	$ -	$ -	$ -	$ -
C. SANITARY SEWER	$ 4,491.58	$ 1,347,474.17	$ -	$ -	$ -	$ -
D. LIFT STATION	$ 3,329.16	$ 998,748.42	$ -	$ -	$ -	$ -
E. STORM SEWER	$ 4,023.54	$ 1,207,061.74	$ 291.15	$ 87,345.60	$ -	$ -
F1. ON SITE PAVEMENT	$ 6,534.80	$ 1,960,441.15	$ -	$ -	$ -	$ -
F2. SILVERADO PARKWAY	$ -	$ -	$ 640.20	$ 192,059.45	$ -	$ -
F3. FM 2931	$ 452.18	$ 135,654.10	$ -	$ -	$ -	$ -
G. RETAINING WALLS	$ -	$ -	$ -	$ -	$ 4,148.92	$ 1,244,675.00
H. LARDSCAPE/HANDSCAPE & MISCELLANEOUS	$ 2,319.17	$ 695,750.00	$ 797.50	$ 239,250.00	$ 633.33	$ 190,000.00
I. CITY FEES & OTHER	$ 4,926.67	$ 1,478,000.00	$ -	$ -	$ -	$ -
SUB-TOTAL		**$ 9,322,882.43**		**$ 559,382.74**		**$ 3,151,247.90**

APPENDIX C
LEGAL DESCRIPTION

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly northeast corner of said 46.974 acre tract, common to the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the easterly line of said 46.974 acre tract and the westerly line of said 5.725 acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of said 5.725 acre tract, common to an ell corner of said 5.725 acre tract;

THENCE South 86°08'34" East, along the northerly line of said 46.974 acre tract and the southerly line of said 5.725 acre tract, a distance of 423.36 feet to a point for corner;

THENCE South 01°03'39" West, departing the southerly line of said 5.725 acre tract and the northerly line of said 46.974 acre tract and crossing said 46.974 acre tract, a distance of 648.76 feet to a point for corner on the southerly line of said 46.974 acre tract and the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, along the southerly line of said 46.974 acre tract, the northerly line of said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,046.91 feet to the southwest corner of said 46.974 acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02’ East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974 acre tract and the easterly line of said Parcel 2, Tract 3, a distance of 933.89 feet to the northwest corner of said 46.974 acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for witness bears North 73°40’ West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3, along the northerly line of said 46.974 acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the

POINT OF BEGINNING and containing 41.248 acres (1,796,748 square feet) of land, more or less, save and except the following described tract:

SAVE AND EXCEPT TRACT:

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to an ell corner of said 46.974 acre tract;

THENCE South 06°12’45” West, crossing said 46.974 acre tract, a distance of 190.62 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said 46.974 acre tract, the following courses and distances:

South 41°54'56" East, a distance of 14.63 feet to a point for corner;

South 01°03'39" West, a distance of 178.86 feet to a point for corner;

North 88°56'21" West, a distance of 283.87 feet to a point at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 29°02'47", and a chord bearing and distance of North 17°34'49" East, 188.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 190.11 feet to a point for corner;

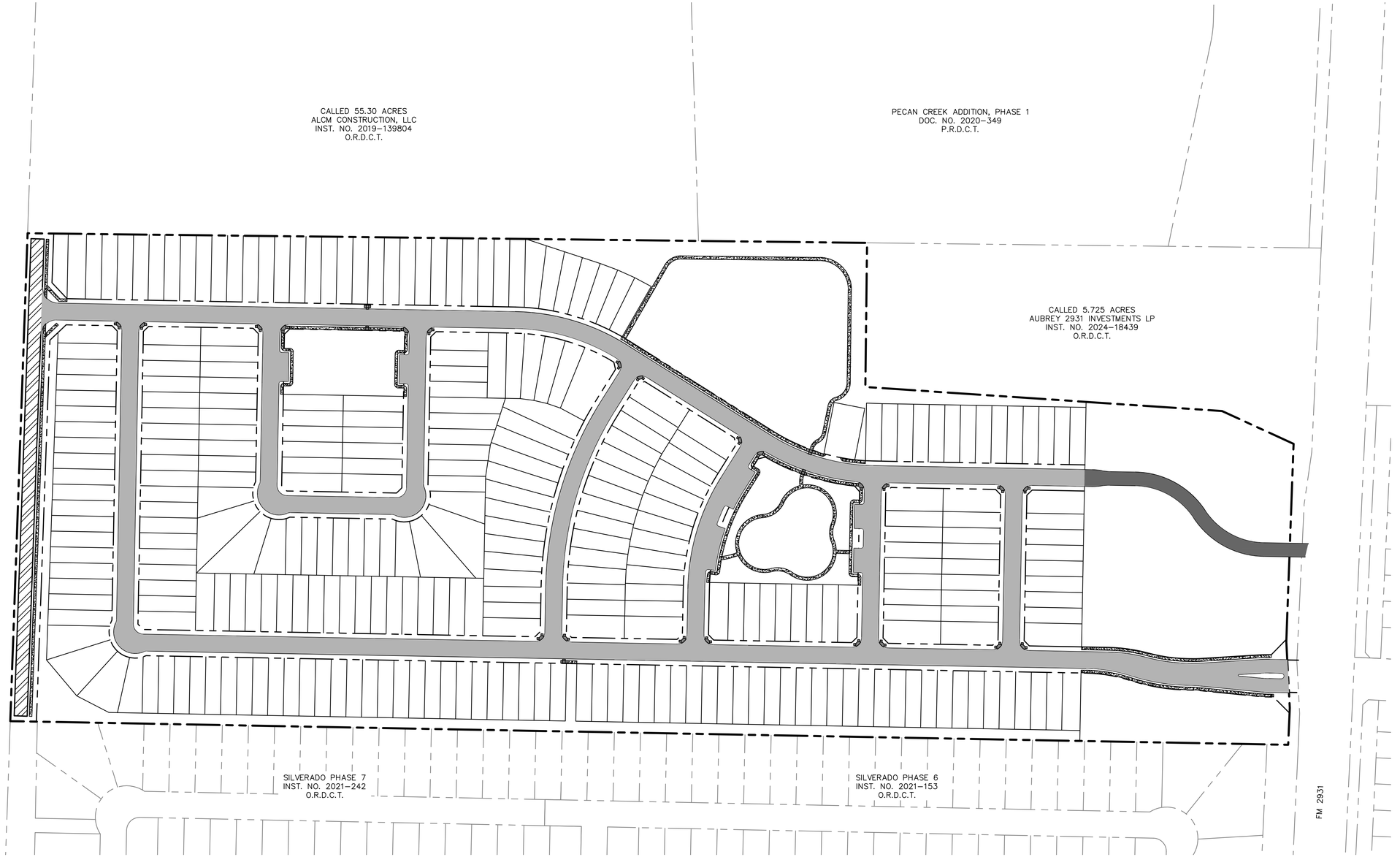
North 32°06'12" East, a distance of 67.55 feet to a point for corner;

North 76°28'16" East, a distance of 14.30 feet to a point at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 24°23'05", and a chord bearing and distance of South 72°01'35" East, 179.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 180.88 feet to the **POINT OF BEGINNING** and containing 1.255 acres (54,669 square feet) of land, more or less, resulting in a net area of 39.993 acres (1,742,079 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

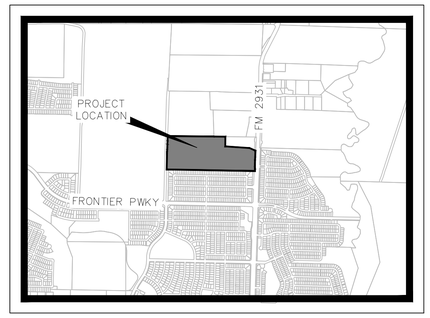


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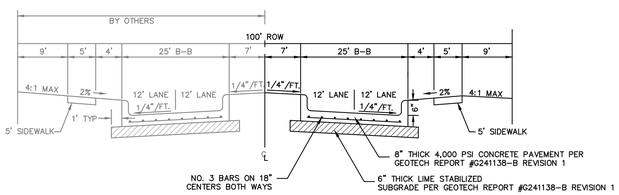
0 100' 200'
GRAPHIC SCALE 100'

LEGEND

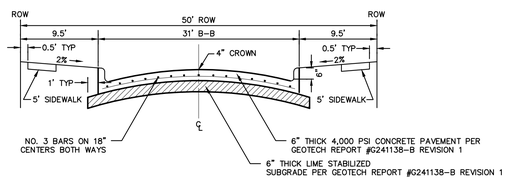
- PROPERTY LINE
- MINOR ARTERIAL (25' B-B, 50' ROW)
- RESIDENTIAL STREET (31' B-B, 50' ROW)
- TEMPORARY ACCESS ROAD (25' B-B)
- PROPOSED CONCRETE SIDEWALK



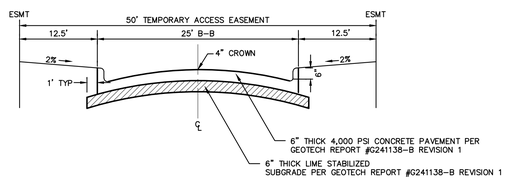
VICINITY MAP
SCALE: 1" = 2,000'



MINOR ARTERIAL STREET SECTION
NTS



RESIDENTIAL STREET SECTION
NTS



TEMPORARY ACCESS STREET SECTION
NTS

ROADWAY IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 11:16:28am File Path:K:\FRI_Civil\065451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Paving.dwg
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CALLED 55.30 ACRES
ALCM CONSTRUCTION, LLC
INST. NO. 2019-139804
O.R.D.C.T.

PECAN CREEK ADDITION, PHASE 1
DOC. NO. 2020-349
P.R.D.C.T.

CALLED 5.725 ACRES
AUBREY 2931 INVESTMENTS LP
INST. NO. 2024-18439
O.R.D.C.T.

SILVERADO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

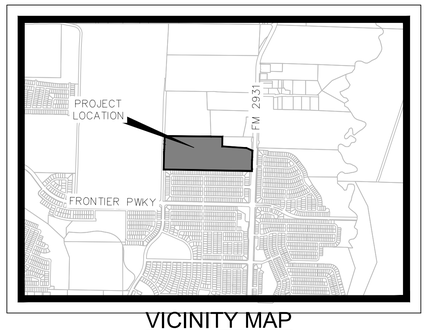
FM 2931

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0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- MINOR ARTERIAL RIGHT OF WAY — TOTAL AREA = 1.07 AC
- INTERNAL RIGHT OF WAY — TOTAL AREA = 8.21 AC



VICINITY MAP
SCALE: 1" = 2,000'

RIGHT OF WAY EXHIBIT

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

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AUBREY 2931 INVESTMENTS LP
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O.R.D.C.T.

SILVERADO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

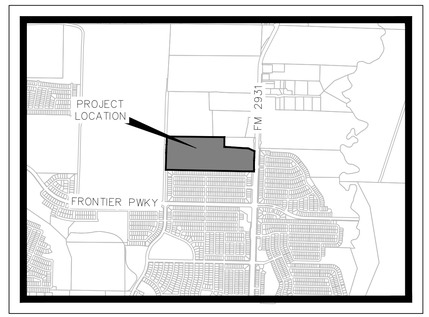
FM 2931

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GRAPHIC SCALE 100'

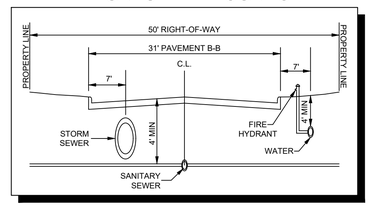
SANITARY SEWER LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



SANITARY SEWER IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn
April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 12:45:38pm File Path:K:\FRL_Civil\063451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Utilities.dwg
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CALLED 55.30 ACRES
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DOC. NO. 2020-349
P.R.D.C.T.

CALLED 5.725 ACRES
AUBREY 2931 INVESTMENTS LP
INST. NO. 2024-18439
O.R.D.C.T.

SILVERADO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

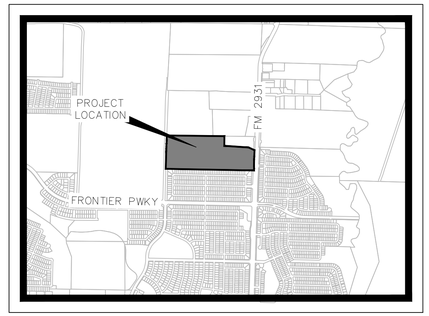
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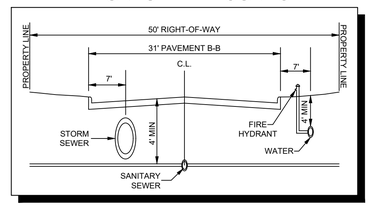
STORM DRAINAGE LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN INLET



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



STORM DRAIN IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

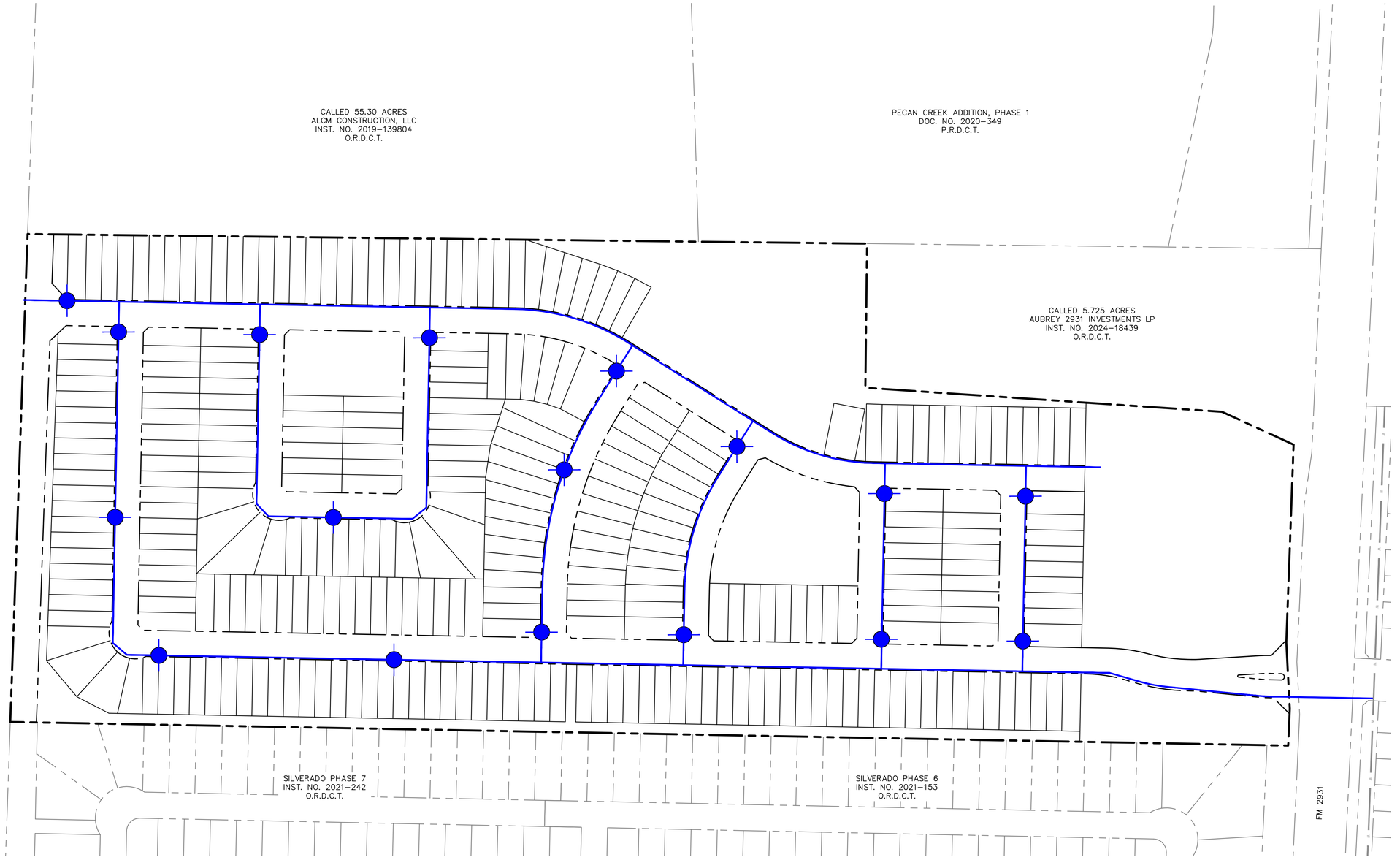
OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 02:32:03pm File Path:K:\FRI_Civil\063451312-4\cyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Storm.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

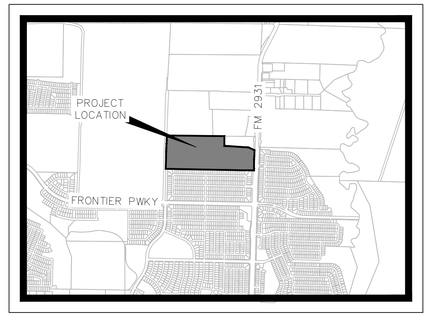


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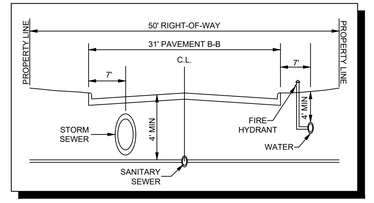
WATER LEGEND

- PROPERTY LINE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED FIRE HYDRANT



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



WATER IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 12:45:14pm File Path:K:\FRI_Civil\063451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Utilities.dwg
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APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS OF PROPERTY

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Palomino Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified into one Lot Type.

"Lot Type 1" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 30 feet.

A) Proposed Residential Development

Table F-A.1 shows the proposed residential units to be developed within the PID.

Table F-A.1
Proposed Development within the PID

Lot Type	Proposed Development	
Lot Type 1 (30 Ft)	300	Units
Total	**300**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the PID to be financed with the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the number of units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Type (i.e., 30 Ft); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. Assessments are allocated to each Lot Type on the basis of the number of units.

C) Allocation of Assessments to Lots within the PID

As shown in Section IV of this Service and Assessment Plan, the total amount of the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the PID, is $5,296,000. As shown in Table F-A.1, there are a total of 300 units in the PID, resulting in an Assessment per Equivalent Unit of $18,796.67.

Table F-C.1
Assessment Per Unit - PID

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (30 Ft)	300	$18,796.67	$5,639,000
Total			**$5,639,000**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-C.2.

Table F-C.2
Projected Leverage - PID

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$18,796.67	3.19	15.96

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-C.3.

Table F-C.3
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$1,650	$2.75	$0.55

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
ASSESSMENT ROLL

Appendix G-1
Assessment Roll

Parcel	**77033**
Assessment	**$5,639,000**
Equivalent Units	**1.00**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$68,000	$338,340	$0	$28,195	$60,000	$494,535
2028	$72,000	$334,260	$0	$27,855	$61,200	$495,315
2029	$75,000	$329,940	$0	$27,495	$62,424	$494,859
2030	$79,000	$325,440	$0	$27,120	$63,672	$495,232
2031	$83,000	$320,700	$0	$26,725	$64,946	$495,371
2032	$87,000	$315,720	$0	$26,310	$66,245	$495,275
2033	$91,000	$310,500	$0	$25,875	$67,570	$494,945
2034	$95,000	$305,040	$0	$25,420	$68,921	$494,381
2035	$111,000	$299,340	$0	$24,945	$60,000	$495,285
2036	$118,000	$292,680	$0	$24,390	$60,300	$495,370
2037	$125,000	$285,600	$0	$23,800	$60,602	$495,002
2038	$133,000	$278,100	$0	$23,175	$60,905	$495,180
2039	$141,000	$270,120	$0	$22,510	$61,209	$494,839
2040	$150,000	$261,660	$0	$21,805	$61,515	$494,980
2041	$159,000	$252,660	$0	$21,055	$61,823	$494,538
2042	$169,000	$243,120	$0	$20,260	$62,132	$494,512
2043	$180,000	$232,980	$0	$19,415	$62,442	$494,837
2044	$191,000	$222,180	$0	$18,515	$62,755	$494,450
2045	$204,000	$210,720	$0	$17,560	$63,068	$495,348
2046	$217,000	$198,480	$0	$16,540	$63,384	$495,404
2047	$230,000	$185,460	$0	$15,455	$63,701	$494,616
2048	$245,000	$171,660	$0	$14,305	$64,019	$494,984
2049	$261,000	$156,960	$0	$13,080	$64,339	$495,379
2050	$277,000	$141,300	$0	$11,775	$64,661	$494,736
2051	$295,000	$124,680	$0	$10,390	$64,984	$495,054
2052	$314,000	$106,980	$0	$8,915	$65,309	$495,204
2053	$334,000	$88,140	$0	$7,345	$65,636	$495,121
2054	$355,000	$68,100	$0	$5,675	$65,964	$494,739
2055	$378,000	$46,800	$0	$3,900	$66,294	$494,994
2056	$402,000	$24,120	$0	$2,010	$66,625	$494,755
Total	**$5,639,000**	**$6,741,780**	**$0**	**$561,815**	**$1,906,644**	**$14,849,239**

[1] interest is calculated using a 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-2
Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (30Ft)**
Assessment	**$18,796.67**
Number of Units	**300**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$227	$1,128	$0	$94	$200	$1,648
2028	$240	$1,114	$0	$93	$204	$1,651
2029	$250	$1,100	$0	$92	$208	$1,650
2030	$263	$1,085	$0	$90	$212	$1,651
2031	$277	$1,069	$0	$89	$216	$1,651
2032	$290	$1,052	$0	$88	$221	$1,651
2033	$303	$1,035	$0	$86	$225	$1,650
2034	$317	$1,017	$0	$85	$230	$1,648
2035	$370	$998	$0	$83	$200	$1,651
2036	$393	$976	$0	$81	$201	$1,651
2037	$417	$952	$0	$79	$202	$1,650
2038	$443	$927	$0	$77	$203	$1,651
2039	$470	$900	$0	$75	$204	$1,649
2040	$500	$872	$0	$73	$205	$1,650
2041	$530	$842	$0	$70	$206	$1,648
2042	$563	$810	$0	$68	$207	$1,648
2043	$600	$777	$0	$65	$208	$1,649
2044	$637	$741	$0	$62	$209	$1,648
2045	$680	$702	$0	$59	$210	$1,651
2046	$723	$662	$0	$55	$211	$1,651
2047	$767	$618	$0	$52	$212	$1,649
2048	$817	$572	$0	$48	$213	$1,650
2049	$870	$523	$0	$44	$214	$1,651
2050	$923	$471	$0	$39	$216	$1,649
2051	$983	$416	$0	$35	$217	$1,650
2052	$1,047	$357	$0	$30	$218	$1,651
2053	$1,113	$294	$0	$24	$219	$1,650
2054	$1,183	$227	$0	$19	$220	$1,649
2055	$1,260	$156	$0	$13	$221	$1,650
2056	$1,340	$80	$0	$7	$222	$1,649
Total	**$18,797**	**$22,473**	**$0**	**$1,873**	**$6,355**	**$49,497**

[1]The interest is calculated using a 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-3
Phase #1 2026-27 Budget

Description	Amount
Phase #1 RA (Original)	**$5,639,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Assessments (Outstanding)	**$5,639,000**
Effective Interest Rate	6.00%

	Reimbursement Agreement
Interest payment on March 1, 2027	$169,170
Interest payment on September 1, 2027	$169,170
Principal payment on September 1, 2027	$68,000
Subtotal debt service on bonds	*$406,340*
Excess Interest for Additional Interest Reserves	$0
Administrative Expenses	$60,000
Subtotal Expenses	*$466,340*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$466,340**

	Reimbursement Agreement
Original Equivalent Units	300.00
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	300.00
Principal per Equivalent Unit	$226.67
Interest per Equivalent Unit	$1,127.80
Additional interest per Equivalent Unit	$0.00
Administrative Expenses per Equivalent Unit	$200.00
Total Annual Installment per Equivalent Unit	**$1,554.47**

Assessment Roll Summary 2026-27

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	A	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	A	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	B	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	B	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	C	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	D	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	E	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	F	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	53	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	54	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	55	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	56	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	57	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	58	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	59	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	60	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	61	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	62	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	63	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	64	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	F	65	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	66	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	67	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	68	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	69	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	70	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	71	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	72	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	73	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	74	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	75	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	76	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	77	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	78	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	79	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	80	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	81	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	82	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	83	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	84	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	85	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	86	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	87	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	88	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	89	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	90	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	91	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	F	92	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	G	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	1	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	2	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	3	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	4	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	5	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	6	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	7	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	8	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	9	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	10	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	11	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	12	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	13	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	14	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	15	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	16	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	17	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	18	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	19	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	20	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	H	21	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	22	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	23	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	24	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	25	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	26	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	27	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	28	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	29	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	30	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	31	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	32	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	33	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	34	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	35	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	36	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	37	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	38	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	39	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	40	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	41	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	42	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	43	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	44	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	45	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	46	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	47	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	48	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	49	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	50	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	51	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	52	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	53	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	54	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	55	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	56	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	57	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	58	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	59	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	60	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	61	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	62	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	63	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	64	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	65	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	66	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	67	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	68	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	69	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	70	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	71	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	72	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	73	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	74	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	75	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	76	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	77	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	78	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	79	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	80	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	H	81	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
77033	H	82	30 Ft Lot	1.00	$18,796.67	$226.67	$1,127.80	$200.00	$1,554.47
Total		**300**		**300.00**	**$5,639,000**	**$68,000**	**$338,340**	**$60,000**	**$466,340**

[1]Parcel ID reflects the parent parcel ID for billing purposes.

ORDINANCE NO. 960-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS WITHIN THE PALOMINO PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "Petition") requesting the establishment of a public improvement district pursuant to Chapter 372, Texas Local Government Code, as amended, (the "PID Act") to be known as the Palomino Public Improvement District (the "District" or "PID"); and

WHEREAS, the Petition contained the signatures of the owners of taxable real property representing more than 50% of the area of all the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signature of the property owners who owned taxable real property that constituted more than 50% of the area of all taxable property within the District liable for assessment; and

WHEREAS, the City Council accepted the Petition and called a public hearing for November 20, 2024, on the creation of the District and the advisability of certain public improvements to be constructed within the District; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located pursuant to the PID Act; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that property owners had actual knowledge of the public hearing to be held on November 20, 2024; and

WHEREAS, on November 20, 2024, the City Council conducted a public hearing to consider the Petition and approved and adopted Resolution No. 990-24, creating the Palomino Public Improvement District; and,

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of a Service and Assessment Plan for certain public

improvements in the District (the "Authorized Improvements"), which sets forth the assessments within the District (the "Service and Assessment Plan") and an assessment roll for the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, on **July 9, 2026**, the City adopted Resolution No. 1052-26 calling a public hearing on **July 23, 2026** regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the Service and Assessment Plan for the District and the levy of the Assessments on property within the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at **6:00 p.m.** on the **23rd day of July, 2026,** and opened a public hearing at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on **July 23, 2026**, the City closed the public hearing on the levy of Assessments in the District and the City now wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and proposed Assessment Roll attached hereto as **Exhibit A** should be approved and that the Assessments should be levied on property within District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements, the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council after closing the public hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and

statements filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

Section 1. Recitals Incorporated. The findings and determinations set forth in the Recitals set forth above are legislative findings of the City Council and are incorporated herein by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as **Exhibit A.**

Section 3. Findings. The City Council hereby finds, determined and orders, as follows:

a. The apportionment of the costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

b. The Service and Assessment Plan covers a period of at least five (5) years and defines the annual indebtedness and projected costs for the Authorized Improvements;

c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.

d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Section 372.013 and 372.014 of the Act;

g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;

h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and

i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted on the City website and at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

a. The City Council hereby levies the Assessments on each Assessed Property located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.

b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

c. The collection of the Assessments shall be as described in the Service and Assessment Plan.

d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Administrative Expense.

b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of

the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Filing in Real Property Records. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Assessment Rolls, to be recorded in the real property records of Denton County not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council.

Section 14. Posting on City Website. The City Secretary is directed to post a copy of the Service and Assessment Plan, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Service and Assessment Plan. The City Secretary is further directed to similarly post each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 15. Submission to Appraisal District. The City Secretary is directed to cause a copy of the Assessment Rolls, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

Section 16. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 17. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

[Remainder of Page left Intentionally Blank]

PASSED AND APPROVED this 25th day of June, 2026.

_____
Chris Rich
Mayor, City of Aubrey

ATTEST:

_____
Jenny Hicks
City Secretary, City of Aubrey

APPROVED AS TO FORM:

_____
Patricia A. Adams
City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL

(PALOMINO PUBLIC IMPROVEMENT DISTRICT)

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Receive a Presentation and Consider and act on Ordinance No. 967-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Jackson Ridge Public Improvement District (Abdi Yassin, Municap)

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

Summary

The annual update to the Jackson Ridge Public Improvement District (PID) Service and Assessment Plan is required by Chapter 372 of the Texas Local Government Code to ensure the assessment roll, annual budgets, and debt service schedules remain current. This update reflects the annual assessment amounts necessary to repay outstanding PID bonds, fund administrative expenses, account for assessment prepayments, and apply available credits, including Tax Increment Reinvestment Zone (TIRZ) revenues and reserve fund balances.

All authorized public improvements for the five phases of the Jackson Ridge PID have been completed, and no changes are proposed to the assessment methodology. The annual update also confirms there have been no parcel subdivisions or consolidations affecting the assessment roll during the current reporting period. Several property owners have prepaid their assessments, and the updated assessment roll reflects those adjustments.

Approval of Ordinance No. 967-26 will adopt the Fiscal Year 2026-2027 Annual Service and Assessment Plan Update and Updated Assessment Roll, allowing the City to certify the annual assessments to the Denton County Tax Office for collection with the 2026 property tax bills and maintain compliance with state law governing public improvement districts.

Financial Summary
All authorized improvements for the five phases of the Jackson Ridge PID have been completed.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, table) Ordinance 967-26.

Jackson Ridge Public Improvement District
City of Aubrey, Texas

JULY 23, 2026

MUNICAP, INC.
PUBLIC FINANCE

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Outstanding Assessments
- Annual Budgets
- Annual Installments
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

- All Authorized Improvements completed
  - Phase #1
  - Phase #2-3 Major Improvements
  - Phase #2
  - Phase #3A
  - Phase #3B

Annual Budget

Phase #1

	2026-27 Budget	2025-26 Budget
Principal	$472,115	$315,950
Interest	$529,667	$487,416
Administrative Expenses	$28,000	$29,000
Excess Interest for Reserves	$0	$54,637
Subtotal - Expenses	*$830,776*	*$887,003*
TIRZ Credit	($295,468)	($293,925)
Reserve Fund Credit	($17,000)	($12,000)
Administrative Credit	($5,000)	($5,000)
Subtotal - Credits	*($317,468)*	*($310,925)*
Total Annual Installments	**$513,309**	**$576,079**

Annual Installments

Phase #1

Phase #1	2026-27 Annual Installment	2025-26 Annual Installment
60' Lots	$2,039	$2,193
50' Lots	$1,692	$1,820

Annual Budget

Phase #3 Major Improvements

	2026-27 Budget	2025-26 Budget
Principal	$142,252	$136,965
Interest	$99,147	$105,331
Administrative Expenses	$30,000	$31,000
Excess Interest for Reserves	$16,506	$17,370
Subtotal - Expenses	*$287,905*	*$290,666*
TIRZ Credit	($271,792)	($242,134)
Reserve Fund Credit	$0	$0
Administrative Credit	$0	$0
Subtotal - Credits	*($271,792)*	*($242,134)*
Total Annual Installments	**$16,113**	**$48,532**

Annual Installments

Phase #3 Major Improvements

Phases #3 MI	2026-27 Annual Installment	2025-26 Annual Installment
60' Lots	$742	$747
50' Lots	$616	$620

Annual Budget

Phase #2

	2026-27 Budget	2025-26 Budget
Principal	$390,854	$373,779
Interest	$475,243	$492,799
Administrative Expenses	$26,000	$29,000
Excess Interest for Reserves	$0	$56,650
Subtotal - Expenses	*$892,098*	*$952,228*
TIRZ Credit	($313,278)	($316,731)
Reserve Fund Credit	($17,000)	($12,000)
Administrative Credit	($5,000)	($5,000)
Subtotal - Credits	*($335,278)*	*($333,731)*
Total Annual Installments	**$556,819**	**$618,496**

Annual Installments

Phase #2

Phase #2	2026-27 Annual Installment	2025-26 Annual Installment
60' Lots	$2,075	$2,230
50' Lots	$1,722	$1,851

Annual Budget

Phase #3A

	2026-27 Budget	2025-26 Budget
Principal	$117,000	$114,000
Interest	$117,820	$120,670
Administrative Expenses	$28,000	$28,000
Excess Interest for Reserves	$15,505	$16,075
Subtotal - Expenses	*$278,325*	*$278,745*
TIRZ Credit	$0	$0
Reserve Fund Credit	($3,000)	($17,000)
Administrative Credit	($5,000)	($5,000)
Subtotal - Credits	*($8,000)*	*($22,000)*
Total Annual Installments	**$270,325**	**$256,745**

Annual Installments

Phase #3A

Phase #3A	2026-27 Annual Installment	2025-26 Annual Installment
60' Lots	$0	$0
50' Lots	$1,372	$1,303

Annual Budget

Phase #3B

	2026-27 Budget	2025-26 Budget
Principal	$178,000	$170,000
Interest	$339,086	$349,335
Administrative Expenses	$31,000	$35,000
Excess Interest for Reserves	$29,017	$29,980
Subtotal - Expenses	*$577,103*	*$584,315*
TIRZ Credit	$0	$0
Reserve Fund Credit	($9,000)	($9,000)
Administrative Credit	($10,000)	($10,000)
Subtotal - Credits	*($19,000)*	*($19,000)*
Total Annual Installments	**$558,103**	**$565,315**

Annual Installments

Phase #3B

Phase #3B	2026-27 Annual Installment	2025-26 Annual Installment
60' Lots	$2,484	$2,507
50' Lots	$2,062	$2,080

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan

Parcel Subdivisions and Consolidations

- No Parcel subdivisions or consolidations in 2026-27 Annual Service Plan Update

Prepayments

- **Phase #1**
  - Four Parcels fully prepaid
  - One Parcel partially prepaid
- **Phase #2**
  - Four Parcels fully prepaid
- **Phase #3A**
  - No prepaid Assessments to date
- **Phase #3B**
  - One Parcel fully prepaid

Next Steps

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2026 property taxes

- Approved 2026-27 Annual SAP Update and ordinance will be filed and recorded with Denton County Clerk's office.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 967-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ("JACKSON RIDGE") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR JACKSON RIDGE ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on June 25, 2015, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 709-15 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on June 25, 2015, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 581-16 adopting a Service and Assessment Plan (the “Service and Assessment Plan” and an “Assessment Roll” (collectively the "Assessment Ordinance"); and

WHEREAS, In 2015, The City issued Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phases #2-3 Major Improvement Project) (the “Phases #2-3 MI Bonds”) in the aggregate principal amount of $10,255,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, in 2018, the City issued Texas Special Assessment Revenue Bonds, Series 2018 (Jackson Ridge Public Improvement District Phase #2 Project) (the “Phase #2 Bonds”) in the aggregate principal amount of $9,425,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, in 2018 the Service and Assessment Plan was amended and restated for Phase #2 (the "Amended and Restated Service and Assessment Plan") to incorporate the obligations of the Phase #2 Bonds; and

WHEREAS, the Amended and Restated Service and Assessment Plan was updated for Phase #3A on July 28, 2020 and on July 27, 2021 and August 11, 2022 to incorporate the obligations of the Phase #3A Reimbursement Agreement in the aggregate principal amount of $3,644,000 to finance the Phase #3A Improvements, and the City issued the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2021 (Jackson Ridge Public Improvement District Phase #3A Project) (the "Phase #3A Bonds") in the aggregate principal amount of $3,644,000 to replace the Phase #3A Reimbursement Agreement, and to incorporate the obligations of the Phase #3B Reimbursement Agreement in the aggregate principal amount of $6,310,038 (the "Phase #3B Reimbursement Agreement") to finance the Phase #3B Improvements, respectively; and

WHEREAS, the Amended and Restated Service and Assessment Plan was further updated on September 22, 2022 to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2022 (Jackson Ridge Public Improvement District Phase #3B Project) in the aggregate principal amount of $6,310,000 to replace the Phase #3B Reimbursement Agreement; and

WHEREAS, On February 29, 2024, the Amended and Restated Service and Assessment Plan was further updated to issue the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #1 and Phase #2 Assessments) (the "Phase #1 and Phase #2 Refunding Bonds") in the aggregate principal amount of $23,239,000 to refinance the Phase #1 Bonds, the Phase #2 Bonds, and a pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #2 Assessed Property and the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #3 Major Improvement Assessments) (the "Phase #3 Major Improvements Refunding Bonds") in the aggregate principal amount of $3,853,000 to refinance the pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #3 Assessed Property; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, inconformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE/FILING

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and

Updated Assessment Roll for Jackson Ridge PID for 2026-2027 (**Exhibit "A")** with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027)
(Jackson Ridge PID)

JACKSON RIDGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF AUBREY, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

AS APPROVED BY CITY COUNCIL ON:
JULY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

JACKSON RIDGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

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APPENDIX G-2 – PHASE #3B PROJECTED ASSESSMENT SCHEDULES

APPENDIX H – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Jackson Ridge Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on June 25, 2015, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $13,460,000, The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2015 (Jackson Ridge Public Improvement District Phases #2-3 Major Improvement Project) (the "Phases #2-3 MI Bonds") in the aggregate principal amount of $10,255,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $540,000 are secured by Assessments.

Additionally, the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2018 (Jackson Ridge Public Improvement District Phase #2 Project) (the "Phase #2 Bonds") in the aggregate principal amount of $9,425,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Phase #2 of the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was amended and restated for Phase #2 on October 23, 2018 (the "Amended and Restated Service and Assessment Plan") to incorporate the obligations of the Phase #2 Bonds in the aggregate principal amount of $9,425,000 to finance the Phase #2 Improvements. Additionally, the Amended and Restated Service and Assessment Plan was updated for Phase #3A on July 28, 2020 and on July 27, 2021 and August 11, 2022 to incorporate the obligations of the Phase #3A Reimbursement Agreement in the aggregate principal amount of $3,644,000 (the "Phase #3A Reimbursement Agreement") to finance the Phase #3A Improvements, to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2021 (Jackson Ridge Public Improvement District Phase #3A Project) (the "Phase #3A Bonds") in the aggregate principal amount of $3,644,000 to replace the Phase #3A Reimbursement Agreement, and to incorporate the obligations of the Phase #3B Reimbursement Agreement in the aggregate principal amount of $6,310,038 (the "Phase #3B Reimbursement Agreement") to finance the Phase #3B Improvements, respectively.

Additionally, the Amended and Restated Service and Assessment Plan was further updated on September 22, 2022 to issue the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2022 (Jackson Ridge Public Improvement District Phase #3B Project) (the "Phase #3B Bonds") in the aggregate principal amount of $6,310,000 to replace the Phase #3B Reimbursement Agreement.

On February 29, 2024, the Amended and Restated Service and Assessment Plan was further updated to issue the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #1 and Phase #2 Assessments) (the "Phase #1 and Phase #2 Refunding Bonds") in the aggregate principal amount of $23,239,000 to refinance the Phase #1 Bonds, the Phase #2 Bonds, and a pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #2 Assessed Property and the City of Aubrey, Texas Special Assessment Revenue Refunding Bonds, Series 2024 (Jackson Ridge Public Improvement District Phase #3 Major Improvement Assessments) (the "Phase #3 Major Improvements Refunding Bonds") in the aggregate principal amount of $3,853,000 to refinance the pro rata share of the Phases #2-3 MI Bonds allocable to the Phase #3 Assessed Property.

Pursuant to the PID Act, the current Amended and Restated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the current Amended and Restated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the current Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix H, and projected assessment schedules for Phase #1, Phase #2, Phase #3A, and Phase #3B as Appendix D-3, Appendix E-3, Appendix F-2, and Appendix G-2 respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the current Amended and Restated Service and Assessment Plan.

(remainder of page left intentionally blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #2-3 Major Improvement Area Improvements

According to the Amended and Restated Service and Assessment Plan, the original proposed water and sewer improvements will now be provided by Mustang Special Utility District ("MSUD"); therefore, the revised estimated cost of the Major Improvements, excluding Phase #1's proportional share and including costs of issuance of the Phases #2-3 MI Bonds, were equal to $12,743,263. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Major Improvements are equal to $13,695,446, which represents an increase of $952,183. The increase in the Phases #2-3 Major Improvements budget is to be fully funded by the Developer.

In addition, according to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2019, the City has accepted all Phases #2-3 Major Improvements.

Phases #2-3 Major Improvement Area Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements (less the proportional share allocated to Phase #1), (2) establish the PID, and (3) issue the Phases #2-3 MI Bonds.

(remainder of page left intentionally blank)

Table II-A-1
Updated Sources and Uses – Phases #2-3 Major Improvement Area

Sources of Funds	Final Budget[1]	Actual[1]	Variance
Bond par amount	$10,255,000	$10,255,000	$0
Developer Contributions	$2,488,263	$3,440,446	$952,183
Total Sources	**$12,743,263**	**$13,695,446**	**$952,183**
Uses of Funds			
Major Improvements			
Road improvements	$3,870,886	$3,827,211	($43,675)
Water distribution system improvements	$643,844	$569,800	($74,044)
Sanitary sewer improvements	$2,846,941	$3,474,961	$628,020
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$1,704,796	$2,146,677	$441,881
Subtotal	*$9,066,466*	*$10,018,649*	*$952,183*
Estimated Bond issue costs			
Capitalized interest	$1,464,115	$1,464,115	$0
Reserve fund	$936,766	$936,766	$0
Administrative expenses fund	$37,908	$37,908	$0
Other costs of issuance	$1,238,008	$1,238,008	$0
Subtotal	*$3,676,797*	*$3,676,797*	*$0*
Total Uses	**$12,743,263**	**$13,695,446**	**$952,183**

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.

Phases #2-3 Major Improvement Area Cost Variances

As shown in Table II-A-1 above, there are Major Improvement cost increases of $952,183. The increase in Major Improvement costs were funded by the Developer.

Phase #1 Sources and Uses

According to the Amended and Restated Service and Assessment Plan, the original proposed water and sewer improvements will now be provided by Mustang Special Utility District ("MSUD"); therefore, the revised estimated cost of the Phase #1 Improvements, including Phase #1's proportional share of the Major Improvements and costs of issuance of the Phase #1 Bonds, were equal to $15,804,537. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Phase #1 Improvements are equal to $16,318,943, which represents an increase of $514,406. The increase in the Phase #1 Improvements budget is to be fully funded by the Developer.

In addition, according to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2019, the City has accepted all Phase #1 Improvements.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of Major Improvement and costs allocated to Phase #1, (2) establish the PID, and (3) issue the Phase #1 Bonds.

Table II-A-2
Updated Sources and Uses – Phase #1

Sources of Funds	**Final Budget[1]**	**Actual[1]**	**Variance**
Bond par amount	$13,460,000	$13,460,000	$0
Reimbursement Agreement Amount	$540,000	$540,000	$0
Developer Contributions	$1,804,537	$2,318,943	$514,406
Total Sources	**$15,804,537**	**$16,318,943**	**$514,406**
Uses of Funds			
Major Improvements			
Road improvements	$1,906,791	$1,824,944	($81,847)
Water distribution system improvements	$317,157	$303,543	($13,614)
Sanitary sewer improvements	$1,402,398	$1,342,201	($60,197)
Storm drainage improvements	$0	$0	$0
Other soft and miscellaneous costs	$839,779	$803,732	($36,047)
Subtotal	*$4,466,125*	*$4,274,420*	*($191,705)*
Phase 1 Improvements			
Road improvements	*$3,859,604*	*$3,859,604*	*$0*
Water distribution system improvements	*$980,992*	*$980,992*	*$0*
Sanitary sewer improvements	*$948,137*	*$945,942*	*($2,195)*
Storm drainage improvements	*$688,500*	*$688,500*	*$0*
Other soft and miscellaneous costs	*$886,662*	*$1,594,967*	*$708,305*
Subtotal	*$7,363,894*	*$8,070,005*	*$706,111*
Estimated Bond issue costs			
Capitalized interest	$1,688,763	$1,688,763	$0
Reserve fund	$1,022,321	$1,022,321	$0
Administrative expense fund	$52,092	$52,092	$0
Other costs of issuance	$1,211,342	$1,211,342	$0
Subtotal	*$3,974,518*	*$3,974,518*	*$0*
Total Uses	**$15,804,537**	**$16,318,943**	**$514,406**

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.

Phase #1 Cost Variances

As shown in Table II-A-2 above, there are Phase #1 Improvement cost increases of $514,406. The increase in Phase #1 Improvement costs were funded by the Developer.

Phase #2 Sources and Uses

According to the Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #2 Improvements, including costs of issuance of the Phase #2 Bonds, were equal to $13,500,997. As described in the current Amended and Restated Service and Assessment Plan, the actual costs of the Phase #2 Improvements are equal to $13,070,329, which represents a decrease of $430,668.

In addition, according to the respective Phase #2A and Phase #2B Developer's Quarterly Improvement Implementation Reports dated as of June 30, 2020, the Phase #2A Improvements were accepted by the City on February 19, 2019, the Phase #2B-1 Improvements were accepted by the City on August 28, 2019, and the Phase #2B-2 Improvements were accepted by the City on October 22, 2019.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #2 Improvements and (2) issue the Phase #2 Bonds.

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Table II-A-3
Updated Sources and Uses – Phase #2

Sources of Funds	Final Budget[1]	Actual[2]	Variance
Bond par amount	$9,425,000	$9,425,000	$0
Developer Contributions	$4,075,997	$3,645,329	($430,668)
Total Sources	**$13,500,997**	**$13,070,329**	**($430,668)**
Uses of Funds			
Phase #2A Improvements			
Road improvements	$1,586,007	$1,150,985	($435,022)
Water distribution system improvements	$378,822	$400,656	$21,834
Sanitary sewer improvements	$615,212	$604,295	($10,917)
Storm drainage improvements	$1,379,368	$1,402,496	$23,128
Other soft and miscellaneous costs	$655,661	$580,391	($75,270)
Subtotal - Phase #2A Improvements	*$4,615,070*	*$4,138,823*	*($476,247)*
Phase #2B Improvements			
Road improvements	$3,129,936	$3,220,542	$90,606
Water distribution system improvements	$774,820	$645,692	($129,128)
Sanitary sewer improvements	$675,178	$750,372	$75,194
Storm drainage improvements	$1,068,360	$1,070,784	$2,424
Other soft and miscellaneous costs	$1,112,633	$1,119,116	$6,483
Subtotal - Phase #2B Improvements	*$6,760,927*	*$6,806,506*	*$45,579*
Subtotal - Phase #2 Improvements	*$11,375,997*	*$10,945,329*	*($430,668)*
Estimated Bond issuance costs			
Capitalized interest	$452,919	$452,919	$0
Debt service reserve	$855,856	$855,856	$0
Administrative expenses	$35,000	$35,000	$0
Other costs of issuance	$781,224	$781,224	$0
Subtotal	*$2,125,000*	*$2,125,000*	*$0*
Total Uses	**$13,500,997**	**$13,070,329**	**($430,668)**

1 – As provided within the current Amended and Restated Service and Assessment Plan dated July 28, 2020.
2 – As provided in the Phase #2A and Phase #2B Quarterly Improvement Implementation Reports dated as of June 30, 2020.

Phase #2 Cost Variances

As shown in Table II-A-3 above, there is a significant variance for the Phase #2 Improvement costs of $430,668, which is reduced from the initial projected contribution of the Developer.

Phase #3A Sources and Uses

According to the current Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #3A Improvements were equal to $3,921,602. According to Pulte Homes, the actual costs of the Phase #3A Improvements are equal to $3,921,602 and remains unchanged from the original improvement cost estimates.

According to the Phase #3A Limited Offering Memorandum, the Phase #3A Improvements were completed in May 2020.

Table II-A-4 below summarizes the sources and uses of funds required to (1) construct the Phase #3A Improvements and (2) issue the Phase #3A Bonds.

Table II-A-4
Sources and Uses – Phase #3A

Sources of Funds	**Final Budget[1]**	**Actual[1]**	**Variance**
Phase #3A Bond par amount	$3,644,000	$3,644,000	$0
Bond Premium	$87,459	$87,459	$0
Developer Contributions	$821,602	$821,602	$0
Total Sources	**$4,553,061**	**$4,553,061**	**$0**
Uses of Funds			
Phase #3A Improvements			
Road improvements	$1,654,087	$1,654,087	$0
Water distribution system improvements	$310,412	$310,412	$0
Sanitary sewer improvements	$210,170	$210,170	$0
Storm drainage improvements	$923,783	$923,783	$0
Other soft and miscellaneous costs	$823,150	$823,150	$0
Subtotal	*$3,921,602*	*$3,921,602*	*$0*
Estimated Bond issuance costs			
Capitalized interest	$256,189	$256,189	$0
Debt Service Reserve	$235,950	$235,950	$0
Administrative Expenses	$30,000	$30,000	$0
Other Costs of Issuance	$109,320	$109,320	$0
Subtotal	*$631,459*	*$631,459*	*$0*
Total Uses	**$4,553,061**	**$4,553,061**	**$0**

1 – According to the current Amended and Restated Service and Assessment Plan dated July 27, 2021.

Phase #3A Cost Variances

As shown in Table II-A-4 above, there are no significant changes to the costs of the Phase #3A Improvements.

Phase #3B Sources and Uses

According to the current Amended and Restated Service and Assessment Plan, the estimated cost of the Phase #3B Improvements were equal to $5,211,438. According to Pulte Homes, the actual costs of the Phase #3B Improvements are equal to $5,211,438 and remains unchanged from the original improvement cost estimates.

According to the Phase #3B Limited Offering Memorandum, the Phase #3B Improvements were completed in November 2022.

Table II-A-5 below summarizes the sources and uses of funds required to (1) construct the Phase #3B Improvements and (2) issue the Phase #3B Bonds.

Table II-A-5
Sources and Uses – Phase #3B

Sources of Funds	**Final Budget[1]**	**Actual[1]**	**Variance**
Phase #3B Bond par amount	$6,310,038	$6,310,038	$0
Developer Contribution	$486,438	$486,438	$0
Original issue discount	($28,741)	($28,741)	$0
Total Sources	**$6,767,697**	**$6,767,697**	**$0**
Uses of Funds			
Phase #3B Improvements			
Road improvements	$3,116,072	$3,116,072	$0
Water distribution system improvements	$439,278	$439,278	$0
Sanitary sewer improvements	$523,135	$523,135	$0
Storm drainage improvements	$587,670	$587,670	$0
Other soft and miscellaneous costs	$1,643,883	$1,643,883	$0
Subtotal	*$6,310,038*	*$6,310,038*	*$0*
Estimated Bond issue costs			
Costs of Issuance	$436,231	$436,231	$0
Debt Service Reserve	$524,700	$524,700	$0
Capitalized interest	$316,028	$316,028	$0
Administrative expenses	$90,000	$90,000	$0
Underwriter's discount	$189,300	$189,300	$0
Subtotal	*$1,556,259*	*$1,556,259*	*$0*
Total Uses	**$6,767,697**	**$6,767,697**	**$0**

1 – According to the current Amended and Restated Service and Assessment Plan dated September 22, 2022.

Phase #3B Cost Variances

As shown in Table II-A-5 above, there are no significant changes to the costs of the Phase #3B Improvements.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2015-2032)

				Annual Projected Indebtedness				
Assessment Year ending 9/011	**Aggregate Projected Cost**	**Aggregate Projected Indebtedness**	**Sources Other Than PID Bonds**	**Phase #1 Annual Installments**	**Phases #3 MI Annual Installments[2]**	**Phase #2 Annual Installments[3]**	**Phase #3A Annual Installments**	**Phase #3B Annual Installments**
2016-2026	$54,436,025	$43,634,038	$10,801,987	$7,757,205	$5,291,115	$4,545,321	$1,008,719	$1,163,291
2027	$0	$0	$0	$513,309	$16,113	$556,819	$270,325	$558,103
2028	$0	$0	$0	$959,819	$370,273	$1,013,405	$284,015	$596,989
2029	$0	$0	$0	$959,135	$369,872	$1,013,588	$283,456	$596,172
2030	$0	$0	$0	$959,545	$370,085	$1,013,676	$283,805	$596,858
2031	$0	$0	$0	$960,947	$369,861	$1,013,617	$284,028	$596,932
2032	$0	$0	$0	$961,231	$370,200	$1,013,364	$284,125	$596,394
Total	**$54,436,025**	**$43,634,038**	**$10,801,987**	**$13,647,269**	**$7,206,050**	**$10,788,287**	**$2,955,217**	**$5,270,054**

1 – Assessment Years ending 2016-2026 represent actual Annual Installments billed. Assessment Year ending 2027 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2028-2032 represent projected future Annual Installments and will be updated in future annual service plan updates.
2 – 2016-2024 represents the amounts applicable to Phases #2-3 Major Improvements Annual Installments. 2025 and afterwards reflects Phase #3 Major Improvements following the issuance of the Phase #3 Major Improvement Refunding Bonds.
3 – 2016-2024 represents the amounts applicable to Phase #2 Annual Installments related to Phase #2 Improvements. 2025 and afterwards reflects Phase #2 Annual Installments related to Phase #2 Projects following the issuance of the Phase #1 and Phase #2 Refunding Bonds.

C. Status of Development

See Table II-C-1 on the following page for the status of parcels owned by individuals (excluding parcels owned by builders) within each phase of the PID as of June 3, 2025.

Table II-C-1
Completed Homes

Phase	Completed as of July 24, 2024[1]	Completed as of June 3, 2025[2]	Total Homes Projected to be Developed	Percentage of Completed Homes
Phase #1	458	462	462	100.00%
Phase #2	488	489	489	100.00%
Phase #3A	197	197	197	100.00%
Phase #3B	186	257	257	100.00%

1 – Information per DCAD online records as of July 24, 2024.
2 – Information per DCAD online records as of June 3, 2025.

D. ANNUAL BUDGET – PHASE #3 MAJOR IMPROVEMENTS

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 MI Bonds, of which fourteen (14) Annual Installments remain outstanding and available to pay obligations under the Phase #3 Major Improvement Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Major Improvements Refunding Bonds commencing with the issuance of the Phase #3 Major Improvements Refunding Bonds. The effective interest rate on the Phase #3 Major Improvements Refunding Bonds is 5.00 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3 Major Improvements Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 1. (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3 Major Improvements Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #3 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phase #3 Major Improvements Annual Installments to be Collected for 2026-27

	Phase #3 Major Improvements Refunding Bonds	MSUD Credit	Net Annual Installments
Interest payment on March 1, 2027	$82,531	($32,958)	$49,573
Interest payment on September 1, 2027	$82,531	($32,958)	$49,573
Principal payment on September 1, 2027	$173,000	($30,748)	$142,252
Subtotal debt service payments	$338,063	*($96,664)*	*$241,399*
Administrative Expenses	$30,000	$0	$30,000
Excess Interest for Reserves	$16,506	$0	$16,506
Subtotal Expenses	$384,569	*($96,664)*	*$287,905*
Available TIRZ Credit	($271,792)	$0	($271,792)
Available Reserve Fund Income	$0	$0	$0
Available Capitalized Interest Account	$0	$0	$0
Available Admin Expense account	$0	$0	$0
Subtotal funds available	($271,792)	*$0*	*($271,792)*
Annual Installments	**$112,777**	**($96,664)**	**$16,113**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3 Major Improvement Refunding Bond interest due on March 1, 2027, in the amount of $82,531 and on September 1, 2027, in the amount of $82,531 which equal interest on the outstanding Phase #3 Major Improvement Assessments balance of $3,301,251 for six months each and an effective interest rate of 5.00 percent. Phase #3 Major Improvement Annual Installments to be collected include a principal amount of $173,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Phase #3 Major Improvement Refunding Bonds is estimated to be equal to $338,063 in 2026-27.

MSUD is obligated to pay a portion of the Phase #3 Major Improvement Annual Installments due for the Phase #3 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal ($30,748) and interest ($65,916) due for debt service collected for 2026-27. As a result, the total MSUD portion of the Phase #3 Major Improvement Annual Installments is $96,664 ($30,748 + $65,916) = $96,664).

As a result, the total net Annual Installments to be collected for Phase #3 Major Improvement principal and interest due in 2026-27 is equal to $241,399 ($338,063 - $96,664 = $241,399).

Administrative Expenses

Administrative expenses for Phase #3 Major Improvements include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-D-2 below, the administrative expenses to be collected for 2026-27 are estimated to be $30,000.

Table II-D-2
Phase #3 Major Improvements Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$500
PID Administrator	$19,000
Trustee	$4,500
Audit	$1,000
Dissemination Agent	$3,500
TIRZ/Contingency	$1,500
Total	**$30,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $16,506 which equals 0.5 percent interest on the outstanding Phase #3 Major Improvement Assessments balance of $3,301,251.

Available TIRZ Credit

Pursuant to the project plan and finance plan for the TIRZ (the "TIRZ Project Plan and Finance Plan"), 45.20 percent of TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel. The Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds issued in 2024 resulted in reduction of required bond debt service payments originally projected to be offset with the applicable TIRZ Revenues. The projected percentage of TIRZ Revenues required to offset the Annual Installments updated with the Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds was calculated to be 32.29 percent (rounded), resulting in 12.91 percent (rounded) of savings in TIRZ Revenues projected to offset the initially projected Annual installments. The City Council has decided to apply 50 percent of the savings in TIRZ Revenues [i.e., 6.45 percent (rounded)] to be applied towards additional TIRZ projects as may be further described in the TIRZ Project Plan and Finance Plan and apply the remaining 50 percent as additional TIRZ Revenues made available to offset the Annual Installments, resulting in a total of 38.75% of the TIRZ Revenues (i.e., 32.29% + 6.45% = 38.75%) available to offset the applicable Annual Installments after issuance of the Phase #3 Major Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2024-25 in the total amount of $271,242 that are available to be used as a TIRZ Credit for Annual Installment offset in 2026-27 for the respective Parcels within Phase #3. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #3 is shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2026, there is no available excess reserve fund income to reduce the 2026-27 Annual Installments for the Phase #3 Major Improvements.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $23,417. This amount is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no excess administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Phase #3 Major Improvement Annual Installment.

E. Annual Installments Per Unit - Phase #3 Major Improvements

According to the current Amended and Restated Service and Assessment Plan, 455 units representing 389.04 total Equivalent Units are estimated to be built within Phase #3 of the PID. According to the Trustee, one Parcel has prepaid their Phase #3 Assessment in full resulting in approximately 0.83 prepaid Equivalent Units. The Annual Installment due to be collected per Equivalent Unit for Phase #3 Major Improvements for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Phase #3 Major Improvements

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$142,252.02	$366.43
Interest	$99,146.58	$255.39
Administrative Expenses	$30,000.00	$77.28
Excess Interest for Reserves	$16,506.26	$42.52
Total	**$287,904.85**	**$741.62**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 388.21 Equivalent Units.

The Annual Installment due to be collected from each Lot Type for the Phase #3 Major Improvements for 2026-27 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Unit – Phase #3 Major Improvements

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$741.62	1.00	$741.62
Lot Type 4 (50' Lot)	$741.62	0.83	$615.55

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #3 Major Improvement Assessment, the annual principal and interest, the Administrative Expenses, and the Phase #3 Major Improvement Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. ANNUAL BUDGET – PHASE #1

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Bonds, of which nineteen (19) Annual Installments remain outstanding and available to pay obligations under the Phase #1 and Phase #2 Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 and Phase #2 Refunding Bonds commencing with the issuance of the Phase #1 and Phase #2 Refunding Bonds. The effective interest rate on the Phase #1 and Phase #2 Refunding Bonds is 5.00 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on Phase #1 and Phase #2 Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable

at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1 and Phase #2 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #1 Annual Installments
to be Collected for 2026-27

	Phase #1 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds	MSUD Credit	Net Annual Installments
Interest payment on March 1, 2027	$264,834	($28,776)	$236,058
Interest payment on September 1, 2027	$264,834	($28,776)	$236,058
Principal payment on September 1, 2027	$350,000	($19,339)	$330,661
Subtotal debt service payments	*$879,667*	*($76,891)*	*$802,776*
Administrative Expenses	$28,000	$0	$28,000
Excess Interest for Reserves	$0	$0	$0
Subtotal Expenses	*$907,667*	*($76,891)*	*$830,776*
Available TIRZ Credit	($295,468)	$0	($295,468)
Available Reserve Fund Income	($17,000)	$0	($17,000)
Available Capitalized Interest Account	$0	$0	$0
Available Admin Expense account	($5,000)	$0	($5,000)
Subtotal funds available	*($317,468)*	*$0*	*($317,468)*
Annual Installments	**$590,200**	**($76,891)**	**$513,309**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #1 portion of the Phase #1 and Phase #2 Refunding Bond interest due on March 1, 2027, in the amount of $264,834 and on September 1, 2027, in the amount of $264,834, which equal interest on the outstanding Phase #1 Assessments balance of $10,593,349 for six months each and an effective interest rate of 5.00 percent. Phase #1 Annual Installments to be collected include a principal amount of $350,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Phase #1 portion of the Phase #1 and Phase #2 Refunding Bond is estimated to be equal to $879,667 in 2026-27.

MSUD is obligated to pay a portion of the Phase #1 Annual Installments due for the Phase #1 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal ($19,339) and interest ($57,552) due for debt service collected for 2026-27. As a result, the total MSUD portion of the Phase #1 Annual Installments is $76,891 ($19,339 + $57,552) = $76,891).

As a result, the total net Annual Installments to be collected for Phase #1 principal and interest due in 2026-27 is equal to $802,776 ($879,667 - $76,891 = $802,776).

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-F-2 below, the administrative expenses to be collected for 2026-27 are estimated to be $28,000.

Table II-F-2
Phase #1 Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$500
PID Administrator	$17,000
Trustee	$2,250
Audit	$1,750
Dissemination Agent	$1,000
TIRZ/Contingency	$5,500
Total	**$28,000**

Excess Interest for Prepayment and Delinquency Reserve

Pursuant to Section 1.1 and Section 6.2 of the Phase #1 and Phase #2 Series 2024 Bond Indenture, the Delinquency and Prepayment Reserve Requirement was funded in full at Phase #1 and Phase #2 Series 2024 Bond issuance. As a result, there are no Annual Installments to be collected for

Delinquency and Prepayment Reserves in 2026-27. The Administrator will continue to monitor the Delinquency and Prepayment Reserve Requirement on an annual basis.

Available TIRZ Credit

Similar to the TIRZ Revenue description in the Phase #3 Major Improvements section above, 38.75% of the TIRZ Revenues are available to offset the applicable Annual Installments after issuance of the Phase #1 and Phase #2 Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2025-26 in the total amount of $295,468 that are available to be used as a TIRZ Credit for Annual Installment offset in 2026-27 for the respective Parcels within Phase #1. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #1 is shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $96,556 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $17,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the Phase #1 portion of available balance for administrative expenses was estimated to be $65,968. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, $5,000 is available in the Administrative Expense Fund to reduce the Phase #1 2026-27 Annual Installment.

G. Annual Installments Per Unit - Phase #1

According to the current Amended and Restated Service and Assessment Plan, 462 units representing 400.80 total Equivalent Units are estimated to be built within Phase #1 of the PID. According to the Trustee, four Parcels have prepaid their Phase #1 Assessment in full and one Parcel has partially prepaid their Phase #1 Assessment resulting in approximately 4.08 prepaid Equivalent Units. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #1 Assessments for 2026-27 is shown in Table II-G-1 on the following page.

Table II-G-1
Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount	Annual Installment per Unit
Principal	$330,661.21	$833.49
Interest	$455,115.21	$1,147.20
Administrative Expenses	$23,000.00	$57.98
Excess Interest for Reserves	$0.00	$0.00
Total	**$808,776.42**	**$2,038.66**

1 – Refer to Table II-F-1 of this report for additional budget details.
2 – Based on the current outstanding 396.72 Equivalent Units.

The Annual Installment due to be collected from each Lot Type for the Phase #1 for 2026-27 is shown in Table II-G-2 below.

Table II-G-2
Annual Installment Per Unit – Phase #1

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class
Lot Type 3 (60' Lot)	$2,038.66	1.00	$2,038.66
Lot Type 4 (50' Lot)	$2,038.66	0.83	$1,692.09

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #1 Assessment, the annual principal and interest, the Administrative Expenses, and the Phase #1 Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

H. ANNUAL BUDGET – PHASE #2 PROJECTS

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Bonds, of which nineteen (19) Annual Installments remain outstanding and available to pay obligations under the Phase #1 and Phase #2 Refunding Bonds.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 and Phase #2 Refunding Bonds commencing with the issuance of the Phase #1 and Phase #2 Refunding Bonds. The effective interest rate on the

Phase #1 and Phase #2 Refunding Bonds is 5.00 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on Phase #1 and Phase #2 Refunding Bonds (5.00 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the current Amended and Restated Service and Assessment Plan, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #1 and Phase #2 Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-H-1 on the following page.

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Table II-H-1
Budget for the Phase #2 Annual Installments
to be Collected for 2026-27[1]

	Phase #2's Share of Phase #1-2 Bonds	MSUD Credit	Net Annual Installments
Interest payment on March 1, 2027	$273,150	($35,528)	$237,622
Interest payment on September 1, 2027	$273,150	($35,528)	$237,622
Principal payment on September 1, 2027	$424,000	($33,146)	$390,854
Subtotal debt service payments	*$970,300*	*($104,202)*	*$866,098*
Administrative Expenses	$26,000	$0	$26,000
Excess Interest for Reserves	$0	$0	$0
Subtotal Expenses	*$996,300*	*($104,202)*	*$892,098*
Available TIRZ Credit	($313,278)	$0	($313,278)
Available Reserve Fund Income	($17,000)	$0	($17,000)
Available Capitalized Interest Account	$0	$0	$0
Available Admin Expense account	($5,000)	$0	($5,000)
Subtotal funds available	*($335,278)*	*$0*	*($335,278)*
Annual Installments	**$661,022**	**($104,202)**	**$556,819**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #2 portion of the Phase #1 and Phase #2 Refunding Bond interest due on March 1, 2027 in the amount of $273,150 and on September 1, 2027 in the amount of $273,150, which equal interest on the outstanding Phase #2 Assessments balance of $10,926,000 for six months each and an effective interest rate of 5.00 percent. Phase #2 Annual Installments to be collected include a principal amount of $424,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Phase #2 portion of the Phase #1 and Phase #2 Refunding Bond is estimated to be equal to $970,300 in 2026-27.

MSUD is obligated to pay a portion of the Phase #2 Annual Installments due for the Phase #2 portion of the Phase #1 and Phase #2 Major Improvements Refunding Bonds. Pursuant to the MSUD debt service schedule, MSUD will pay a portion of the principal ($33,146) and interest ($71,057) due for debt service collected for 2026-27. As a result, the total MSUD portion of the Phase #2 Annual Installments for Phase #2 Projects is $104,202 ($33,146 + $71,057) = $104,202).

As a result, the total net Annual Installments to be collected for Phase #2 principal and interest due in 2026-27 is equal to $866,098 ($970,300 - $104,202 = $866,098).

Administrative Expenses

Administrative expenses for Phase #2 include the City, Administrator, Trustee, audit, dissemination agent, and TIRZ/contingency fees. As shown in Table II-H-2 below, the administrative expenses to be collected for 2026-27 are estimated to be $26,000.

Table II-H-2
Phase #2 Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$500
Administrator	$17,000
Trustee	$1,125
Dissemination Agent	$875
Auditor	$1,000
TIRZ/Contingency	$5,500
Total	**$26,000**

Excess Interest for Prepayment and Delinquency Reserve

Pursuant to Section 1.1 and Section 6.2 of the Phase #1 and Phase #2 Series 2024 Bond Indenture, the Delinquency and Prepayment Reserve Requirement was funded in full at Phase #1 and Phase #2 Series 2024 Bond issuance. As a result, there are no Annual Installments to be collected for Delinquency and Prepayment Reserves in 2026-27. The Administrator will continue to monitor the Delinquency and Prepayment Reserve Requirement on an annual basis.

Available TIRZ Credit

Similar to the TIRZ Revenue description in the Phase #3 Major Improvements section of this report, 38.75% of the TIRZ Revenues are available to offset the applicable Annual Installments after issuance of the Phase #1 and Phase #2 Improvement Refunding Bonds and Phase #1 and Phase #2 Refunding Bonds.

According to the City, there have been TIRZ increments collected in 2025-27 in the total amount of $313,278 that are available to be used as a TIRZ Credit for Annual Installment offset in 2026-27 for the respective Parcels within Phase #2. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within Phase #2 is shown in Appendix E-2.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $96,556 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $17,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the Phase #2 portion of available balance for administrative expenses was estimated to be $65,968. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, $5,000 is available in the Administrative Expense Fund to reduce the Phase #2 2026-27 Annual Installment.

I. ANNUAL INSTALLMENTS PER UNIT - PHASE #2 PROJECTS

According to the current Amended and Restated Service and Assessment Plan, 489 units representing 422.87 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to the Trustee, four Parcels have prepaid their Phase #2 Assessment in full resulting in approximately 3.49 prepaid Equivalent Units. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #2 Project Assessments for 2026-27 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – Phase #2

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$390,854.08	$931.98
Interest	$458,243.43	$1,092.67
Administrative Expenses	$21,000.00	$50.07
Excess Interest for Reserves	$0.00	$0.00
Total	**$870,097.51**	**$2,074.72**

1 – Refer to Table II-H-1 of this report for additional budget details.
2 – Based on the current outstanding 419.38 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #2 for 2026-27 is shown in Table II-I-2 on the following page.

Table II-I-2
Annual Installment Per Unit – Phase #2

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$2,074.72	1.00	$2,074.72
Lot Type 4 (50' Lot)	$2,074.72	0.83	$1,722.02

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Phase #2 Assessments for Phase #2 Projects, the annual principal and interest, the Administrative Expenses, and the Phase #2 Annual Installments for Phase #2 Projects to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

J. ANNUAL BUDGET – PHASE #3A

On July 27, 2021, the City approved the issuance of the Phase #3A Bonds. As a result, condition (i) for the commencement of the collection of Phase #3A Annual Installments has been met, and the collection of the first Phase #3A Annual Installments commenced September 1, 2021.

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #3A Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3A Bonds commencing with the issuance of the Phase #3A Bonds. The effective interest rate on the Phase #3A Bonds is 3.80 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3A Bonds (3.80 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under the current Amended and Restated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on Phase #3A Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #3A of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-J-1 below.

Table II-J-1
Budget for the Phase #3A Annual Installments
to be Collected for 2026-27

	Phase #3A Bonds
Interest payment on March 1, 2027	$58,910
Interest payment on September 1, 2027	$58,910
Principal payment on September 1, 2027	$117,000
Subtotal debt service payments	*$234,820*
Administrative Expenses	$28,000
Excess Interest for Reserves	$15,505
Subtotal Expenses	*$278,325*
Available Reserve Fund Income	($3,000)
Available Admin Expense account	($5,000)
Subtotal funds available	*($8,000)*
Annual Installments	**$270,325**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3A Bond interest due on March 1, 2027 in the amount of $58,910 and on September 1, 2027 in the amount of $58,910 which equal interest on the outstanding Phase #3A Assessment balance of $3,101,000 for six months each and an effective interest rate of 3.80 percent. Phase #3A Annual Installments to be collected include a principal amount of $117,000 due on September 1, 2027. As a result, the total

gross principal and interest due for the Phase #3A Bond portion of Assessments in 2026-27 is estimated to be equal to $234,820.

Administrative Expenses

Administrative expenses for Phase #3A include the City, Administrator, Trustee, audit, dissemination agent, and contingency fees. As shown in Table II-J-2 below, the administrative expenses to be collected for 2026-27 are estimated to be $28,000.

Table II-J-2
Phase #3A Administrative Budget – 2026-27

Description	2026-27 Budget
City	$500
Administrator	$18,000
Trustee	$4,500
Auditor	$1,000
Dissemination Agent[1]	$0
Contingency	$4,000
Total	**$28,000**

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $15,505 which equals 0.5 percent interest on the outstanding Phase #3A Assessment balance of $3,101,000.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $8,195 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $3,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $73,582. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, $5,000 is available in the Administrative Expense Fund to reduce the Phase #3A 2026-27 Annual Installment.

K. Annual Installments Per Unit - Phase #3A

According to the current Amended and Restated Service and Assessment Plan, 197 units representing 163.51 total Equivalent Units are estimated to be built within Phase #3A of the PID. According to the Trustee, no Parcels have prepaid their Phase #3A Assessment. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #3A Assessments for 2026-27 is shown in Table II-K-1 below.

Table II-K-1
Annual Installment Per Unit – Phase #3A

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$117,000.00	$715.55
Interest	$114,820.00	$702.22
Administrative Expenses	$23,000.00	$140.66
Excess Interest for Reserves	$15,505.00	$94.83
Total	**$270,325.00**	**$1,653.26**

1 – Refer to Table II-J-1 of this report for additional budget details.
2 – Based on the current outstanding 163.51 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #3A for 2026-27 is shown in Table II-K-2 below.

Table II-K-2
Annual Installment Per Unit – Phase #3A

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$1,653.26	1.00	$1,653.26
Lot Type 4 (50' Lot)	$1,653.26	0.83	$1,372.21

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3A of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix F-1.

L. Annual Budget – Phase #3B

The Assessment imposed on any Parcel may be paid in full at any time. According to the Updated Service and Assessment Plan, the collection of the first Annual Installment for a Lot or Parcel of Phase #3B Assessed Property shall commence upon the earlier of: (i) September 1, 2023, (ii) with

tax bills sent the first October after issuance of Bonds for Phase #3B Improvements, such that upon the issuance of the Bonds all Assessments in Phase #3B shall begin collections, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3B Assessed Property, such that all Assessments in the Phase #3B begin collection immediately after the expirations of such two year period. Such first annual installment for a Lot or Parcel of the Phase #3B Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

On September 22, 2022, the City approved the issuance of the Phase #3B Bonds. As a result, condition (ii) for the commencement of the collection of Phase #3B Annual Installments has been met, and the collection of the first Phase #3B Annual Installments will commence September 1, 2023 and will become delinquent if not paid prior to February 1, 2024.

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #3B Bonds, of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the current Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3B Bonds commencing with the issuance of the Phase #3B Bonds. The effective interest rate on the Phase #3B Bonds is 5.84 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #3B Bonds (5.84 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the current Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under the current Amended and Restated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #3B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #3B of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-L-1 below.

Table II-L-1
Budget for the Phase #3B Annual Installments
to be Collected for 2026-27

	Phase #3B Bonds
Interest payment on March 1, 2027	$169,543
Interest payment on September 1, 2027	$169,543
Principal payment on September 1, 2027	$178,000
Subtotal debt service payments	*$517,086*
Administrative Expenses	$31,000
Excess Interest for Reserves	$29,017
Subtotal Expenses	*$577,103*
Available Reserve Fund Income	($9,000)
Available Admin Expense account	($10,000)
Subtotal funds available	*($19,000)*
Annual Installments	**$558,103**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include Phase #3B Bond interest due on March 1, 2027, in the amount of $169,543 and on September 1, 2027 in the amount of $169,543, which equal interest on the outstanding Phase #3B Assessment balance of $5,803,341 for six months each and an effective interest rate of 5.84 percent. Phase #3B Annual Installments to be collected include a principal amount of $178,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Phase #3B Bond portion of Assessments in 2026-27 is estimated to be equal to $517,086.

Administrative Expenses

Administrative expenses for Phase #3B include the City, Administrator, Trustee, audit, dissemination agent, and contingency fees. As shown in Table II-L-2 on the following page, the administrative expenses to be collected for 2026-27 are estimated to be $31,000.

Table II-L-2
Phase #3B Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$500
Administrator	$20,000
Trustee	$4,500
Auditor	$1,000
Dissemination Agent[1]	$0
Contingency	$5,000
Total	**$31,000**

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $29,017 which equals 0.5 percent interest on the outstanding Phase #3B Assessment balance of $5,803,341.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $24,026 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $9,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $138,092. Of this amount, a portion is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, $10,000 is available in the Administrative Expense Fund to reduce the Phase #3B 2026-27 Annual Installment.

M. Annual Installments Per Unit - Phase #3B

According to the current Amended and Restated Service and Assessment Plan, 258 units representing 225.53 total Equivalent Units are estimated to be built within Phase #3B of the PID. According to the Trustee, one Parcel has prepaid their Phase #3B Assessment in full resulting in approximately 0.83 prepaid Equivalent Units. As a result, the Annual Installment due to be collected per outstanding Equivalent Unit for Phase #3B Assessments for 2026-27 is shown in Table II-M-1 on the following page.

Table II-M-1
Annual Installment Per Unit – Phase #3B

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$178,000.00	$792.17
Interest	$330,086.04	$1,469.01
Administrative Expenses	$21,000.00	$93.46
Excess Interest for Reserves	$29,016.70	$129.14
Total	**$558,102.74**	**$2,483.77**

1 – Refer to Table II-L-1 of this report for additional budget details.
2 – Based on the current outstanding 224.70 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within Phase #3B for 2026-27 is shown in Table II-M-2 below.

Table II-M-2
Annual Installment Per Unit – Phase #3B

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$2,483.77	1.00	$2,483.77
Lot Type 4 (50' Lot)	$2,483.77	0.83	$2,061.53

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Phase #3B of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix G-1

N. BOND REDEMPTION RELATED UPDATES

Phase #1 Bonds

The Phase #1 Bonds were issued in November 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Phase #1 Bonds were refunded as part of the Phase #1 and Phase #2 Refunding Bonds.

Phases #2-3 MI Bonds

The Phases #2-3 MI Bonds were issued in November 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #2-3 MI Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Phase #2-3 MI Bonds were refunded as part of the Phase #3 Major Improvement Area Refunding Bonds.

Phase #2 Bonds

The Phase #2 Bonds were issued in October 2018. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Phase #2 Bonds were refunded as part of the Phase #1 and Phase #2 Refunding Bonds.

Phase #3A Bonds

The Phase #3A Bonds were issued in August 2021. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #3A Bonds maturing on or after September 1, 2031, in whole or in part, on any date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #3A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #3B Bonds

The Phase #3B Bonds were issued in October 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phases #3B Bonds maturing on or after September 1, 2032, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Phase #3 Major Improvements Refunding Bonds

The Phase #3 Major Improvements Refunding Bonds were issued in February 2024. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the Phase #3 Major Improvements Refunding Bonds before their scheduled maturity dates, in whole or in part, as set forth in the Pricing Certificate. Pursuant to Section 1.C. of the Pricing Certificate, the City reserves the right to optionally redeem the Bonds maturing on and after September 1, 2035, in whole or in part, in principal amounts of $1,000 or any integral multiple thereof, before their respective scheduled maturity dates, on **September 1, 2034**, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the Phase #3 Major Improvements Refunding Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

Phase #1 and Phase #2 Refunding Bonds

The Phase #1 and Phase #2 Refunding Bonds were issued in February 2024. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the Phase #1 and Phase #2 Refunding Bonds before their scheduled maturity dates, in whole or in part, as set forth in the Pricing Certificate. Pursuant to Section 1.C. of the Pricing Certificate, the City reserves the right to optionally redeem the Bonds maturing on and after September 1, 2035, in whole or in part, in principal amounts of $1,000 or any integral multiple thereof, before their respective scheduled maturity dates, on **September 1, 2034**, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the Phase #1 and Phase #2 Refunding Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

III. UPDATE OF THE ASSESSMENT PLAN

The current Amended and Restated Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the Equivalent Units of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of the Service and Assessment Plan.

The Assessment Roll Summaries are shown in Appendix C-1, D-1, E-1, F-1, and G-1. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the current Amended and Restated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

Phase #1

According to Denton County Appraisal District ("DCAD") online records, four hundred sixty-two (462) subdivided residential Parcels within Phase #1A and Phase #1B of development were officially recognized within the county's official roll in 2018. As a result, individual Parcels within Phase #1A and Phase #1B of development were individually billed Annual Installments beginning in tax year 2018 as shown in the 2018-19 Annual Service Plan Update.

Phase #2

According to DCAD online records, a final plat for one hundred ninety-eight (198) residential Parcels was recorded on February 27, 2019, for Phase #2A and officially recognized within the county's official roll in 2019. As a result, individual Parcels within Phase #2A of development were individually billed Annual Installments beginning in tax year 2019 as shown in in the 2019-20 Annual Service Plan Update.

According to DCAD online records, a final plat for one hundred ninety-one (191) residential Parcels was recorded on August 29, 2019, for Phase #2B-1. As of the date of the 2019-20 Annual Service Plan Update, DCAD had recognized the subdivided Parcels for the unofficial roll of 2020. As a result, individual Parcels within Phase #2B-1 of development were individually allocated their principal Assessment beginning in tax year 2019 but will not be billed individual Annual Installment amounts until tax year 2020.

According to DCAD online records, a final plat for one hundred (100) residential Parcels was recorded on November 7, 2019, for Phase #2B-2. The subdivided Parcels were officially recognized within the county's official roll in 2020. As a result, individual Parcels within Phase #2B-2 of development will be individually billed Annual Installments beginning in tax year 2020.

Phase #3A

According to DCAD online records, a final plat for one hundred ninety-seven (197) residential Parcels was recorded in 2020 for Phase #3A. The subdivided Parcels were officially recognized within the county's official roll in 2021. As a result, individual Parcels within Phase #3A of development will be individually billed Annual Installments beginning in tax year 2021 as shown in the 2021-22 Annual Service Plan Update.

Phase #3B

According to DCAD online records, three final plats were filed and recorded in 2022, which subdivided parent Parcels 637957, 38571, and 147923 into 258 residential lots in Phase #3B of the PID. The subdivided Parcels will be recognized within the county's official roll in 2023. As a result, individual Parcels within Phase #3B of development will be individually billed Annual Installments beginning in tax year 2023 as shown in the 2023-24 Annual Service Plan Update for their respective Phases #2-3 Assessment and Phase #3B Assessment.

As part of issuing Phase #1 and Phase #2 Refunding Bonds, the Phase #2's share of the Phases #2-3 Major Improvements were combined with the Phase #2 Improvements, resulting in the Phase #2 Projects. As a result, the Phase #2-3 Major Improvement Assessments were split between Phase #2 and Phase #3 and the Phase #2's share of the Phases #2-3 Major Improvements Assessments were combined with the Phase #2 Assessments related to the Phase #2 Improvements and the Phase #2 Assessment Roll was updated to reflect both.

B. Prepayment of Assessments

Phase #1

According to the Trustee, four Parcels within Phase #1 of the PID have prepaid their Assessment in full and one Parcel (713879) had a partial prepayment as of May 31, 2026.

Phase #2

According to the Trustee, four Parcels within Phase #2 of the PID have prepaid their Assessment in full as of May 31, 2026.

Phase #3A

According to the Trustee, no Parcels within Phase #3A of the PID have prepaid their Assessment in full as of May 31, 2026.

Phase #3B

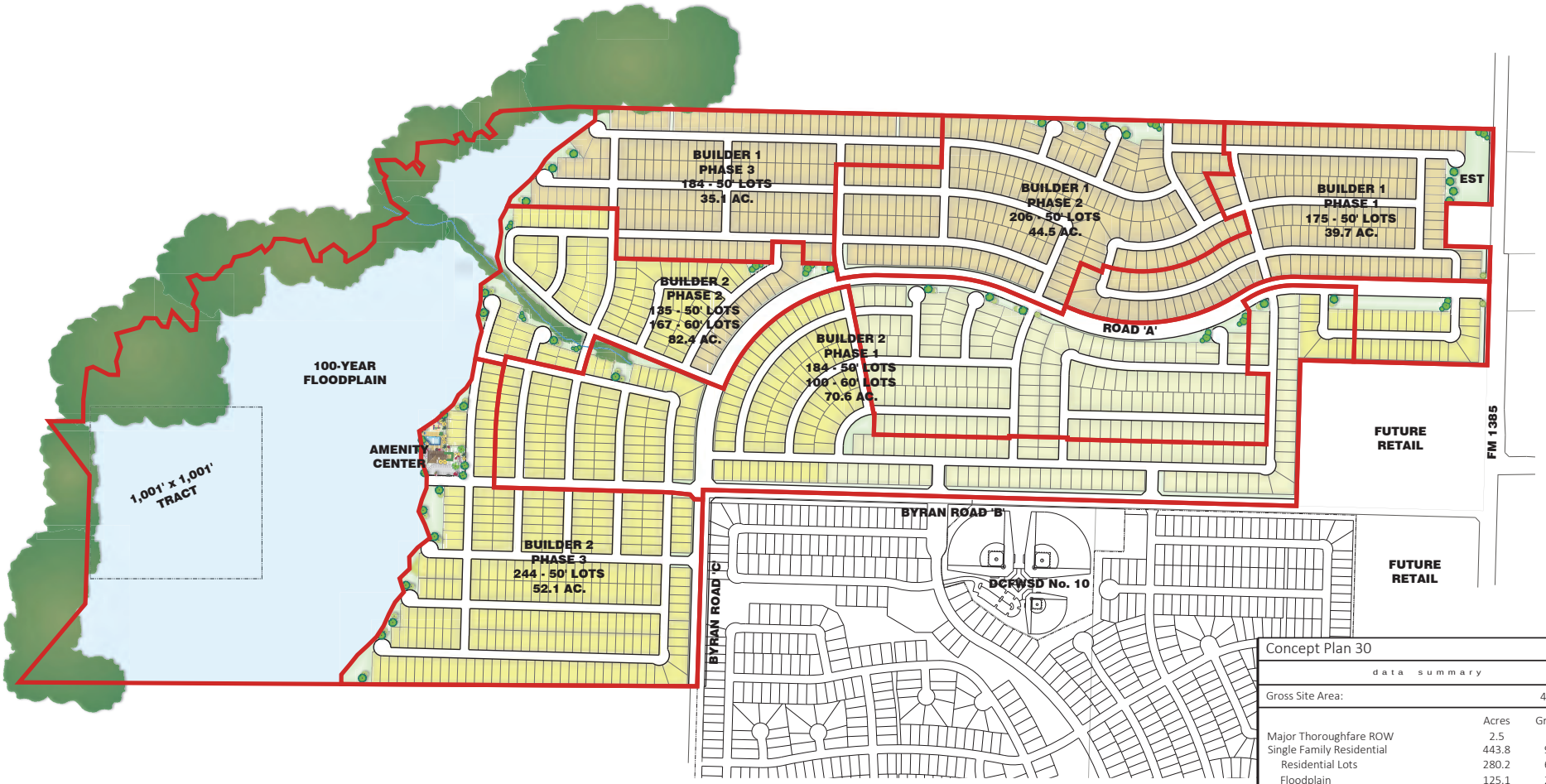
According to the Trustee, one Parcel within Phase #3B of the PID has prepaid their Assessment in full as of May 31, 2026.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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APPENDIX A
PID MAPS AND PLATS



Residential Product Type:	Lots
Home Builder 1	
50' x 120' Lots	565
Home Builder 2	
50' x 120' Lots	563
60' x 120' Lots	267
Total Builder 2 Lots	830

Concept Plan 30

data summary

Gross Site Area:		446.3
	Acres	Gross %
Major Thoroughfare ROW	2.5	1%
Single Family Residential	443.8	99%
Residential Lots	280.2	66%
Floodplain	125.1	28%
Open Space	17.8	4%
Elevated Storage Tank Area	1.5	1%
Amenity Center	1.4	1%

Residential Product Type:	Lots	Density
50' x 120' Lots	1128	
60' x 120' Lots	267	
Total Lots	1395	3.1:1

The Jackson Ridge Development does not exceed 4.25 units per gross acre and provides a minimum 10% of open space for the entire development.

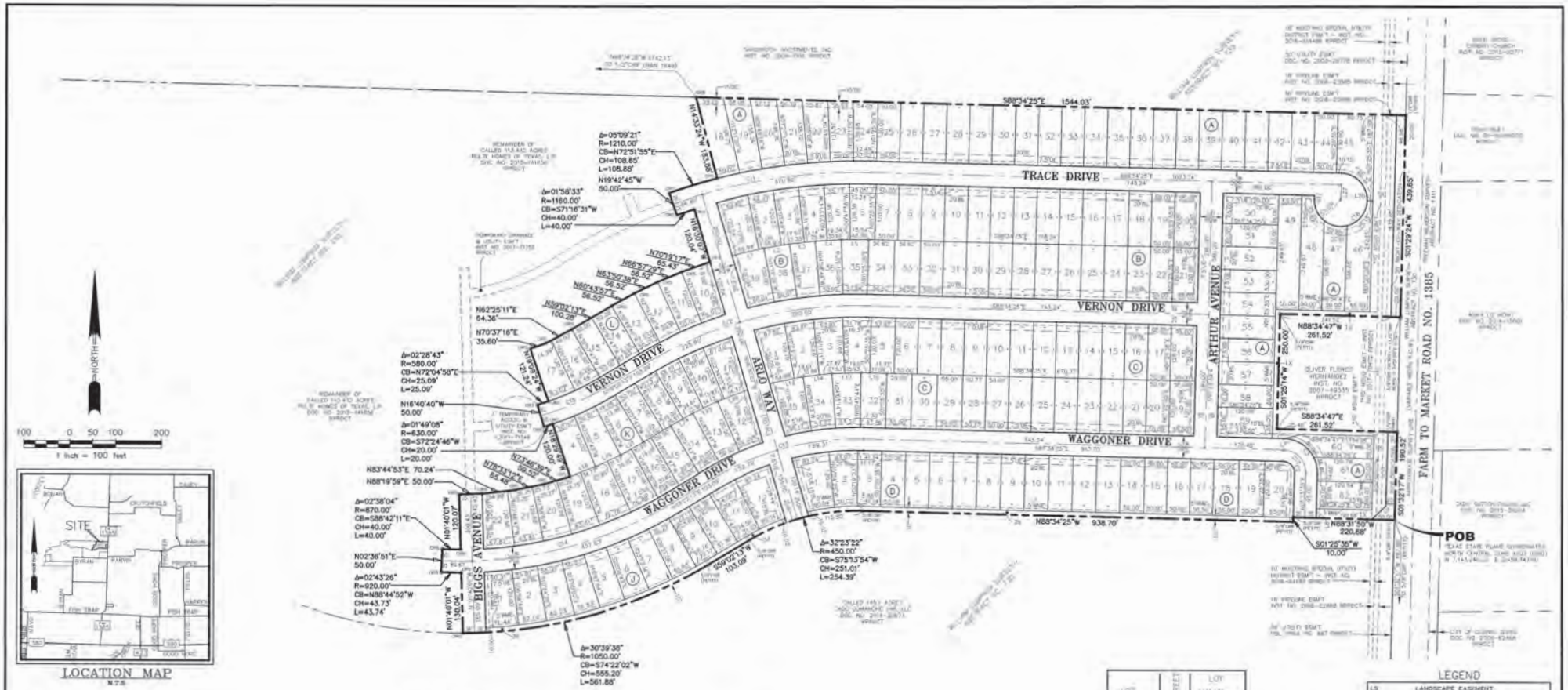
MASTER PLAN
JACKSON RIDGE DEVELOPMENT
AUBREY ETJ / PROSPER ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=600'

PETITT BARRAZA LLC
ENGINEERING PLANNING SURVEYING

DATE: JUNE, 2015

F:\2012\1203100\EXHIBIT\1203100LP30EXHIBIT06052015.dwg Jun 05,2015 - 2:12 pm chancock



NOTES:

1. WATER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV, 1701 SOUTH STEMMONS, CORINTH, TEXAS 75065, 1-800-274-4014
   (d) TELEPHONE SERVICE: AT&T, 2309 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

NOTES – CONTINUED

14. 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 INVOLVING 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999904392877.
17. * 10 FOOT MUSTANG SPECIAL UTILITY DISTRICT EASEMENT DENOTED AS " *10' MSUD ESMT " LOCATED ALONG LOT 1X, BLOCK A, IS FILED UNDER INSTRUMENT NO. 2016-90941 & INSTRUMENT NO. 2016-94179, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT).

** 15 FOOT MUSTANG SPECIAL UTILITY DISTRICT EASEMENT LOCATED ACROSS OLIVER FLORES HERNANDEZ TRACT RECORDED IN INSTRUMENT NO. 2017-70472, RPRDCT IS DENOTED AS "**10' MSUD ESMT ".

LOT INFORMATION

SF-6 – 178 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 12,484 SQ FT

X LOT INFORMATION

LOTS 1X–3X ARE FOR LANDSCAPE BUFFER PURPOSES.

CURVE TABLE

NO	CHORD	TYPE	TOTAL CHORD	DELTA	RADIUS	LENGTH
C1	S43°34'20"E	N/A	N/A	00°03'09"	5280.00'	4.85'
C2	S48°34'10"E	CIRCULAR	CIRCULAR	19.00'	19.00'	29.83'
C3	S01°21'36"E	REVERSE	REVERSE	19.44'	1210.00'	19.44'
C4	S01°34'36"E	REVERSE	REVERSE	147.84'	1210.00'	147.93'
C5	S14°00'08"E	REVERSE	REVERSE	147.90'	1210.00'	147.99'
C6	S19°42'45"E	REVERSE	REVERSE	108.85'	1210.00'	108.89'
C7	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C8	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C9	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C10	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C11	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C12	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C13	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C14	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C15	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C16	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C17	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C18	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C19	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C20	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C21	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C22	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C23	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C24	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C25	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C26	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C27	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C28	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C29	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C30	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C31	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C32	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C33	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C34	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C35	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C36	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C37	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C38	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C39	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C40	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C41	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C42	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C43	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C44	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C45	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C46	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C47	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C48	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C49	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C50	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C51	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C52	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C53	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C54	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C55	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C56	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C57	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C58	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C59	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C60	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C61	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C62	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C63	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C64	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C65	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C66	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C67	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C68	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C69	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C70	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C71	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C72	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C73	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C74	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C75	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C76	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C77	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C78	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C79	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C80	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C81	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C82	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C83	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C84	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C85	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C86	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C87	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C88	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C89	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C90	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C91	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C92	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C93	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C94	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C95	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C96	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'
C97	S14°00'08"E	REVERSE	REVERSE	147.90'	1160.00'	147.99'
C98	S19°42'45"E	REVERSE	REVERSE	108.85'	1160.00'	108.89'
C99	S20°01'27"E	REVERSE	REVERSE	119.18'	1160.00'	119.23'
C100	S21°34'36"E	REVERSE	REVERSE	147.84'	1160.00'	147.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°42'45"E	71.08'
L2	N85°02'13"E	58.30'
L3	N61°27'41"E	76.32'
L4	S88°34'47"E	58.72'
L5	N82°46'13"E	58.72'
L6	S88°34'25"E	25.47'
L7	N27°31'50"E	43.00'
L8	N01°31'50"E	10.30'
L9	N46°30'14"E	42.45'
L10	N01°25'47"E	180.50'
L11	N88°34'47"W	58.72'
L12	S01°31'50"W	10.00'
L13	S01°31'50"W	51.89'
L14	N85°02'13"E	58.46'
L15	N85°02'13"E	51.46'
L16	S46°27'50"E	56.56'
L17	N01°25'14"E	1.50'
L18	N88°34'47"W	58.56'
L19	N01°40'01"W	29.56'
L20	S88°34'47"E	10.50'
L21	N01°25'14"E	57.70'
L22	N88°02'47"E	69.08'
L23	N01°25'14"E	50.00'
L24	N88°02'47"E	59.50'
L25	N01°25'14"E	74.50'
L26	N88°34'47"E	70.04'
L27	N01°25'14"E	33.50'

10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION

(TYPICAL EXCEPT AS SHOWN OTHERWISE)

LEGEND

LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
LSAME	LANDSCAPE AND DRAINAGE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
HOA	HOME OWNERS ASSOCIATION
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE

FINAL PLAT
WINN RIDGE PHASE 1A

36.255 ACRES
178 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 14750
TBPLS FIRM REGISTRATION NO. 101568

Filed for Record in the Official Records Of Denton County On: 6/27/2017 9:39:13 AM In the PLAT Records WINN RIDGE PH 1A Doc Number: 2017-284 Number of Pages: 2 Amount: 100.00 Contact: 2517527680219 By: JS

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Pulte Homes of Texas, L.P. is the owner of that certain tract of land situated in the WILLIAM LUMPKIN SURVEY Abstract No. 730, in the City of Aubrey, Denton County, Texas, and being part of a called 113.432 acre tract described in deed to Pulte Homes of Texas, L.P., recorded in Document Number 2015-141856, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of said Pulte Homes tract, and being located on the west right-of-way line of Farm to Market Road No. 1385 (F.M. 1385 – variable width right-of-way), and an east line of a called 145.1 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20673, RPRDCT, from which a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the most easterly southeast corner of said CADG tract, bears South 01°32'17" West, a distance of 497.96 feet;

THENCE departing the west right-of-way line of said F.M. 1385 and with the south line of said Pulte Homes tract, the following courses:

North 88°31'50" West, a distance of 220.68 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found;

South 01°25'35" West, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found;

North 88°34'25" West, a distance of 938.70 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the beginning of a tangent curve to the left;

With said tangent curve which has a central angle of 32°23'22", a chord that bears South 75°13'54" West, a distance of 251.01 feet, a radius of 450.00 feet, and an arc length of 254.39 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found;

South 59°02'13" West, a distance of 103.09 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the beginning of a tangent curve to the right;

And with said tangent curve which has a central angle of 30°39'38", a chord that bears South 74°22'02" West, a distance of 555.20 feet, a radius of 1050.00 feet, and an arc length of 561.88 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

THENCE departing the south line of said Pulte Homes tract and over and across said Pulte Homes tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set:

North 01°40'01" West, a distance of 138.04 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve which has a central angle of 02°43'26", a chord that bears North 88°44'52" West, a distance of 43.73 feet, a radius of 920.00 feet, and an arc length of 43.74 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

North 02°38'51" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve which has a central angle of 02°38'04", a chord that bears South 88°42'11" East, a distance of 40.00 feet, a radius of 870.00 feet, and an arc length of 40.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

North 01°40'01" West, a distance of 120.07 feet;

North 88°19'59" East, a distance of 50.00 feet;

North 83°44'53" East, a distance of 70.24 feet;

North 78°33'12" East, a distance of 85.48 feet;

North 73°46'39" East, a distance of 59.52 feet;

North 16°29'49" West, a distance of 120.00 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve which has a central angle of 01°49'08", a chord that bears South 72°24'46" West, a distance of 20.60 feet, a radius of 630.00 feet, and an arc length of 20.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

North 16°40'40" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve which has a central angle of 02°28'43", a chord that bears North 72°04'58" East, a distance of 25.09 feet, a radius of 580.00 feet, and an arc length of 25.09 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

North 19°09'24" West, a distance of 121.24 feet;

North 70°37'16" East, a distance of 35.60 feet;

North 62°25'11" East, a distance of 64.36 feet;

North 59°02'13" East, a distance of 100.28 feet;

North 60°43'57" East, a distance of 58.52 feet;

North 63°50'36" East, a distance of 58.52 feet;

North 66°57'29" East, a distance of 58.52 feet;

North 70°19'17" East, a distance of 65.43 feet;

North 16°50'07" West, a distance of 120.04 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve which has a central angle of 01°58'38", a chord that bears South 71°16'31" West, a distance of 40.00 feet, a radius of 1160.00 feet, and an arc length of 40.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

(continued)

North 19°42'45" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve which has a central angle of 05°09'21", a chord that bears North 72°57'55" East, a distance of 108.85 feet, a radius of 1210.00 feet, and an arc length of 108.88 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set;

And North 14°53'24" West, a distance of 183.88 feet, said set iron rod being located on the north line of said Pulte Homes tract and the south line of that certain tract of land described in deed to Sandbrock Investments, Inc., recorded in Instrument No. 2004-1918 RPRDCT, from which a 1/2-inch iron rod with cap marked "H&N 1849" found bears North 88°34'25" West, a distance of 1742.13 feet;

THENCE South 88°34'25" East, with said common line, a distance of 1544.03 feet to a 1/2-inch iron rod with cap marked "RPTON" found on the west right-of-way line of said F.M. 1385, and being the northeast corner of said Pulte Homes tract;

THENCE South 01°29'24" West, with said west right-of-way line, a distance of 439.65 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of that certain tract of land described in deed to Oliver Flores Hernandez, recorded in Instrument No. 2007-48335 RPRDCT, from which a 1/2-inch iron rod with cap found bears North 74°51'50" East, a distance of 0.72 feet;

THENCE North 88°34'47" West, with the north line of said Hernandez tract, a distance of 261.52 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northwest corner of said Hernandez tract;

THENCE South 01°25'14" West, with the west line of said Hernandez tract, a distance of 250.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southwest corner of said Hernandez tract;

THENCE South 88°34'47" East, with the south line of said Hernandez tract, a distance of 261.52 feet to a 1/2-inch iron rod with cap marked "H&N" found on the west right-of-way line of said F.M. 1385, also being the southeast corner of said Hernandez tract;

THENCE South 01°32'17" West, with said west right-of-way line, a distance of 130.52 feet to the POINT OF BEGINNING of herein described tract, containing 36.255 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PULTE HOMES OF TEXAS, L.P.**, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **WINN RIDGE PHASE 1A**, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (The City), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The City, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the city and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the city use thereof. Any public utility given the right by The City to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The City against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey. This plat approved subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

Witness my hand this 22nd day of June 2017.

Pulte Homes of Texas, L.P.,
A Texas Limited Partnership

BY: Pulte Nevada I LLC,
A Delaware Limited Liability Company,
it's General Partner

BY: _____
Clint Vincent
Division Vice President of Land Development

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Clint Vincent, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 22nd day of June 2017.

_____
Notary Public in and for the State of Texas.

My commission expires: April 18, 2018

JESSICA HERNANDEZ
Notary Public, State of Texas
My Commission Expires
April 18, 2018

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey Subdivision Regulations.

Dated this the 14th day of June 2017.

_____
JIMMIE D. NICHOLS
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 14 day of June 2017.

_____
Notary Public in and for the State of Texas.

My commission expires: 12-25-2019

JESSICA LEE
Notary ID 132163824
My Commission Expires
December 25, 2019

APPROVED AND ACCEPTED:

_____
Janet Meyer, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 1A, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 13 day of June 2017, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat. And that the City of Aubrey further authorized the mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 13 day of June 2017

_____
Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

FINAL PLAT
WINN RIDGE PHASE 1A

36.255 ACRES
178 RESIDENTIAL LOTS
3 NON-RESIDENTAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY – ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

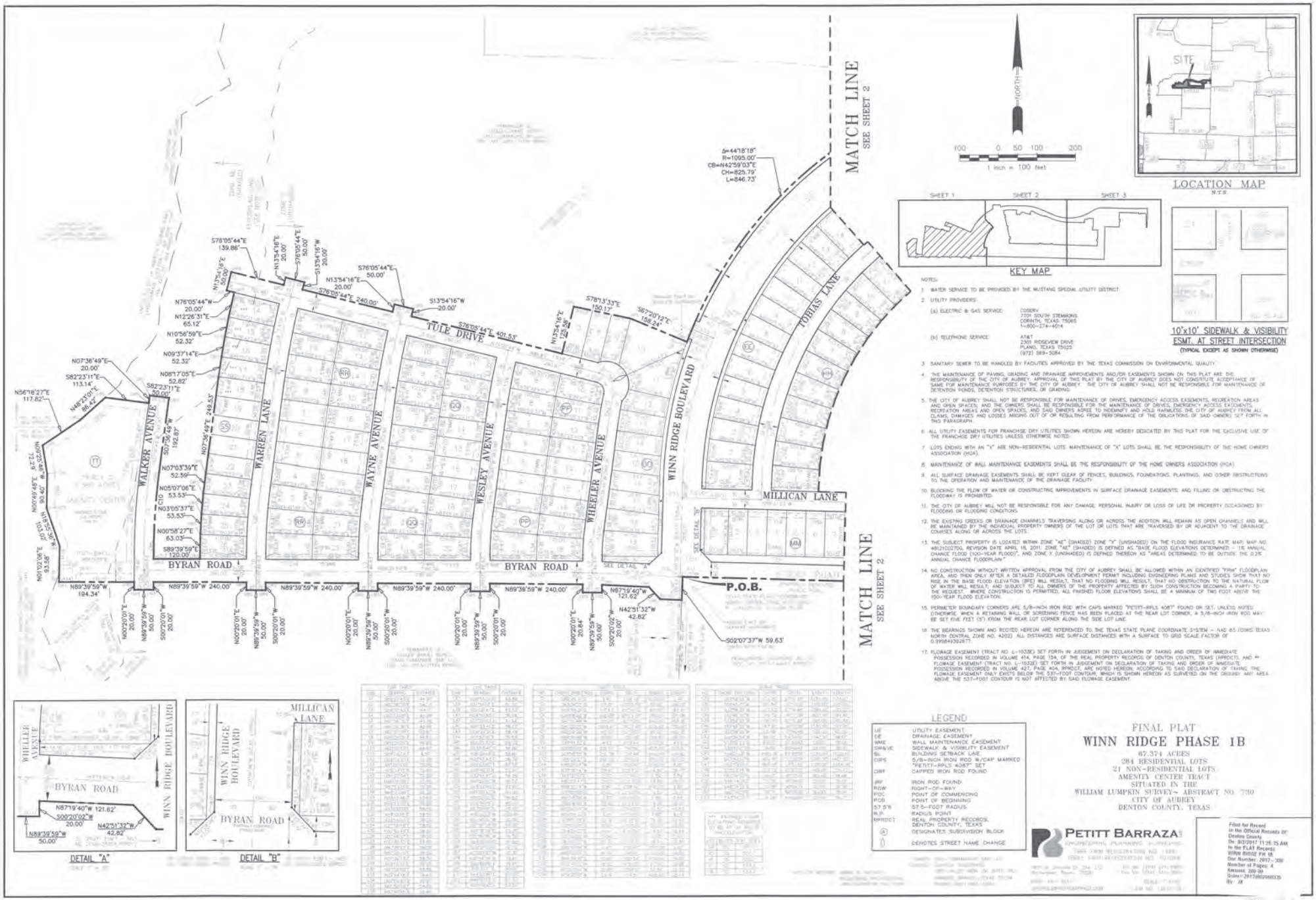
UTILITY COMPANY APPROVAL

ELECTRIC & GAS COMPANY:	
Marty N. Sobb	6-14-17
COSERV	DATE
TELEPHONE COMPANY:	
Chris Seale	6-21-17
AT&T	DATE

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 10119615
1851 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel No. (214) 221-4863
Fax No. (214) 340-3850
DATE: JUNE 2017
JMITCHELL@PETITTBARRAZA.COM
JOB NO. 13031-19

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WINN RIDGE PH 1A
Doc Number: 2017-284
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Amount: 100.00
Order#:20170627000210
By: JK

SHEET 2 OF 2



NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 76065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 369-5084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AE" (SHADED) ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP; MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE "AE" (SHADED) IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED – 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)", AND ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FPM" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS) TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99984936287.
17. FLOWAGE EASEMENT (TRACT NO. L-1033E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 414, PAGE 154, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND ## FLOWAGE EASEMENT (TRACT NO. L-1033E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, RPRDCT, ARE NOTED HEREON. ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.

LEGEND

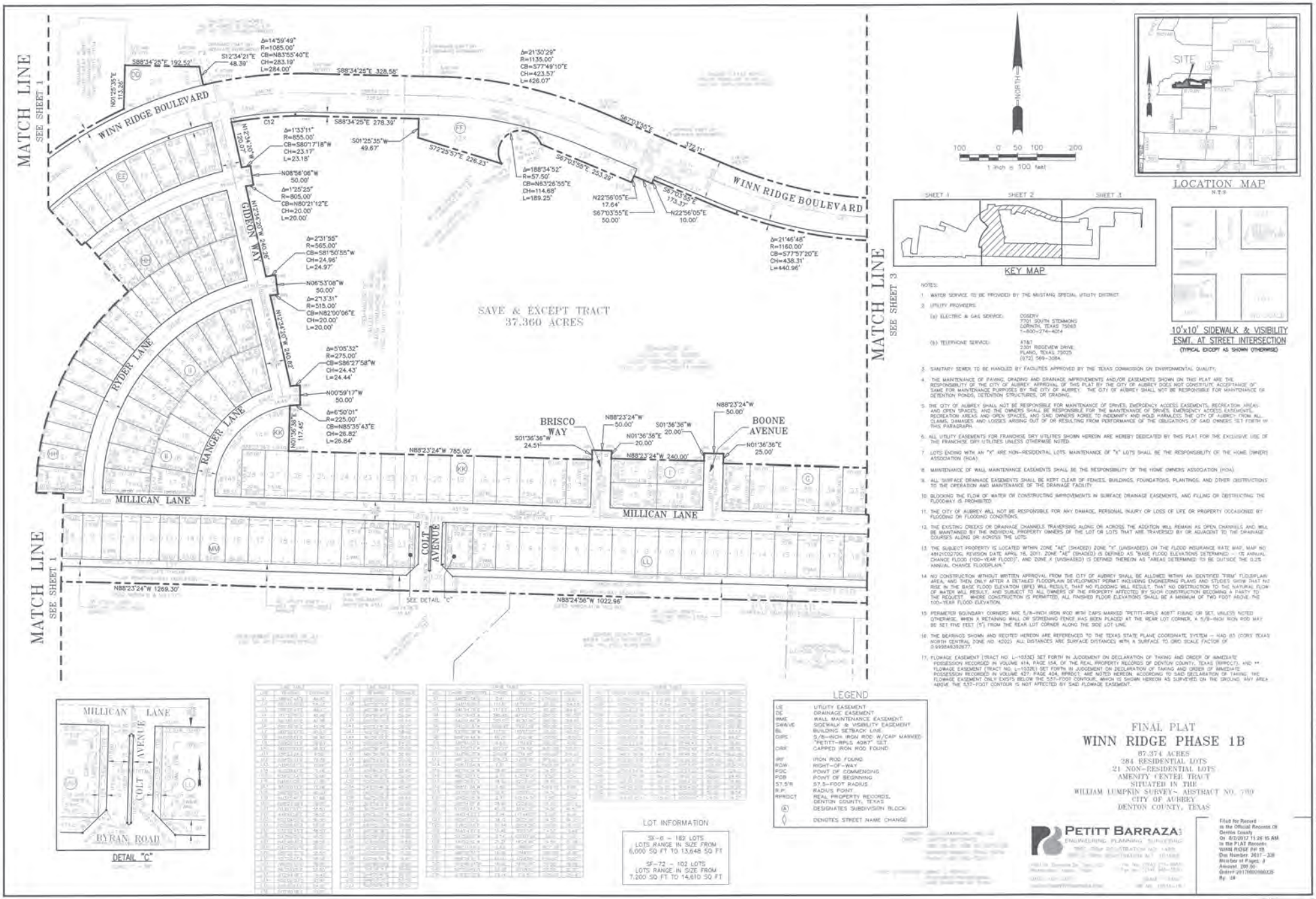
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SWAVE	SIDEWALK & VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
CIPS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
R.P.	RADIUS POINT
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
	DENOTES STREET NAME CHANGE

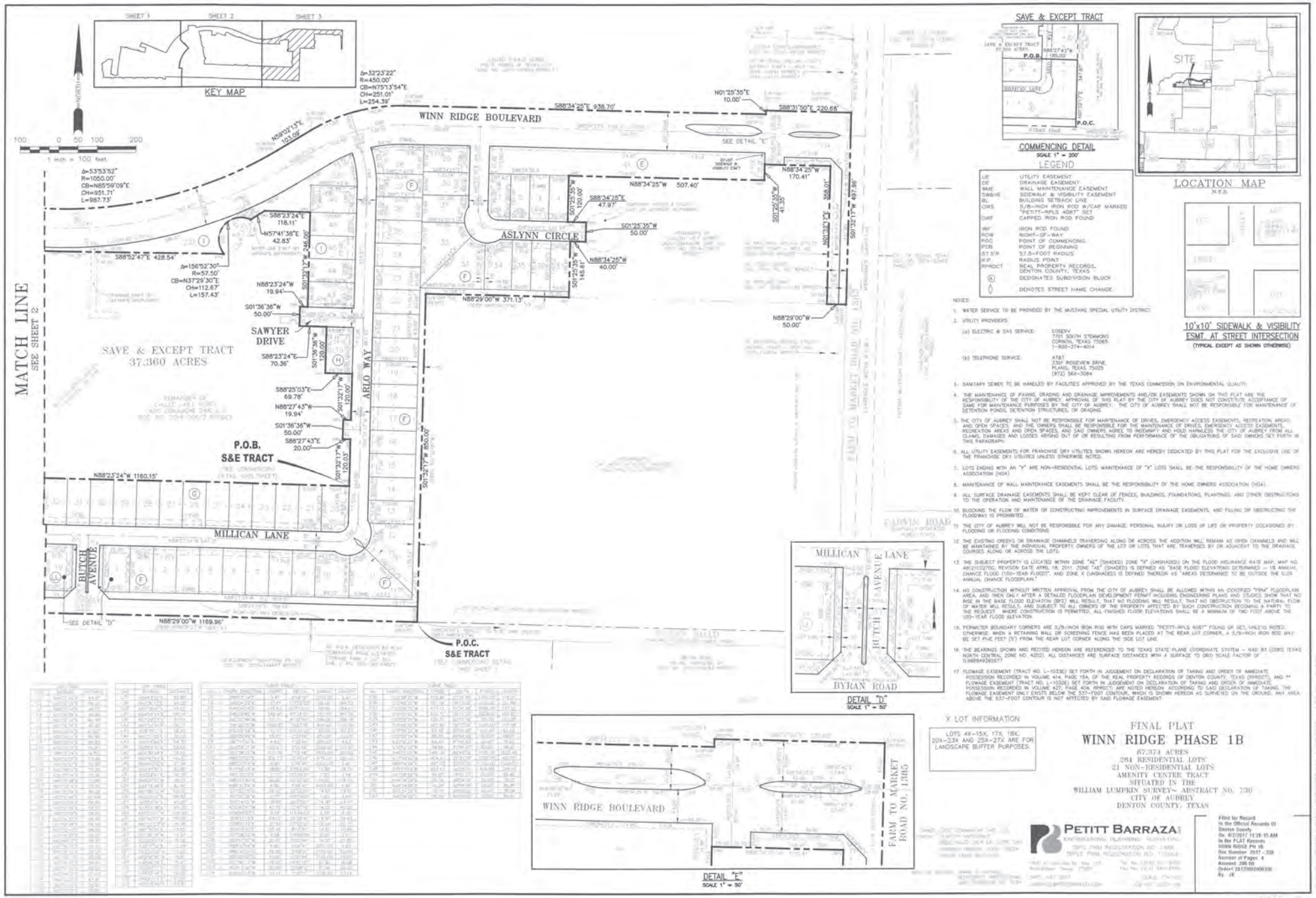
FINAL PLAT
WINN RIDGE PHASE 1B

87.374 ACRES
284 RESIDENTIAL LOTS
21 NON-RESIDENTIAL LOTS
AMENITY CENTER TRACT
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING · PLANNING · SURVEYING
TBPE FIRM REGISTRATION NO. 14881 · TBPLS FIRM REGISTRATION NO. 10108

Filed for Record in the Official Records of: Denton County
On: 8/2/2017 11:26:15 AM
In the PLAT Records:
WINN RIDGE PH 1B
Doc Number: 2017-309
Number of Pages: 4
Amount: 289.00
Order#:201708020003
By: JR


MATCH LINE
SEE SHEET 1
WINN RIDGE BOULEVARD
S88°34'25"E 192.52'
N01°25'35"E 113.26'
Δ=14°59'49"
R=1085.00'
CB=N83°55'40"E
CH=283.19'
L=284.00'
S12°34'21"E 48.39'
S88°34'25"E 328.58'
Δ=21°30'29"
R=1135.00'
CB=S77°49'10"E
CH=423.57'
L=426.07'
S67°03'55"E 372.11'
C12
S88°34'25"E 278.39'
Δ=1°33'11"
R=855.00'
CB=S80°17'18"W
CH=23.17'
L=23.18'
N12°34'20"W 120.07'
S01°25'35"W 49.67'
S72°25'57"E 226.23'
Δ=188°34'52"
R=57.50'
CB=N63°26'55"E
CH=114.65'
L=189.25'
S67°03'55"E 253.29'
N22°56'05"E 17.64'
S67°03'55"E 173.37'
S67°03'55"E 50.00'
N22°56'05"E 10.00'
WINN RIDGE BOULEVARD
N08°56'06"W 50.00'
Δ=1°25'25"
R=805.00'
CB=N80°21'12"E
CH=20.00'
L=20.00'
GIDEON WAY
N11°54'20"W 240.26'
Δ=21°46'48"
R=1160.00'
CB=S77°57'20"E
CH=438.31'
L=440.96'
Δ=2°31'35"
R=565.00'
CB=S81°50'55"W
CH=24.96'
L=24.97'
N06°53'08"W 50.00'
Δ=2°13'31"
R=515.00'
CB=N82°00'06"E
CH=20.00'
L=20.00'
N11°54'20"W 240.00'
SAVE & EXCEPT TRACT
37.360 ACRES
Δ=5°05'32"
R=275.00'
CB=S86°27'58"W
CH=24.43'
L=24.44'
N00°59'17"W 50.00'
Δ=6°50'01"
R=225.00'
CB=N85°35'43"E
CH=26.82'
L=26.84'
N01°36'36"E 117.45'
EYDER LANE
RANGER LANE
MILLICAN LANE
N88°23'24"W 785.00'
BRISCO WAY
S01°36'36"W 24.51'
N88°23'24"W 50.00'
N01°36'36"E 20.00'
S01°36'36"W 20.00'
N88°23'24"W 240.00'
N88°23'24"W 50.00'
BOONE AVENUE
N01°36'36"E 25.00'
MILLICAN LANE
COLT AVENUE
N88°23'24"W 1269.30'
SEE DETAIL "C"
N88°24'56"W 1022.96'
MATCH LINE
SEE SHEET 3
MATCH LINE
SEE SHEET 1
NORTH
100 0 50 100 200
1 inch = 100 feet
SITE
LOCATION MAP
N.T.S.
SHEET 1
SHEET 2
SHEET 3
KEY MAP
10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
MILLICAN LANE
COLT AVENUE
BYRAN ROAD
DETAIL "C"
LOT INFORMATION
SF-6 - 182 LOTS
LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 13,648 SQ FT
SF-72 - 102 LOTS
LOTS RANGE IN SIZE FROM 7,200 SQ FT TO 14,610 SQ FT
LEGEND
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
WME WALL MAINTENANCE EASEMENT
SWAVE SIDEWALK & VISIBILITY EASEMENT
BL BUILDING SETBACK LINE
CIRS 5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
ROW RIGHT-OF-WAY
POC POINT OF COMMENCING
POB POINT OF BEGINNING
57.5'R 57.5-FOOT RADIUS
R.P. RADIUS POINT
RPRDCT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A) DESIGNATES SUBDIVISION BLOCK
DENOTES STREET NAME CHANGE
NOTES:
1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
(a) ELECTRIC & GAS SERVICE: CSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 75063 1-800-274-4014
(b) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AE" (SHADED) ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE "AE" (SHADED) IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED - (1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD))", AND ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FRM" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999949392677.
17. FLOWAGE EASEMENT (TRACT NO. L-1053E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 414, PAGE 554, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND ** FLOWAGE EASEMENT (TRACT NO. L-1032E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, RPRDCT, ARE NOTED HEREON. ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.
FINAL PLAT
WINN RIDGE PHASE 1B
87.374 ACRES
284 RESIDENTIAL LOTS
21 NON-RESIDENTIAL LOTS
AMENITY CENTER TRACT
SITUATED IN THE
WILLIAM LUMPKIN SURVEY- ABSTRACT NO. 780
CITY OF AUBREY
DENTON COUNTY, TEXAS
PETITT BARRAZA
ENGINEERING, PLANNING, SURVEYING
Filed for Record
in the Official Records Of
Denton County
On 8/2/2017 11:26:15 AM
In the PLAT Records
WINN RIDGE PH 1B
Doc Number 2017-328
Number of Pages: 3
Amount: 200.00
Order# 20170802000328
By: DR


KEY MAP
SHEET 1
SHEET 2
SHEET 3
NORTH
1 inch = 100 feet.
WINN RIDGE BOULEVARD
ASLYNN CIRCLE
SAWYER DRIVE
ARLO WAY
MILLICAN LANE
BUTCH AVENUE
FARM TO MARKET ROAD NO. 1385
SAVE & EXCEPT TRACT
37.360 ACRES
P.O.B.
S&E TRACT
P.O.C.
S&E TRACT
MATCH LINE
SEE SHEET 2
SEE DETAIL "D"
SEE DETAIL "E"
Δ=32°23'22"
R=450.00'
CB=N75°13'54"E
CH=251.01'
L=254.39'
S88°34'25"E 938.70'
N01°25'35"E
10.00'
S88°31'50"E 220.68'
N59°02'13"E
103.09'
Δ=53°53'52"
R=1050.00'
CB=N85°59'09"E
CH=951.71'
L=987.73'
S88°23'24"E
118.11'
N57°41'38"E
42.83'
S88°52'47"E 428.54'
Δ=156°52'30"
R=57.50'
CB=N37°29'30"E
CH=112.67'
L=157.43'
N88°23'24"W
19.94'
S01°36'36"W
50.00'
S88°23'24"E
70.36'
S88°25'03"E
69.78'
N88°27'43"W
19.94'
S01°36'36"W
50.00'
S88°27'43"E
20.00'
N88°23'24"W 1160.15'
N88°29'00"W 1169.96'
N88°34'25"W 507.40'
S01°25'35"W
120.00'
S88°34'25"E
47.97'
S01°25'35"W
50.00'
S01°25'35"W
41.35'
N88°34'25"W
40.00'
S01°25'35"W
145.61'
N88°34'25"W
170.41'
N01°32'17"E
568.01'
S01°32'17"W 497.96'
N88°29'00"W 371.13'
N88°29'00"W
50.00'
S01°32'17"W 850.00'
S01°32'17"W
120.00'
S01°32'17"W
120.03'
N01°32'17"E
120.00'
S01°36'36"W
120.00'
SAVE & EXCEPT TRACT
37.360 ACRES
P.O.B.
N88°27'43"W
185.00'
P.O.C.
COMMENCING DETAIL
SCALE 1" = 200'
LOCATION MAP
N.T.S.
SITE
10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
LEGEND
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
WME WALL MAINTENANCE EASEMENT
SWAVE SIDEWALK & VISIBILITY EASEMENT
BL BUILDING SETBACK LINE
CIRS 5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
DMF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
ROW RIGHT-OF-WAY
POC POINT OF COMMENCING
POB POINT OF BEGINNING
57.5'R 57.5-FOOT RADIUS
P.P. RADIUS POINT
RPRDCT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A) DESIGNATES SUBDIVISION BLOCK
DENOTES STREET NAME CHANGE
NOTES:
1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
(a) ELECTRIC & GAS SERVICE: COSERV 7701 SOUTH STEMMONS CORINTH, TEXAS 75065 1-800-274-4014
(b) TELEPHONE SERVICE: AT&T 2301 RIDGEVIEW DRIVE PLANO, TEXAS 75025 (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "AE" (SHADED) ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270C, REVISION DATE APRIL 18, 2011. ZONE "AE" (SHADED) IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED — 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)", AND ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM — NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99994939267.
17. FLOWAGE EASEMENT (TRACT NO. L-1032E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 414, PAGE 154, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND ** FLOWAGE EASEMENT (TRACT NO. L-1032E) SET FORTH IN JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, RPRDCT, ARE NOTED HEREON. ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.
MILLICAN LANE
BUTCH AVENUE
BYRAN ROAD
FARVIN ROAD
DETAIL "D"
SCALE 1" = 50'
WINN RIDGE BOULEVARD
FARM TO MARKET ROAD NO. 1385
DETAIL "E"
SCALE 1" = 50'
X LOT INFORMATION
LOTS 4X-15X, 17X, 18X, 20X-23X AND 25X-27X ARE FOR LANDSCAPE BUFFER PURPOSES.
FINAL PLAT
WINN RIDGE PHASE 1B
87.3374 ACRES
284 RESIDENTIAL LOTS
21 NON-RESIDENTIAL LOTS
AMENITY CENTER TRACT
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS
PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 14865
TBPLS FIRM REGISTRATION NO. 100864
Filed for Record
In the Official Records Of
Denton County
On: 8/2/2017 11:26:15 AM
In the PLAT Records
WINN RIDGE PH 1B
Doc Number: 2017-339
Number of Pages: 6
Amount: 286.00
Order#: 20170802000339
By: JE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Comanche 248, LLC, is the owner of that certain tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT NUMBER 730, in Denton County, Texas, and being part of a called 145.1 acre tract described in deed to CADG Comanche 248, LLC recorded in Document Number 2014-20673, Real Property Records, Denton County, Texas (RPRDCT), and being part of a called 248.67 acre tract described in deed to CADG Comanche 248, LLC recorded in Document Number 2013-71184, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at an interior "ELL" corner of said 248.67 acre tract, and being the northwest corner of that certain tract of land described in deed to Development Solutions DR, LLC, recorded in Document Number 2013-144483, RPRDCT, said iron rod also being located on the approximate centerline of Byron Road (partially dedicated public road);

THENCE South 02°07'37" West, with the approximate center of Byron road, and with an east west line of said Development Solutions DR, LLC tract, a distance of 59.63 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a 1/2-inch iron rod found at the southernmost northeast corner of said 248.67 acre tract, bears South 02°07'37" West, a distance of 469.76 feet;

THENCE North 87°52'23" West, departing the west line of said Development Solutions DR, LLC tract and said approximate centerline of Byron Road, a distance of 53.98 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE over and across said 248.67 acre tract to 5/8-inch iron rod rods with cap marked "PETITT-RPLS 4087" set for corner, the following courses:

North 42°51'35" West, a distance of 42.62 feet;

North 87°19'40" West, a distance of 121.62 feet;

North 00°20'02" West, a distance of 20.00 feet;

North 89°39'58" West, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.84 feet;

North 89°39'59" West, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

North 89°39'59" West, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

North 89°39'59" West, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

North 89°39'59" West, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

North 89°39'59" West, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

North 89°39'59" West, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

North 89°39'59" West, a distance of 194.34 feet;

North 01°02'06" East, a distance of 93.58 feet;

North 76°50'36" West, a distance of 103.02 feet;

North 00°49'48" East, a distance of 90.40 feet;

North 09°25'46" West, a distance of 72.29 feet;

North 56°19'27" East, a distance of 117.82 feet;

North 48°23'01" East, a distance of 86.42 feet;

North 62°23'11" East, a distance of 113.14 feet;

North 07°36'49" East, a distance of 20.00 feet;

North 82°23'11" East, a distance of 50.00 feet;

South 07°36'48" West, a distance of 162.87 feet to an iron rod being the beginning of a tangent curve to the left;

Southwesterly, with said curve to the left which has a central angle of 7°16'56", a chord that bears South 03°58'21" West, a distance of 207.67 feet, a radius of 1635.00 feet, and an arc length of 207.81 feet to the end of said curve;

South 00°20'06" West, a distance of 16.77 feet;

South 89°39'59" East, a distance of 120.00 feet;

North 00°56'27" East, a distance of 63.03 feet;

North 03°05'37" East, a distance of 53.53 feet;

North 01°07'06" East, a distance of 53.55 feet;

North 07°05'39" East, a distance of 52.50 feet;

North 01°36'49" East, a distance of 248.63 feet;

North 08°17'05" East, a distance of 52.82 feet;

North 08°57'14" East, a distance of 52.32 feet;

North 10°58'59" East, a distance of 52.32 feet;

North 12°28'31" East, a distance of 85.12 feet;

North 76°05'44" West, a distance of 20.00 feet;

North 13°54'16" East, a distance of 50.00 feet;

North 76°05'44" East, a distance of 139.88 feet;

North 13°54'16" East, a distance of 20.00 feet;

South 76°05'44" East, a distance of 50.00 feet;

North 13°54'16" East, a distance of 20.00 feet;

North 76°05'44" East, a distance of 240.00 feet;

South 13°54'16" East, a distance of 20.00 feet;

South 76°05'44" East, a distance of 50.00 feet;

North 13°54'16" East, a distance of 20.00 feet;

South 76°05'44" East, a distance of 401.55 feet;

North 13°54'16" East, a distance of 125.58 feet;

South 76°13'33" East, a distance of 150.17 feet;

South 67°20'02" East, a distance of 158.24 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right, which has a central angle of 44°18'15", a chord that bears North 12°59'05" East, a distance of 825.79 feet, a radius of 1095.00 feet, and an arc length of 846.73 feet to the end of said curve;

And North 01°25'35" East, a distance of 113.28 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being located on the southerly line of that certain tract of land described in deed to Pulte Homes of Texas, L.P., recorded in Document Number 2015-141688, RPRDCT;

(Continued)

THENCE with said southerly line of said Pulte Homes of Texas, L.P. tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 88°34'25" East, a distance of 192.52 feet;

South 12°34'20" East, a distance of 46.59 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 14°59'48", a chord that bears North 83°55'40" East, a distance of 283.19 feet, a radius of 1080.00 feet, and an arc length of 284.00 feet to the end of said curve;

South 88°34'25" East, a distance of 328.58 feet, said iron being the beginning of a tangent curve to the right;

Southeasterly, with said curve to the right which has a central angle of 21°30'29", a chord that bears South 77°49'10" East, a distance of 423.57 feet, a radius of 1135.00 feet, and an arc length of 426.07 feet to the end of said curve;

South 67°03'56" East, a distance of 372.11 feet, said iron being the beginning of a tangent curve to the left;

Northeasterly, with said curve to the left which has a central angle of 53°53'52", a chord that bears North 85°59'09" East, a distance of 951.71 feet, a radius of 1050.00 feet, and an arc length of 987.73 feet to the end of said curve;

North 59°02'13" East, a distance of 103.09 feet, said iron rod being the beginning of a tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 32°33'22", a chord that bears North 75°53'54" East, a distance of 251.01 feet, a radius of 450.00 feet, and an arc length of 254.56 feet to the end of said curve;

South 88°34'25" East, a distance of 938.70 feet;

North 01°25'35" East, a distance of 10.00 feet;

And South 88°31'50" East, a distance of 220.68 feet, said iron rod being located at the southeast corner of said Pulte Homes of Texas, L.P. tract, said iron rod also being located on the westerly right-of-way line of Farm to Market Road Number 1385 (variable width right-of-way – FM 1385);

THENCE South 01°32'17" West, with said westerly right-of-way line, a distance of 497.99 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the easternmost southeast corner of said 145.1 acre CADG Comanche 248, LLC tract;

THENCE North 88°29'00" West, with a southerly line of said 145.1 acre tract, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE over and across said 145.1 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner;

North 01°32'17" East, a distance of 358.01 feet;

North 88°34'25" West, a distance of 170.41 feet;

South 01°25'35" West, a distance of 41.35 feet;

North 88°34'25" West, a distance of 507.40 feet;

South 01°25'35" West, a distance of 120.00 feet;

South 88°34'25" East, a distance of 47.97 feet;

South 01°25'35" West, a distance of 50.00 feet;

North 88°34'25" West, a distance of 40.00 feet;

And South 01°25'35" West, a distance of 149.61 feet, said iron rod being located on said southerly line of said 145.1 acre tract;

THENCE North 88°29'00" West, with said southerly line, a distance of 371.43 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at an interior "ELL" corner of said 145.1 acre CADG Comanche 248, LLC tract;

THENCE South 01°32'17" West, with an east line of said 145.1 acre tract, a distance of 830.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the southernmost southeast corner of said 145.1 acre tract, also being located near the approximate center line of said Byron road, and on the north line of Lot 2X of Comanche Ridge Elevated Storage Tank, an addition to Denton County, Texas, according to the Final Plat recorded in Cabinet K, Pages 264-265, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 88°29'00" West, with said approximate center line of Byron Road, and with the north line of said Lot 2X, a distance of 1169.96 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being located at the northwest corner of said Lot 2X and the northeast corner of that certain tract of land described in a deed to Denton County Fresh Water Supply District No. 10, recorded in Document Number 2012-42400, RPRDCT;

THENCE North 88°24'56" West, continuing with the approximate center of said Byron Road, and with a south line of said 145.1 acre CADG Comanche 248, LLC tract, a distance of 1022.86 feet to a 5/8-inch iron rod found for the southwest corner of said 145.1 acre tract and the most easterly southeast corner of said 248.67 acre tract;

THENCE North 88°23'24" West, continuing with the approximate center of Byron Road, and with the south line of said 248.67 acre CADG Comanche 248, LLC tract, a distance of 1269.30 feet to the POINT OF BEGINNING of herein described tract, containing 124.734 acres of land, SAVE AND EXCEPT the following described 37.360 acre tract of land, having a net area of 87.374 acres of land.

SAVE AND EXCEPT TRACT:

BEING that certain tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT NUMBER 730, in Denton County, Texas, and being part of a called 145.1 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20673, of the Real Property Records, Denton County, Texas (RPRDCT), and being part of a called 248.67 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2013-71184, RPRDCT, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the southernmost southeast corner of said 145.1 acre tract, and being located near the approximate center of Byron Road (partially dedicated public road), and also being located on the north line of Lot 2X of Comanche Ridge Elevated Storage Tank, an addition to Denton County, Texas, according to the Final Plat recorded in Cabinet K, Pages 264-265, of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 01°32'17" East, with the westernmost east line of said 145.1 acre tract, a distance of 347.87 feet to a point, from which a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at an interior "ELL" corner of said 145.1 acre tract bears North 01°32'17" East, a distance of 502.15 feet;

THENCE North 88°27'43" West, departing said east line, and over and across said 145.1 acre tract, a distance of 185.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set at the POINT OF BEGINNING of herein described tract;

THENCE continuing over and across said 145.1 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 88°23'24" West, a distance of 1180.15 feet;

North 01°36'36" East, a distance of 25.00 feet;

North 88°23'24" West, a distance of 50.00 feet;

South 01°36'36" West, a distance of 20.05 feet;

North 88°23'24" West, a distance of 240.00 feet;

North 01°36'36" East, a distance of 20.00 feet;

North 88°23'24" West, a distance of 50.00 feet;

And South 01°36'36" West, a distance of 24.51 feet;

THENCE North 88°23'24" West, continuing over and across said 145.1 acre tract, and said 248.67 acre tract, a distance of 785.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE over and across said 248.67 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 01°36'36" East, a distance of 117.46 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 6°50'01", a chord that bears North 85°36'43" East, a distance of 28.82 feet, a radius of 225.00 feet, and an arc length of 28.84 feet to the end of said curve;

North 00°59'17" West, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the left;

(Continued)

Southwesterly, with said curve to the left which has a central angle of 5°05'32", a chord that bears South 86°27'56" West, a distance of 24.43 feet, a radius of 275.00 feet, and an arc length of 24.44 feet to the end of said curve;

North 12°34'20" West, a distance of 240.82, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 2°19'31", a chord that bears North 82°50'06" East, a distance of 20.00 feet, a radius of 515.00 feet, and an arc length of 20.00 feet to the end of said curve;

North 06°53'08" West, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the left;

Southwesterly, with said curve to the left which has a central angle of 2°31'55", a chord that bears South 81°50'55" West, a distance of 24.80 feet, a radius of 565.00 feet, and an arc length of 24.81 feet to the end of said curve;

North 12°34'20" West, a distance of 249.26 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 1°25'25", a chord that bears North 80°21'12" East, a distance of 30.00 feet, a radius of 805.00 feet, and an arc length of 30.00 feet to the end of said curve;

North 06°36'06" West, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the left;

Southwesterly, with said curve to the left which has a central angle of 1°53'11", a chord that bears South 80°17'19" West, a distance of 23.17 feet, a radius of 855.00 feet, and an arc length of 23.18 feet to the end of said curve;

North 12°34'20" West, a distance of 120.07 feet, said iron rod being the beginning of a non-tangent curve to the right;

And Northeasterly, with said curve to the right which has a central angle of 12°59'18", a chord that bears North 85°26'27" East, a distance of 206.72 feet, a radius of 975.00 feet, and an arc length of 207.32 feet to the end of said curve;

THENCE South 88°34'25" East, continuing over and across said 248.67 acre tract, and said 145.1 acre tract, a distance of 278.39 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE continuing over and across said 145.1 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

South 01°25'35" West, a distance of 49.67 feet;

South 72°25'57" East, a distance of 226.23 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 188°34'52", a chord that bears North 67°58'55" East, a distance of 114.68 feet, a radius of 97.50 feet, (radius point bears North 59°09'28" East), and an arc length of 159.25 feet to the end of said curve;

South 67°03'56" East, a distance of 253.29 feet;

North 22°56'05" East, a distance of 17.89 feet;

South 67°03'56" East, a distance of 50.00 feet;

North 22°56'05" East, a distance of 15.00 feet;

South 67°03'56" East, a distance of 173.37 feet, said iron rod being the beginning of a tangent curve to the left;

Southeasterly, with said curve to the left which has a central angle of 21°48'48", a chord that bears South 77°57'20" East, a distance of 436.31 feet, a radius of 1160.00 feet, and an arc length of 441.66 feet to the end of said curve;

South 88°52'47" East, a distance of 428.54 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve to the right which has a central angle of 139°52'30", a chord that bears North 37°29'30" East, a distance of 112.67 feet, a radius of 57.50 feet (radius point bears North 49°07'15" East), and an arc length of 157.83 feet to the end of said curve;

North 57°41'38" East, a distance of 42.83 feet;

South 88°23'24" East, a distance of 118.11 feet;

South 01°32'17" West, a distance of 246.88 feet;

North 88°23'24" West, a distance of 19.84 feet;

South 01°36'36" West, a distance of 50.00 feet;

South 88°23'24" East, a distance of 70.36 feet;

South 01°36'36" West, a distance of 120.00 feet;

South 88°23'24" East, a distance of 69.78 feet;

South 01°32'17" West, a distance of 120.00 feet;

North 88°27'43" West, a distance of 19.84 feet;

South 01°36'36" West, a distance of 50.00 feet;

South 88°27'43" East, a distance of 20.00 feet;

And South 01°32'17" West, a distance of 120.03 feet to the POINT OF BEGINNING of herein described tract, containing 37.360 acres of land.

APPROVED AND ADOPTED:

Janet Meyers, Mayor
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 1B, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 2nd day of August, 2017, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat. And that the City of Aubrey further authorized the Mayor to make the acceptance thereof by signing their name as herein above subscribed.

Attest this 2nd day of August, 2017

Jenny Huckabee, City Secretary
City of Aubrey, Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG COMANCHE 248, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as WINN RIDGE PHASE 1B, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements as said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity of, at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 27th day of July, 2017.

CADG Comanche 248, LLC
a Texas limited liability company

By: CADG Holdings, LLC
A Texas Limited Liability Company
Its Sole Managing Member

By: MMM Ventures, LLC
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 27th day of July, 2017 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC as Sole Managing Member of CADG Comanche 248, LLC, a Texas limited liability company on behalf of said company.

Given under my hand and seal of Office, this 27th day of July, 2017.

Notary Public in and for the State of Texas

BRUCE DAMON BROWNE
Notary Public, State of Texas
Comm. Expires 12-14-2017
Notary ID 124624845

My Commission Expires: 12-14-2017

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared on the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey Subdivision Regulations.

Dated this the 27th day of July, 2017.

For Petitt Barraza LLC.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS
JIMMIE D. NICHOLS
5184
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 26 day of July, 2017

Notary Public in and for the State of Texas

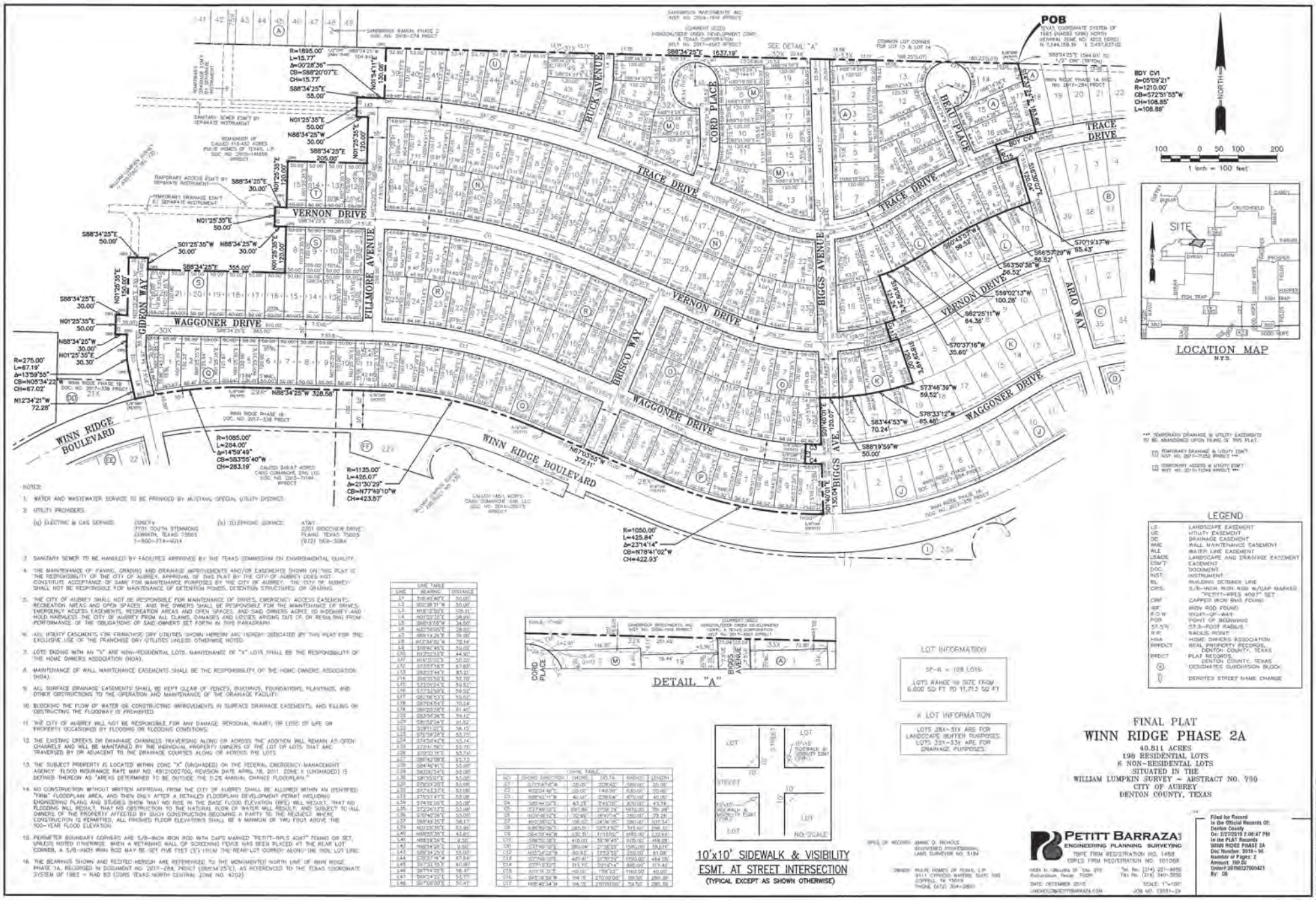
My Commission Expires: 12-29-2019

FINAL PLAT
WINN RIDGE PHASE 1B

87.374 ACRES
294 RESIDENTIAL LOTS
(1) NON-RESIDENTIAL LOTS
AMENITY CENTER TRACT
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

Filed for Record
in the Official Records Of
Denton County
On: 8/2/2017 11:26:15 AM
In the PLAT Records
Winn Ridge Ph 1B
Doc. Number: 2017-238
Number of Pages: 4
Amount: 200.00
Clerk: JANICE
By:



LOCATION MAP
N.T.S.

NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: ONCOR 7701 SOUTH STEMMONS CORINTH, TEXAS 75065 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T 2301 BOOSCHEW DRIVE PLANO, TEXAS 75025 (972) 563-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48121C0270G, REVISION DATE: APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FEMA" 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 HALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE RELEASES WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE WAS BEING PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF WINN RIDGE PHASE 1A, RECORDED IN DOCUMENT NO. 2017-284, PRDCT (S88°34'25"E), AS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°40'40"E	50.00'
L2	S01°38'31"W	50.00'
L3	N16°29'50"E	109.33'
L4	N01°25'35"E	58.85'
L5	S88°34'25"E	34.50'
L6	N35°10'05"E	54.14'
L7	N88°34'25"W	59.38'
L8	N13°34'16"W	72.14'
L9	S16°40'40"E	52.03'
L10	N12°25'13"E	44.90'
L11	N16°15'03"E	50.20'
L12	S73°55'14"E	67.85'
L13	S82°27'44"E	83.21'
L14	S06°55'52"E	52.70'
L15	S73°55'14"E	59.53'
L16	S77°53'59"E	59.52'
L17	S82°06'13"E	59.01'
L18	S87°04'54"E	70.24'
L19	S86°20'58"E	81.40'
L20	S83°56'34"E	59.12'
L21	S81°52'04"E	61.92'
L22	S08°11'07"E	58.15'
L23	S75°59'28"E	53.75'
L24	S74°56'14"E	53.14'
L25	S73°51'56"E	53.75'
L26	S70°21'11"E	53.74'
L27	S86°42'08"E	57.73'
L28	S84°46'41"E	53.68'
L29	S83°03'54"E	53.08'
L30	S81°25'08"E	53.08'
L31	S79°46'21"E	53.08'
L32	S78°07'35"E	53.08'
L33	S76°28'48"E	53.08'
L34	S74°50'02"E	53.08'
L35	S73°24'13"E	53.08'
L36	S87°04'54"E	70.24'
L37	S88°49'35"E	58.17'
L38	N01°25'35"E	83.86'
L39	N88°55'39"E	43.85'
L40	N88°19'59"E	9.50'
L41	N88°34'25"E	9.50'
L42	S88°34'25"E	55.00'
L43	S88°34'25"E	55.00'
L44	S72°57'16"E	67.84'
L45	S73°33'55"E	60.08'
L46	S67°54'02"E	58.47'
L47	S66°42'12"E	52.75'
L48	S61°58'07"E	50.42'

CURVE TABLE					
NO	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S70°47'47"W	25.05'	90°04'40"	580.00'	25.05'
C2	N22°24'46"E	20.00'	184°39'36"	620.00'	20.00'
C3	N88°34'25"W	40.00'	90°00'00"	25.00'	40.00'
C4	S46°34'25"E	43.23'	7°43'20"	320.00'	43.24'
C5	S37°49'12"E	697.86'	21°38'29"	1850.00'	698.98'
C6	N09°48'10"E	70.96'	4°06'47"	1060.00'	71.00'
C7	N52°26'10"E	106.10'	24°36'05"	260.00'	107.54'
C8	S85°59'26"E	265.91'	10°43'43"	1415.00'	266.32'
C9	S64°37'40"E	230.81'	11°15'02"	1175.00'	230.84'
C10	S86°50'38"E	410.00'	56°18'49"	670.00'	418.28'
C11	S27°49'12"E	380.04'	21°38'29"	1040.00'	381.91'
C12	N05°24'22"W	30.92'	115°27'51"	25.00'	50.38'
C13	S77°48'18"E	467.61'	31°30'29"	1700.00'	484.26'
C14	S77°13'33"E	313.75'	20°21'41"	880.00'	313.42'
C15	N01°16'30"E	48.01'	179°13'49"	1160.00'	40.00'
C16	S61°38'39"W	314.15'	270°00'00"	180.00'	283.39'
C17	N68°46'34"W	314.15'	270°00'00"	59.50'	280.39'

DETAIL "A"

LOT INFORMATION

52'-6" × 118' LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 11,713 SQ FT

X LOT INFORMATION

LOTS 28X-51X ARE FOR LANDSCAPE BUFFER PURPOSES. LOTS 32X-33X ARE FOR DRAINAGE PURPOSES.

LEGEND

LE	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
LD&DE	LANDSCAPE AND DRAINAGE EASEMENT
ESMT	EASEMENT
DOC. NO'S	DOCUMENT NUMBER
INST.	INSTRUMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	CAPPED IRON RING FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
57.5'R	57.5'-FOOT RADIUS
N.R.	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
( )	DENOTES STREET NAME CHANGE

10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

FINAL PLAT
WINN RIDGE PHASE 2A

40.811 ACRES
198 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY – ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: RUFE HOMES OF TEXAS, LP
9111 CYPRESS WATERS, SUITE 150
COPPELL, TX 75019
PHONE (972) 304-3850

SURVEYOR: PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1458
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212, Richardson, Texas 75081
Tel. No. (214) 221-4650
Fax No. (214) 340-3256
DATE: DECEMBER 2018
SCALE: 1"=100'
JOB NO. 13091-09

Filed for Record
In the Official Records Of:
Denton County
On: 2/27/2019 2:06:47 PM
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WINN RIDGE PHASE 2A
Doc Number: 2019-34
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Amount: 100.00
Order#:20190227000421
By: DB

SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Pulte Homes of Texas, L.P. is the owner of that certain tract of land situated in the WILLIAM LUMPKIN SURVEY Abstract No. 730, City of Aubrey, Denton County, Texas, and being part of a called 113.432 acre tract as described in deed to Pulte Homes of Texas, L.P. recorded in Document Number 2015-141656, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found in the north line of said Pulte Homes tract, and the south line of that certain tract of land described in deed to Sandbrock Investments, Inc. recorded in Instrument No. 2004-1916, RPRDCT, and at the northwest corner of Lot 18, Block A, of Winn Ridge Phase 1A, an addition to the City of Aubrey, Denton County, Texas, according to Final Plat recorded in Document Number 2017-284 of the Plat Records of Denton County, Texas (PRDCT);

THENCE with the west line of said Winn Ridge Phase 1A, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 14°33'24" East, a distance of 183.88 feet to the beginning of a non-tangent curve to the left;

Southeasterly, with said non-tangent curve which has a central angle of 05°08'21", a radius of 1210.00 feet, a chord that bears South 72°51'55" West, a distance of 108.85 feet, and an arc length of 108.89 feet to the end of said curve;

South 19°42'45" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the right;

Northeasterly, with said non-tangent curve which has a central angle of 01°58'33", a radius of 1160.00 feet, a chord that bears North 71°16'31" East, a distance of 40.00 feet, and an arc length of 40.00 feet to the end of said curve;

South 16°30'07" East, a distance of 120.04 feet;

South 70°19'17" West, a distance of 65.45 feet;

South 60°57'29" West, a distance of 56.53 feet;

South 63°50'38" West, a distance of 56.53 feet;

South 60°43'57" West, a distance of 56.52 feet;

South 59°02'13" West, a distance of 100.28 feet;

South 62°25'19" West, a distance of 84.36 feet;

South 70°37'16" West, a distance of 35.60 feet;

South 19°09'24" East, a distance of 121.24 feet to the beginning of a non-tangent curve to the right;

Southwesterly, with said non-tangent curve which has a central angle of 02°28'43", a radius of 580.00 feet, a chord that bears South 72°04'58" West, a distance of 25.09 feet, and an arc length of 25.09 feet to the end of said curve;

South 16°40'40" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

Northeasterly, with said non-tangent curve which has a central angle of 01°49'08", a radius of 630.00 feet, a chord that bears North 72°24'46" East, a distance of 20.00 feet, and an arc length of 20.00 feet to the end of said curve;

South 18°29'49" East, a distance of 120.00 feet;

South 73°46'39" West, a distance of 59.52 feet;

South 78°33'12" West, a distance of 65.48 feet;

South 83°44'53" West, a distance of 70.24 feet;

South 88°19'59" West, a distance of 50.00 feet;

South 01°40'01" East, a distance of 120.07 feet to the beginning of a non-tangent curve to the right;

Northeasterly, with said non-tangent curve which has a central angle of 02°38'04", a radius of 870.00 feet, a chord that bears North 88°42'11" West, a distance of 40.00 feet, and an arc length of 40.00 feet to the end of said curve;

South 02°36'51" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

Southeasterly, with said non-tangent curve which has a central angle of 02°43'25", a radius of 920.00 feet, a chord that bears South 88°44'52" East, a distance of 43.73 feet, and an arc length of 43.74 feet to the end of said curve;

And South 01°40'01" East, a distance of 130.04 feet to the southeast corner of said Winn Ridge Phase 1A, said iron rod also being located in the north right-of-way line of Winn Ridge Boulevard (called 100 foot right-of-way), and in the south line of said Pulte Homes tract, and being the beginning of a non-tangent curve to the right;

THENCE with the south line of said Pulte Homes tract, and said north right-of-way line of Winn Ridge Boulevard, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

Northwesterly, with said non-tangent curve which has a central angle of 23°14'14", a radius of 1050.00 feet, a chord that bears North 78°41'02" West, a distance of 422.93 feet, and an arc length of 425.84 feet to the end of said curve;

North 67°03'55" West, a distance of 372.11 feet to the beginning of a tangent curve to the left;

Northwesterly, with said tangent curve which has a central angle of 21°30'29", a radius of 1135.00 feet, a chord that bears North 77°49'10" West, a distance of 423.57 feet, and an arc length of 426.07 feet to the end of said curve;

North 88°34'25" West, a distance of 328.58 feet to the beginning of a tangent curve to the left;

And Southwesterly, with said tangent curve which has a central angle of 14°59'49", a radius of 1085.00 feet, a chord that bears South 83°55'40" West, a distance of 283.19 feet, and an arc length of 284.00 feet to the end of said curve;

OWNER'S CERTIFICATE (continued)

THENCE over and across said Pulte Homes tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

North 12°34'21" West, a distance of 72.28 feet to the beginning of a tangent curve to the right;

Northwesterly, with said tangent curve which has a central angle of 13°59'55", a radius of 275.00 feet, a chord that bears North 05°34'22" West, a distance of 67.02 feet, and an arc length of 67.19 feet to the end of said curve;

North 01°25'35" East, a distance of 30.30 feet;

North 88°34'25" West, a distance of 39.00 feet;

North 01°25'35" East, a distance of 50.00 feet;

South 88°34'25" East, a distance of 30.00 feet;

North 01°25'35" East, a distance of 150.00 feet;

South 88°34'25" East, a distance of 50.00 feet;

South 01°25'35" West, a distance of 30.00 feet;

South 88°34'25" East, a distance of 355.00 feet;

North 01°25'35" East, a distance of 120.00 feet;

North 88°34'25" West, a distance of 30.00 feet;

North 01°25'35" East, a distance of 50.00 feet;

South 88°34'25" East, a distance of 30.00 feet;

North 01°25'35" East, a distance of 120.00 feet;

South 88°34'25" East, a distance of 205.00 feet;

North 01°25'35" East, a distance of 120.00 feet;

North 88°34'25" West, a distance of 30.00 feet;

North 01°25'35" East, a distance of 50.00 feet;

South 88°34'25" East, a distance of 55.00 feet to the beginning of a tangent curve to the right;

Southeasterly, with said tangent curve which has a central angle of 00°28'36", a radius of 1895.00 feet, a chord that bears South 88°20'07" East, a distance of 15.77 feet, and an arc length of 15.77 feet to the end of said curve;

And North 01°54'11" East, a distance of 130.08 feet to the common north line of said Pulte Homes tract, and the south line of said Sandbrock Investments, Inc. tract, from which a 1/2 inch iron rod with cap marked "H&N 1849" found bears North 88°34'25" West, a distance of 104.94 feet;

THENCE South 88°34'25" East, with said common line, a distance of 1637.19 feet to the POINT OF BEGINNING of herein described tract and containing 40.811 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PULTE HOMES OF TEXAS, L.P.,** acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **WINN RIDGE PHASE 2A**, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (The City), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The City, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the city and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the city use thereof. Any public utility given the right by The City to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The City against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey. This plat approved subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

Witness my hand this 28 day of December 2018.

Pulte Homes of Texas, L.P.,
A Texas Limited Partnership

BY: Pulte Nevada I LLC,
a Delaware Limited Liability Company
It's General Partner

BY: _____
Clint Vincent
Division Vice President of Land Development

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Clint Vincent, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 28 day of December 2018.

_____
Notary Public in and for the State of Texas

My commission expires: April 18, 2022

JESSICA HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXPIRES 4-18-2022

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown thereon were found or properly placed under my personal supervision in accordance with the City of Aubrey and Denton County Subdivision Regulations.

Dated this the 13th day of December 2018.

_____
JIMMIE D. NICHOLS
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 13 day of December 2018.

_____
Notary Public in and for the State of Texas

My commission expires: 12-05-2019

JESSICA LEE
Notary Public, State of Texas
Comm. Expires 12-05-2019
Notary ID 12616224

APPROVED AND ACCEPTED:

_____
Janet Meyers, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 2A, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 27 day of February 2019, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat, and that the City of Aubrey further authorized the mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 27 day of February 2019

_____
Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY
OFFICIAL SEAL
AUBREY, TEXAS

FINAL PLAT
WINN RIDGE PHASE 2A

40.811 ACRES
198 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

OWNER: PULTE HOMES OF TEXAS, L.P.
2111 CYPRESS WATERS, SUITE 100
COPPELL, TX 75019
PHONE (972) 304-2800

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

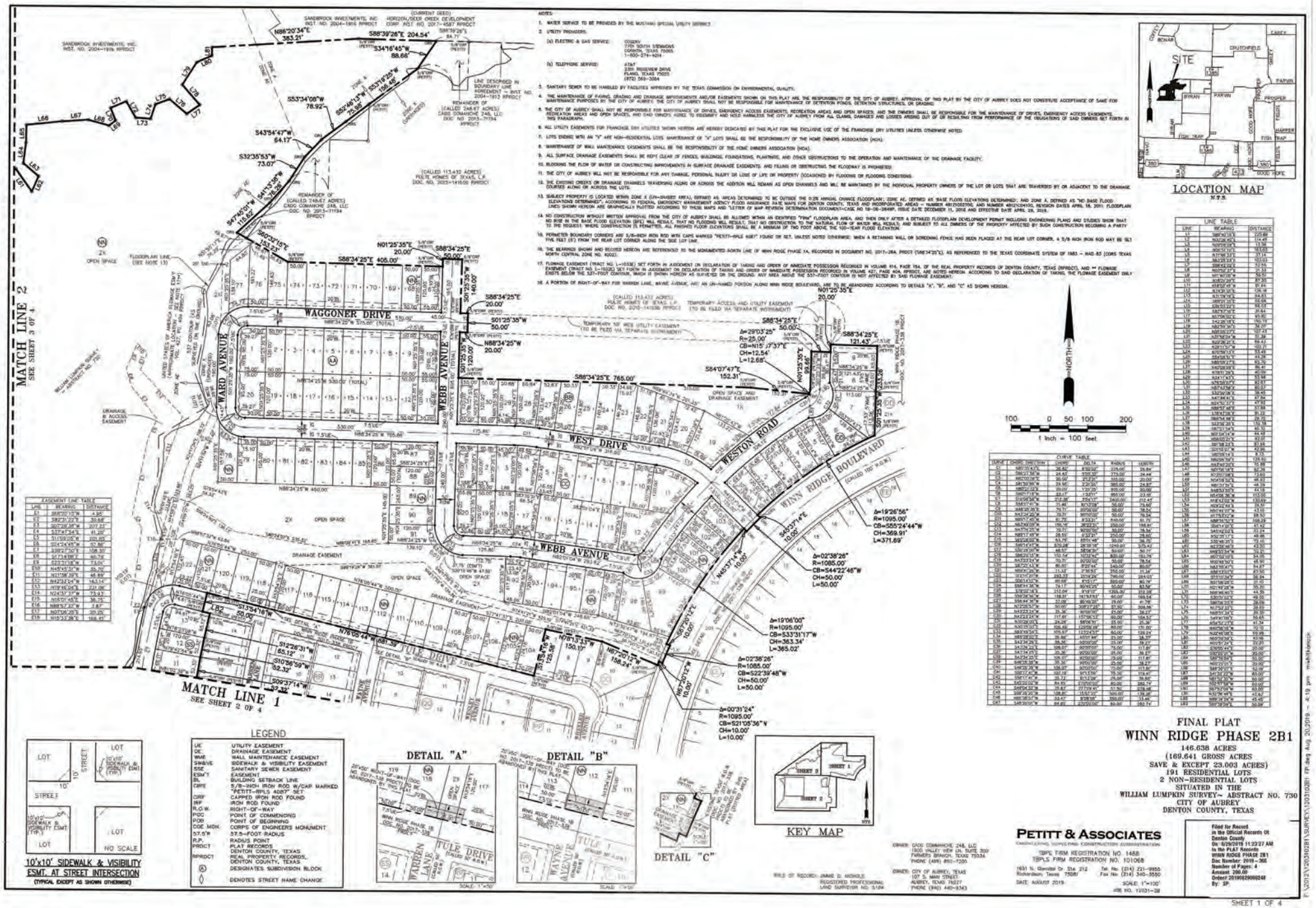
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9958
Fax No. (214) 340-3550

DATE: DECEMBER 2018
JNICHOLS@PETITTBARRAZA.COM
JOB NO. 12031-2A

Filed for Record
In the Official Records Of:
Denton County
On: 2/27/2019 2:30:47 PM
In the PLAT Records
WINN RIDGE PHASE 2A
Doc Number: 2019-95
Number of Pages: 2
Amount: 150.00
Order#:20190227000421
By: SB

SHEET 2 OF 2

F:\2012\12031\01A\SURVEY\12031A FP.dwg



NOTES:

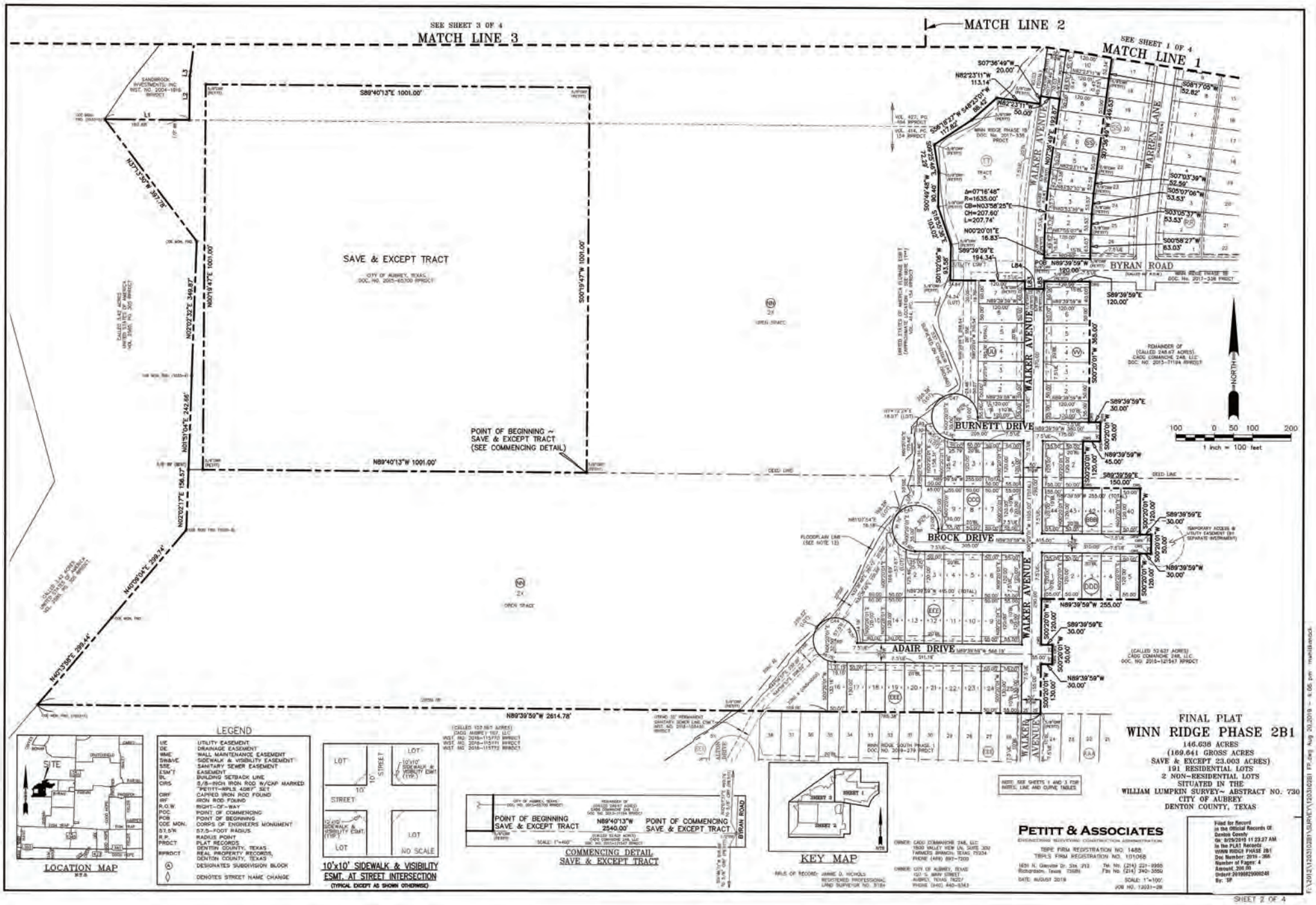
1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 76065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES. AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND (AND OWNERS) AGREE TO ASSUMED AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UN-SHADED AREA), DEFINED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE AE, DEFINED AS: BASE FLOOD ELEVATIONS DETERMINED; AND ZONE A, DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ASSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS – NUMBER 48121C0210G, AND NUMBER 48121C0410G, REVISION DATES APRIL 18, 2011. FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THESE MAPS AND "LETTER OF MAP REVISION DETERMINATION DOCUMENT – CASE NO 18-06-2849R, ISSUE DATE DECEMBER 11, 2018 AND EFFECTIVE DATE APRIL 29, 2019.
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "ZONE" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE: WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF WINN RIDGE PHASE 1A, RECORDED IN DOCUMENT NO. 2017-284, PRDCT (S88°34'25"E), AS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202).
17. FLOWAGE EASEMENT (TRACT NO. L-1033E) SET FORTH IN AGREEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 616, PAGE 154, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND "FLOWAGE EASEMENT (TRACT NO. L-1033E) SET FORTH IN AGREEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, DPRDCT, ARE NOTED HEREON ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.
18. A PORTION OF RIGHT-OF-WAY FOR WARREN LANE, WAYNE AVENUE, AND AN UN-NAMED PORTION ALONG WINN RIDGE BOULEVARD, ARE TO BE ABANDONED ACCORDING TO DETAILS "A", "B", AND "C" AS SHOWN HEREON.

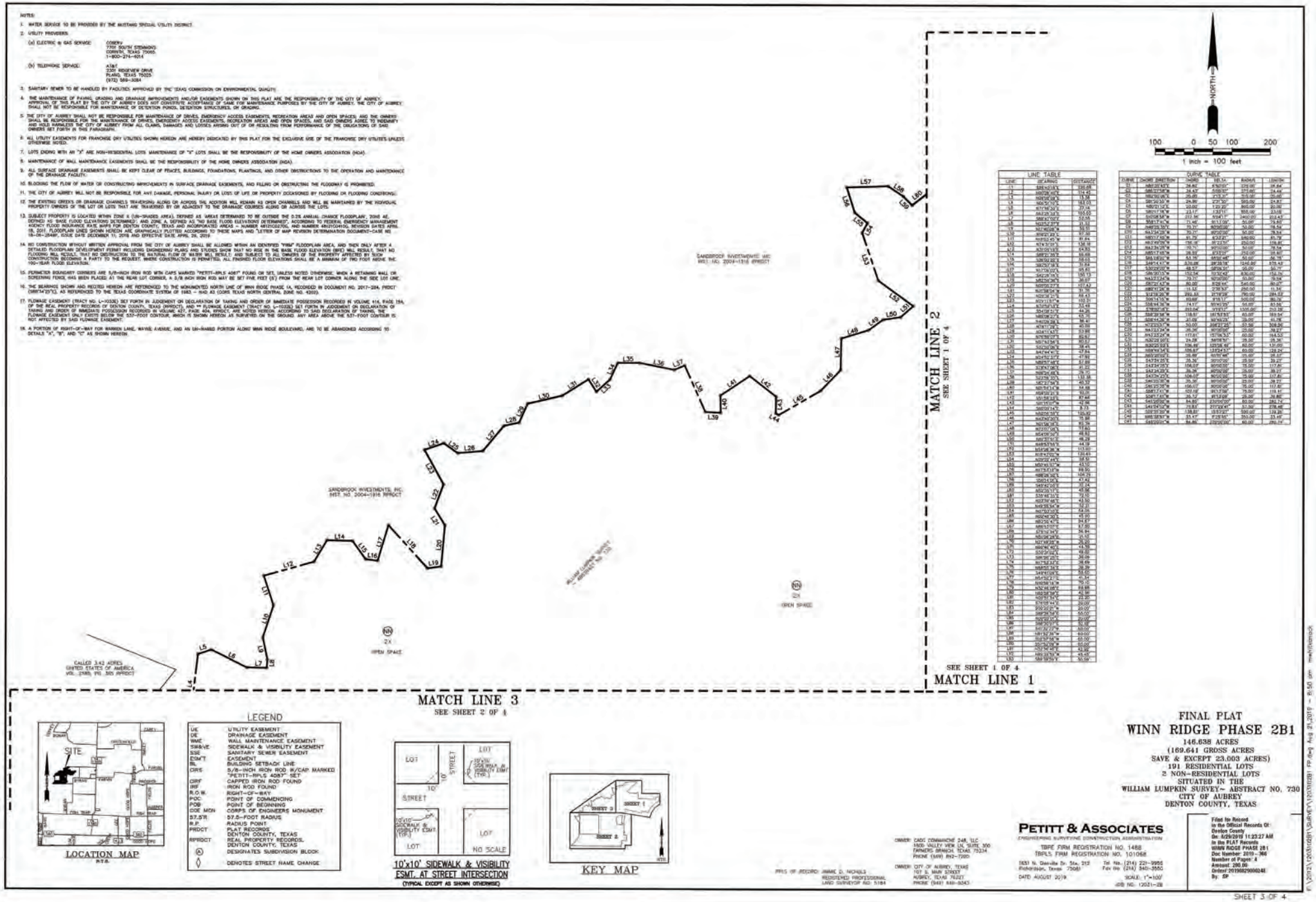
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S88°20'34"W	4.34'
E2	S82°31'22"E	30.68'
E3	S07°28'38"W	207.33'
E4	S37°47'54"E	61.20'
E5	S17°09'06"E	203.65'
E6	S24°45'45"E	57.86'
E7	S39°42'50"E	108.30'
E8	S14°59'01"E	45.78'
E9	S23°31'18"W	73.01'
E10	N45°45'31"W	35.70'
E11	N11°08'14"E	46.88'
E12	N42°33'04"W	163.14'
E13	N19°46'04"E	231.06'
E14	N24°31'37"W	73.93'
E15	N15°01'45"E	36.75'
E16	N88°57'32"W	3.87'
E17	N07°06'39"E	20.25'
E18	N15°33'28"E	166.45'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°20'34"E	7.07'
L2	N02°06'46"E	114.49'
L3	N09°08'08"E	13.50'
L4	N09°41'10"E	53.05'
L5	N17°48'33"E	33.15'
L6	N83°25'49"E	103.03'
L7	S88°42'06"E	52.55'
L8	N05°52'22"E	23.30'
L9	N01°40'08"W	59.50'
L10	N01°40'08"W	87.50'
L11	N58°02'49"W	91.84'
L12	N74°31'06"W	136.18'
L13	N71°39'19"W	64.81'
L14	S89°21'35"E	66.04'
L15	S89°53'23"E	68.93'
L16	S87°57'56"E	91.84'
L17	N41°09'09"E	93.85'
L18	N42°05'19"E	70.79'
L19	N52°59'36"E	76.00'
L20	N85°00'39"E	101.25'
L21	N37°54'04"W	51.38'
L22	N02°06'46"E	69.43'
L23	N29°13'37"W	103.21'
L24	N70°09'13"E	53.48'
L25	S54°08'51"E	43.28'
L26	N85°09'27"E	89.43'
L27	N70°08'06"E	86.40'
L28	N78°51'29"E	40.09'
L29	N24°11'43"E	50.00'
L30	N76°48'57"E	92.83'
L31	N87°47'54"E	92.83'
L32	S32°39'08"E	39.40'
L33	N47°44'41"E	67.94'
L34	N24°50'10"E	47.91'
L35	N86°47'48"E	57.88'
L36	S38°13'24"E	81.22'
L37	N86°54'48"E	28.70'
L38	S23°36'20"E	70.19'
L39	N87°31'34"E	40.10'
L40	N01°24'11"W	44.48'
L41	N88°20'34"E	44.48'
L42	N58°58'23"E	82.66'
L43	S01°25'35"E	57.50'
L44	N88°08'14"E	8.73'
L45	N89°09'39"E	129.93'
L46	N43°40'20"E	12.88'
L47	N01°06'18"E	50.00'
L48	N73°06'18"E	24.49'
L49	N04°08'34"E	48.93'
L50	N01°06'18"E	24.98'
L51	N88°53'50"E	64.19'
L52	N01°06'18"E	23.00'
L53	N16°41'02"W	130.69'
L54	N39°42'46"E	73.00'
L55	N39°42'46"E	13.00'
L56	S01°25'35"E	58.50'
L57	N88°34'25"W	109.43'
L58	S04°14'07"E	61.42'
L59	S45°02'27"E	28.54'
L60	N50°35'17"E	48.86'
L61	S39°46'20"E	43.00'
L62	N73°39'46"E	43.00'
L63	N48°33'24"W	53.42'
L64	N01°06'18"E	50.00'
L65	N00°48'30"E	48.90'
L66	N01°06'18"E	50.00'
L67	N86°43'02"E	63.50'
L68	N01°06'18"E	50.00'
L69	S01°06'18"W	39.45'
L70	N21°49'28"W	35.20'
L71	N88°58'55"E	83.28'
L72	S39°34'10"E	49.00'
L73	S88°58'55"W	41.79'
L74	N17°58'33"E	39.83'
L75	N39°34'10"W	28.27'
L76	S49°41'06"E	59.45'
L77	S54°52'27"E	61.34'
L78	N40°36'13"E	10.10'
L79	N39°46'08"E	99.99'
L80	N50°09'26"E	43.98'
L81	N00°01'24"E	72.20'
L82	N89°58'36"W	50.00'
L83	S00°01'24"E	72.20'
L84	S89°58'36"E	50.00'
L85	S89°58'36"E	50.00'
L86	S89°58'36"E	50.00'
L87	S89°58'36"E	50.00'
L88	S89°58'36"E	50.00'


SEE SHEET 3 OF 4
MATCH LINE 3
MATCH LINE 2
SEE SHEET 1 OF 4
MATCH LINE 1
SAVE & EXCEPT TRACT
CITY OF AUBREY, TEXAS
DOC. NO. 2015-45700 RPRDCT
POINT OF BEGINNING ~ SAVE & EXCEPT TRACT (SEE COMMENCING DETAIL)
S89°40'13"E 1001.00'
N89°40'13"W 1001.00'
N00°19'47"E 1001.00'
S00°19'47"W 1001.00'
N37°13'30"W 397.78'
N02°02'32"E 349.87'
N01°51'04"E 242.66'
N02°02'17"E 136.57'
N40°09'04"E 299.74'
N47°39'59"E 299.44'
N89°39'59"W 2614.78'
S07°36'49"W 20.00'
N82°23'11"W 113.14'
N82°23'11"W 50.00'
S36°36'27"W 117.82'
S07°36'49"W 72.97'
S00°49'49"W 90.49'
S01°20'01"E 363.58'
S07°36'49"W 265.53'
S08°17'05"W 52.82'
S07°03'39"W 52.50'
S05°07'06"W 53.53'
S03°06'37"W 53.53'
S00°58'27"W 53.03'
Δ=07°16'48"
R=1635.00'
CB=N03°56'25"E
CH=207.60'
L=207.74'
N00°20'01"E 16.83'
S89°39'59"E 194.34'
N89°39'59"W 120.00'
POB
S89°39'59"E 120.00'
S89°39'59"E 30.00'
S00°20'01"W 50.00'
N89°39'59"W 45.00'
S89°39'59"E 150.00'
S89°39'59"E 30.00'
S00°20'01"W 120.00'
N89°39'59"W 30.00'
N89°39'59"W 255.00'
S89°39'59"E 30.00'
S00°20'01"W 120.00'
N89°39'59"W 30.00'
S00°20'01"W 50.00'
N89°39'59"W 30.00'
S00°20'01"W 130.00'
WALKER AVENUE
BYRAN ROAD
BURNETT DRIVE
BROCK DRIVE
ADAIR DRIVE
WARREN LANE
REMAINDER OF (CALLED 248.67 ACRES) CADG COMANCHE 248, LLC DOC. NO. 2013-71194 RPRDCT
(CALLED 52.631 ACRES) CADG COMANCHE 248, LLC DOC. NO. 2015-121547 RPRDCT
(CALLED 157.167 ACRES) CADG AUBREY 157, LLC
WST NO. 2015-115770 RPRDCT
WST NO. 2015-115771 RPRDCT
WST NO. 2015-115772 RPRDCT
UNITED STATES OF AMERICA FLOWAGE EASEMENT (APPROXIMATE LOCATION OF 534' MSL)
CALLED 3.47 ACRES UNITED STATES OF AMERICA VOL. 2345, PG. 300 RPRDCT
FLOODPLAIN LINE (SEE NOTE 13)
OPEN SPACE
NORTH
100 0 50 100 200
1 inch = 100 feet
FINAL PLAT
WINN RIDGE PHASE 2B1
146.638 ACRES
(169.641 GROSS ACRES
SAVE & EXCEPT 23.003 ACRES)
191 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS
LEGEND
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
WME WALL MAINTENANCE EASEMENT
SW&VE SIDEWALK & VISIBILITY EASEMENT
SSE SANITARY SEWER EASEMENT
ESMT EASEMENT
BL BUILDING SETBACK LINE
CIRS 5/8-INCH IRON ROD W/CAP MARKED "PETITT-WPLS 4087" SET
CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
POC POINT OF COMMENCING
POB POINT OF BEGINNING
COE MON. CORPS OF ENGINEERS MONUMENT
57.5'R 57.5~FOOT RADIUS
R.P. RADIUS POINT
PRDCT PLAT RECORDS, DENTTIN COUNTY, TEXAS
RPRDCT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
DESIGNATES SUBDIVISION BLOCK
DENOTES STREET NAME CHANGE
LOCATION MAP
NTS
10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
POINT OF BEGINNING SAVE & EXCEPT TRACT
N89°40'13"W 2540.00'
POINT OF COMMENCING SAVE & EXCEPT TRACT
COMMENCING DETAIL SAVE & EXCEPT TRACT
KEY MAP
NOTE: SEE SHEETS 1 AND 3 FOR LINES, LINE AND CURVE TABLES
OWNER: CADG COMANCHE 248, LLC
1500 VALLEY VIEW LN, SUITE 320
FARMERS BRANCH, TEXAS, 75234
PHONE (469) 893-7200
OWNER: CITY OF AUBREY, TEXAS
107 S. MAIN STREET
AUBREY, TEXAS 76227
PHONE (940) 440-5343
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr., Ste. 212
Richardson, Texas 75081
Tel No. (214) 221-9955
Fax No. (214) 340-3550
SCALE: 1"=100'
JOB NO. 12031-28
DATE: AUGUST 2019
Filed for Record in the Official Records Of: Denton County On: 9/25/2019 11:23:27 AM In the PLAT Records WINN RIDGE PHASE 2B1 Doc Number: 2019 - 266 Number of Pages: 4 Amount .00 Order# 20190925000248 By: SF
SHEET 2 OF 4


NOTES:
1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
(a) ELECTRIC & GAS SERVICE: CoServ
7701 SOUTH STEMMONS
CORINTH, TEXAS 75065
1-800-274-4014
(b) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
(972) 569-4084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ZONE AE, DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED", AND ZONE A, DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS – NUMBER 48121C0270G, AND NUMBER 48121C0410G, REVISION DATES APRIL 18, 2011. FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THESE MAPS AND "LETTER OF MAP REVISION DETERMINATION DOCUMENT–CASE NO. 18-06-2846P, EGLE DATE DECEMBER 11, 2018 AND EFFECTIVE DATE APRIL 26, 2019.
14. 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETIT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE WAS BEEN PLACED, AT THE REAL LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAL LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF WINN RIDGE PHASE 1A, RECORDED IN DOCUMENT NO. 2017-284, PRDCT (S89°54'25"E), AS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202).
17. FLOWAGE EASEMENT (TRACT NO. L-1032E) SET FORTH IN JUDGMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 414, PAGE 194, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND "FLOWAGE EASEMENT (TRACT NO. L-1032E) SET FORTH IN JUDGMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, RPRDCT, ARE NOTED HEREON. ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.
18. A PORTION OF RIGHT-OF-WAY FOR WARREN LANE, WAYNE AVENUE, AND AN UN-NAMED PORTION ALONG WINN RIDGE BOULEVARD, ARE TO BE ABANDONED ACCORDING TO DETAILS "A", "B", AND "C" AS SHOWN HEREON.
SANDBROCK INVESTMENTS, INC. INST. NO. 2004-1916 RPRDCT
SANDBROCK INVESTMENTS, INC. INST. NO. 2004-1916 RPRDCT
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
2X OPEN SPACE
2X OPEN SPACE
CALLED 3.42 ACRES UNITED STATES OF AMERICA VOL. 2383, PG. 305 RPRDCT
MATCH LINE 2
SEE SHEET 1 OF 4
SEE SHEET 1 OF 4
MATCH LINE 1
MATCH LINE 3
SEE SHEET 2 OF 4
LINE TABLE
CURVE TABLE
NORTH
100 0 50 100 200
1 inch = 100 feet
LOCATION MAP
LEGEND
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
WME WALL MAINTENANCE EASEMENT
SW&VE SIDEWALK & VISIBILITY EASEMENT
SSE SANITARY SEWER EASEMENT
ESM'T EASEMENT
BL BUILDING SETBACK LINE
CIRS 5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
POC POINT OF COMMENCING
POB POINT OF BEGINNING
COE MON CORPS OF ENGINEERS MONUMENT
57.5'R 57.5-FOOT RADIUS
R.P. RADIUS POINT
PRDCT PLAT RECORDS DENTON COUNTY, TEXAS
RPRDCT REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
A DESIGNATES SUBDIVISION BLOCK
DENOTES STREET NAME CHANGE
LOT
STREET
10'x10' SIDEWALK & VISIBILITY ESMT. (TYP.)
NO SCALE
10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
SHEET 1
SHEET 2
SHEET 3
KEY MAP
FINAL PLAT
WINN RIDGE PHASE 2B1
146.638 ACRES
(169.641 GROSS ACRES
SAVE & EXCEPT 23.003 ACRES)
191 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS
OWNER: CADC COMMANCHE 248, LLC
1400 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892-7200
OWNER: CITY OF AUBREY, TEXAS
107 S. MAIN STREET
AUBREY, TEXAS 76227
PHONE (940) 440-8343
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1833 N. Greville Dr. Ste. 213
Richardson, Texas 75081
Tel No. (214) 221-9955
Fax No. (214) 340-3580
DATE: AUGUST 2019
SCALE: 1"=100'
JOB NO. 12021-2B
PRPS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
Filed for Record
in the Official Records Of:
Denton County
On: 4/29/2019 11:23:27 AM
In the PLAT Records
WINN RIDGE PHASE 2B1
Doc Number: 2019-___
Number of Pages: 4
Amount: 280.00
Order#:20190829000248
By: SP
SHEET 3 OF 4
F:\2021\12021B\dgn\12021B01 FP Reg Aug 21,2019 - 8:56 am melchisedech

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Comanche 248, LLC, is the owner of that certain tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730, in Denton County, Texas, and being part of a called 248.67 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document No. 2013-71194, Real Property Records, Denton County, Texas (RPRDCT), part of a called 52.621 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2015-121547, RPRDCT, and part of a called 50 foot wide right-of-way dedication for Warren Lane, part of a called 30 foot wide right-of-way dedication for Wayne Avenue, part of a called 50 foot wide right-of-way dedication (unnamed) adjoining Lot 21X, Block DD, and Lot 17X, Block DD, and part of Lot 21X, Block DD, all according to Winn Ridge Phase 1B, an addition to the City of Aubrey, Texas, according to Final Plat recorded in Document No. 2017-338, of the Plat Records of Denton County, Texas (PRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the intersection of the north right-of-way line of Byron Road (called 60 foot wide right-of-way according to said Winn Ridge Phase 1B), and the east right-of-way line of Walker Avenue (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B);

THENCE North 00°20'01" East, with said east right-of-way line of Walker Avenue, a distance of 16.83 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the right;

THENCE Northeasterly, continuing with said east right-of-way line of Walker Avenue, and with said curve which has a central angle of 07°16'48", a radius of 1635.00 feet, a chord that bears North 03°58'25" East, a distance of 207.60 feet, and an arc length of 207.74 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 07°36'49" East, continuing with said east right-of-way line of Walker Avenue, a distance of 192.87 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 82°23'11" West, with the north line of said right-of-way dedication for Walker Avenue, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 07°36'49" West, with the west right-of-way line of Walker Avenue, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of Tract 3, Block TT of said Winn Ridge Phase 1B;

THENCE, with the westerly and southerly lines of said Tract 3, Block TT, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 82°23'11" West, a distance of 113.14 feet;

South 48°23'01" West, a distance of 86.42 feet;

South 56°18'27" West, a distance of 117.82 feet;

South 09°25'48" East, a distance of 72.29 feet;

South 01°49'48" West, a distance of 90.40 feet;

South 18°55'56" East, a distance of 103.02 feet;

South 01°02'06" West, a distance of 93.56 feet;

And South 88°39'59" East, a distance of 194.34 feet, said iron rod also being the southeast corner of said Tract 3, Block TT, and being located on said west right-of-way of Walker Avenue;

THENCE South 00°20'01" West, with said west right-of-way line of Walker Avenue, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of said right-of-way dedication for Walker Avenue;

THENCE South 89°39'59" East, with the south line of said right-of-way dedication for Walker Avenue, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southeast corner of said right-of-way dedication for Walker Avenue;

THENCE North 00°20'01" East, with the east right-of-way line of Walker Avenue, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the intersection of said east right-of-way line of Walker Avenue, and the south right-of-way line of said Byron Road;

THENCE South 89°39'59" East, with said south right-of-way line of Byron Road, a distance of 120.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE leaving said south right-of-way line of Byron Road, and over and across said called 248.67 acre and 52.621 acre tracts, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

South 00°20'01" West, a distance of 365.00 feet;

South 89°39'59" East, a distance of 30.00 feet;

South 00°20'01" West, a distance of 50.00 feet;

North 89°39'59" West, a distance of 45.00 feet;

South 00°20'01" West, a distance of 120.00 feet;

South 89°39'59" East, a distance of 150.00 feet;

South 00°20'01" West, a distance of 120.00 feet;

South 89°39'59" East, a distance of 30.00 feet;

South 00°20'01" West, a distance of 50.00 feet;

North 89°39'59" West, a distance of 30.00 feet;

South 00°20'01" West, a distance of 120.00 feet;

South 89°39'59" West, a distance of 255.00 feet;

South 00°20'01" West, a distance of 120.00 feet;

South 89°39'59" East, a distance of 30.00 feet;

South 00°20'01" West, a distance of 50.00 feet;

And North 89°39'59" West, a distance of 30.00 feet;

THENCE South 00°20'01" West, a distance of 130.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northeast corner of a right-of-way dedication for Walker Avenue (called 50 foot wide right-of-way), said dedication according to Final Plat of Winn Ridge South Phase 1, an addition to the City of Aubrey, Texas, according to Final Plat recorded in Document No. 2019-279, PRDCT, said iron rod also being located on the south line of said called 52.621 acre tract, and the north line of a called 107.567 acre tract of land described in deeds to CADG Aubrey 107, LLC, recorded in Instrument No. 2016-115770, RPRDCT, Instrument No. 2016-115771, RPRDCT, and Instrument No. 2016-115772, RPRDCT;

THENCE North 89°39'59" West, with said south line of the called 52.621 acre tract, the north line of said 107.567 acre tract, and the north line of said Winn Ridge South Phase 1, passing at a distance of 765.36 feet a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the northwest corner of said Winn Ridge South Phase 1, continuing with said common line of the 52.621 acre tract, and the 107.567 acre tract, in all, a total distance of 2614.78 feet to a Corps of Engineers monument (1033-1) found for corner;

THENCE North 40°13'58" East, with the easterly line of that certain tract of land described in deed to the United States of America recorded in Volume 2560, Page 305, RPRDCT, a distance of 299.44 feet to a Corps of Engineers monument found for corner;

THENCE North 40°09'04" East, continuing with the easterly line of said United States of America tract, a distance of 259.74 feet to a Corps of Engineers monument (1033-3) found for corner;

THENCE North 02°02'17" East, continuing with the easterly line of said United States of America tract, a distance of 156.67 feet to a 5/8 inch iron rod (bent) found for corner at the northwest corner of said 52.621 acre tract;

THENCE North 01°51'04" East, with the westerly line of said 248.67 acre tract and said easterly line of the United States of America tract, a distance of 242.66 feet to a COE monument (1033-4) found for corner;

THENCE North 02°02'32" East, continuing with said westerly line of the 248.67 acre tract, and said easterly line of the United States of America tract, a distance of 349.87 feet to a COE monument found for corner;

THENCE North 37°13'20" West, continuing with said westerly line of the 248.67 acre tract, and said easterly line of the United States of America tract, a distance of 397.78 feet to a COE monument (1033-5) found for corner;

THENCE South 89°40'15" East, with a north line of said 248.67 acre tract, passing at a distance of 182.88 feet a 1/2-inch iron rod found on line, continuing in all, a total distance of 220.86 feet, to a point for corner located in a creek;

THENCE with the approximate meanders of said creek the following courses to points for corner;

North 00°26'40" East, a distance of 114.45 feet;

North 09°08'09" East, a distance of 13.38 feet;

North 08°51'10" East, a distance of 163.03 feet;

North 71°46'33" East, a distance of 37.14 feet;

South 63°25'23" East, a distance of 103.03 feet;

South 88°42'02" East, a distance of 32.55 feet;

North 83°52'37" East, a distance of 21.33 feet;

North 11°40'08" West, a distance of 58.51 feet;

North 18°21'29" East, a distance of 87.30 feet;

North 18°03'48" West, a distance of 81.64 feet;

North 74°31'01" East, a distance of 136.16 feet;

North 31°09'19" East, a distance of 64.83 feet;

(CONTINUED)

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South 88°21'35" East, a distance of 66.68 feet;

South 36°05'22" East, a distance of 58.03 feet;

South 82°57'18" East, a distance of 31.64 feet;

North 17°08'02" East, a distance of 99.82 feet;

South 42°26'18" East, a distance of 150.73 feet;

North 82°39'36" East, a distance of 36.07 feet;

North 05°05'27" East, a distance of 107.43 feet;

North 21°58'04" West, a distance of 51.38 feet;

North 20°36'21" East, a distance of 68.43 feet;

North 29°11'57" West, a distance of 102.21 feet;

North 70°59'13" East, a distance of 53.49 feet;

South 54°08'36" East, a distance of 44.26 feet;

North 85°08'27" East, a distance of 65.70 feet;

North 40°09'59" East, a distance of 86.41 feet;

North 78°11'29" East, a distance of 40.09 feet;

North 24°11'45" East, a distance of 53.98 feet;

North 76°39'01" East, a distance of 92.67 feet;

North 57°43'56" East, a distance of 80.57 feet;

South 32°50'26" East, a distance of 38.45 feet;

North 47°44'41" East, a distance of 47.84 feet;

North 24°52'37" East, a distance of 47.92 feet;

North 89°57'48" East, a distance of 57.89 feet;

South 78°47'08" East, a distance of 91.22 feet;

North 86°54'48" East, a distance of 29.70 feet;

South 23°58'35" East, a distance of 132.38 feet;

South 87°27'54" East, a distance of 40.32 feet;

North 01°04'14" West, a distance of 44.48 feet;

North 36°05'21" East, a distance of 92.01 feet;

South 51°58'23" East, a distance of 87.66 feet;

South 01°13'07" West, a distance of 42.96 feet;

South 80°08'14" East, a distance of 8.73 feet;

North 80°08'56" East, a distance of 125.92 feet;

North 43°40'20" East, a distance of 75.86 feet;

North 01°08'18" East, a distance of 82.39 feet;

North 73°07'08" East, a distance of 73.60 feet;

North 54°08'52" East, a distance of 46.92 feet;

North 81°37'31" East, a distance of 46.29 feet;

North 48°53'55" East, a distance of 44.19 feet;

North 54°56'36" West, a distance of 113.00 feet;

North 18°43'02" West, a distance of 130.69 feet;

North 29°22'44" East, a distance of 28.51 feet;

North 50°49'07" West, a distance of 43.10 feet;

North 17°53'12" West, a distance of 68.50 feet;

North 88°26'32" East, a distance of 108.39 feet;

South 86°14'01" East, a distance of 47.42 feet;

South 45°42'05" East, a distance of 32.24 feet;

North 32°35'17" East, a distance of 49.98 feet;

South 35°46'35" East, a distance of 72.10 feet;

North 23°39'46" East, a distance of 43.50 feet;

North 49°50'04" West, a distance of 52.21 feet;

North 07°03'10" East, a distance of 24.05 feet;

North 00°48'50" East, a distance of 45.90 feet;

North 83°55'47" East, a distance of 94.67 feet;

North 86°13'07" East, a distance of 67.50 feet;

South 75°10'34" East, a distance of 56.94 feet;

North 51°06'26" East, a distance of 21.10 feet;

North 21°49'28" West, a distance of 35.20 feet;

North 64°46'40" East, a distance of 44.28 feet;

South 30°31'02" East, a distance of 49.02 feet;

South 86°06'25" East, a distance of 39.09 feet;

North 17°53'32" East, a distance of 39.69 feet;

North 66°55'34" East, a distance of 39.38 feet;

South 49°41'09" East, a distance of 59.65 feet;

North 04°52'27" East, a distance of 41.34 feet;

North 40°56'16" West, a distance of 70.10 feet;

North 32°46'08" East, a distance of 69.98 feet;

North 65°59'56" East, a distance of 42.96 feet;

And North 00°31'34" East, a distance of 22.20 feet;

THENCE North 86°20'34" East, leaving said creek meanders, a distance of 383.21 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 88°39'26" East, with the north line of said 248.67 acre tract according to Boundary Line Agreement recorded in Instrument No. 2004-1913, RPRDCT, a distance of 204.54 feet to a 5/8-inch iron rod with cap marked "PETITT RPLS-4087" set for corner;

THENCE South 34°16'43" West, leaving said north line of the 248.67 acre tract, a distance of 88.66 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being located in the westerly line of a called 113.432 acre tract of land described in deed to Pulte Homes of Texas, L.P., recorded in Document No. 2015-141858, (RPRDCT);

THENCE South 53°19'25" West, with said westerly line of the Pulte Homes tract, a distance of 156.48 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being a southeast corner of said Pulte Homes tract;

THENCE over and across said 248.67 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

South 52°46'13" West, a distance of 75.98 feet;

South 53°34'08" West, a distance of 78.92 feet;

(CONTINUED)

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South 43°54'47" West, a distance of 64.17;

And South 32°35'53" West, a distance of 73.07 feet, said iron rod being a westerly corner of said Pulte Homes tract;

THENCE continuing over and across said 248.67 acre tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

South 41°12'36" West, a distance of 76.28 feet;

And South 47°45'01" West, a distance of 115.62 feet;

THENCE South 80°32'15" East, continuing over and across said 248.67 acre tract, passing at a distance of 29.40 feet a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the most westerly southwest corner of said Pulte Homes tract, continuing with the southerly line of said Pulte Homes tract, in all, a total distance of 153.23 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE continuing with the southerly line of said Pulte Homes tract, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner;

South 88°34'25" East, a distance of 405.00 feet;

North 01°25'35" East, a distance of 20.00 feet;

South 88°34'25" East, a distance of 50.00 feet;

South 01°25'35" West, a distance of 140.00 feet;

South 88°34'25" East, a distance of 20.00 feet;

South 01°25'35" West, a distance of 30.00 feet;

North 88°34'25" West, a distance of 20.00 feet;

South 01°25'35" West, a distance of 120.00 feet;

South 88°34'25" East, a distance of 785.00 feet;

South 84°07'47" East, a distance of 152.31 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 28°05'25", a radius of 25.00 feet, a chord that bears North 15°57'37" East, a distance of 12.54 feet, and an arc length of 12.65 feet to the end of said curve;

North 01°25'35" East, a distance of 69.66 feet;

South 88°34'25" East, a distance of 30.00 feet;

North 01°25'35" East, a distance of 20.00 feet;

And South 88°34'25" East, a distance of 121.43 feet;

THENCE South 01°25'35" West, continuing with the southerly line of said Pulte Homes tract, passing at a distance of 120.00 feet a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at a southwest corner of said Pulte Homes tract, and being the northerly most northwest corner of said Winn Ridge Phase 1B, continuing in all, a total distance of 233.26 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at an interior "el" corner of said Lot 21X, Block DD, Winn Ridge Phase 1B, said iron rod also being the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with the northwesterly line of said Lot 21X, Block DD, and with said non-tangent curve to the left which has a central angle of 19°26'50", a radius of 1095.00 feet, a chord that bears South 83°24'44" West, a distance of 369.91 feet, and an arc length of 371.69 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 45°37'14" West, leaving said northwesterly line of Lot 21X, Block DD, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner located on the northeasterly right-of-way line of Winn Ridge Boulevard (called 100 foot wide right-of-way according to said Winn Ridge Phase 1B), and being the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with said northeasterly line of Winn Ridge Boulevard, and with said curve which has a central angle of 02°38'28", a radius of 1085.00 feet, a chord that bears South 44°22'46" West, a distance of 50.00 feet, and an arc length of 50.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 45°37'14" West, leaving said northeasterly right-of-way line, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner on the northeasterly line of said Lot 21X, Block DD, said iron rod also being located at the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with the northeasterly line of said Lot 21X, Block DD, and with said curve which has a central angle of 19°06'00", a radius of 1095.00 feet, a chord that bears South 33°31'17" West, a distance of 363.34 feet, and an arc length of 365.02 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the southwest corner of said Lot 21X;

THENCE South 87°20'12" East, with the northerly line of a right-of-way dedication (unnamed) according to said Final Plat, and the south line of said Lot 21X, Block DD, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the intersection of said northerly right-of-way line, and the northwesterly right-of-way line of said Winn Ridge Boulevard, said iron rod also being located at the beginning of a non-tangent curve to the left;

THENCE Southwesterly, over and across said right-of-way dedication, and with said curve which has a central angle of 02°38'28", a radius of 1085.00 feet, a chord that bears South 22°39'48" West, a chord length of 50.00 feet, and an arc length of 50.00 feet to the end of said curve, a 5/8-inch iron rod marked "PETITT-RPLS 4087" found for corner at the intersection of a southerly line of said right-of-way dedication, and the northeasterly right-of-way line of said Winn Ridge Boulevard;

THENCE North 87°20'12" West, with said southerly line of the right-of-way dedication, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of Lot 17X, Block DD, according to said Winn Ridge Phase 1B, said iron rod also being the beginning of a non-tangent curve to the left;

THENCE Southwesterly, with the westerly line of said Lot 17X, Block DD, and with said curve which has a central angle of 00°31'24", a radius of 1095.00 feet, a chord that bears South 21°05'36" West, a chord length of 10.00 feet, and an arc length of 10.00 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northeast corner of Lot 10, Block DD, according to said Winn Ridge Phase 1B;

THENCE North 87°20'12" West, with the north line of Lot 10, Block DD, according to said Winn Ridge Phase 1B, a distance of 158.24 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 78°43'33" West, with the north line of Lots 9, 8, and 7, Block DD, according to said Winn Ridge Phase 1B, a distance of 150.12 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northwest corner of said Lot 7, Block DD;

THENCE South 13°54'16" West, with the west line of said Lot 7, Block DD, a distance of 125.58 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner on the northerly right-of-way line of Tute Drive (called 50' wide right-of-way according to said Winn Ridge Phase 1B);

THENCE North 76°05'44" West, with said north right-of-way line of Tute Drive, over and across said Wayne Avenue right-of-way, and over and across said Warren Lane right-of-way, a total distance of 881.39 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at a northwest corner of said Winn Ridge Phase 1B;

THENCE with a westerly line of said Winn Ridge Phase 1B, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner;

South 13°54'16" West, a distance of 50.00 feet;

South 76°05'44" East, a distance of 20.00 feet, said iron rod being located at the northwest corner of Lot 14, Block SS, of said Winn Ridge Phase 1B;

South 13°26'31" West, a distance of 85.12 feet;

South 10°56'39" West, a distance of 52.32 feet;

South 09°37'14" West, a distance of 52.32 feet;

South 08°17'05" West, a distance of 52.82 feet;

South 07°35'48" West, a distance of 249.53 feet;

South 07°03'39" West, a distance of 52.08 feet;

South 06°07'06" West, a distance of 53.53 feet;

South 03°05'37" West, a distance of 53.53 feet;

And South 00°58'27" West, a distance of 63.03 feet, said iron rod being located at the southwest corner of Lot 26, Block SS, Winn Ridge Phase 1B, said iron rod also being located on the north right-of-way of said Byron Road;

THENCE North 89°39'59" West, with said north right-of-way line of Byron Road, a distance of 120.00 feet to the POINT OF BEGINNING of herein described tract, and containing an area of 169.641 acres of land.

SAVE & EXCEPT

BEING that certain tract of land situated in the William Lumpkin Survey, Abstract No. 730, Denton County, Texas, and being that certain tract of land described in deed to the City of Aubrey, Texas, recorded in Document No. 2012-62700, of the Real Property Records of Denton County, Texas (RPRDCT), and being part of a called 248.67 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2013-71194, RPRDCT, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, said iron rod being located at the southeast corner of said CADG Comanche 248, LLC tract, and the northeast corner of that certain called 52.621 acre tract of land described in deed to CADG Comanche 248, LLC, recorded in Document No. 2015-121547, RPRDCT, and being located on the approximate center of Byron Road (a partially dedicated public road), from which a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found at a southeast corner of Winn Ridge Phase 1B, an addition to the City of Aubrey, Texas, according to Final Plat recorded in Document No. 2017-338, of the Plat Records of Denton County, Texas (PRDCT) bears North 02°07'37" East, a distance of 483.78 feet, and a 1/2 inch iron rod located at the southeast corner of said CADG Comanche 248, LLC, recorded in Document No. 2015-121547, RPRDCT bears South 01°46'11" West, a distance of 618.85 feet;

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THENCE North 89°40'13" West, leaving the approximate center of Byron Road, and with the most southerly line of said CADG Comanche 248, LLC tract recorded in Document No. 2013-71194, RPRDCT, and the north line of said CADG Comanche 248, LLC tract recorded in Document No. 2015-121547, RPRDCT, a distance of 2540.00 feet to the POINT OF BEGINNING of herein described tract, a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 89°40'13" West, continuing with said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 00°19'47" East, leaving said common line of the 248.67 acre tract, and the 52.621 acre tract, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 89°40'13" East, a distance of 1001.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 00°19'47" West, a distance of 1001.00 feet to the POINT OF BEGINNING of herein described tract, containing an area of 23.003 acres of land.

LEAVING A NET TOTAL OF 146.638 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG COMANCHE 248, LLC, a Texas Limited Liability Company, and the CITY OF AUBREY, TEXAS, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as WINN RIDGE PHASE 2B1, an addition to the City of Aubrey, Denton County, Texas, and CADG COMANCHE 248, LLC does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 23 day of August 2019.

CADG Comanche 248, LLC.
a Texas Limited Liability Company

By: CADG Holdings, LLC.
A Texas Limited Liability Company
Its Sole Managing Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23 day of August 2019, by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Managing Member of CADG Comanche 248, LLC, a Texas limited liability company on behalf of said company.

Given under my hand and Seal of Office, this 23 day of August 2019.

Notary Public in and for the State of Texas

My Commission Expires: 06-05-2021

Witness my hand this 26th day of August 2019.

City of Aubrey, Texas
A Municipal Corporation

By: _____
Janet Meyers, Mayor
City of Aubrey, Texas

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 Janet Meyers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 26th day of August 2019.

Notary Public in and for the State of Texas.

My Commission Expires: 07-05-2020

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey and Denton County Subdivision Regulations.

Dated this the 26th day of August 2019.

JIMMIE D. NICHOLS
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 26th day of August 2019.

Notary Public in and for the State of Texas.

My commission expires: 12-05-2020

APPROVED AND ACCEPTED:

Janet Meyers, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas, hereby certifies that the foregoing final plat of WINN RIDGE PHASE 2B1, an Addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of

Aubrey this 26th day of August 2019, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in said plat and said final plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as hereon above subscribed.

Attest this 26th day of August 2019

Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

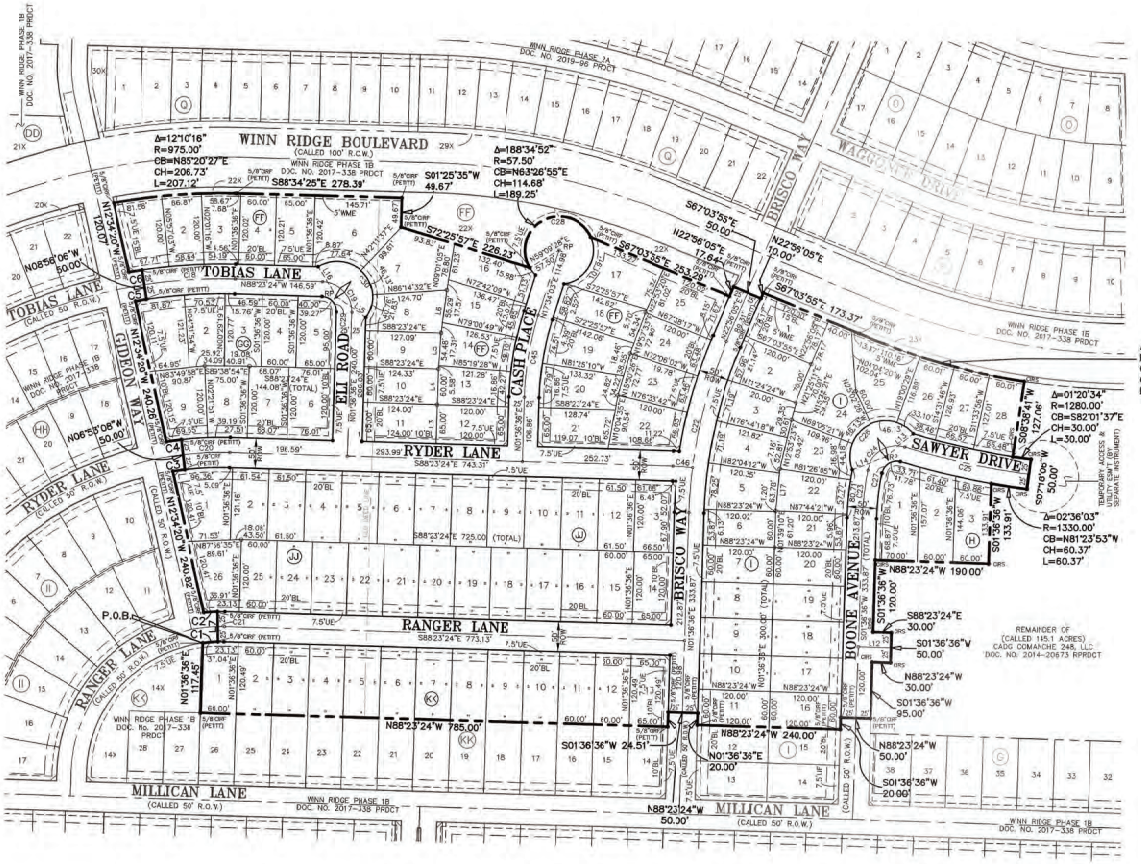
FINAL PLAT
WINN RIDGE PHASE 2B1

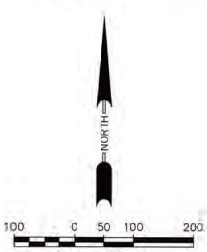
146.638 ACRES
(169.641 GROSS ACRES
SAVE & EXCEPT 23.003 ACRES)
101 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY- ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

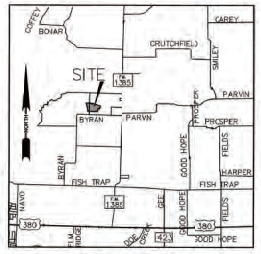
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO: 1488
TBPLS FIRM REGISTRATION NO: 101006
1651-N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 349-3650
DATE: AUGUST 2019
SCALE: 1"=100'
JOB NO. 12031-08

Filed for Record
in the Official Records Of:
Denton County
On: 8/29/2019 11:23:27 AM
In the PLAT Records
WINN RIDGE PHASE 2B1
Doc Number: 2019-266
Number of Pages: 4
Amount: 280.00
Order# 20190829000248
By: SP

SHEET 4 OF 4



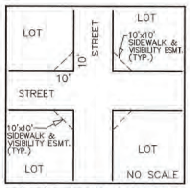




LOCATION MAP
N.T.S

NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 76065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&t, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF WINN RIDGE PHASE 1A, RECORDED IN DOCUMENT NO. 2017-284, PRDCT (S88°34'25"E), AS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202).



10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

LEGEND

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SW&VE	SIDEWALK & VISIBILITY EASEMENT
ESM'T	EASEMENT
BL	BUILDING SETBACK LINE
○IRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
○IRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
R.P.	RADIUS POINT
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
Ⓐ	DESIGNATES SUBDIVISION BLOCK
◊	DENOTES STREET NAME CHANGE

CURVE TABLE

CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N85°36'43"E	26.82	6°56'01"	225.30'	26.84'
C2	S86°27'58"W	24.43	5°05'39"	275.30'	24.44'
C3	N82°05'06"E	20.00	2°13'31"	515.30'	20.00'
C4	S81°50'55"W	24.96	2°31'56"	565.30'	24.97'
C5	N80°21'12"E	20.00	1°25'25"	805.30'	20.00'
C6	S80°17'18"W	23.17	1°33'11"	855.30'	23.18'
C18	S80°21'15"W	152.54'	10°32'42"	830.30'	152.78'
C19	N43°27'24"W	70.71'	90°00'00"	50.00'	78.54'
C20	N87°21'43"E	80.00	8°29'44"	540.30'	80.07'
C21	S89°41'26"E	11.33'	2°35'53"	250.30'	11.34'
C22	N12°16'20"E	292.32'	21°19'29"	790.30'	294.03'
C23	S06°14'15"W	80.68	91°51'17"	500.30'	80.76'
C24	S58°44'36"W	74.17'	95°45'25"	50.10'	83.56'
C25	N78°02'18"W	212.04'	9°19'12"	1305.00'	212.28'
C26	S59°39'56"W	118.51	61°53'53"	60.10'	161.54'
C27	S58°44'36"W	37.09	95°45'25"	25.10'	41.78'
C28	N72°25'57"W	50.00	308°27'25"	57.10'	306.56'
C29	N43°23'24"W	35.36	90°00'00"	25.10'	39.27'
C30	N43°23'24"W	117.61	57°06'53"	60.10'	164.53'
C45	S09°35'20"W	136.81	15°57'27"	500.30'	139.26'
C46	S85°35'57"E	33.47	5°28'55"	350.30'	33.49'

LINE TABLE

LINE	BEARING	LENGTH
L3	N0°36'36"E	65.00'
L4	N0°55'29"E	60.02'
L5	N04°14'58"E	60.06'
L6	N06°59'07"E	72.60'
L7	N00°59'17"W	50.00'
L12	S88°23'24"E	55.00'
L13	N50°36'53"E	60.00'
L14	N68°43'06"E	60.00'
L15	N54°49'58"W	60.00'
L16	N31°56'50"W	60.00'
L17	N05°24'35"E	70.94'

FINAL PLAT
WINN RIDGE PHASE 2B2
23.368 ACRES
100 RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

OWNER: CADG COMANCHE 248, LLC
1600 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 891-7200

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9855
Fax No. (214) 340-3550

DATE: OCTOBER 2019
SCALE: 1"=100'
JOB NO. 12031-2B2

Filed for Record
in the Official Records Of:
Denton County
On: 11/7/2019 12:45:1 PM
In the PLAT Records
WINNRIDGE PH 2B2
Doc Number: 2019-149
Number of Pages: 2
Amount 100.00
Order#:20191107000336
By: JK

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Comanche 248, LLC, is the owner of that certain tract of and situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT NUMBER 730, in Denton County, Texas, being a part of a called 248.67 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2013-71194, Real Property Records, Denton County, Texas (RPRDCT), and part of a called 145.1 acre tract described in deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20373, RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the northeast corner of Lot 14X, Block KK, of Winn Ridge Phase 1B, an addition to the City of Aubrey, Texas, according to Final Plat recorded in Document Number 2017-338, of the Plat Records of Denton County, Texas (PRDCT), said iron rod also being located on a curve on the southerly right-of-way line of Ranger Lane (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B), said iron rod also being located at the beginning of a non-tangent curve to the right;

THENCE Northeasterly, with said southerly right-of-way line of Ranger Lane and with said curve which has a central angle of 06°50'01", a radius of 225.00 feet, a chord that bears North 85°35'43" East, a distance of 26.82 feet, and an arc length of 26.84 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 00°59'17" West, leaving said southerly right-of-way line, and with an easterly line of said Winn Ridge Phase 1B, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner, said iron rod being located at the beginning of a non-tangent curve to the left;

THENCE with an easterly line of said Winn Ridge Phase 1B, the following to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner;

Southwesterly, with the northerly right-of-way line of Ranger Lane, and with said curve which has a central angle of 05°05'32", a radius of 275.00 feet, a chord that bears South 36°27'58" West, a distance of 24.43 feet, and an arc length of 24.44 feet to the end of said curve;

North 12°34'20" West, with the easterly right-of-way line of Gideon Way (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B), a distance of 240.82 feet, said iron rod located at the beginning of a non-tangent curve to the right;

Northeasterly, with the southerly right-of-way line of Ryder Lane (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B), and with said curve which has a central angle of 32°13'31", a radius of 515.00 feet, a chord that bears North 32°00'06" East, a distance of 20.00 feet, and an arc length of 20.00 feet to the end of said curve;

North 06°53'08" West, a distance of 50.00 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Southwesterly, with the northerly right-of-way line of said Ryder Lane, and with said curve which has a central angle of 02°31'55", a radius of 565.00 feet, a chord that bears South 81°50'55" West, a distance of 24.96 feet, and an arc length of 24.97 feet to the end of said curve;

North 12°34'20" West, with said easterly right-of-way line of Gideon Way, a distance of 240.26 feet, said iron rod being located at the beginning of a non-tangent curve to the right;

Northeasterly, with the southerly right-of-way line of Tobias Lane (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B), and with said curve which has a central angle of 31°25'25", a radius of 805.00 feet, a chord that bears North 80°21'12" East, a distance of 20.00 feet, and an arc length of 20.00 feet to the end of said curve;

North 08°56'06" West, a distance of 50.00 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Southwesterly, with the northerly right-of-way line of Tobias Lane, and with said curve which has a central angle of 01°33'11", a radius of 855.00 feet, a chord that bears South 80°17'18" West, a distance of 23.17 feet, and an arc length of 23.18 feet to the end of said curve;

And North 12°34'20" West, with said easterly right-of-way line of Gideon Way, a distance of 120.07 feet, said iron rod being located at the westernmost southwest corner of Lot 22X, Block FF, according to said Winn Ridge Phase 1B, and being located at the beginning of a non-tangent curve to the right;

THENCE Northeasterly, with the southerly line of said Lot 22X, and with said curve which has a central angle of 12°10'16", a radius of 975.00 feet, a chord that bears North 85°20'27" East, a distance of 206.73 feet, and an arc length of 207.12 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE continuing with the southerly line of said Lot 22X, Block FF, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner;

South 88°34'25" East, a distance of 276.39 feet;

South 01°25'35" West, a distance of 49.67 feet;

South 72°25'57" East, a distance of 226.23 feet, said iron rod being located at the beginning of a non-tangent curve to the right, which has a radius point that bears North 59°09'28" East, a distance of 57.50 feet;

Northeasterly, with said curve to the right which has a central angle of 188°34'52", a radius of 57.50 feet, a chord that bears North 63°26'55" East, a distance of 114.68 feet, and an arc length of 189.25 feet to the end of said curve;

And South 67°03'55" East, a distance of 253.29 feet, said iron rod being located at the easternmost southeast corner of said Lot 22X, Block FF;

THENCE North 22°56'05" East, with the easterly line of said Lot 22X, a distance of 17.64 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 67°03'55" East, leaving said easterly line, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 22°56'05" East, with the northerly line of said Winn Ridge Phase 1B, a distance of 10.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found, said iron rod being located at the westernmost southwest corner of Lot 23X, Block I, of said Winn Ridge Phase 1B;

THENCE South 67°03'55" East, with the southerly line of said Lot 23X, Block I, a distance of 173.37 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the left;

THENCE Southeasterly, continuing with said southerly line of said Lot 23X, Block I, and with said curve which has a central angle of 14°19'59", a radius of 1160.00 feet, a chord that bears South 74°13'55" East, a distance of 289.43 feet, and an arc length of 290.18 feet to the end of said curve, a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE, leaving said southerly line, and over and across said called 145.1 acre CADG Comanche 248, LLC tract the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" set for corner:

South 08°38'41" West, a distance of 127.06 feet, said iron rod being located at the beginning of a non-tangent curve to the left;

Southeasterly, with said non-tangent curve which has a central angle of 01°20'34", a radius of 1280.00 feet, a chord that bears South 82°01'37" East, a distance of 30.00 feet, and an arc length of 30.00 feet to the end of said curve;

South 07°18'06" West, a distance of 50.00 feet, said iron rod being located at the beginning of a non-tangent curve to the right;

(CONTINUED)

(CONTINUED)

Northwesterly, with said curve which has a central angle of 02°36'03", a radius of 1330.00 feet, a chord that bears North 81°23'53" West, a distance of 60.37 feet, and an arc length of 60.37 feet to the end of said curve;

South 01°36'36" West, a distance of 133.9' feet;

North 88°23'24" West, a distance of 190.00 feet;

South 01°36'36" West, a distance of 120.00 feet;

South 88°23'24" East, a distance of 30.00 feet;

South 01°36'36" West, a distance of 50.00 feet;

And North 88°23'24" West, a distance of 30.00 feet;

THENCE South 01°36'36" West, continuing over and across said called 145.1 acre tract, a distance of 95.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the northeast corner of a called 50 foot wide right-of-way dedication for Boone Avenue, according to said Winn Ridge Phase 1B;

THENCE with a northerly line of said Winn Ridge Phase 1B, the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 88°23'24" West, a distance of 50.00 feet;

South 01°36'36" West, with the westerly right-of-way line of said Boone Avenue, a distance of 20.00 feet;

North 88°23'24" West, with the north line of Lots 15 and 12, Block I, Winn Ridge Phase 1B, a distance of 240.00 feet, said iron being located on the easterly right-of-way line of Brisco Way (called 50 foot wide right-of-way according to said Winn Ridge Phase 1B);

North 01°36'36" East, with said easterly right-of-way line of Brisco Way, a distance of 20.00 feet;

North 88°23'24" West, a distance of 50.00 feet, said iron being located on the westerly right-of-way line of said Brisco Way;

South 01°36'36" West, with said westerly right-of-way line of Brisco Way, a distance of 24.51 feet;

North 88°23'24" West, with the north line of Lots 14-26, Block KK, Winn Ridge Phase 1B, a distance of 785.00 feet;

And North 01°36'36" East, with the east line of said Lot 14X, Block KK, a distance of 117.45 feet to the POINT OF BEGINNING, and containing an area of 23.368 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG COMANCHE 248, LLC, a Texas Limited Liability Company, acting herein by and through their duly authorized officer, do hereby adopt this plat designating the herein above described property as WINN RIDGE PHASE 2B2, an addition to the City of Aubrey, Denton County, Texas and does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 17 day of October, 2019.

CADG Comanche 248, LLC,
a Texas Limited Partnership

BY: CTMGT, LLC,
A Texas Limited Liability Company
Its Sole Manager and Member

BY: _____
Mehrdad Moayedi,
Sole Manager and Member

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeard Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 17 day of OCTOBER, 2019.

Caitlin Simmons
Notary Public in and for the State of Texas.

My Commission Expires: 06-05-2021

CAITLIN PAIGE SIMMONS
Notary Public, State of Texas
Comm. Expires 06-05-2021
Notary ID 131194423

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Mark Whitkanack, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the and and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey and Denton County Subdivision Regulations.

Dated this the 6th day of October, 2019.

James Mark Whitkanack
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JAMES MARK WHITKANACK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 16 day of October, 2019.

Notary Public in and for the State of Texas.

My commission expires: 12-05-2019

APPROVED AND ACCEPTED:

Janet Meyers, Mayor
City of Aubrey, Texas

I,
The undersigned, the City Secretary of the City of Aubrey, Texas, hereby certifies that the bregoing final plat of WINN RIDGE PHASE 2B2, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of

Aubrey this 22nd day of October, 2019, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 23rd day of October, 2019

Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

FINAL PLAT
WINN RIDGE PHASE 2B2

23.368 ACRES
100 RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9555
Fax No. (214) 340-3550

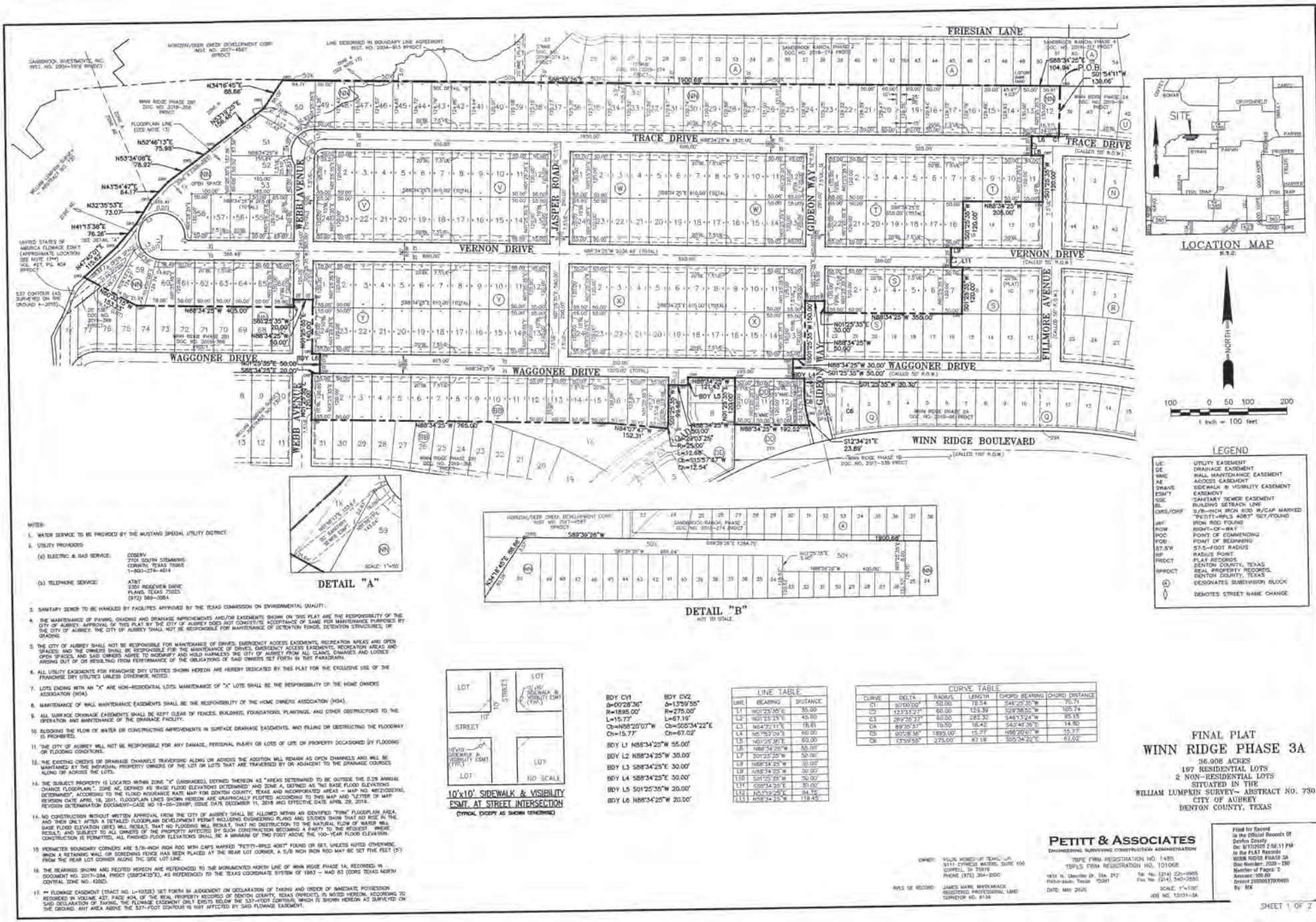
RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO 6134

OWNER: CADG COMANCHE 248, LLC
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 891-7200

DATE: OCTOBER 2019

JOB NO. 2031-2B2

Filed for Record
in the Official Records Of:
Denton County
On: 11/7/2019 12:45:11 PM
In the FLAT Records
WINNRIDGE PH 2B2
Doc Number: 2019-149
Number of Pages: 2
Amount: 100.00
Order#20191107000336
By: JJ



NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: CoServ, 7701 South Stemmons, Corinth, Texas 76266, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 Ridgeview Drive, Plano, Texas 75023, (972) 569-3384
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED), DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.", ZONE AE, DEFINED AS BASE FLOOD ELEVATIONS DETERMINED" AND ZONE A, DEFINED AS "NO BASE FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS – MAP NO. 48121C0270G, REVISION DATE APRIL 18, 2011, FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THIS MAP AND "LETTER OF MAP REVISION DETERMINATION DOCUMENT–CASE NO. 19-06-2944P, ISSUE DATE: DECEMBER 11, 2019 AND EFFECTIVE DATE APRIL 29, 2019.
14. 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 RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE A RISE WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE MONUMENTED NORTH LINE OF WINN RIDGE PHASE 1A, RECORDED IN DOCUMENT NO. 2017-284, PRDCT (S88°34'25"E), AS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202).
17. ** FLOWAGE EASEMENT (TRACT NO. L-10328) SET FORTH IN AGREEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION RECORDED IN VOLUME 427, PAGE 404, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), IS NOTED HEREON. ACCORDING TO SAID DECLARATION OF TAKING, THE FLOWAGE EASEMENT ONLY EXISTS BELOW THE 537-FOOT CONTOUR, WHICH IS SHOWN HEREON AS SURVEYED ON THE GROUND. ANY AREA ABOVE THE 537-FOOT CONTOUR IS NOT AFFECTED BY SAID FLOWAGE EASEMENT.

BDY CV1
D=00°28'36"
R=1895.00'
L=15.77'
Cb=N88°20'07"W
Ch=15.77'

BDY CV2
D=13°59'55"
R=275.00'
L=67.19'
Cb=S05°34'22"E
Ch=67.02'

BDY L1 N88°34'25"W 55.00'
BDY L2 N88°34'25"W 30.00'
BDY L3 S88°34'25"E 30.00'
BDY L4 S88°34'25"E 30.00'
BDY L5 S01°25'35"W 20.00'
BDY L6 N88°34'25"W 20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°25'35"E	35.00
L2	N01°25'35"E	45.00
L3	N64°42'11"E	68.81
L4	N57°57'09"E	60.00
L5	N01°25'35"E	60.00
L6	N88°34'25"W	55.00'
L7	S01°25'35"W	50.00'
L8	N88°34'25"W	30.00'
L9	N88°34'25"W	30.00'
L10	S01°25'35"W	50.00'
L11	S88°34'25"E	30.00'
L12	N53°18'25"E	94.76'
L13	N88°34'25"W	119.45'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	50.00'	78.54'	S45°25'35"W	70.71'
C2	123°33'27"	60.00'	129.39'	S29°38'52"W	105.74'
C3	26°36'37"	60.00'	28.32'	S46°13'24"W	28.15'
C4	89°36'37"	10.50'	16.42'	S43°46'35"E	14.80'
C5	00°28'36"	1895.00'	15.77'	N88°20'07"W	15.77'
C6	13°59'55"	275.00'	67.19'	S05°34'22"E	67.02'

FINAL PLAT
WINN RIDGE PHASE 3A

36.908 ACRES
197 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: YOUR HOMES OF TEXAS, LP.
5111 CYPRESS WATERS, SUITE 100
COPPELL, TX 75019
PHONE (972) 304-2100

RPLS OF RECORD: JAMES MARK WHITEMACK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 14855
TBPLS FIRM REGISTRATION NO. 101068
1651 N. Glenville Dr. Ste. 212
Richardson, Texas 75081
Tel No. (214) 220-0665
Fax No. (214) 340-3580

DATE: MAY 2020
SCALE: 1"=100'
JOB NO. 12031-SA

Filed for Record
In the Official Records Of
Denton County
On: 9/17/2020 2:56:11 PM
In the PLAT Records
WINN RIDGE PHASE 3A
Doc Number: 2020- 2997
Number of Pages: 2
Amount: 100.00
Drawer: 20200917000669
By: MK

SHEET 1 OF 2

OWNER CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS PULTE HOMES OF TEXAS, L.P., IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NUMBER 730, IN DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 113.432 ACRE TRACT OF LAND DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NUMBER 2015-141656, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (RPRDCT), AND ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS TO PULTE HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NUMBER 2020-51549, RPRDCT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND AT THE NORTHWEST CORNER OF WINN RIDGE PHASE 2A, AN ADDITION TO THE CITY OF AUBREY ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-96, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT);

THENCE WITH THE WESTERLY LINE OF SAID WINN RIDGE PHASE 2A, THE FOLLOWING COURSES TO 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER:

SOUTH 01°54'11" WEST, A DISTANCE OF 130.06 FEET, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 00°28'36", A RADIUS OF 1895.00 FEET, A CHORD THAT BEARS NORTH 88°20'07" WEST FOR 15.77 FEET; FOR AN ARC DISTANCE OF 15.77 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 55.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 88°34'25" EAST, A DISTANCE OF 30.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 120.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 205.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 120.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 30.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 88°34'25" EAST, A DISTANCE OF 30.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 120.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 355.00 FEET;

NORTH 01°25'35" EAST, A DISTANCE OF 30.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 150.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 30.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 88°34'25" EAST, A DISTANCE OF 30.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 30.30 FEET, SAID IRON ROD BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

AND SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 13°59'55", A RADIUS OF 275.00 FEET, A CHORD THAT BEARS SOUTH 05°34'22" EAST FOR 67.02 FEET, AND FOR AN ARC DISTANCE OF 67.19 FEET;

THENCE SOUTH 12°34'21" EAST, CONTINUING WITH THE WESTERLY LINE OF SAID WINN RIDGE PHASE 2A, A DISTANCE OF 23.89 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE NORTHEAST CORNER OF LOT 21X, BLOCK DD OF WINN RIDGE PHASE 1B, AN ADDITION TO THE CITY OF AUBREY ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017-336, PRDCT;

THENCE NORTH 88°34'25" WEST, WITH THE NORTH LINE OF SAID LOT 21X, BLOCK DD, A DISTANCE OF 192.82 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 21X, BLOCK DD;

THENCE WITH THE SOUTHERLY LINE OF SAID PULTE HOMES OF TEXAS, L.P. TRACT RECORDED IN DOCUMENT NUMBER 2015-141656, RPRDCT, THE FOLLOWING COURSES TO 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-RPLS 4087" FOUND FOR CORNER:

NORTH 01°25'35" EAST, A DISTANCE OF 120.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 121.43 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 20.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 88.66 FEET, SAID IRON ROD BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY WITH SAID CURVE, WHICH HAS A CENTRAL ANGLE OF 29°03'25", A RADIUS OF 25.00 FEET, A CHORD THAT BEARS SOUTH 15°57'37" WEST FOR 12.54 FEET, AND AN ARC DISTANCE OF 12.68 FEET;

NORTH 84°07'47" WEST, A DISTANCE OF 152.31 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 765.00 FEET;

NORTH 01°25'35" EAST, A DISTANCE OF 120.00 FEET;

SOUTH 88°34'25" EAST, A DISTANCE OF 20.00 FEET;

NORTH 01°25'35" EAST, A DISTANCE OF 50.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 20.00 FEET;

NORTH 01°25'35" EAST, A DISTANCE OF 140.00 FEET;

NORTH 88°34'25" WEST, A DISTANCE OF 50.00 FEET;

SOUTH 01°25'35" WEST, A DISTANCE OF 20.00 FEET;

AND NORTH 88°34'25" WEST, A DISTANCE OF 405.00 FEET;

THENCE NORTH 80°32'15" WEST, CONTINUING WITH THE SOUTHERLY LINE OF SAID PULTE HOMES OF TEXAS, L.P. TRACT RECORDED IN DOCUMENT NUMBER 2015-141656, RPRDCT, AND THE SOUTHERLY LINE OF SAID PULTE HOMES OF TEXAS, L.P. TRACT RECORDED IN DOCUMENT NUMBER 2020-51549, RPRDCT, A TOTAL DISTANCE OF 153.23 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 47°45'01" EAST, A DISTANCE OF 115.62 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 41°13'38" EAST, A DISTANCE OF 76.26 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

(CONTINUED)

THENCE NORTH 32°35'53" EAST, A DISTANCE OF 73.07 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 43°54'47" EAST, A DISTANCE OF 64.17 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 53°34'08" EAST, A DISTANCE OF 78.92 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 52°46'13" EAST, A DISTANCE OF 75.98 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 53°19'25" EAST, A DISTANCE OF 156.48 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER;

THENCE NORTH 34°16'45" EAST, A DISTANCE OF 88.66 FEET TO A 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET FOR CORNER, SAID IRON ROD BEING LOCATED IN THE NORTH LINE OF SAID PULTE HOMES TRACT RECORDED IN DOCUMENT NUMBER 2020-51549;

THENCE SOUTH 88°39'26" EAST, WITH THE NORTH LINE OF SAID PULTE HOMES OF TEXAS, L.P. TRACT RECORDED IN DOCUMENT NUMBER 2015-141656, RPRDCT, A DISTANCE OF 1990.68 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "KBH 1849" FOUND FOR CORNER;

THENCE SOUTH 88°34'25" EAST, CONTINUING WITH SAID NORTH LINE OF THE PULTE HOMES OF TEXAS, L.P. TRACT RECORDED IN DOCUMENT NUMBER 2015-141656, RPRDCT, A DISTANCE OF 104.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 39.908 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PULTE HOMES OF TEXAS, L.P., a Texas Limited Partnership, acting herein by and through their duly authorized officer, does hereby adopt this plat designating the herein above described property as WINN RIDGE PHASE 3A, an addition to the City of Aubrey, Denton County, Texas, does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon; and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 19th day of May, 2020.

Pulte Homes of Texas, L.P.,
A Texas Limited Partnership

BY: Pulte Nevada I LLC.
A Delaware Limited Liability Company,
It's General Partner

BY: _____
Marc Zett
Division Director Land Development

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Marc Zett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 19th day of May, 2020.

Notary Public in and for the State of Texas.

My Commission Expires: 04-02-2024

JENNIFER ADAMSKI
Notary Public, State of Texas
Comm. Expires 04-02-2024
Notary ID 132383829

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JAMES MARK WHITKANACK, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey and Denton County Subdivision Regulations.

Dated this the 15th day of May, 2020.

JAMES MARK WHITKANACK
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JAMES MARK WHITKANACK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 15th day of May, 2020.

Notary Public in and for the State of Texas.

My commission expires: 03-02-2024

JENNIFER ADAMSKI
Notary Public, State of Texas
Comm. Expires 03-02-2024
Notary ID 132383829

OWNER: PULTE HOMES OF TEXAS, L.P.
5111 CYPRESS WATERS, SUITE 150
COPPELL, TX 75019
PHONE (972) 304-2500

RPLS OF RECORD: JAMES MARK WHITKANACK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

APPROVED AND ACCEPTED:

Janet Meyers, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas, hereby certifies that the foregoing final plat of WINN RIDGE PHASE 3A, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 9th day of June, 2020, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 9th day of June, 2020

Jenny Huddleston, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

FINAL PLAT
WINN RIDGE PHASE 3A

36.908 ACRES
197 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY- ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1851 N. Greenville Dr. Ste. 212
Richardson, Texas 75081
Tel. No. (214) 221-9255
Fax No. (214) 349-2880

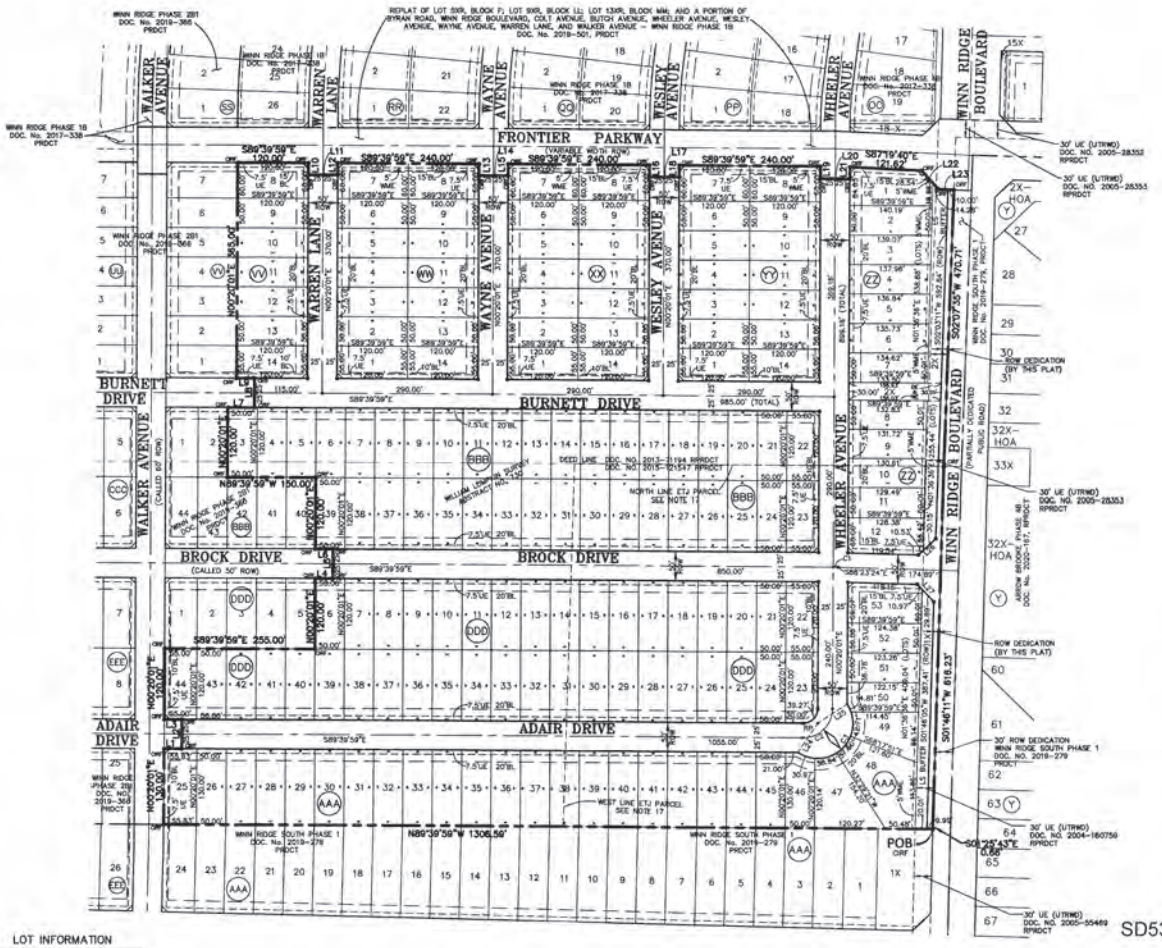
DATE: MAY 2020

JOB NO. 12051-3A

Filed for Record
In the Official Records Of:
Denton County
On: 6/17/2020 2:58:11 PM
In the PLAT Records:
WINN RIDGE PHASE 3A
Doc Number: 2020 - 280
Number of Pages: 2
Amount: 165.00
Cashier: 20200617000895
By: MK

SHEET 2 OF 2

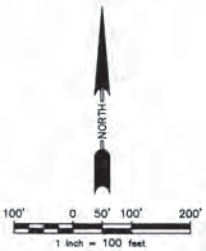
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LOCATION MAP
N.T.S.

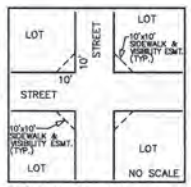
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°39'59"E	30.00'
L2	N00°20'01"E	50.00'
L3	N89°39'59"W	30.00'
L4	S89°39'59"E	30.00'
L5	N00°20'01"E	50.00'
L6	N89°39'59"W	45.00'
L7	S89°39'59"E	45.00'
L8	N00°20'01"E	50.00'
L9	N89°39'59"W	30.00'
L10	S00°20'01"W	20.00'
L11	S89°39'59"E	50.00'
L12	N00°20'01"E	20.00'
L13	S00°20'01"W	20.00'
L14	S89°39'59"E	50.00'
L15	N00°20'01"E	20.00'
L16	S00°20'01"W	20.00'
L17	S89°39'59"E	50.00'
L18	N00°20'01"E	20.00'
L19	S00°20'01"W	20.84'
L20	S89°39'59"E	50.00'
L21	N00°20'01"E	20.00'
L22	S42°31'32"E	42.52'
L23	S67°52'33"E	25.96'
L24	N33°53'28"E	50.00'
L25	N56°46'20"E	50.00'
L26	S48°45'56"W	40.68'
L27	S43°14'05"E	40.86'



CURVE TABLE					
NO.	DELTA	RADIUS	CHORD DIRECTION	CHORD	LENGTH
C1	1°16'28"	350.00'	N56°01'41"W	7.80'	7.80'
C2	90°00'00"	50.00'	N43°20'01"E	70.71'	78.54'
C3	157°56'53"	80.00'	N43°20'01"E	117.61'	184.52'

LEGEND

LS	LANDSCAPE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SW&VE	SIDEWALK & VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
CIRS/F	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET/FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RP	RADIUS POINT
DOC. NO.	DOCUMENT NUMBER
UTRWD	UPPER TRINITY REGIONAL WATER DISTRICT
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS DENTON, COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
◊	DENOTES STREET NAME CHANGE



10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

LOT INFORMATION

SF-6 – 166 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 13,127 SQ FT

X LOT INFORMATION

LOTS 1X & 2X ARE FOR LANDSCAPING PURPOSES.

SD5349A G01, S05, C01, PID24, TIF19

147923 - A0730A WM LUMPKINS, TR22A/ALL
38571 - A0730A WM LUMPKINS, TR22/ALL

FINAL PLAT
WINN RIDGE PHASE 3B1–A
30.754 ACRES
166 RESIDENTIAL LOTS
2 NON–RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: CADG COMANCHE 245, LLC
CONTACT: JACK DAWSON
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892–7200

RPLS OF RECORD: MARK WHITAKACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 1145
800 N. Watters Rd, Suite 130
Allen, Texas 75013
Tel. No. (214) 221–9555
Fax No. (214) 340–3500
DATE: OCTOBER 20, 2022
SCALE: 1"= 100'
JOB NO. 12031–381

Filed for Record
in the Official Records Of:
Denton County
On: 12/6/2022 11:51:52 AM
In the PLAT Records
WINN RIDGE PHASE 3B1–A
Doc Number: 2022–449
Number of Pages: 2
Amount: 100.00
Order#:20221205000251
By: FM

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SHEET 1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

Whereas, CADG COMANCHE 248, LLC, is the owner of certain tracts of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT No. 730, in Denton County, Texas, described in deeds to CADG Comanche 248, LLC. recorded in Document No. 2013-71194, Real Property Records, Denton County, Texas, (RPRDCT), and Document No. 2015-121547, RPRDCT, and being more particularly described by metes and bounds as follows:

BEING a 30.754 acre tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT No. 730, in Denton County, Texas and being part of a called 52.621 acre tract of land described in Special Warranty Deed with Vendor's Lien to CADG COMANCHE 248, LLC recorded in Document No. 2015-121547, RPRDCT and being part of a called 248.67 acre tract of land described in Special Warranty Deed with Vendor's Lien to CADG COMANCHE 248 LLC, recorded in Document No. 2013-71194 RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of Lot 1X, Block AAA, of Winn Ridge South Phase 1, an addition to the City of Aubrey, Texas, according to Final Plat thereof recorded in Document Number 2019-279, Plat Records of Denton County, Texas (PRDCT), also being located in the west right-of-way line of Winn Ridge Boulevard (a partially dedicated right-of-way) according to the Final Plat of said Winn Ridge South Phase 1;

THENCE North 89°39'59" West with the common line of said Block AAA and said 52.621 acre tract of land, a distance of 1306.59 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northwest corner of Lot 24, Block AAA, of said Winn Ridge South Phase 1, also being located in the east right-of-way line Walker Avenue (called 50 foot wide right-of-way) according to the Final Plat of said Winn Ridge South Phase 1;

THENCE with the east line of Winn Ridge Phase 2B1, an addition to the City of Aubrey, Texas, according to Final Plat thereof recorded in Document Number 2019-366, PRDCT also being the east right-of-way line of Walker Avenue (called 50 foot wide right-of-way) according to the Final Plat of said Winn Ridge Phase 2B1 the following calls to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 00°20'01" East, a distance of 130.00 feet;

South 89°39'59" East, a distance of 30.00 feet;

North 00°20'01" East, a distance of 50.00 feet;

North 89°39'59" West, a distance of 30.00 feet;

North 00°20'01" East, a distance of 120.00 feet, to the southwest corner of Lot 1, Block DDD of said Winn Ridge Phase 2B1;

THENCE South 89°39'59" East departing the east right-of-way line of said Walker Avenue a distance of 255.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of Lot 5 of said Block DDD;

THENCE continuing with the east line of said Winn Ridge Phase 2B1, the following calls to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

North 00°20'01" East, a distance of 120.00 feet;

South 89°39'59" East, a distance of 30.00 feet;

North 00°20'01" East, a distance of 50.00 feet;

North 89°39'59" West, a distance of 30.00 feet;

North 00°20'01" East, a distance of 120.00 feet;

North 89°39'59" West, a distance of 150.00 feet;

North 00°20'01" East, a distance of 120.00 feet;

South 89°39'59" East, a distance of 45.00 feet;

North 00°20'01" East, a distance of 50.00 feet;

North 89°39'59" West, a distance of 30.00 feet;

North 00°20'01" East, a distance of 385.00 feet to the south right-of-way line of Frontier Parkway (variable width ROW) according the to the Replat of Lot 5XR, Block F; Lot 9XR, Block LL; Lot 13XR, Block MM; and a portion of Byron Road, Winn Ridge Boulevard, Colt Avenue, Butch Avenue, Wheeler Avenue, Wesley Avenue, Wayne Avenue, Warren Lane, And Walker Avenue — Winn Ridge Phase 1B, an Addition to the City of Aubrey, Denton County, Texas according to the Final Plat thereof recorded in Document Number 2019-501, PRDCT;

THENCE departing said east line with the south right-of-way line of said Frontier Parkway, the following calls to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 89°39'59" East, a distance of 120.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

South 89°39'59" East, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

South 89°39'59" East, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

South 89°39'59" East, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

South 89°39'59" East, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.00 feet;

South 89°39'59" East, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

South 89°39'59" East, a distance of 240.00 feet;

South 00°20'01" West, a distance of 20.84 feet;

South 89°39'59" East, a distance of 50.00 feet;

North 00°20'01" East, a distance of 20.00 feet;

South 87°19'40" East, a distance of 121.62 feet;

South 42°51'32" East, a distance of 42.82 feet;

South 67°52'23" East, a distance of 25.96 feet to the point of intersection of the south right-of-way line of said Frontier Parkway with the west right-of-way line of said Winn Ridge Boulevard Road;

THENCE South 02°07'35" West departing the south right-of-way line of said Frontier Parkway with the west right-of-way line of said Winn Ridge Boulevard Road, a distance of 470.71 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 01°46'11" West continuing with the west right-of-way line of said Winn Ridge Boulevard Road, a distance of 616.23 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 01°25'43" West continuing with the west right-of-way line of said Winn Ridge Boulevard Road, a distance of 0.66 feet to the POINT OF BEGINNING, containing 30.754 acres, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG COMANCHE 248, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as WINN RIDGE PHASE 3B1-A, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 22 day of November, 2022.

CADG Comanche 248, LLC,
a Texas Limited Liability Company

BY: CTMGT, LLC,
A Texas Limited Liability Company
Its Sole Manager and Member

BY: _____
Mehrdad Moayedi,
Sole Manager and Member

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of CADG Comanche 248, LLC, a Texas Limited Liability Company on behalf of said company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 22 day of November, 2022.

_____
Notary Public in and for the State of Texas.
My Commission Expires: 9/29/26

TAMMIE RAYNE BARBEE
Notary ID #133674930
My Commission Expires
March 29, 2026

NOTES

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. FRANCHISE UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 75065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3064
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS- NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THIS MAP.
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FEMA" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99994392677.
17. EXTRATERRITORIAL JURISDICTION PARCEL (ETJ PARCEL) SHOWN HEREON IS AS DESCRIBED IN INST. NO. 2013-29195, RPRDCT INST. NO. 2013-29196, RPRDCT, INST. NO. 2013-29197, RPRDCT AND INST. NO. 2013-29198 RPRDCT.
18. NOT WITHSTANDING ANY DEDICATION LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S DEDICATION OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY RIGHT-OF-WAYS REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS PHASE #3B IMPROVEMENTS IN THAT CERTAIN JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY ON JUNE 28, 2022 AND ATTACHED TO CITY RESOLUTION NO. 894-22, ARE NOT DEDICATED BY THIS PLAT. INSTEAD THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PHASE #3B ASSESSMENTS OR BOND PROCEEDS, THE REPAYMENT OF WHICH IS SECURED BY SUCH PHASE #3B ASSESSMENTS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JAMES MARK WHITKANACK, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey, and Denton County Subdivision Regulations.

Dated this the 21st day of October 2022.

For Petitt – ECD LP

_____
JAMES MARK WHITKANACK
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JAMES MARK WHITKANACK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 21st day of October, 2022.

_____
Notary Public in and for the State of Texas.
My Commission Expires: 03-02-2024

JENNIFER ADAMSKI
Notary Public, State of Texas
Comm. Expires 03-02-2024
Notary ID 132383828

APPROVED AND ACCEPTED:

_____
Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 3B1-A, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 5th day of December, 2022, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat, And that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 5th day of December 2022

_____
Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

FINAL PLAT
WINN RIDGE PHASE 3B1-A
30.754 ACRES
166 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: CADG COMANCHE 248, LLC
CONTACT: JACK DAWSON
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892-7200

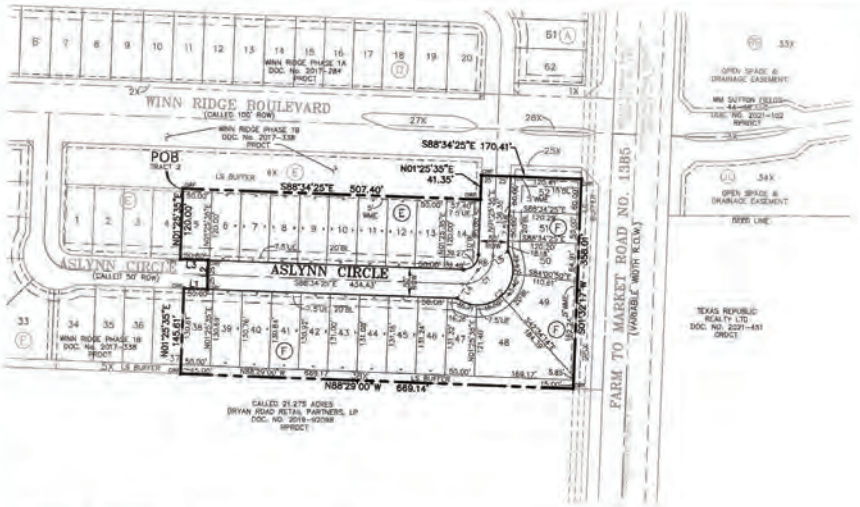
RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 1145
800 N. Watters Rd, Suite 130, Allen, Texas 75013
Tel. No. (214) 221-9850
Fax No. (214) 340-3550
DATE: AUGUST 18, 2022
JOB NO. 12031-381
SCALE: N/A

Filed for Record
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On: 12/6/2022 11:51:52 AM
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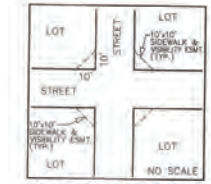
SHEET 2 OF 2

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LEGEND

LS	LANDSCAPE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SW&VE	SIDEWALK & VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
CIRS/T	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET/FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
RP	RADIUS POINT
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS DENTON, COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE



10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

LOT INFORMATION

SF-6 – 125 LOTS

LOTS RANGE IN SIZE FROM 6,000 SQ FT TO 14,441 SQ FT

'X' LOT INFORMATION

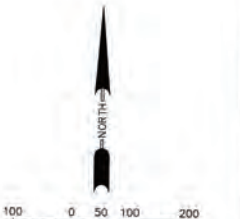
LOT 38X IS FOR LANDSCAPING PURPOSES.

NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. FRANCHISE UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: CSWERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 75065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR DRAINS.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS– NUMBER 48121C0270G, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THIS MAP.
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "1%ac" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAL LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE. DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99994939207?.
17. NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S DEDICATION OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY RIGHT-OF-WAYS REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS PHASE #3B IMPROVEMENTS IN THAT CERTAIN JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY ON JUNE 28, 2022 AND ATTACHED TO CITY RESOLUTION NO. 994-22, ARE NOT DEDICATED BY THIS PLAT. INSTEAD THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PHASE #3B ASSESSMENTS OR BOND PROCEEDS. THE REPAYMENT OF WHICH IS SECURED BY SUCH PHASE #3B ASSESSMENTS.



LOCATION MAP
N.T.S.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°34'25"E	40.00'
L2	N01°25'35"E	50.00'
L3	N88°34'25"W	47.97'
L4	S01°25'35"W	80.00'
L5	N57°25'05"W	55.00'

CURVE TABLE					
NO.	DELTA	RADIUS	CHORD DIRECTION	CHORD	LENGTH
C1	90°00'00"	20.00'	N45°25'35"E	70.71'	78.54'
C2	132°08'36"	83.00'	N46°29'30"E	137.61'	191.45'

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON § Dallas §

Whereas, CADG COMANCHE 248, LLC, is the owner of certain tracts of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT No. 730, in Denton County, Texas, described in deeds to CADG Comanche 248, LLC recorded in Document No. 2013-71184, Real Property Records, Denton County, Texas, (RPRDCT), Document No. 2014-20673, RPRDCT and Document No. 2015-121547, RPRDCT, and being more particularly described by metes and bounds as follows:

BEING a 4.996 acre tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT No. 730, in Denton County, Texas and being part of a called 145.1 acre tract of land described in Special Warranty Deed with Vendor's Lien to CADG COMANCHE 248, LLC, recorded in Document Number 2014-20673, Real Property Records, Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found at the northeast corner of Lot 4, Block E of Winn Ridge Phase 1B, an addition to the City of Aubrey, Denton County, Texas, according to the Final Plat thereof recorded in Document Number 2017-338, Plat Records, Denton County, Texas (PRDCT), said iron rod also being located on the south boundary line of Lot 4X, Block E of said Winn Ridge Phase 1B;

THENCE South 88°34'25" East with the south line of said Lot 4X, Block E, a distance of 507.40 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of said Lot 4X, Block E;

THENCE North 01°25'35" East with the east line of said Lot 4X, Block E a distance of 41.35 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found;

THENCE South 88°34'25" East, departing the east line of said Lot 4X, Block E with a southerly line of said Winn Ridge Phase 1B, a distance of 170.41 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for an angle point in Lot 25X, Block E of said Winn Ridge Phase 1B, ;

THENCE South 01°32'17" West, with a westerly line of said Lot 25X, a distance of 358.01 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found in the north line of a called 21.275 acre tract of land described in Special Warranty Deed to Bryan Road Retail Partners, LP, recorded in Document Number 2019-92098, RPRDCT;

THENCE North 88°29'00" West departing said westerly line with the north line of said 21.275 acre tract, a distance of 669.14 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of Lot 37, Block A, of said Winn Ridge Phase 1B;

THENCE with an easterly line of said Winn Ridge Phase 1B the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner;

North 01°25'35" East, a distance of 145.61 feet;

South 88°34'25" East, a distance of 40.00 feet;

North 01°25'35" East, a distance of 50.00 feet;

North 88°34'25" West, a distance of 47.97 feet to the southeast corner of aforementioned Lot 4, Block E;

North 01°25'35" East with the east line of said Lot 4, Block E, a distance of 120.00 feet to the POINT OF BEGINNING and containing 4.996 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CADG COMANCHE 248, LLC**, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **WINN RIDGE PHASE 3B1-B**, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 1 day of August 2022.

CADG Comanche 248, LLC,
a Texas Limited Liability Company

BY: CTMGT, LLC,
A Texas Limited Liability Company
its Sole Manager and Member

BY: Mehrdad Moayedi,
Sole Manager and Member

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of CADG Comanche 248, LLC, a Texas Limited Liability Company on behalf of said company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 1 day of August 2022.

Notary Public in and for the State of Texas.

My Commission Expires: 3/29/24

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JAMES MARK WHITKANACK, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey, and Denton County Subdivision Regulations.

Dated this the 29th day of July 2022.

JAMES MARK WHITKANACK
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JAMES MARK WHITKANACK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 29th day of July 2022.

Notary Public in and for the State of Texas.

My Commission Expires: 03-30-2024

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 3B1-B, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 16th day of August 2022, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat. And that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 16th day of August 2022

Jenny Huckabee, City Secretary
City of Aubrey, Texas

FINAL PLAT
WINN RIDGE PHASE 3B1-B
4.996 ACRES
25 RESIDENTIAL LOTS
1 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: CADG COMANCHE 248, LLC
CONTACT: JACK DARGON
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 802-7200

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT
TBPELS FIRM REGISTRATION ENGINEERING FIRM NO. 1488 – SURVEYING FIRM NO. 101068
800 N. Watters Rd. Suite 130, Allen, Texas 75013
Tel. No. (214) 221-9955, Fax No. (214) 340-3550
DATE: JULY 29, 2022 JOB NO: 12031-3818 SCALE: 1"= 100'

Filed for Record in the Official Records Of: Denton County On: 8/29/2022 7:21:18 PM In the PLAT Records WINN RIDGE PHASE 3B1-B Doc Number: 2022-337 Number of Pages: 1 Amount: 50.00 Order#:20220829000621 By: MF

SHEET 1 OF 1

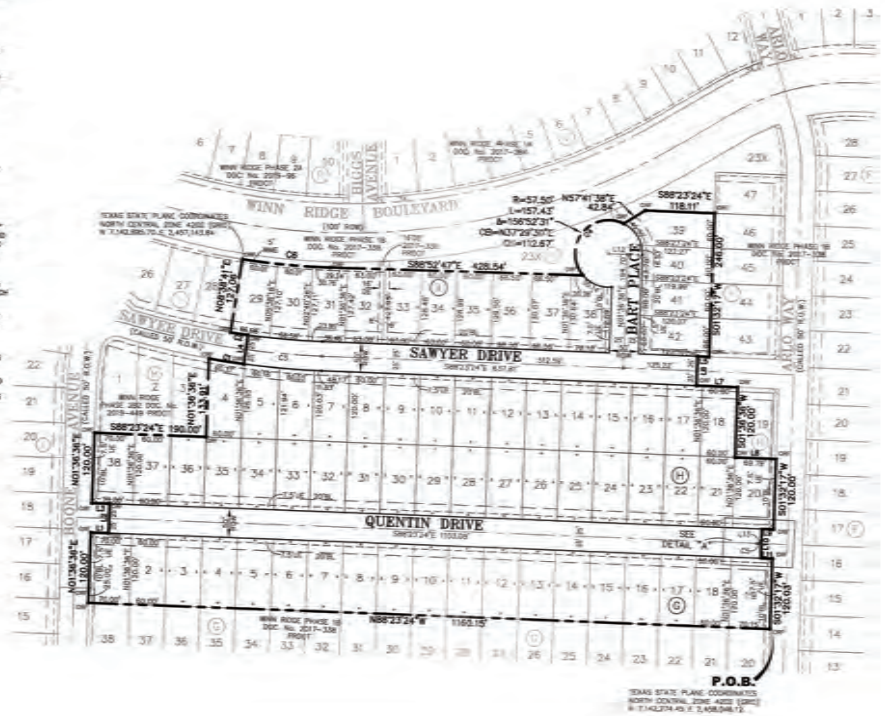
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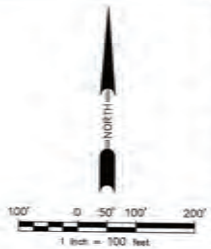
NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
   (a) ELECTRIC & GAS SERVICE: COSERV
   7701 SOUTH STEMMONS
   DENTON, TEXAS 76205
   1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T
   2301 RIDGEVIEW DRIVE
   PLANO, TEXAS 75025
   (972) 599-3584
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS, DETENTION STRUCTURES, OR GRADING.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48121C0375G, REVISION DATE: APRIL 18, 2011. ZONE X (UNSHADED) IS DEFINED THEREIN AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
14. NO CONSTRUCTION WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY SHALL BE ALLOWED WITHIN AN IDENTIFIED "FRIM" 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE, WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8 INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.99989438200727.
17. NOT WITHSTANDING ANY DEDICATION LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S DEDICATION OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY RIGHT-OF-WAYS REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS PHASE 3B IMPROVEMENTS IN THAT CERTAIN JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY ON JUNE 28, 2022 AND ATTACHED TO CITY RESOLUTION NO. 891-22, ARE NOT DEDICATED BY THIS PLAT. NOTICE: THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT PHASE 3B ASSESSMENTS OR BOND PROCEEDS, THE REPAYMENT OF WHICH IS SECURED BY SUCH PHASE 3B ASSESSMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°23'24"E	30.00'
L2	N01°36'36"E	50.00'
L3	N88°23'24"W	30.00'
L4	N01°36'36"E	50.00'
L5	N88°23'24"W	19.84'
L6	S01°36'36"W	30.00'
L7	S88°23'24"E	15.16'
L8	S88°23'24"E	69.76'
L9	N88°23'43"E	19.84'
L10	S01°36'36"W	50.00'
L11	S88°23'43"E	60.00'
L12	S88°23'24"E	32.45'
L13	N88°23'43"W	3.16'

CURVE TABLE					
NO.	DELTA	RADIUS	CHORD DIRECTION	CHORD	LENGTH
C1	3°28'00"	1530.00'	S85°53'53"E	92.37'	92.37'
C2	1°26'34"	1280.00'	N82°00'37"W	32.00'	32.00'
C3	5°10'30"	1280.00'	S80°32'39"E	128.58'	128.64'
C4	4°27'26.0"	97.50'	N43°42'21"E	75.82'	77.96'
C5	0°24'00"	3000.00'	S86°35'24"E	2.17'	2.17'
C6	7°26'49"	3150.00'	S85°07'18"E	163.45'	163.77'



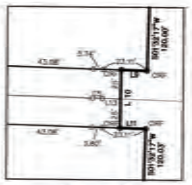




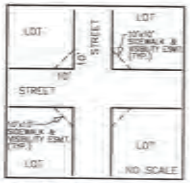
LOCATION MAP
N.T.S.

LEGEND

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SW&VE	SIDEWALK & VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
57.5'R	57.5'-FOOT RADIUS
R.P.	RADIUS POINT
R/PROP.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT.	PLAT RECORDS, DENTON COUNTY, TEXAS
(B)	DESIGNATES SUBDIVISION BLOCK
◊	DENOTES STREET NAME CHANGE



DETAIL "A"
NOT TO SCALE



10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

OWNER: CADG COMMONS 2AB, LLC
CONTACT: JACK JAMIESON
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 680-7200

RPLS OF RECORD: MARK MATHANACK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

FINAL PLAT
WINN RIDGE PHASE 3B2
TOTAL OF 13.993 ACRES
67 RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 3145
800 N. Watters Rd., Ste 130 Tel. No. (214) 221-9855
Allen, Texas 75013 Fax No. (214) 340-3550
DATE: OCTOBER 21, 2022 SCALE: 1"=100'
JOB NO. 12021-352

Filed for Record:
in the Official Records of:
Denton County
On: 11/4/2022 10:36:56 AM
In the PLAT Records:
WINN RIDGE PHASE 3B2
Doc Number: 2022-421
Number of Pages: 2
Amount: 160.00
Order#:20221109000154
By: BP

SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CADG Comanche 248, LLC, is the owner of that certain tract of land situated in the WILLIAM LUMPKIN SURVEY, ABSTRACT NUMBER 730, in Denton County, Texas, being a part of a called 145.1 acre tract described in a deed to CADG Comanche 248, LLC, recorded in Document Number 2014-20673, Real Property Records, Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of Lot 20, Block G of Winn Ridge Phase 1B, an addition to the City of Aubrey, Texas, according to Final Plat thereof recorded in Document Number 2017-338, of the Plat Records of Denton County, Texas (PRDCT), also being on the west right-of-way line of Arlo Way (called 50 foot wide right-of-way according to the Final Plat of said Winn Ridge Phase 1B);

THENCE North 88°23'24" West with the north line of said Block G, a distance of 1160.15 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northwest corner Lot 28, Block G of said Winn Ridge Phase 1B, also being on the east right-of-way line of Boone Avenue (called 50 foot wide right-of-way according to the Final Plat of said Winn Ridge Phase 1B);

THENCE North 01°36'36" East departing the north line of said Block G with the east right-of-way line of said Boone Avenue passing at a distance of 25.00 feet a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for a corner of Winn Ridge Phase 2B2, an addition to the City of Aubrey, Texas, according to Final Plat thereof recorded in Document Number 2019-449, PRDCT, continuing for a total distance of 120.00 feet, to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE with the east right-of-way line of said Boone Avenue the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found:

South 88°23'24" East, a distance of 30.00 feet;

North 01°36'36" East, a distance of 50.00 feet;

North 88°23'24" West, a distance of 30.00 feet;

North 01°36'36" East, a distance of 120.00 feet to the southwest corner of Lot 1, Block H of said Winn Ridge Phase 2B2;

THENCE South 88°23'24" East with the south line of said Block H, a distance of 190.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of Lot 3, Block H of said Winn Ridge Phase 2B2;

THENCE North 01°36'36" East with the east line of said Lot 3, Block H, a distance of 133.91 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of said Lot 3, Block H and being on the south right-of-way line of Sawyer Drive (called 50 foot wide right-of-way according to the Final Plat of said Winn Ridge Phase 2B2) also being the beginning of a non-tangent curve to the left;

THENCE Southeasterly with the south right-of-way line of said Sawyer Drive and with said curve which has a central angle of 02°36'03", a radius of 1330.00 feet, a chord that bears South 89°23'53" East, a distance of 60.37 feet, and an arc length of 60.37 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the end of said curve;

THENCE North 07°16'06" East departing the south right-of-way line of said Sawyer Drive, a distance of 50.00 feet a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found on the north right-of-way the of said Sawyer Drive also being the beginning of a non-tangent curve to the right;

THENCE Northwesterly with the north right-of-way line of said Sawyer Drive and with said curve which has a central angle of 01°20'34", a radius of 1280.00 feet, a chord that bears North 82°01'37" West, a distance of 30.00 feet, and an arc length of 30.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of Lot 28, Block I of said Winn Ridge Phase 2B2, and being the end of said curve;

THENCE North 06°35'41" East with the east line of said Lot 28, Block I, a distance of 127.06 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northeast corner of said Lot 28, Block I and being on the south line of Lot 23X, Block I, also being the beginning of a non-tangent curve to the left;

THENCE Southeasterly with the south line of said Lot 23X, Block I and with said curve, which has a central angle of 01°28'50", a radius of 1160.00 feet, a chord that bears South 85°07'19" East, a distance of 150.67 feet, and an arc length of 150.77 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the end of said curve;

THENCE continuing with the south line of said Lot. 23X, Block I the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found for corner:

South 88°52'47" East, a distance of 428.54 feet, to be beginning of a non-tangent curve to the right;

Northeasterly with said curve which has a central angle of 156°52'31", a radius of 57.50 feet, a chord that bears North 3729'30" East, a distance of 112.67 feet, and an arc length of 157.43 feet, and being the end of said curve;

North 57°47'38" East, a distance of 42.84 feet;

South 88°23'24" East, a distance of 118.11 feet to the northwest corner of Lot 46 and southwest corner of Lot 47, Block I of said Winn Ridge Phase 1B;

THENCE South 01°32'17" West departing said south line with the west line of Lots 46, 45, 44 and 43, Block I of said Winn Ridge Phase 1B, a distance of 246.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southwest corner of said Lot 43, Block I and being on the north right-of-way line of said Sawyer Drive (called 50 foot wide right-of-way according to the Final Plat of said Winn Ridge Phase 1B);

THENCE North 88°23'24" West with the north right-of-way line of said Sawyer Drive, a distance of 19.94 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 01°36'36" West departing the north right-of-way line of said Sawyer Drive, a distance of 50.00 feet, to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner on the south right-of-way line of said Sawyer Drive;

THENCE South 88°23'24" East with the south right-of-way line of said Sawyer Drive, a distance of 70.36 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the northwest corner of Lot 19, Block H of said Winn Ridge Phase 1B;

THENCE South 01°36'36" West departing the south right-of-way line of said Sawyer Drive with the west line of said Lot 19, Block H, a distance of 130.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southwest corner of said Lot 19, Block H;

THENCE South 88°23'03" East, a distance of 89.79 feet with the south line of said Lot 19, Block H to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the southeast corner of said Lot 19, Block H and being on the west right-of-way line of said Arlo Way;

THENCE with the west right-of-way line of said Arlo Way the following courses to 5/8-inch iron rods with cap marked "PETITT-RPLS 4087" found:

South 01°32'17" West, a distance of 120.00 feet;

North 88°27'43" West, a distance of 18.94 feet;

South 01°36'36" West, a distance of 50.00 feet;

South 88°27'43" East, a distance of 20.00 feet;

South 01°32'17" West, a distance of 120.03 feet to the POINT OF BEGINNING 13.993 acres, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CADG COMANCHE 248, LLC**, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **WINN RIDGE PHASE 3B2**, an addition to the City of Aubrey, Denton County, Texas, and does hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the CITY; said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I/ do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approved subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 21 day of October, 2022.

CADG Comanche 248, LLC,
a Texas Limited Partnership

By: CTMGT, LLC,
a Texas Limited Liability Company
Its Sole Manager and Member

By: _____
Mehrdad Moayedi,
Sole Manager and Member

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of CADG Comanche 248, LLC, a Texas Limited Liability Company on behalf of said company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 21 day of October, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Mark Williamack, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey Subdivision Regulations.

Dated this the 21st day of October, 2022.

For Petitt – ECD LP

_____
James Mark Williamack
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Mark Williamack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and Seal of Office, this 21st day of October, 2022.

_____
Notary Public in and for the State of Texas.

My Commission Expires: _____

APPROVED AND ACCEPTED:

_____
Chris Rich, Mayor,
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE PHASE 3B2, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of.

Aubrey this 27th day of October, 2022, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat. And that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 27th day of October, 2022.

_____
Jenny Huckabee, City Secretary
City of Aubrey, Texas

FINAL PLAT
WINN RIDGE PHASE 3B2

TOTAL OF 13.993 ACRES
67 RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY– ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

OWNER: CADG COMANCHE 248, LLC
CONTACT: JACK DAWSON
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200

RPLS OF RECORD: MARK WILLIAMACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 1145

800 N. Watters Rd., Ste. 130
Allen, Texas 75013
Tel No. (214) 221-9855
Fax No. (214) 340-3550

DATE: OCTOBER 21, 2022
SCALE: N/A
JOB NO. 12031-3B2

Filed for Record
in the Official Records Of:
Denton County
On: 11/9/2022 10:39:56 AM
In the PLAT Records
WINN RIDGE PHASE 3B2
Doc Number: 2022 - 421
Number of Pages: 2
Amount: 150.00
Order#: 20221108000164
By: MF

SHEET 2 OF 2

F:\2021\12031\Survey\Plat\12031B2 FP.dwg Oct 21,2022 - 11:04 am Foyer

APPENDIX B
PREPAID PARCELS

Phase #1

Parcel ID	Lot Size	EU Prepaid	Prepayment Date	Phase #1 Bonds Amount	Phase #1 Reimbursement Agreement	Total Assessment Prepaid	Full/Partial
713889	50	0.83	08/2018	$28,048	$1,125	$29,173	Full
707734	50	0.83	10/2018	$26,659	$1,118	$27,778	Full
707676	50	0.83	12/2018	$26,659	$1,118	$27,778	Full
714053	50	0.83	12/2019	$26,316	$1,118	$27,434	Full
713879	60	0.38	01/2024	$11,021	$0	$11,021	Partial
713879[1]	60	0.38	02/2025	$10,651	$0	$10,651	Partial
Total		**4.08**		**$129,354**	**$4,480**	**$133,834**	

1 - Property owner made two separate partial prepayments.

Phase #2

Parcel ID	Lot Size	EU Prepaid	Prepayment Date	Phase #2 Bonds Amount	Ph #2-3 Bonds Assessment Prepaid	Total Assessment Prepaid	Full/Partial
752803	50	0.83	09/2019	$18,499	$9,440	$27,939	Full
771081	60	1	09/2021	$21,554	$10,895	$32,448	Full
768248	50	0.83	12/2021	$17,890	$9,043	$26,932	Full
768256	50	0.83	11/2022	$17,564	$8,837	$26,400	Full
Total		**3.49**		**$75,506**	**$38,214**	**$113,720**	

Phase #3B

Parcel ID	Lot Size	EU Prepaid	Prepayment Date	Phase #3B Bonds Amount	Ph #3 MI Bonds Assessment Prepaid	Total Assessment Prepaid	Full/Partial
1012420	50	0.83	08/2025	$22,659	$7,749	$30,408	Full
Total		**0.83**		**$22,659**	**$7,749**	**$30,408**	

APPENDIX C-1
PHASE #3 MAJOR IMPROVEMENTS ASSESSMENT ROLL – 2026-27

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
961513	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($248.14)	$367.40
961514	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.26)	$5.29
961515	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($606.85)	$8.69
961516	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($592.03)	$23.51
961517	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($540.48)	$75.07
961518	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961519	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($561.56)	$53.99
961520	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961521	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($566.67)	$48.88
961522	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($568.29)	$47.26
961523	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961524	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($606.94)	$8.61
961525	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961526	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.37)	$51.17
961527	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961528	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961529	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961530	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961531	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($545.74)	$69.80
961532	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961533	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961534	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961535	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961536	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($591.60)	$23.95
961537	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961538	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961539	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961540	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961541	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961542	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961543	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($599.45)	$16.10
961544	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961545	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($598.05)	$17.49
961546	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($599.39)	$16.15
961547	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961548	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961549	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961550	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961551	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961552	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961553	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.49)	$0.06
961554	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961555	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961556	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($557.25)	$58.30
961557	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961558	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($598.83)	$16.72
961559	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.59)	$27.96

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
961560	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961561	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961562	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($550.97)	$64.57
961563	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961564	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961565	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961566	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961567	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.26)	$5.29
961568	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961569	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961570	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.93)	$4.61
961571	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961572	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($528.49)	$87.06
961573	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961574	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.57)	$27.97
961575	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($542.53)	$73.01
961576	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961578	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($575.39)	$40.16
961579	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($491.69)	$123.85
961580	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961581	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($568.59)	$46.96
961582	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($551.25)	$64.30
961583	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961584	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($543.14)	$72.41
961585	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($518.01)	$97.53
961586	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961587	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961588	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($551.25)	$64.30
961589	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($537.21)	$78.34
961590	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($600.75)	$14.80
961591	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961592	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($575.39)	$40.16
961593	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.13)	$38.42
961594	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($528.21)	$87.34
961595	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($524.82)	$90.72
961596	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961597	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($523.08)	$92.47
961598	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($581.84)	$33.70
961599	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($519.59)	$95.96
961600	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961601	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($557.41)	$58.14
961602	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($575.98)	$39.57
961603	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($536.69)	$78.85
961604	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($589.03)	$26.52
961605	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961606	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.00)	$71.55
961607	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
961608	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961609	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.82)	$26.72
961610	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($560.82)	$54.73
961611	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961612	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
961613	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($582.36)	$33.19
961614	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($507.39)	$108.16
961615	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961616	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961617	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($594.44)	$21.10
961618	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961619	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961620	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($583.10)	$32.45
961621	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($600.98)	$14.56
961622	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($536.44)	$79.10
961623	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.13)	$38.42
961624	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.57)	$27.97
961625	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.13)	$38.42
961626	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($537.21)	$78.34
961627	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.00)	$71.55
961628	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961629	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($551.25)	$64.30
961630	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($549.21)	$66.33
961631	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961632	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($594.88)	$20.66
961633	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($556.76)	$58.78
961634	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($613.67)	$1.87
961635	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.59)	$50.96
961636	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($539.33)	$76.22
961637	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.26)	$5.29
961638	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($518.72)	$96.83
961639	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961640	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($571.44)	$44.10
961641	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.41)	$27.14
961642	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($537.39)	$78.16
961643	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961644	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961645	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($505.64)	$109.90
961646	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($554.46)	$61.08
961647	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($598.05)	$17.49
961648	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($549.74)	$65.81
961649	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.48)	$51.07
961650	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961651	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($604.93)	$10.61
961652	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($330.92)	$284.63
961653	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($556.76)	$58.78
961654	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
961655	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961656	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961657	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.82)	$26.72
961658	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.79)	$70.76
961659	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($573.30)	$42.24
961660	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($511.05)	$104.50
961661	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($559.69)	$55.85
961662	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961663	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($558.46)	$57.09
961664	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($598.19)	$17.35
961665	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961666	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($558.46)	$57.09
961667	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961668	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961669	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.82)	$26.72
961670	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.88)	$52.67
961671	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961672	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.50)	$71.05
961673	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($540.51)	$75.03
961674	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($552.72)	$62.83
961675	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961676	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($549.74)	$65.81
961677	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
961678	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($512.62)	$102.93
961679	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961680	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961681	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961682	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($549.74)	$65.81
961683	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($597.13)	$18.42
961684	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961685	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961686	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($584.10)	$31.44
961687	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($605.03)	$10.52
961688	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($526.56)	$88.98
961689	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.79)	$70.76
961690	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961691	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961692	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($395.85)	$219.70
961693	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961694	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($571.39)	$44.16
961695	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961696	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.50)	$71.05
961697	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961698	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.59)	$27.96
961699	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($530.05)	$85.49
961700	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($589.03)	$26.52
961701	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
961702	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($544.79)	$70.76
961703	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($592.26)	$23.28
961704	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961705	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($559.03)	$56.51
961706	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($597.54)	$18.01
961707	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961708	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($477.74)	$137.80
961709	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961710	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($580.72)	$34.82
961711	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($554.78)	$60.77
961712	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
961713	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012511	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012512	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012344	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012345	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012346	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($585.88)	$29.67
1012347	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($574.79)	$40.75
1012348	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012349	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($595.41)	$20.13
1012350	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.42)	$51.13
1012351	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1012352	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($589.10)	$26.44
1012353	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012354	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012355	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012356	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012357	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012358	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012359	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012360	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012361	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012362	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012363	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012364	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($568.41)	$47.14
1012365	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012366	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012367	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012368	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012369	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012370	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($540.51)	$75.03
1012371	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012372	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012373	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012374	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($482.97)	$132.57
1012375	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012376	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($601.32)	$14.22

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
1012377	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012378	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($552.21)	$63.33
1012379	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012380	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($570.15)	$45.39
1012381	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012382	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($592.82)	$22.72
1012383	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.91)	$26.64
1012384	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012385	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.26)	$0.28
1012386	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($557.95)	$57.60
1012387	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012388	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($614.87)	$0.67
1012389	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012390	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.26)	$5.29
1012391	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($521.33)	$94.21
1012392	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012393	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012394	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($560.93)	$54.61
1012395	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($557.95)	$57.60
1012396	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012397	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($557.95)	$57.60
1012398	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($410.64)	$204.91
1012399	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012400	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012401	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($576.84)	$38.71
1012402	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($601.86)	$13.69
1012403	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012404	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($567.52)	$48.03
1012405	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012406	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($588.74)	$26.80
1012407	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($534.03)	$81.51
1012408	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012409	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012410	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012411	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012412	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.52)	$53.02
1012413	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012414	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012415	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012416	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($565.95)	$49.59
1012417	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012418	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012419	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012420	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
1012421	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012422	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012423	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
1012424	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012425	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012426	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012427	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012428	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012429	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($578.04)	$37.51
1012430	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($552.21)	$63.33
1012431	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012432	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.68)	$37.86
1012433	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($537.03)	$78.52
1012434	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($593.26)	$22.29
1012435	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($558.80)	$56.75
1012436	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.92)	$27.63
1012437	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.52)	$53.02
1012438	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($579.20)	$36.35
1012439	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012440	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012441	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.52)	$53.02
1012442	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.90)	$50.64
1012443	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012444	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($596.17)	$19.38
1012445	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012446	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($587.53)	$28.01
1012447	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012448	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012449	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.04)	$38.51
1012450	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012451	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($545.74)	$69.80
1012452	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($564.47)	$51.08
1012453	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1012454	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012455	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012456	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($545.74)	$69.80
1012457	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($85.28)	$530.26
1012458	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012459	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($556.21)	$59.34
1012460	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($608.51)	$7.03
1012461	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012462	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012463	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012464	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($603.04)	$12.50
1012465	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012466	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012467	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012468	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012469	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($602.56)	$12.98
1012470	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
1012471	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.52)	$53.02
1012472	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012473	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012474	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($561.76)	$53.78
1012475	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($573.72)	$41.82
1012476	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1012477	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($579.20)	$36.35
1012478	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($580.88)	$34.67
1012479	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012480	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012481	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012482	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($602.01)	$13.54
1012483	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012484	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($577.77)	$37.77
1012485	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012486	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012487	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012488	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012489	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012490	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012491	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012492	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012493	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($583.70)	$31.85
1012494	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1012495	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012496	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012497	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012498	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($528.31)	$87.24
1012499	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($571.90)	$43.65
1012500	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($579.20)	$36.35
1012501	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012502	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($562.52)	$53.02
1012503	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012504	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012505	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($606.26)	$9.29
1012506	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012507	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1012508	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($565.59)	$49.95
1012509	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1007634	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007609	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($538.77)	$76.78
1007610	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007611	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($575.39)	$40.16
1007612	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007613	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($584.10)	$31.44
1007614	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007615	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
1007616	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007617	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007618	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($540.51)	$75.03
1007619	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007620	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007621	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007622	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($610.26)	$5.29
1007623	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007624	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($580.02)	$35.52
1007625	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($607.94)	$7.61
1007626	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007627	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007628	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	$0.00	$615.55
1007629	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007630	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007631	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007632	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1007633	1	50	2	0.83	0.83	$7,058.13	$304.14	$211.98	$64.14	$35.29	($615.55)	$0.00
1010340	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010341	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010342	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($668.64)	$72.98
1010343	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010344	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010345	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010346	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010347	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010348	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010349	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010350	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010351	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010352	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010353	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010354	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010355	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010356	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010357	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010358	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010359	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010360	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010361	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010362	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010363	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010364	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010365	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010366	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010367	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010368	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00

Jackson Ridge Public Improvement District
Phase #3 Major Improvement 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available TIRZ Credit	2026-27 Annual Installments
1010369	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010370	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010371	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010372	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($656.05)	$85.57
1010373	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010374	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010375	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010376	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($698.34)	$43.28
1010377	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010378	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010379	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010380	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($718.36)	$23.26
1010381	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010382	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010383	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010384	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010385	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010386	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010387	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010388	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010389	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010390	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010391	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010392	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010393	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010394	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($709.97)	$31.65
1010395	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	$0.00	$741.62
1010396	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010397	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010398	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010399	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010400	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010401	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010402	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010403	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010404	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010405	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
1010406	1	60	1	1.00	1.00	$8,503.78	$366.43	$255.39	$77.28	$42.52	($741.62)	$0.00
Total	**455**			**389.04**	**388.21**	**$3,301,251.29**	**$142,252.02**	**$99,146.58**	**$30,000.00**	**$16,506.26**	**($271,792.01)**	**$16,112.84**

APPENDIX C-2
PHASE #3 MAJOR IMPROVEMENTS TIRZ CALCULATION

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
961513	$0.00	$640.43	$640.43	($1,462.50)	($248.14)	($41.33)	($248.14)
961514	$0.00	$1,575.00	$1,575.00	($1,575.00)	($610.26)	($101.64)	($610.26)
961515	$0.00	$1,566.22	$1,566.22	($1,566.22)	($606.85)	($101.08)	($606.85)
961516	$0.00	$1,527.97	$1,527.97	($1,527.97)	($592.03)	($98.61)	($592.03)
961517	$0.00	$1,394.91	$1,394.91	($1,394.91)	($540.48)	($90.02)	($540.48)
961518	$0.00	$1,713.39	$1,713.39	($1,713.39)	($663.88)	($110.57)	($615.55)
961519	$0.00	$1,449.31	$1,449.31	($1,449.31)	($561.56)	($93.53)	($561.56)
961520	$0.00	$1,699.35	$1,699.35	($1,699.35)	($658.44)	($109.67)	($615.55)
961521	$0.00	$1,462.50	$1,462.50	($1,462.50)	($566.67)	($94.38)	($566.67)
961522	$0.00	$1,466.68	$1,466.68	($1,466.68)	($568.29)	($94.65)	($568.29)
961523	$0.00	$1,776.98	$1,776.98	($1,776.98)	($688.52)	($114.68)	($615.55)
961524	$0.00	$1,566.44	$1,566.44	($1,566.44)	($606.94)	($101.09)	($606.94)
961525	$0.00	$1,650.60	$1,650.60	($1,650.60)	($639.55)	($106.52)	($615.55)
961526	$0.00	$1,456.58	$1,456.58	($1,456.58)	($564.37)	($94.00)	($564.37)
961527	$0.00	$1,744.40	$1,744.40	($1,744.40)	($675.89)	($112.58)	($615.55)
961528	$0.00	$1,646.18	$1,646.18	($1,646.18)	($637.84)	($106.24)	($615.55)
961529	$0.00	$1,783.49	$1,783.49	($1,783.49)	($691.04)	($115.10)	($615.55)
961530	$0.00	$1,647.20	$1,647.20	($1,647.20)	($638.23)	($106.30)	($615.55)
961531	$0.00	$1,408.50	$1,408.50	($1,408.50)	($545.74)	($90.90)	($545.74)
961532	$0.00	$1,749.02	$1,749.02	($1,749.02)	($677.68)	($112.87)	($615.55)
961533	$0.00	$1,768.17	$1,768.17	($1,768.17)	($685.10)	($114.11)	($615.55)
961534	$0.00	$1,856.50	$1,856.50	($1,856.50)	($719.33)	($119.81)	($615.55)
961535	$0.00	$1,699.91	$1,699.91	($1,699.91)	($658.66)	($109.70)	($615.55)
961536	$0.00	$1,526.85	$1,526.85	($1,526.85)	($591.60)	($98.54)	($591.60)
961537	$0.00	$1,661.38	$1,661.38	($1,661.38)	($643.73)	($107.22)	($615.55)
961538	$0.00	$1,774.59	$1,774.59	($1,774.59)	($687.59)	($114.52)	($615.55)
961539	$0.00	$1,692.00	$1,692.00	($1,692.00)	($655.59)	($109.19)	($615.55)
961540	$0.00	$1,660.68	$1,660.68	($1,660.68)	($643.45)	($107.17)	($615.55)
961541	$0.00	$1,714.50	$1,714.50	($1,714.50)	($664.31)	($110.65)	($615.55)
961542	$0.00	$1,674.59	$1,674.59	($1,674.59)	($648.84)	($108.07)	($615.55)
961543	$0.00	$1,547.11	$1,547.11	($1,547.11)	($599.45)	($99.84)	($599.45)
961544	$0.00	$1,678.18	$1,678.18	($1,678.18)	($650.24)	($108.30)	($615.55)
961545	$0.00	$1,543.50	$1,543.50	($1,543.50)	($598.05)	($99.61)	($598.05)
961546	$0.00	$1,546.96	$1,546.96	($1,546.96)	($599.39)	($99.83)	($599.39)
961547	$0.00	$1,674.02	$1,674.02	($1,674.02)	($648.62)	($108.03)	($615.55)
961548	$0.00	$1,629.00	$1,629.00	($1,629.00)	($631.18)	($105.13)	($615.55)
961549	$0.00	$1,672.95	$1,672.95	($1,672.95)	($648.21)	($107.96)	($615.55)
961550	$0.00	$1,690.83	$1,690.83	($1,690.83)	($655.14)	($109.12)	($615.55)
961551	$0.00	$1,823.67	$1,823.67	($1,823.67)	($706.61)	($117.69)	($615.55)
961552	$0.00	$1,755.00	$1,755.00	($1,755.00)	($680.00)	($113.26)	($615.55)
961553	$0.00	$1,588.50	$1,588.50	($1,588.50)	($615.49)	($102.51)	($615.49)
961554	$0.00	$1,722.69	$1,722.69	($1,722.69)	($667.48)	($111.17)	($615.55)
961555	$0.00	$1,945.93	$1,945.93	($1,945.93)	($753.98)	($125.58)	($615.55)
961556	$0.00	$1,438.19	$1,438.19	($1,438.19)	($557.25)	($92.81)	($557.25)
961557	$0.00	$1,651.01	$1,651.01	($1,651.01)	($639.71)	($106.55)	($615.55)
961558	$0.00	$1,545.51	$1,545.51	($1,545.51)	($598.83)	($99.74)	($598.83)
961559	$0.00	$1,516.50	$1,516.50	($1,516.50)	($587.59)	($97.87)	($587.59)
961560	$0.00	$1,822.50	$1,822.50	($1,822.50)	($706.15)	($117.62)	($615.55)
961561	$0.00	$1,702.29	$1,702.29	($1,702.29)	($659.58)	($109.86)	($615.55)
961562	$0.00	$1,422.00	$1,422.00	($1,422.00)	($550.97)	($91.77)	($550.97)
961563	$0.00	$1,642.50	$1,642.50	($1,642.50)	($636.41)	($106.00)	($615.55)
961564	$0.00	$1,718.85	$1,718.85	($1,718.85)	($665.99)	($110.93)	($615.55)
961565	$0.00	$1,896.39	$1,896.39	($1,896.39)	($734.78)	($122.38)	($615.55)
961566	$0.00	$1,642.50	$1,642.50	($1,642.50)	($636.41)	($106.00)	($615.55)
961567	$0.00	$1,575.00	$1,575.00	($1,575.00)	($610.26)	($101.64)	($610.26)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
961568	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961569	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961570	$0.00	$1,576.75	$1,576.75	($1,576.75)	($610.93)	($101.76)	($610.93)
961571	$0.00	$1,629.41	$1,629.41	($1,629.41)	($631.34)	($105.15)	($615.55)
961572	$0.00	$1,363.97	$1,363.97	($1,363.97)	($528.49)	($88.02)	($528.49)
961573	$0.00	$1,651.91	$1,651.91	($1,651.91)	($640.06)	($106.61)	($615.55)
961574	$0.00	$1,516.45	$1,516.45	($1,516.45)	($587.57)	($97.86)	($587.57)
961575	$0.00	$1,400.21	$1,400.21	($1,400.21)	($542.53)	($90.36)	($542.53)
961576	$0.00	$1,629.41	$1,629.41	($1,629.41)	($631.34)	($105.15)	($615.55)
961578	$0.00	$1,485.00	$1,485.00	($1,485.00)	($575.39)	($95.83)	($575.39)
961579	$0.00	$1,269.00	$1,269.00	($1,269.00)	($491.69)	($81.90)	($491.69)
961580	$0.00	$1,629.41	$1,629.41	($1,629.41)	($631.34)	($105.15)	($615.55)
961581	$0.00	$1,467.45	$1,467.45	($1,467.45)	($568.59)	($94.70)	($568.59)
961582	$0.00	$1,422.71	$1,422.71	($1,422.71)	($551.25)	($91.82)	($551.25)
961583	$0.00	$1,740.60	$1,740.60	($1,740.60)	($674.42)	($112.33)	($615.55)
961584	$0.00	$1,401.77	$1,401.77	($1,401.77)	($543.14)	($90.46)	($543.14)
961585	$0.00	$1,020.43	$1,020.43	($1,336.93)	($518.01)	($86.28)	($518.01)
961586	$0.00	$1,705.50	$1,705.50	($1,705.50)	($660.82)	($110.06)	($615.55)
961587	$0.00	$1,602.00	$1,602.00	($1,602.00)	($620.72)	($103.39)	($615.55)
961588	$0.00	$1,422.71	$1,422.71	($1,422.71)	($551.25)	($91.82)	($551.25)
961589	$0.00	$1,386.47	$1,386.47	($1,386.47)	($537.21)	($89.48)	($537.21)
961590	$0.00	$1,550.46	$1,550.46	($1,550.46)	($600.75)	($100.06)	($600.75)
961591	$0.00	$1,800.16	$1,800.16	($1,800.16)	($697.50)	($116.17)	($615.55)
961592	$0.00	$1,485.00	$1,485.00	($1,485.00)	($575.39)	($95.83)	($575.39)
961593	$0.00	$1,489.50	$1,489.50	($1,489.50)	($577.13)	($96.13)	($577.13)
961594	$0.00	$1,363.24	$1,363.24	($1,363.24)	($528.21)	($87.98)	($528.21)
961595	$0.00	$1,354.50	$1,354.50	($1,354.50)	($524.82)	($87.41)	($524.82)
961596	$0.00	$1,918.58	$1,918.58	($1,918.58)	($743.38)	($123.82)	($615.55)
961597	$0.00	$1,350.00	$1,350.00	($1,350.00)	($523.08)	($87.12)	($523.08)
961598	$0.00	$1,501.67	$1,501.67	($1,501.67)	($581.84)	($96.91)	($581.84)
961599	$0.00	$1,341.00	$1,341.00	($1,341.00)	($519.59)	($86.54)	($519.59)
961600	$0.00	$1,654.53	$1,654.53	($1,654.53)	($641.07)	($106.78)	($615.55)
961601	$0.00	$1,438.61	$1,438.61	($1,438.61)	($557.41)	($92.84)	($557.41)
961602	$0.00	$1,486.53	$1,486.53	($1,486.53)	($575.98)	($95.93)	($575.98)
961603	$0.00	$1,385.14	$1,385.14	($1,385.14)	($536.69)	($89.39)	($536.69)
961604	$0.00	$1,520.21	$1,520.21	($1,520.21)	($589.03)	($98.11)	($589.03)
961605	$0.00	$1,842.09	$1,842.09	($1,842.09)	($713.74)	($118.88)	($615.55)
961606	$0.00	$1,404.00	$1,404.00	($1,404.00)	($544.00)	($90.61)	($544.00)
961607	$0.00	$1,705.91	$1,705.91	($1,705.91)	($660.98)	($110.09)	($615.55)
961608	$0.00	$1,859.78	$1,859.78	($1,859.78)	($720.60)	($120.02)	($615.55)
961609	$0.00	$1,519.68	$1,519.68	($1,519.68)	($588.82)	($98.07)	($588.82)
961610	$0.00	$1,447.40	$1,447.40	($1,447.40)	($560.82)	($93.41)	($560.82)
961611	$0.00	$1,810.73	$1,810.73	($1,810.73)	($701.59)	($116.86)	($615.55)
961612	$0.00	$0.00	$0.00	($1,427.79)	$0.00	$0.00	$0.00
961613	$0.00	$1,503.00	$1,503.00	($1,503.00)	($582.36)	($97.00)	($582.36)
961614	$0.00	$1,309.50	$1,309.50	($1,309.50)	($507.39)	($84.51)	($507.39)
961615	$0.00	$1,647.04	$1,647.04	($1,647.04)	($638.17)	($106.29)	($615.55)
961616	$0.00	$1,658.90	$1,658.90	($1,658.90)	($642.77)	($107.06)	($615.55)
961617	$0.00	$1,534.19	$1,534.19	($1,534.19)	($594.44)	($99.01)	($594.44)
961618	$0.00	$1,889.23	$1,889.23	($1,889.23)	($732.01)	($121.92)	($615.55)
961619	$0.00	$1,696.70	$1,696.70	($1,696.70)	($657.41)	($109.50)	($615.55)
961620	$0.00	$1,504.90	$1,504.90	($1,504.90)	($583.10)	($97.12)	($583.10)
961621	$0.00	$1,551.06	$1,551.06	($1,551.06)	($600.98)	($100.10)	($600.98)
961622	$0.00	$1,384.49	$1,384.49	($1,384.49)	($536.44)	($89.35)	($536.44)
961623	$0.00	$1,489.50	$1,489.50	($1,489.50)	($577.13)	($96.13)	($577.13)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
961624	$0.00	$1,516.45	$1,516.45	($1,516.45)	($587.57)	($97.86)	($587.57)
961625	$0.00	$1,489.50	$1,489.50	($1,489.50)	($577.13)	($96.13)	($577.13)
961626	$0.00	$1,386.47	$1,386.47	($1,386.47)	($537.21)	($89.48)	($537.21)
961627	$0.00	$1,404.00	$1,404.00	($1,404.00)	($544.00)	($90.61)	($544.00)
961628	$0.00	$1,629.41	$1,629.41	($1,629.41)	($631.34)	($105.15)	($615.55)
961629	$0.00	$1,422.71	$1,422.71	($1,422.71)	($551.25)	($91.82)	($551.25)
961630	$0.00	$1,275.43	$1,275.43	($1,417.45)	($549.21)	($91.48)	($549.21)
961631	$0.00	$1,629.00	$1,629.00	($1,629.00)	($631.18)	($105.13)	($615.55)
961632	$0.00	$1,535.32	$1,535.32	($1,535.32)	($594.88)	($99.08)	($594.88)
961633	$0.00	$1,436.94	$1,436.94	($1,436.94)	($556.76)	($92.73)	($556.76)
961634	$0.00	$1,583.82	$1,583.82	($1,583.82)	($613.67)	($102.21)	($613.67)
961635	$0.00	$1,457.13	$1,457.13	($1,457.13)	($564.59)	($94.04)	($564.59)
961636	$0.00	$1,323.51	$1,323.51	($1,391.94)	($539.33)	($89.83)	($539.33)
961637	$0.00	$1,575.00	$1,575.00	($1,575.00)	($610.26)	($101.64)	($610.26)
961638	$0.00	$1,338.75	$1,338.75	($1,338.75)	($518.72)	($86.40)	($518.72)
961639	$0.00	$1,880.89	$1,880.89	($1,880.89)	($728.78)	($121.38)	($615.55)
961640	$0.00	$1,474.83	$1,474.83	($1,474.83)	($571.44)	($95.18)	($571.44)
961641	$0.00	$1,518.61	$1,518.61	($1,518.61)	($588.41)	($98.00)	($588.41)
961642	$0.00	$1,386.94	$1,386.94	($1,386.94)	($537.39)	($89.51)	($537.39)
961643	$0.00	$1,702.48	$1,702.48	($1,702.48)	($659.65)	($109.87)	($615.55)
961644	$0.00	$1,720.46	$1,720.46	($1,720.46)	($666.62)	($111.03)	($615.55)
961645	$0.00	$1,305.00	$1,305.00	($1,305.00)	($505.64)	($84.22)	($505.64)
961646	$0.00	$1,431.00	$1,431.00	($1,431.00)	($554.46)	($92.35)	($554.46)
961647	$0.00	$1,543.50	$1,543.50	($1,543.50)	($598.05)	($99.61)	($598.05)
961648	$0.00	$1,418.81	$1,418.81	($1,418.81)	($549.74)	($91.56)	($549.74)
961649	$0.00	$1,456.85	$1,456.85	($1,456.85)	($564.48)	($94.02)	($564.48)
961650	$0.00	$1,761.35	$1,761.35	($1,761.35)	($682.46)	($113.67)	($615.55)
961651	$0.00	$1,561.26	$1,561.26	($1,561.26)	($604.93)	($100.76)	($604.93)
961652	$0.00	$854.06	$854.06	($854.06)	($330.92)	($55.12)	($330.92)
961653	$0.00	$1,436.94	$1,436.94	($1,436.94)	($556.76)	($92.73)	($556.76)
961654	$0.00	$1,595.36	$1,595.36	($1,595.36)	($618.15)	($102.96)	($615.55)
961655	$0.00	$1,735.11	$1,735.11	($1,735.11)	($672.29)	($111.98)	($615.55)
961656	$0.00	$1,788.12	$1,788.12	($1,788.12)	($692.83)	($115.40)	($615.55)
961657	$0.00	$1,519.68	$1,519.68	($1,519.68)	($588.82)	($98.07)	($588.82)
961658	$0.00	$1,406.03	$1,406.03	($1,406.03)	($544.79)	($90.74)	($544.79)
961659	$0.00	$1,479.63	$1,479.63	($1,479.63)	($573.30)	($95.49)	($573.30)
961660	$0.00	$1,318.95	$1,318.95	($1,318.95)	($511.05)	($85.12)	($511.05)
961661	$0.00	$1,444.50	$1,444.50	($1,444.50)	($559.69)	($93.22)	($559.69)
961662	$0.00	$1,705.14	$1,705.14	($1,705.14)	($660.68)	($110.04)	($615.55)
961663	$0.00	$1,441.31	$1,441.31	($1,441.31)	($558.46)	($93.02)	($558.46)
961664	$0.00	$1,543.86	$1,543.86	($1,543.86)	($598.19)	($99.63)	($598.19)
961665	$0.00	$1,747.10	$1,747.10	($1,747.10)	($676.94)	($112.75)	($615.55)
961666	$0.00	$1,441.31	$1,441.31	($1,441.31)	($558.46)	($93.02)	($558.46)
961667	$0.00	$1,720.44	$1,720.44	($1,720.44)	($666.61)	($111.03)	($615.55)
961668	$0.00	$1,831.50	$1,831.50	($1,831.50)	($709.64)	($118.20)	($615.55)
961669	$0.00	$1,519.68	$1,519.68	($1,519.68)	($588.82)	($98.07)	($588.82)
961670	$0.00	$1,452.72	$1,452.72	($1,452.72)	($562.88)	($93.75)	($562.88)
961671	$0.00	$1,644.56	$1,644.56	($1,644.56)	($637.21)	($106.13)	($615.55)
961672	$0.00	$1,405.29	$1,405.29	($1,405.29)	($544.50)	($90.69)	($544.50)
961673	$0.00	$1,395.00	$1,395.00	($1,395.00)	($540.51)	($90.03)	($540.51)
961674	$0.00	$1,426.50	$1,426.50	($1,426.50)	($552.72)	($92.06)	($552.72)
961675	$0.00	$1,633.50	$1,633.50	($1,633.50)	($632.92)	($105.42)	($615.55)
961676	$0.00	$1,418.81	$1,418.81	($1,418.81)	($549.74)	($91.56)	($549.74)
961677	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961678	$0.00	$1,288.01	$1,288.01	($1,323.00)	($512.62)	($85.38)	($512.62)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
961679	$0.00	$1,901.68	$1,901.68	($1,901.68)	($736.83)	($122.73)	($615.55)
961680	$0.00	$1,859.78	$1,859.78	($1,859.78)	($720.60)	($120.02)	($615.55)
961681	$0.00	$1,644.56	$1,644.56	($1,644.56)	($637.21)	($106.13)	($615.55)
961682	$0.00	$1,418.81	$1,418.81	($1,418.81)	($549.74)	($91.56)	($549.74)
961683	$0.00	$1,541.11	$1,541.11	($1,541.11)	($597.13)	($99.46)	($597.13)
961684	$0.00	$1,644.56	$1,644.56	($1,644.56)	($637.21)	($106.13)	($615.55)
961685	$0.00	$1,746.00	$1,746.00	($1,746.00)	($676.51)	($112.68)	($615.55)
961686	$0.00	$1,507.50	$1,507.50	($1,507.50)	($584.10)	($97.29)	($584.10)
961687	$0.00	$1,561.50	$1,561.50	($1,561.50)	($605.03)	($100.77)	($605.03)
961688	$0.00	$1,359.00	$1,359.00	($1,359.00)	($526.56)	($87.70)	($526.56)
961689	$0.00	$1,406.03	$1,406.03	($1,406.03)	($544.79)	($90.74)	($544.79)
961690	$0.00	$1,682.66	$1,682.66	($1,682.66)	($651.97)	($108.59)	($615.55)
961691	$0.00	$1,633.50	$1,633.50	($1,633.50)	($632.92)	($105.42)	($615.55)
961692	$0.00	$1,021.63	$1,021.63	($1,021.63)	($395.85)	($65.93)	($395.85)
961693	$0.00	$1,743.71	$1,743.71	($1,743.71)	($675.63)	($112.53)	($615.55)
961694	$0.00	$1,342.16	$1,342.16	($1,474.68)	($571.39)	($95.17)	($571.39)
961695	$0.00	$1,719.83	$1,719.83	($1,719.83)	($666.37)	($110.99)	($615.55)
961696	$0.00	$1,405.29	$1,405.29	($1,405.29)	($544.50)	($90.69)	($544.50)
961697	$0.00	$1,638.00	$1,638.00	($1,638.00)	($634.67)	($105.71)	($615.55)
961698	$0.00	$1,516.50	$1,516.50	($1,516.50)	($587.59)	($97.87)	($587.59)
961699	$0.00	$1,368.00	$1,368.00	($1,368.00)	($530.05)	($88.28)	($530.05)
961700	$0.00	$1,520.21	$1,520.21	($1,520.21)	($589.03)	($98.11)	($589.03)
961701	$0.00	$1,642.50	$1,642.50	($1,642.50)	($636.41)	($106.00)	($615.55)
961702	$0.00	$1,406.03	$1,406.03	($1,406.03)	($544.79)	($90.74)	($544.79)
961703	$0.00	$1,528.56	$1,528.56	($1,528.56)	($592.26)	($98.65)	($592.26)
961704	$0.00	$1,714.31	$1,714.31	($1,714.31)	($664.23)	($110.63)	($615.55)
961705	$0.00	$1,442.80	$1,442.80	($1,442.80)	($559.03)	($93.11)	($559.03)
961706	$0.00	$1,542.18	$1,542.18	($1,542.18)	($597.54)	($99.53)	($597.54)
961707	$0.00	$1,703.38	$1,703.38	($1,703.38)	($660.00)	($109.93)	($615.55)
961708	$0.00	$1,148.25	$1,148.25	($1,233.00)	($477.74)	($79.57)	($477.74)
961709	$0.00	$1,856.03	$1,856.03	($1,856.03)	($719.15)	($119.78)	($615.55)
961710	$0.00	$1,498.78	$1,498.78	($1,498.78)	($580.72)	($96.72)	($580.72)
961711	$0.00	$1,431.82	$1,431.82	($1,431.82)	($554.78)	($92.40)	($554.78)
961712	$0.00	$1,891.58	$1,891.58	($1,891.58)	($732.92)	($122.07)	($615.55)
961713	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012511	$0.00	$0.04	$0.04	($0.05)	($0.02)	($0.00)	$0.00
1012512	$0.00	$0.04	$0.04	($0.05)	($0.02)	($0.00)	$0.00
1012344	$0.00	$1,773.07	$1,773.07	($1,773.07)	($687.00)	($114.43)	($615.55)
1012345	$0.00	$2,262.42	$2,262.42	($2,262.42)	($876.61)	($146.01)	($615.55)
1012346	$0.00	$1,512.08	$1,512.08	($1,512.08)	($585.88)	($97.58)	($585.88)
1012347	$0.00	$1,481.59	$1,481.59	($1,483.47)	($574.79)	($95.74)	($574.79)
1012348	$0.00	$1,795.46	$1,795.46	($1,795.46)	($695.68)	($115.87)	($615.55)
1012349	$0.00	$1,536.69	$1,536.69	($1,536.69)	($595.41)	($99.17)	($595.41)
1012350	$0.00	$1,456.70	$1,456.70	($1,456.70)	($564.42)	($94.01)	($564.42)
1012351	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012352	$0.00	$1,520.40	$1,520.40	($1,520.40)	($589.10)	($98.12)	($589.10)
1012353	$0.00	$1,872.00	$1,872.00	($1,872.00)	($725.33)	($120.81)	($615.55)
1012354	$0.00	$1,908.00	$1,908.00	($1,908.00)	($739.28)	($123.13)	($615.55)
1012355	$0.00	$2,236.50	$2,236.50	($2,236.50)	($866.56)	($144.33)	($615.55)
1012356	$0.00	$1,728.00	$1,728.00	($1,728.00)	($669.54)	($111.52)	($615.55)
1012357	$0.00	$1,908.00	$1,908.00	($1,908.00)	($739.28)	($123.13)	($615.55)
1012358	$0.00	$1,890.00	$1,890.00	($1,890.00)	($732.31)	($121.97)	($615.55)
1012359	$0.00	$1,692.00	$1,692.00	($1,692.00)	($655.59)	($109.19)	($615.55)
1012360	$0.00	$1,935.00	$1,935.00	($1,935.00)	($749.74)	($124.88)	($615.55)
1012361	$0.00	$2,093.26	$2,093.26	($2,093.26)	($811.06)	($135.09)	($615.55)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
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2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
1012362	$0.00	$1,912.50	$1,912.50	($1,912.50)	($741.03)	($123.42)	($615.55)
1012363	$0.00	$1,737.00	$1,737.00	($1,737.00)	($673.03)	($112.10)	($615.55)
1012364	$0.00	$1,467.00	$1,467.00	($1,467.00)	($568.41)	($94.67)	($568.41)
1012365	$0.00	$1,757.22	$1,757.22	($1,757.22)	($680.86)	($113.40)	($615.55)
1012366	$0.00	$1,786.50	$1,786.50	($1,786.50)	($692.21)	($115.29)	($615.55)
1012367	$0.00	$1,624.50	$1,624.50	($1,624.50)	($629.44)	($104.84)	($615.55)
1012368	$0.00	$2,060.08	$2,060.08	($2,060.08)	($798.21)	($132.95)	($615.55)
1012369	$0.00	$2,059.63	$2,059.63	($2,059.63)	($798.03)	($132.92)	($615.55)
1012370	$0.00	$1,395.00	$1,395.00	($1,395.00)	($540.51)	($90.03)	($540.51)
1012371	$0.00	$1,850.50	$1,850.50	($1,850.50)	($717.00)	($119.42)	($615.55)
1012372	$0.00	$1,830.87	$1,830.87	($1,830.87)	($709.40)	($118.16)	($615.55)
1012373	$0.00	$1,759.82	$1,759.82	($1,759.82)	($681.87)	($113.57)	($615.55)
1012374	$0.00	$1,246.50	$1,246.50	($1,246.50)	($482.97)	($80.44)	($482.97)
1012375	$0.00	$1,613.63	$1,613.63	($1,613.63)	($625.22)	($104.14)	($615.55)
1012376	$0.00	$1,551.94	$1,551.94	($1,551.94)	($601.32)	($100.15)	($601.32)
1012377	$0.00	$1,960.39	$1,960.39	($1,960.39)	($759.58)	($126.51)	($615.55)
1012378	$0.00	$1,425.20	$1,425.20	($1,425.20)	($552.21)	($91.98)	($552.21)
1012379	$0.00	$1,737.32	$1,737.32	($1,737.32)	($673.15)	($112.12)	($615.55)
1012380	$0.00	$1,471.50	$1,471.50	($1,471.50)	($570.15)	($94.96)	($570.15)
1012381	$0.00	$1,613.72	$1,613.72	($1,613.72)	($625.26)	($104.14)	($615.55)
1012382	$0.00	$1,530.01	$1,530.01	($1,530.01)	($592.82)	($98.74)	($592.82)
1012383	$0.00	$1,519.90	$1,519.90	($1,519.90)	($588.91)	($98.09)	($588.91)
1012384	$0.00	$1,613.61	$1,613.61	($1,613.61)	($625.22)	($104.13)	($615.55)
1012385	$0.00	$1,587.92	$1,587.92	($1,587.92)	($615.26)	($102.48)	($615.26)
1012386	$0.00	$1,440.00	$1,440.00	($1,440.00)	($557.95)	($92.93)	($557.95)
1012387	$0.00	$1,588.83	$1,588.83	($1,588.83)	($615.62)	($102.54)	($615.55)
1012388	$0.00	$1,586.91	$1,586.91	($1,586.91)	($614.87)	($102.41)	($614.87)
1012389	$0.00	$1,665.00	$1,665.00	($1,665.00)	($645.13)	($107.45)	($615.55)
1012390	$0.00	$1,575.00	$1,575.00	($1,575.00)	($610.26)	($101.64)	($610.26)
1012391	$0.00	$1,345.50	$1,345.50	($1,345.50)	($521.33)	($86.83)	($521.33)
1012392	$0.00	$1,867.50	$1,867.50	($1,867.50)	($723.59)	($120.52)	($615.55)
1012393	$0.00	$1,934.75	$1,934.75	($1,934.75)	($749.65)	($124.86)	($615.55)
1012394	$0.00	$1,447.70	$1,447.70	($1,447.70)	($560.93)	($93.43)	($560.93)
1012395	$0.00	$1,440.00	$1,440.00	($1,440.00)	($557.95)	($92.93)	($557.95)
1012396	$0.00	$1,728.91	$1,728.91	($1,728.91)	($669.89)	($111.58)	($615.55)
1012397	$0.00	$1,440.00	$1,440.00	($1,440.00)	($557.95)	($92.93)	($557.95)
1012398	$0.00	$1,059.81	$1,059.81	($1,413.08)	($410.64)	($68.40)	($410.64)
1012399	$0.00	$1,616.38	$1,616.38	($1,616.38)	($626.29)	($104.31)	($615.55)
1012400	$0.00	$1,596.90	$1,596.90	($1,596.90)	($618.74)	($103.06)	($615.55)
1012401	$0.00	$1,488.75	$1,488.75	($1,488.75)	($576.84)	($96.08)	($576.84)
1012402	$0.00	$1,553.33	$1,553.33	($1,553.33)	($601.86)	($100.24)	($601.86)
1012403	$0.00	$1,814.46	$1,814.46	($1,814.46)	($703.04)	($117.10)	($615.55)
1012404	$0.00	$1,464.69	$1,464.69	($1,464.69)	($567.52)	($94.52)	($567.52)
1012405	$0.00	$2,230.47	$2,230.47	($2,230.47)	($864.23)	($143.94)	($615.55)
1012406	$0.00	$1,519.47	$1,519.47	($1,519.47)	($588.74)	($98.06)	($588.74)
1012407	$0.00	$1,378.27	$1,378.27	($1,378.27)	($534.03)	($88.95)	($534.03)
1012408	$0.00	$1,970.15	$1,970.15	($1,970.15)	($763.36)	($127.14)	($615.55)
1012409	$0.00	$1,678.50	$1,678.50	($1,678.50)	($650.36)	($108.32)	($615.55)
1012410	$0.00	$1,642.50	$1,642.50	($1,642.50)	($636.41)	($106.00)	($615.55)
1012411	$0.00	$1,845.00	$1,845.00	($1,845.00)	($714.87)	($119.07)	($615.55)
1012412	$0.00	$1,451.80	$1,451.80	($1,451.80)	($562.52)	($93.69)	($562.52)
1012413	$0.00	$1,759.82	$1,759.82	($1,759.82)	($681.87)	($113.57)	($615.55)
1012414	$0.00	$1,904.52	$1,904.52	($1,904.52)	($737.93)	($122.91)	($615.55)
1012415	$0.00	$1,719.00	$1,719.00	($1,719.00)	($666.05)	($110.94)	($615.55)
1012416	$0.00	$1,460.66	$1,460.66	($1,460.66)	($565.95)	($94.26)	($565.95)

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Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
1012417	$0.00	$1,756.63	$1,756.63	($1,756.63)	($680.63)	($113.36)	($615.55)
1012418	$0.00	$1,845.00	$1,845.00	($1,845.00)	($714.87)	($119.07)	($615.55)
1012419	$0.00	$1,642.50	$1,642.50	($1,642.50)	($636.41)	($106.00)	($615.55)
1012420	$0.00	$1,701.00	$1,701.00	($1,701.00)	($659.08)	($109.77)	PREPAID
1012421	$0.00	$1,733.49	$1,733.49	($1,733.49)	($671.67)	($111.87)	($615.55)
1012422	$0.00	$1,628.95	$1,628.95	($1,628.95)	($631.16)	($105.12)	($615.55)
1012423	$0.00	$1,768.60	$1,768.60	($1,768.60)	($685.27)	($114.14)	($615.55)
1012424	$0.00	$1,731.80	$1,731.80	($1,731.80)	($671.01)	($111.76)	($615.55)
1012425	$0.00	$2,218.50	$2,218.50	($2,218.50)	($859.59)	($143.17)	($615.55)
1012426	$0.00	$2,120.38	$2,120.38	($2,120.38)	($821.57)	($136.84)	($615.55)
1012427	$0.00	$2,074.69	$2,074.69	($2,074.69)	($803.87)	($133.89)	($615.55)
1012428	$0.00	$2,082.58	$2,082.58	($2,082.58)	($806.93)	($134.40)	($615.55)
1012429	$0.00	$1,491.84	$1,491.84	($1,491.84)	($578.04)	($96.28)	($578.04)
1012430	$0.00	$1,425.20	$1,425.20	($1,425.20)	($552.21)	($91.98)	($552.21)
1012431	$0.00	$1,592.92	$1,592.92	($1,592.92)	($617.20)	($102.80)	($615.55)
1012432	$0.00	$1,490.93	$1,490.93	($1,490.93)	($577.68)	($96.22)	($577.68)
1012433	$0.00	$1,386.00	$1,386.00	($1,386.00)	($537.03)	($89.45)	($537.03)
1012434	$0.00	$1,531.13	$1,531.13	($1,531.13)	($593.26)	($98.81)	($593.26)
1012435	$0.00	$1,442.19	$1,442.19	($1,442.19)	($558.80)	($93.07)	($558.80)
1012436	$0.00	$1,517.34	$1,517.34	($1,517.34)	($587.92)	($97.92)	($587.92)
1012437	$0.00	$1,451.80	$1,451.80	($1,451.80)	($562.52)	($93.69)	($562.52)
1012438	$0.00	$1,494.84	$1,494.84	($1,494.84)	($579.20)	($96.47)	($579.20)
1012439	$0.00	$2,252.97	$2,252.97	($2,252.97)	($872.95)	($145.40)	($615.55)
1012440	$0.00	$1,592.92	$1,592.92	($1,592.92)	($617.20)	($102.80)	($615.55)
1012441	$0.00	$1,451.80	$1,451.80	($1,451.80)	($562.52)	($93.69)	($562.52)
1012442	$0.00	$1,457.95	$1,457.95	($1,457.95)	($564.90)	($94.09)	($564.90)
1012443	$0.00	$1,683.10	$1,683.10	($1,683.10)	($652.14)	($108.62)	($615.55)
1012444	$0.00	$1,538.64	$1,538.64	($1,538.64)	($596.17)	($99.30)	($596.17)
1012445	$0.00	$1,771.85	$1,771.85	($1,771.85)	($686.53)	($114.35)	($615.55)
1012446	$0.00	$1,516.35	$1,516.35	($1,516.35)	($587.53)	($97.86)	($587.53)
1012447	$0.00	$1,602.00	$1,602.00	($1,602.00)	($620.72)	($103.39)	($615.55)
1012448	$0.00	$1,786.50	$1,786.50	($1,786.50)	($692.21)	($115.29)	($615.55)
1012449	$0.00	$1,489.26	$1,489.26	($1,489.26)	($577.04)	($96.11)	($577.04)
1012450	$0.00	$2,039.08	$2,039.08	($2,039.08)	($790.07)	($131.59)	($615.55)
1012451	$0.00	$1,408.50	$1,408.50	($1,408.50)	($545.74)	($90.90)	($545.74)
1012452	$0.00	$1,456.83	$1,456.83	($1,456.83)	($564.47)	($94.02)	($564.47)
1012453	$0.00	$0.00	$0.00	($1,502.46)	$0.00	$0.00	$0.00
1012454	$0.00	$1,687.50	$1,687.50	($1,687.50)	($653.85)	($108.90)	($615.55)
1012455	$0.00	$1,609.42	$1,609.42	($1,609.42)	($623.59)	($103.86)	($615.55)
1012456	$0.00	$1,408.50	$1,408.50	($1,408.50)	($545.74)	($90.90)	($545.74)
1012457	$0.00	$220.10	$220.10	($220.10)	($85.28)	($14.20)	($85.28)
1012458	$0.00	$1,751.42	$1,751.42	($1,751.42)	($678.61)	($113.03)	($615.55)
1012459	$0.00	$1,435.50	$1,435.50	($1,435.50)	($556.21)	($92.64)	($556.21)
1012460	$0.00	$1,570.50	$1,570.50	($1,570.50)	($608.51)	($101.35)	($608.51)
1012461	$0.00	$2,176.04	$2,176.04	($2,176.04)	($843.14)	($140.43)	($615.55)
1012462	$0.00	$1,822.64	$1,822.64	($1,822.64)	($706.21)	($117.62)	($615.55)
1012463	$0.00	$1,822.57	$1,822.57	($1,822.57)	($706.18)	($117.62)	($615.55)
1012464	$0.00	$1,556.38	$1,556.38	($1,556.38)	($603.04)	($100.44)	($603.04)
1012465	$0.00	$2,249.77	$2,249.77	($2,249.77)	($871.71)	($145.19)	($615.55)
1012466	$0.00	$2,061.08	$2,061.08	($2,061.08)	($798.60)	($133.01)	($615.55)
1012467	$0.00	$1,785.33	$1,785.33	($1,785.33)	($691.75)	($115.22)	($615.55)
1012468	$0.00	$1,920.78	$1,920.78	($1,920.78)	($744.23)	($123.96)	($615.55)
1012469	$0.00	$1,555.14	$1,555.14	($1,555.14)	($602.56)	($100.36)	($602.56)
1012470	$0.00	$1,728.91	$1,728.91	($1,728.91)	($669.89)	($111.58)	($615.55)
1012471	$0.00	$1,451.80	$1,451.80	($1,451.80)	($562.52)	($93.69)	($562.52)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
1012472	$0.00	$2,068.69	$2,068.69	($2,068.69)	($801.54)	($133.50)	($615.55)
1012473	$0.00	$1,793.39	$1,793.39	($1,793.39)	($694.88)	($115.74)	($615.55)
1012474	$0.00	$1,449.84	$1,449.84	($1,449.84)	($561.76)	($93.57)	($561.76)
1012475	$0.00	$1,437.54	$1,437.54	($1,480.71)	($573.72)	($95.56)	($573.72)
1012476	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012477	$0.00	$1,494.84	$1,494.84	($1,494.84)	($579.20)	($96.47)	($579.20)
1012478	$0.00	$1,499.17	$1,499.17	($1,499.17)	($580.88)	($96.75)	($580.88)
1012479	$0.00	$2,186.63	$2,186.63	($2,186.63)	($847.24)	($141.11)	($615.55)
1012480	$0.00	$1,872.00	$1,872.00	($1,872.00)	($725.33)	($120.81)	($615.55)
1012481	$0.00	$1,651.50	$1,651.50	($1,651.50)	($639.90)	($106.58)	($615.55)
1012482	$0.00	$1,553.71	$1,553.71	($1,553.71)	($602.01)	($100.27)	($602.01)
1012483	$0.00	$1,921.50	$1,921.50	($1,921.50)	($744.51)	($124.00)	($615.55)
1012484	$0.00	$1,491.16	$1,491.16	($1,491.16)	($577.77)	($96.23)	($577.77)
1012485	$0.00	$1,628.95	$1,628.95	($1,628.95)	($631.16)	($105.12)	($615.55)
1012486	$0.00	$1,747.40	$1,747.40	($1,747.40)	($677.06)	($112.77)	($615.55)
1012487	$0.00	$1,858.50	$1,858.50	($1,858.50)	($720.10)	($119.94)	($615.55)
1012488	$0.00	$2,095.77	$2,095.77	($2,095.77)	($812.04)	($135.25)	($615.55)
1012489	$0.00	$1,971.00	$1,971.00	($1,971.00)	($763.69)	($127.20)	($615.55)
1012490	$0.00	$1,710.00	$1,710.00	($1,710.00)	($662.56)	($110.36)	($615.55)
1012491	$0.00	$1,939.50	$1,939.50	($1,939.50)	($751.49)	($125.17)	($615.55)
1012492	$0.00	$2,065.50	$2,065.50	($2,065.50)	($800.31)	($133.30)	($615.55)
1012493	$0.00	$1,506.46	$1,506.46	($1,506.46)	($583.70)	($97.22)	($583.70)
1012494	$0.00	$0.00	$0.00	($2,115.45)	$0.00	$0.00	$0.00
1012495	$0.00	$1,846.44	$1,846.44	($1,846.44)	($715.43)	($119.16)	($615.55)
1012496	$0.00	$1,810.03	$1,810.03	($1,810.03)	($701.32)	($116.81)	($615.55)
1012497	$0.00	$1,507.61	$1,507.61	($1,751.98)	($678.83)	($113.06)	($615.55)
1012498	$0.00	$1,363.50	$1,363.50	($1,363.50)	($528.31)	($87.99)	($528.31)
1012499	$0.00	$1,476.00	$1,476.00	($1,476.00)	($571.90)	($95.25)	($571.90)
1012500	$0.00	$1,494.84	$1,494.84	($1,494.84)	($579.20)	($96.47)	($579.20)
1012501	$0.00	$1,779.13	$1,779.13	($1,779.13)	($689.35)	($114.82)	($615.55)
1012502	$0.00	$1,451.80	$1,451.80	($1,451.80)	($562.52)	($93.69)	($562.52)
1012503	$0.00	$1,630.72	$1,630.72	($1,630.72)	($631.85)	($105.24)	($615.55)
1012504	$0.00	$2,222.73	$2,222.73	($2,222.73)	($861.23)	($143.44)	($615.55)
1012505	$0.00	$1,564.68	$1,564.68	($1,564.68)	($606.26)	($100.98)	($606.26)
1012506	$0.00	$1,597.74	$1,597.74	($1,597.74)	($619.07)	($103.11)	($615.55)
1012507	$0.00	$2,238.98	$2,238.98	($2,238.98)	($867.53)	($144.49)	($615.55)
1012508	$0.00	$1,459.73	$1,459.73	($1,459.73)	($565.59)	($94.20)	($565.59)
1012509	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007634	$0.00	$0.04	$0.04	($0.05)	($0.02)	($0.00)	$0.00
1007609	$0.00	$1,390.50	$1,390.50	($1,390.50)	($538.77)	($89.74)	($538.77)
1007610	$0.00	$1,823.46	$1,823.46	($1,823.46)	($706.53)	($117.68)	($615.55)
1007611	$0.00	$1,485.00	$1,485.00	($1,485.00)	($575.39)	($95.83)	($575.39)
1007612	$0.00	$2,113.63	$2,113.63	($2,113.63)	($818.96)	($136.40)	($615.55)
1007613	$0.00	$1,507.50	$1,507.50	($1,507.50)	($584.10)	($97.29)	($584.10)
1007614	$0.00	$1,604.27	$1,604.27	($1,604.27)	($621.60)	($103.53)	($615.55)
1007615	$0.00	$1,654.45	$1,654.45	($1,654.45)	($641.04)	($106.77)	($615.55)
1007616	$0.00	$1,785.80	$1,785.80	($1,785.80)	($691.93)	($115.25)	($615.55)
1007617	$0.00	$1,599.07	$1,599.07	($1,599.07)	($619.58)	($103.20)	($615.55)
1007618	$0.00	$1,395.00	$1,395.00	($1,395.00)	($540.51)	($90.03)	($540.51)
1007619	$0.00	$1,858.50	$1,858.50	($1,858.50)	($720.10)	($119.94)	($615.55)
1007620	$0.00	$1,739.23	$1,739.23	($1,739.23)	($673.89)	($112.24)	($615.55)
1007621	$0.00	$1,615.21	$1,615.21	($1,615.21)	($625.84)	($104.24)	($615.55)
1007622	$0.00	$1,575.00	$1,575.00	($1,575.00)	($610.26)	($101.64)	($610.26)
1007623	$0.00	$1,902.53	$1,902.53	($1,902.53)	($737.16)	($122.78)	($615.55)
1007624	$0.00	$1,496.97	$1,496.97	($1,496.97)	($580.02)	($96.61)	($580.02)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
1007625	$0.00	$1,569.02	$1,569.02	($1,569.02)	($607.94)	($101.26)	($607.94)
1007626	$0.00	$1,596.97	$1,596.97	($1,596.97)	($618.77)	($103.06)	($615.55)
1007627	$0.00	$1,621.15	$1,621.15	($1,621.15)	($628.14)	($104.62)	($615.55)
1007628	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007629	$0.00	$1,888.61	$1,888.61	($1,888.61)	($731.77)	($121.88)	($615.55)
1007630	$0.00	$1,873.52	$1,873.52	($1,873.52)	($725.92)	($120.91)	($615.55)
1007631	$0.00	$1,960.39	$1,960.39	($1,960.39)	($759.58)	($126.51)	($615.55)
1007632	$0.00	$1,606.02	$1,606.02	($1,606.02)	($622.28)	($103.64)	($615.55)
1007633	$0.00	$1,903.50	$1,903.50	($1,903.50)	($737.54)	($122.84)	($615.55)
1010340	$0.00	$2,223.00	$2,223.00	($2,223.00)	($861.33)	($143.46)	($741.62)
1010341	$0.00	$2,005.71	$2,005.71	($2,005.71)	($777.14)	($129.44)	($741.62)
1010342	$0.00	$1,725.68	$1,725.68	($1,725.68)	($668.64)	($111.37)	($668.64)
1010343	$0.00	$2,088.00	$2,088.00	($2,088.00)	($809.03)	($134.75)	($741.62)
1010344	$0.00	$2,151.00	$2,151.00	($2,151.00)	($833.44)	($138.82)	($741.62)
1010345	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010346	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010347	$0.00	$2,047.50	$2,047.50	($2,047.50)	($793.33)	($132.14)	($741.62)
1010348	$0.00	$2,437.71	$2,437.71	($2,437.71)	($944.53)	($157.32)	($741.62)
1010349	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010350	$0.00	$2,418.38	$2,418.38	($2,418.38)	($937.04)	($156.07)	($741.62)
1010351	$0.00	$2,221.54	$2,221.54	($2,221.54)	($860.77)	($143.37)	($741.62)
1010352	$0.00	$2,414.25	$2,414.25	($2,414.25)	($935.44)	($155.80)	($741.62)
1010353	$0.00	$2,079.00	$2,079.00	($2,079.00)	($805.54)	($134.17)	($741.62)
1010354	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010355	$0.00	$2,263.50	$2,263.50	($2,263.50)	($877.03)	($146.08)	($741.62)
1010356	$0.00	$2,245.50	$2,245.50	($2,245.50)	($870.05)	($144.91)	($741.62)
1010357	$0.00	$2,271.18	$2,271.18	($2,271.18)	($880.00)	($146.57)	($741.62)
1010358	$0.00	$2,277.00	$2,277.00	($2,277.00)	($882.26)	($146.95)	($741.62)
1010359	$0.00	$2,027.43	$2,027.43	($2,027.43)	($785.56)	($130.84)	($741.62)
1010360	$0.00	$2,191.50	$2,191.50	($2,191.50)	($849.13)	($141.43)	($741.62)
1010361	$0.00	$2,207.51	$2,207.51	($2,207.51)	($855.33)	($142.46)	($741.62)
1010362	$0.00	$2,430.58	$2,430.58	($2,430.58)	($941.76)	($156.86)	($741.62)
1010363	$0.00	$2,164.50	$2,164.50	($2,164.50)	($838.67)	($139.69)	($741.62)
1010364	$0.00	$2,422.44	$2,422.44	($2,422.44)	($938.61)	($156.33)	($741.62)
1010365	$0.00	$2,101.50	$2,101.50	($2,101.50)	($814.26)	($135.62)	($741.62)
1010366	$0.00	$2,415.79	$2,415.79	($2,415.79)	($936.03)	($155.90)	($741.62)
1010367	$0.00	$2,143.56	$2,143.56	($2,143.56)	($830.55)	($138.34)	($741.62)
1010368	$0.00	$2,259.00	$2,259.00	($2,259.00)	($875.28)	($145.79)	($741.62)
1010369	$0.00	$2,011.38	$2,011.38	($2,011.38)	($779.34)	($129.81)	($741.62)
1010370	$0.00	$2,200.50	$2,200.50	($2,200.50)	($852.62)	($142.01)	($741.62)
1010371	$0.00	$2,259.72	$2,259.72	($2,259.72)	($875.56)	($145.83)	($741.62)
1010372	$0.00	$1,693.19	$1,693.19	($1,693.19)	($656.05)	($109.27)	($656.05)
1010373	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010374	$0.00	$2,012.82	$2,012.82	($2,012.82)	($779.90)	($129.90)	($741.62)
1010375	$0.00	$2,394.43	$2,394.43	($2,394.43)	($927.76)	($154.53)	($741.62)
1010376	$0.00	$1,802.34	$1,802.34	($1,802.34)	($698.34)	($116.31)	($698.34)
1010377	$0.00	$1,948.50	$1,948.50	($1,948.50)	($754.97)	($125.75)	($741.62)
1010378	$0.00	$2,075.17	$2,075.17	($2,075.17)	($804.06)	($133.92)	($741.62)
1010379	$0.00	$2,124.00	$2,124.00	($2,124.00)	($822.98)	($137.07)	($741.62)
1010380	$0.00	$1,854.00	$1,854.00	($1,854.00)	($718.36)	($119.65)	($718.36)
1010381	$0.00	$2,221.54	$2,221.54	($2,221.54)	($860.77)	($143.37)	($741.62)
1010382	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010383	$0.00	$2,011.38	$2,011.38	($2,011.38)	($779.34)	($129.81)	($741.62)
1010384	$0.00	$2,295.00	$2,295.00	($2,295.00)	($889.23)	($148.11)	($741.62)
1010385	$0.00	$2,166.12	$2,166.12	($2,166.12)	($839.30)	($139.79)	($741.62)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #3 MAJOR IMPROVEMENTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
1010386	$0.00	$2,394.43	$2,394.43	($2,394.43)	($927.76)	($154.53)	($741.62)
1010387	$0.00	$2,187.00	$2,187.00	($2,187.00)	($847.39)	($141.14)	($741.62)
1010388	$0.00	$2,133.00	$2,133.00	($2,133.00)	($826.46)	($137.65)	($741.62)
1010389	$0.00	$2,221.54	$2,221.54	($2,221.54)	($860.77)	($143.37)	($741.62)
1010390	$0.00	$2,182.50	$2,182.50	($2,182.50)	($845.64)	($140.85)	($741.62)
1010391	$0.00	$2,187.00	$2,187.00	($2,187.00)	($847.39)	($141.14)	($741.62)
1010392	$0.00	$2,200.50	$2,200.50	($2,200.50)	($852.62)	($142.01)	($741.62)
1010393	$0.00	$2,439.90	$2,439.90	($2,439.90)	($945.38)	($157.46)	($741.62)
1010394	$0.00	$1,832.35	$1,832.35	($1,832.35)	($709.97)	($118.25)	($709.97)
1010395	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010396	$0.00	$1,999.85	$1,999.85	($1,999.85)	($774.87)	($129.06)	($741.62)
1010397	$0.00	$2,413.65	$2,413.65	($2,413.65)	($935.20)	($155.77)	($741.62)
1010398	$0.00	$2,074.50	$2,074.50	($2,074.50)	($803.80)	($133.88)	($741.62)
1010399	$0.00	$2,196.00	$2,196.00	($2,196.00)	($850.87)	($141.72)	($741.62)
1010400	$0.00	$2,438.42	$2,438.42	($2,438.42)	($944.80)	($157.36)	($741.62)
1010401	$0.00	$2,324.64	$2,324.64	($2,324.64)	($900.72)	($150.02)	($741.62)
1010402	$0.00	$2,452.50	$2,452.50	($2,452.50)	($950.26)	($158.27)	($741.62)
1010403	$0.00	$2,448.87	$2,448.87	($2,448.87)	($948.85)	($158.04)	($741.62)
1010404	$0.00	$2,462.09	$2,462.09	($2,462.09)	($953.97)	($158.89)	($741.62)
1010405	$0.00	$2,416.16	$2,416.16	($2,416.16)	($936.18)	($155.93)	($741.62)
1010406	$0.00	$2,412.48	$2,412.48	($2,412.48)	($934.75)	($155.69)	($741.62)
Total	**$0.00**	**$760,096.14**	**$760,096.14**	**($767,385.84)**	**($294,924.49)**	**($49,122.00)**	**($271,792.01)**

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – 2026-27

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
707619	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($597.94)	$1,094.12
707620	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($756.83)	$935.24
707621	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($538.77)	$1,153.30
707622	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.95)	$1,097.12
707623	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($764.28)	$927.79
707624	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($589.33)	$1,102.73
707625	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.27)	$1,097.80
707626	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.03)	$945.04
707627	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($544.00)	$1,148.07
707628	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.56)	$1,097.50
707629	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($590.19)	$1,101.88
707630	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($629.92)	$1,062.14
707631	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($552.72)	$1,139.35
707632	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($625.95)	$1,066.12
707633	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.63)	$1,097.44
707634	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($606.94)	$1,085.12
707635	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($741.63)	$950.44
707636	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($520.91)	$1,171.16
707637	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($573.58)	$1,118.49
707638	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($735.53)	$956.54
707639	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($579.25)	$1,112.82
707640	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($609.95)	$1,082.11
707641	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.09)	$1,111.98
707642	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($645.06)	$1,047.01
707643	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($589.33)	$1,102.73
707644	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($618.97)	$1,073.09
707645	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.23)	$1,142.84
707646	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($643.39)	$1,048.68
707647	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
707648	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($743.77)	$948.30
707649	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
707650	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($734.45)	$957.62
707651	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($751.39)	$940.68
707652	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($541.73)	$1,150.34
707653	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($623.23)	$1,068.84
707654	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($517.65)	$1,174.42
707655	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($565.26)	$1,126.81
707656	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.19)	$1,161.88
707657	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($562.34)	$1,129.72
707658	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($624.14)	$1,067.93
707659	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($743.54)	$948.52
707660	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
707661	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($662.56)	$1,029.50
707662	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($540.77)	$1,151.30
707663	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($613.74)	$1,078.32
707664	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707665	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($751.50)	$940.57
707666	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($554.46)	$1,137.61
707667	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($611.65)	$1,080.42
707668	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($474.26)	$1,217.81
707669	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($570.14)	$1,121.93
707670	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($604.95)	$1,087.12
707671	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($563.91)	$1,128.16
707672	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($621.33)	$1,070.74
707673	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($737.19)	$954.87
707674	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($582.36)	$1,109.71
707675	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($521.23)	$1,170.83
707676	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
707677	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($718.36)	$973.71
707678	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($596.96)	$1,095.11
707679	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.62)	$1,111.45

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
707680	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($531.80)	$1,160.27
707681	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($714.87)	$977.20
707682	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($605.03)	$1,087.04
707683	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($224.60)	$1,467.47
707684	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($592.07)	$1,100.00
707685	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.05)	$1,162.02
707686	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.23)	$1,142.84
707687	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($692.81)	$999.26
707688	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($526.56)	$1,165.50
707689	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($521.23)	$1,170.83
707690	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($582.06)	$1,110.01
707691	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($559.16)	$1,132.91
707692	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($623.45)	$1,068.62
707693	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($535.28)	$1,156.79
707694	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($641.64)	$1,050.43
707695	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($611.65)	$1,080.42
707696	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($535.28)	$1,156.79
707697	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($693.95)	$998.12
707698	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.85)	$1,142.22
707699	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($610.67)	$1,081.40
707700	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($517.95)	$1,174.12
707701	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($733.51)	$958.56
707702	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($568.39)	$1,123.68
707703	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($622.46)	$1,069.61
707704	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($713.13)	$978.94
707705	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($484.72)	$1,207.35
707706	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($657.98)	$1,034.08
707707	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($753.16)	$938.91
707708	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($578.25)	$1,113.82
707709	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($612.64)	$1,079.43
707710	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($582.36)	$1,109.71
707711	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($488.21)	$1,203.86
707712	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($569.86)	$1,122.21
707713	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($734.83)	$957.24
707714	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($648.62)	$1,043.45
707715	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($486.46)	$1,205.61
707716	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($648.62)	$1,043.45
707717	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($624.14)	$1,067.93
707718	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($592.82)	$1,099.25
707719	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($577.13)	$1,114.94
707720	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($536.04)	$1,156.03
707721	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($596.31)	$1,095.76
707722	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($593.97)	$1,098.10
707723	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($738.14)	$953.93
707724	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($543.97)	$1,148.10
707725	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($617.23)	$1,074.84
707726	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.37)	$1,161.70
707727	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($643.24)	$1,048.83
707728	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($612.00)	$1,080.07
707729	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($606.70)	$1,085.37
707730	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($505.64)	$1,186.43
707731	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($533.54)	$1,158.53
707732	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($626.46)	$1,065.61
707733	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($525.15)	$1,166.91
707734	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
707735	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($641.42)	$1,050.65
707736	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($604.12)	$1,087.95
707737	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.55)	$944.52
707738	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.83)	$1,142.24
707739	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($626.75)	$1,065.31
707740	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($733.25)	$958.81

Jackson Ridge Public Improvement District
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Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
707741	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($531.31)	$1,160.75
707742	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($612.56)	$1,079.51
707743	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($647.05)	$1,045.01
707744	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($560.55)	$1,131.51
707745	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($671.28)	$1,020.79
707746	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($630.01)	$1,062.05
707747	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($593.46)	$1,098.61
707748	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.51)	$1,111.56
707749	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.97)	$1,161.09
707750	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($569.55)	$1,122.51
707751	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($583.01)	$1,109.06
707752	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($545.38)	$1,146.69
707753	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($540.51)	$1,151.55
707754	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($618.11)	$1,073.96
707755	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($529.21)	$1,162.85
707756	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($599.12)	$1,092.95
707757	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($545.02)	$1,147.05
707758	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($528.31)	$1,163.76
707759	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707760	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($755.32)	$936.75
707761	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($673.97)	$1,018.10
707762	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($542.26)	$1,149.81
707763	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($727.87)	$964.20
707764	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($574.09)	$1,117.97
707765	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($628.12)	$1,063.95
707766	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($523.41)	$1,168.66
707767	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($556.66)	$1,135.41
707768	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($599.80)	$1,092.27
707769	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($585.04)	$1,107.03
707770	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($502.15)	$1,189.91
707771	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($715.88)	$976.19
707772	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707773	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($620.29)	$1,071.78
707774	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($563.07)	$1,129.00
707775	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($631.92)	$1,060.15
707776	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($512.62)	$1,179.45
707777	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($688.32)	$1,003.75
707778	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($636.41)	$1,055.66
707779	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($746.67)	$945.40
707780	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($495.18)	$1,196.89
707781	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.56)	$1,097.50
707782	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($563.02)	$1,129.05
707783	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($646.27)	$1,045.80
707784	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($631.15)	$1,060.92
707785	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($592.71)	$1,099.36
707786	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($727.41)	$964.66
707787	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($572.80)	$1,119.27
707788	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($692.09)	$999.97
707789	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($618.85)	$1,073.22
707790	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.49)	$1,142.57
707791	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($559.69)	$1,132.38
707792	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($622.46)	$1,069.61
707793	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($669.54)	$1,022.53
707794	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($540.51)	$1,151.55
707795	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.09)	$1,161.98
707796	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($568.41)	$1,123.66
707797	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($530.32)	$1,161.75
707798	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($598.05)	$1,094.02
707799	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($541.96)	$1,150.11
713745	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($673.34)	$1,018.73
713746	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($557.95)	$1,134.12

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
713747	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($609.29)	$1,082.78
713748	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($602.50)	$1,089.57
713749	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($601.23)	$1,090.84
713750	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($624.88)	$1,067.19
713751	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($618.66)	$1,073.41
713752	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($564.92)	$1,127.14
713753	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
713754	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($594.86)	$1,097.20
713755	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($666.40)	$1,025.67
713756	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($822.04)	$870.03
713757	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($741.11)	$950.96
713758	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($646.05)	$1,046.01
713759	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($754.85)	$1,283.79
713760	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($913.66)	$1,124.97
713761	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($707.00)	$1,331.63
713762	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($750.24)	$1,288.40
713763	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($649.64)	$1,389.00
713764	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($690.95)	$1,347.69
713765	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($896.80)	$1,141.83
713766	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($637.59)	$1,401.05
713767	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($850.87)	$1,187.76
713768	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713770	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713771	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($746.26)	$1,292.38
713772	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($917.97)	$1,120.66
713773	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($826.57)	$1,212.07
713774	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($695.54)	$1,343.10
713775	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($519.98)	$1,518.65
713776	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($692.75)	$1,345.89
713777	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($805.52)	$1,233.12
713778	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($686.82)	$1,351.82
713779	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($791.71)	$1,246.92
713780	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($772.44)	$1,266.20
713781	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($641.64)	$1,396.99
713782	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($766.84)	$1,271.79
713783	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($674.18)	$1,364.46
713784	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($930.62)	$1,108.01
713785	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($766.65)	$1,271.99
713786	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($791.59)	$1,247.05
713787	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($827.64)	$1,211.00
713788	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($703.66)	$1,334.98
713789	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($768.45)	$1,270.18
713790	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713792	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713793	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713794	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($729.78)	$962.29
713795	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($620.72)	$1,071.35
713796	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($582.53)	$1,109.53
713797	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($628.72)	$1,063.34
713798	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($720.62)	$971.45
713799	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($573.82)	$1,118.25
713800	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.31)	$944.75
713801	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($590.55)	$1,101.51
713802	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($539.92)	$1,152.14
713803	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($728.95)	$963.12
713804	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($628.95)	$1,063.12
713805	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($756.51)	$935.56
713806	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
713807	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($681.45)	$1,010.61
713808	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($563.05)	$1,129.02
713809	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($610.26)	$1,081.81

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
713810	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($742.41)	$949.66
713811	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($534.95)	$1,157.11
713812	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($637.10)	$1,054.97
713813	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($776.13)	$915.94
713814	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($633.44)	$1,058.63
713815	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($601.54)	$1,090.53
713816	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713817	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($805.15)	$1,233.49
713818	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($632.37)	$1,406.27
713819	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($725.33)	$1,313.30
713820	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($654.19)	$1,384.44
713821	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($796.82)	$1,241.81
713822	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($592.82)	$1,445.82
713823	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($902.63)	$1,136.01
713824	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($803.80)	$1,234.84
713825	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($589.33)	$1,449.30
713826	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($844.86)	$1,193.77
713827	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($738.21)	$1,300.43
713828	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($689.48)	$1,349.16
713829	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($882.26)	$1,156.38
713830	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($850.87)	$1,187.76
713831	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($736.70)	$1,301.93
713832	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	$0.00	$2,038.64
713833	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($907.42)	$1,131.22
713834	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($680.33)	$1,358.31
713835	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($804.63)	$1,234.00
713836	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($960.72)	$1,077.92
713837	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($690.46)	$1,348.17
713838	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($625.45)	$1,413.19
713839	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($729.63)	$1,309.01
713840	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($703.45)	$1,335.18
713841	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($756.72)	$1,281.92
713842	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($916.55)	$1,122.09
713843	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($803.80)	$1,234.84
713844	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($697.29)	$1,341.35
713845	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($752.43)	$1,286.20
713846	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($831.02)	$1,207.62
713847	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($716.62)	$1,322.02
713848	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($875.28)	$1,163.35
713849	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($652.10)	$1,386.53
713850	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($936.29)	$1,102.35
713851	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($652.84)	$1,385.80
713852	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($850.87)	$1,187.76
713854	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($727.26)	$964.81
713855	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($684.11)	$1,007.96
713856	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($673.03)	$1,019.04
713857	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($722.75)	$969.32
713858	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($620.72)	$1,071.35
713859	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($725.95)	$966.11
713860	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($692.40)	$999.66
713861	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.92)	$944.15
713862	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($753.08)	$938.99
713863	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($606.27)	$1,085.80
713864	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($720.94)	$971.13
713865	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($612.00)	$1,080.07
713866	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($629.44)	$1,062.63
713867	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($601.54)	$1,090.53
713868	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($646.87)	$1,045.20
713869	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($664.31)	$1,027.76
713870	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($721.45)	$970.62
713871	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($916.52)	$1,122.11

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
713872	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($755.82)	$1,282.82
713873	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($795.08)	$1,243.56
713874	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($727.91)	$1,310.73
713875	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($754.97)	$1,283.66
713876	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($717.81)	$1,320.83
713877	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($647.73)	$1,390.90
713878	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($701.30)	$1,337.34
713879	1	60	1	1.00	0.24	$6,522.77	$203.60	$280.23	$14.16	$0.00	($498.00)	$0.00
713880	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($767.18)	$1,271.46
713881	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($675.49)	$1,363.15
713882	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($709.64)	$1,328.99
713883	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($683.98)	$1,354.66
713884	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($619.42)	$1,419.21
713885	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($766.57)	$1,272.07
713886	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713887	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($683.60)	$1,008.46
713888	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($624.70)	$1,067.37
713889	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
713890	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($683.49)	$1,008.58
713891	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($603.25)	$1,088.82
713892	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($718.36)	$973.71
713893	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($650.36)	$1,041.71
713894	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($618.98)	$1,073.09
713895	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($670.48)	$1,021.58
713896	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.62)	$1,111.45
713897	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($631.11)	$1,060.95
713898	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($713.81)	$978.26
713899	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($685.57)	$1,006.50
713900	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($617.23)	$1,074.84
713901	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.38)	$944.69
713902	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($799.04)	$1,239.60
713903	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($704.41)	$1,334.23
713904	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($901.44)	$1,137.20
713905	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($720.50)	$1,318.14
713906	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($767.57)	$1,271.07
713907	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($649.01)	$1,389.62
713908	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($913.19)	$1,125.45
713909	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($843.90)	$1,194.74
713910	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($760.45)	$1,278.19
713911	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($895.85)	$1,142.79
713912	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($959.14)	$1,079.50
713913	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713914	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713915	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713916	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($646.87)	$1,045.20
713917	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($540.51)	$1,151.55
713918	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($634.67)	$1,057.40
713919	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($695.69)	$996.38
713920	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($658.03)	$1,034.04
713921	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($608.51)	$1,083.55
713922	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($651.75)	$1,040.32
713923	1	50	2	0.83	0.42	$11,081.35	$345.89	$476.08	$24.06	$0.00	($300.27)	$545.76
976402					0.42	$11,081.35	$345.89	$476.08	$24.06	$0.00	($308.99)	$537.04
713924	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($619.78)	$1,072.29
713925	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($710.58)	$981.49
713926	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($612.00)	$1,080.07
713927	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($555.83)	$1,136.24
713928	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($757.54)	$934.52
713929	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($576.06)	$1,116.01
713930	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($582.36)	$1,109.71
713931	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($717.77)	$974.29

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
713932	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($739.78)	$952.29
713933	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($549.04)	$1,143.03
713934	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($595.57)	$1,096.50
713935	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($603.35)	$1,088.72
713936	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($747.43)	$944.64
713937	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($636.41)	$1,055.66
713938	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($577.13)	$1,114.94
713939	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($686.16)	$1,005.91
713940	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($734.15)	$957.92
713941	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($591.08)	$1,100.99
713942	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($639.90)	$1,052.17
713943	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($670.38)	$1,021.69
713944	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($571.47)	$1,120.60
713945	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($743.52)	$948.55
713946	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($673.03)	$1,019.04
713947	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($587.59)	$1,104.48
713948	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($678.34)	$1,013.73
713949	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($620.57)	$1,071.50
713950	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($559.10)	$1,132.97
713951	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($796.53)	$895.53
713952	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($605.91)	$1,086.15
713953	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($577.13)	$1,114.94
713954	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($658.94)	$1,033.13
713955	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($726.55)	$965.51
713956	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($550.97)	$1,141.09
713957	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($706.63)	$985.43
713958	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($634.67)	$1,057.40
713959	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($689.79)	$1,002.28
713960	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713961	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713964	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($714.83)	$977.24
713965	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($700.92)	$991.14
713966	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($609.54)	$1,082.53
713967	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.62)	$1,111.45
713968	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($576.34)	$1,115.72
713969	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($570.15)	$1,121.91
713970	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($593.80)	$1,098.27
713971	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($568.41)	$1,123.66
713972	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($610.26)	$1,081.81
713973	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($799.17)	$892.90
713974	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.26)	$1,111.81
713975	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($728.91)	$963.16
713976	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($654.82)	$1,037.24
713977	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($758.40)	$933.66
713978	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($650.36)	$1,041.71
713979	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($584.10)	$1,107.96
713980	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($597.34)	$1,094.73
713981	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($702.67)	$989.40
713982	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($610.91)	$1,081.16
713983	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($645.38)	$1,046.69
713984	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($755.47)	$936.59
713985	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($622.46)	$1,069.61
713986	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($580.62)	$1,111.45
713987	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($436.77)	$1,255.30
713988	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($599.80)	$1,092.27
713989	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($591.08)	$1,100.99
713990	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	$0.00	$1,692.07
713991	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($686.58)	$1,005.48
713992	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($786.35)	$905.72
713993	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($749.77)	$942.30
713994	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($811.42)	$1,227.22

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
713995	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($817.74)	$1,220.89
713996	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($939.58)	$752.49
713997	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($716.11)	$975.96
713998	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($650.67)	$1,041.40
713999	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($662.30)	$1,029.77
714000	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($523.08)	$1,168.99
714001	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($573.64)	$1,118.43
714002	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($833.73)	$858.34
714003	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($535.28)	$1,156.79
714004	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($596.31)	$1,095.76
714005	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($713.62)	$978.45
714006	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($686.97)	$1,005.09
714007	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($732.31)	$959.76
714008	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($654.86)	$1,037.21
714009	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($571.90)	$1,120.17
714010	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($683.20)	$1,008.87
714011	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($726.52)	$965.55
714012	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($559.69)	$1,132.38
714013	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($718.31)	$973.76
714014	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($660.82)	$1,031.25
714015	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($688.72)	$1,003.35
714016	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($571.90)	$1,120.17
714017	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($646.87)	$1,045.20
714018	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($597.86)	$1,094.21
714019	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($585.85)	$1,106.22
714020	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($625.95)	$1,066.12
714021	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($537.03)	$1,155.04
714022	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($512.62)	$1,179.45
714023	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($671.28)	$1,020.79
714024	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($702.37)	$989.70
714026	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714027	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714028	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714029	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($712.83)	$979.24
714030	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($687.23)	$1,004.84
714031	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($723.04)	$969.03
714032	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($764.65)	$927.41
714033	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($685.23)	$1,006.84
714034	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($296.92)	$1,395.15
714035	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($672.60)	$1,019.47
714036	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($901.37)	$1,137.27
714037	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($680.00)	$1,358.64
714038	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($827.97)	$1,210.67
714039	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($666.00)	$1,372.63
714040	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	$0.00	$2,038.64
714041	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714042	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($751.48)	$1,287.15
714043	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($615.49)	$1,423.15
714044	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($608.82)	$1,429.82
714045	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($738.29)	$1,300.35
714046	1	60	1	1.00	1.00	$26,702.04	$833.48	$1,147.18	$57.97	$0.00	($938.50)	$1,100.14
714047	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714048	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714049	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714050	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($684.96)	$1,007.11
714051	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($592.82)	$1,099.25
714052	1	50	2	0.83	0.83	$22,162.70	$691.79	$952.16	$48.12	$0.00	($751.22)	$940.84
714053	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
772484	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
772485	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
772486	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Jackson Ridge Public Improvement District
Phase #1 2026-27 Assessment Roll Summary

Parcel[1]	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	TIRZ Credit	2026-27 Annual Installments
1074604	0	0	0	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**462**			**400.80**	**396.72**	**$10,593,349.08**	**$330,661.21**	**$455,115.21**	**$23,000.00**	**$0.00**	**($295,467.72)**	**$513,308.70**

1 - Reflects split of Annual Installments to be billed based upon ownership per DCAD online records and does not represent a new Lot Type.

APPENDIX D-2
PHASE #1 TIRZ CALCULATION

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
707619	$0.00	$1,543.22	$1,543.22	($697.54)	($597.94)	($99.59)	($597.94)
707620	$0.00	$1,953.29	$1,953.29	($882.89)	($756.83)	($126.06)	($756.83)
707621	$0.00	$1,390.50	$1,390.50	($628.51)	($538.77)	($89.74)	($538.77)
707622	$0.00	$1,535.50	$1,535.50	($694.05)	($594.95)	($99.09)	($594.95)
707623	$0.00	$1,972.51	$1,972.51	($891.57)	($764.28)	($127.30)	($764.28)
707624	$0.00	$1,521.00	$1,521.00	($687.49)	($589.33)	($98.16)	($589.33)
707625	$0.00	$1,533.73	$1,533.73	($693.25)	($594.27)	($98.98)	($594.27)
707626	$0.00	$1,928.00	$1,928.00	($871.46)	($747.03)	($124.42)	($747.03)
707627	$0.00	$1,404.00	$1,404.00	($634.61)	($544.00)	($90.61)	($544.00)
707628	$0.00	$1,534.50	$1,534.50	($693.59)	($594.56)	($99.03)	($594.56)
707629	$0.00	$1,523.21	$1,523.21	($688.49)	($590.19)	($98.30)	($590.19)
707630	$0.00	$1,625.76	$1,625.76	($734.84)	($629.92)	($104.92)	($629.92)
707631	$0.00	$1,426.50	$1,426.50	($644.78)	($552.72)	($92.06)	($552.72)
707632	$0.00	$1,615.50	$1,615.50	($730.21)	($625.95)	($104.26)	($625.95)
707633	$0.00	$1,534.66	$1,534.66	($693.67)	($594.63)	($99.04)	($594.63)
707634	$0.00	$1,566.45	$1,566.45	($708.04)	($606.94)	($101.09)	($606.94)
707635	$0.00	$1,914.05	$1,914.05	($865.15)	($741.63)	($123.52)	($741.63)
707636	$0.00	$1,026.23	$1,026.23	($607.67)	($520.91)	($86.76)	($520.91)
707637	$0.00	$1,480.34	$1,480.34	($669.11)	($573.58)	($95.53)	($573.58)
707638	$0.00	$1,898.31	$1,898.31	($858.04)	($735.53)	($122.51)	($735.53)
707639	$0.00	$1,494.98	$1,494.98	($675.73)	($579.25)	($96.48)	($579.25)
707640	$0.00	$1,574.22	$1,574.22	($711.55)	($609.95)	($101.59)	($609.95)
707641	$0.00	$1,497.13	$1,497.13	($676.70)	($580.09)	($96.62)	($580.09)
707642	$0.00	$1,265.73	$1,265.73	($752.50)	($645.06)	($107.44)	($645.06)
707643	$0.00	$1,521.00	$1,521.00	($687.49)	($589.33)	($98.16)	($589.33)
707644	$0.00	$1,597.50	$1,597.50	($722.07)	($618.97)	($103.10)	($618.97)
707645	$0.00	$1,417.50	$1,417.50	($640.71)	($549.23)	($91.48)	($549.23)
707646	$0.00	$1,660.50	$1,660.50	($750.55)	($643.39)	($107.16)	($643.39)
707647	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707648	$0.00	$1,919.57	$1,919.57	($867.65)	($743.77)	($123.88)	($743.77)
707649	$0.00	$1,993.55	$1,993.55	$0.00	$0.00	$0.00	$0.00
707650	$0.00	$1,895.52	$1,895.52	($856.78)	($734.45)	($122.33)	($734.45)
707651	$0.00	$1,939.25	$1,939.25	($876.54)	($751.39)	($125.15)	($751.39)
707652	$0.00	$1,082.60	$1,082.60	($631.96)	($541.73)	($90.23)	($541.73)
707653	$0.00	$1,608.48	$1,608.48	($727.03)	($623.23)	($103.80)	($623.23)
707654	$0.00	$1,335.98	$1,335.98	($603.86)	($517.65)	($86.22)	($517.65)
707655	$0.00	$1,458.87	$1,458.87	($659.41)	($565.26)	($94.15)	($565.26)
707656	$0.00	$1,368.36	$1,368.36	($618.50)	($530.19)	($88.31)	($530.19)
707657	$0.00	$1,451.34	$1,451.34	($656.01)	($562.34)	($93.66)	($562.34)
707658	$0.00	$1,610.82	$1,610.82	($728.09)	($624.14)	($103.95)	($624.14)
707659	$0.00	$1,919.00	$1,919.00	($867.39)	($743.54)	($123.84)	($743.54)
707660	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707661	$0.00	$1,710.00	$1,710.00	($772.92)	($662.56)	($110.36)	($662.56)
707662	$0.00	$1,395.67	$1,395.67	($630.84)	($540.77)	($90.07)	($540.77)
707663	$0.00	$1,584.00	$1,584.00	($715.97)	($613.74)	($102.22)	($613.74)
707664	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707665	$0.00	$1,939.52	$1,939.52	($876.66)	($751.50)	($125.17)	($751.50)
707666	$0.00	$1,431.00	$1,431.00	($646.81)	($554.46)	($92.35)	($554.46)
707667	$0.00	$1,578.60	$1,578.60	($713.53)	($611.65)	($101.88)	($611.65)
707668	$0.00	$1,016.58	$1,016.58	($553.25)	($474.26)	($78.99)	($474.26)
707669	$0.00	$1,471.46	$1,471.46	($665.10)	($570.14)	($94.96)	($570.14)
707670	$0.00	$1,561.30	$1,561.30	($705.71)	($604.95)	($100.76)	($604.95)
707671	$0.00	$1,455.38	$1,455.38	($657.83)	($563.91)	($93.92)	($563.91)
707672	$0.00	$1,603.58	$1,603.58	($724.82)	($621.33)	($103.49)	($621.33)
707673	$0.00	$1,902.61	$1,902.61	($859.98)	($737.19)	($122.79)	($737.19)
707674	$0.00	$1,502.99	$1,502.99	($679.35)	($582.36)	($97.00)	($582.36)
707675	$0.00	$1,345.24	$1,345.24	($608.05)	($521.23)	($86.82)	($521.23)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
707676	$0.00	$1,465.63	$1,465.63	($662.46)	($567.88)	($94.58)	PREPAID
707677	$0.00	$1,854.00	$1,854.00	($838.01)	($718.36)	($119.65)	($718.36)
707678	$0.00	$1,540.67	$1,540.67	($696.38)	($596.96)	($99.43)	($596.96)
707679	$0.00	$1,498.50	$1,498.50	($677.32)	($580.62)	($96.71)	($580.62)
707680	$0.00	$1,372.50	$1,372.50	($620.37)	($531.80)	($88.57)	($531.80)
707681	$0.00	$1,845.00	$1,845.00	($833.94)	($714.87)	($119.07)	($714.87)
707682	$0.00	$1,561.50	$1,561.50	($705.80)	($605.03)	($100.77)	($605.03)
707683	$0.00	$149.31	$149.31	($262.01)	($224.60)	($37.41)	($224.60)
707684	$0.00	$1,528.06	$1,528.06	($690.68)	($592.07)	($98.61)	($592.07)
707685	$0.00	$1,368.00	$1,368.00	($618.34)	($530.05)	($88.28)	($530.05)
707686	$0.00	$1,417.50	$1,417.50	($640.71)	($549.23)	($91.48)	($549.23)
707687	$0.00	$1,788.06	$1,788.06	($808.20)	($692.81)	($115.39)	($692.81)
707688	$0.00	$1,359.00	$1,359.00	($614.27)	($526.56)	($87.70)	($526.56)
707689	$0.00	$1,345.24	$1,345.24	($608.05)	($521.23)	($86.82)	($521.23)
707690	$0.00	$1,502.22	$1,502.22	($679.00)	($582.06)	($96.95)	($582.06)
707691	$0.00	$1,443.13	$1,443.13	($652.29)	($559.16)	($93.13)	($559.16)
707692	$0.00	$1,609.04	$1,609.04	($727.29)	($623.45)	($103.84)	($623.45)
707693	$0.00	$1,381.50	$1,381.50	($624.44)	($535.28)	($89.16)	($535.28)
707694	$0.00	$1,482.94	$1,482.94	($748.51)	($641.64)	($106.87)	($641.64)
707695	$0.00	$1,578.60	$1,578.60	($713.53)	($611.65)	($101.88)	($611.65)
707696	$0.00	$1,381.50	$1,381.50	($624.44)	($535.28)	($89.16)	($535.28)
707697	$0.00	$1,791.00	$1,791.00	($809.53)	($693.95)	($115.58)	($693.95)
707698	$0.00	$1,419.10	$1,419.10	($641.43)	($549.85)	($91.58)	($549.85)
707699	$0.00	$1,256.71	$1,256.71	($712.38)	($610.67)	($101.71)	($610.67)
707700	$0.00	$1,020.30	$1,020.30	($604.22)	($517.95)	($86.27)	($517.95)
707701	$0.00	$1,893.09	$1,893.09	($855.68)	($733.51)	($122.17)	($733.51)
707702	$0.00	$1,466.95	$1,466.95	($663.06)	($568.39)	($94.67)	($568.39)
707703	$0.00	$1,606.50	$1,606.50	($726.14)	($622.46)	($103.68)	($622.46)
707704	$0.00	$1,840.50	$1,840.50	($831.91)	($713.13)	($118.78)	($713.13)
707705	$0.00	$1,251.00	$1,251.00	($565.45)	($484.72)	($80.73)	($484.72)
707706	$0.00	$1,698.18	$1,698.18	($767.58)	($657.98)	($109.59)	($657.98)
707707	$0.00	$1,943.81	$1,943.81	($878.60)	($753.16)	($125.44)	($753.16)
707708	$0.00	$1,492.40	$1,492.40	($674.56)	($578.25)	($96.31)	($578.25)
707709	$0.00	$1,581.14	$1,581.14	($714.68)	($612.64)	($102.04)	($612.64)
707710	$0.00	$1,502.99	$1,502.99	($679.35)	($582.36)	($97.00)	($582.36)
707711	$0.00	$1,260.00	$1,260.00	($569.52)	($488.21)	($81.31)	($488.21)
707712	$0.00	$1,470.73	$1,470.73	($664.77)	($569.86)	($94.91)	($569.86)
707713	$0.00	$1,896.50	$1,896.50	($857.22)	($734.83)	($122.39)	($734.83)
707714	$0.00	$1,674.00	$1,674.00	($756.65)	($648.62)	($108.03)	($648.62)
707715	$0.00	$1,255.50	$1,255.50	($567.49)	($486.46)	($81.02)	($486.46)
707716	$0.00	$1,674.00	$1,674.00	($756.65)	($648.62)	($108.03)	($648.62)
707717	$0.00	$1,610.82	$1,610.82	($728.09)	($624.14)	($103.95)	($624.14)
707718	$0.00	$1,530.00	$1,530.00	($691.56)	($592.82)	($98.74)	($592.82)
707719	$0.00	$1,489.50	$1,489.50	($673.25)	($577.13)	($96.13)	($577.13)
707720	$0.00	$1,383.45	$1,383.45	($625.32)	($536.04)	($89.28)	($536.04)
707721	$0.00	$1,539.00	$1,539.00	($695.63)	($596.31)	($99.32)	($596.31)
707722	$0.00	$1,532.96	$1,532.96	($692.90)	($593.97)	($98.93)	($593.97)
707723	$0.00	$1,905.05	$1,905.05	($861.08)	($738.14)	($122.94)	($738.14)
707724	$0.00	$1,403.91	$1,403.91	($634.57)	($543.97)	($90.60)	($543.97)
707725	$0.00	$1,593.00	$1,593.00	($720.04)	($617.23)	($102.80)	($617.23)
707726	$0.00	$1,368.82	$1,368.82	($618.71)	($530.37)	($88.34)	($530.37)
707727	$0.00	$1,660.12	$1,660.12	($750.37)	($643.24)	($107.14)	($643.24)
707728	$0.00	$1,579.50	$1,579.50	($713.93)	($612.00)	($101.93)	($612.00)
707729	$0.00	$1,229.78	$1,229.78	($707.75)	($606.70)	($101.05)	($606.70)
707730	$0.00	$1,305.00	$1,305.00	($589.86)	($505.64)	($84.22)	($505.64)
707731	$0.00	$1,377.00	$1,377.00	($622.40)	($533.54)	($88.87)	($533.54)
707732	$0.00	$1,616.82	$1,616.82	($730.80)	($626.46)	($104.34)	($626.46)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
707733	$0.00	$1,355.36	$1,355.36	($612.62)	($525.15)	($87.47)	($525.15)
707734	$0.00	$1,864.74	$1,864.74	($842.86)	($722.52)	($120.34)	PREPAID
707735	$0.00	$1,655.42	$1,655.42	($748.25)	($641.42)	($106.83)	($641.42)
707736	$0.00	$1,559.16	$1,559.16	($704.74)	($604.12)	($100.62)	($604.12)
707737	$0.00	$1,929.33	$1,929.33	($872.06)	($747.55)	($124.51)	($747.55)
707738	$0.00	$1,419.04	$1,419.04	($641.41)	($549.83)	($91.58)	($549.83)
707739	$0.00	$1,288.79	$1,288.79	($731.14)	($626.75)	($104.39)	($626.75)
707740	$0.00	$1,892.44	$1,892.44	($855.38)	($733.25)	($122.13)	($733.25)
707741	$0.00	$1,371.26	$1,371.26	($619.81)	($531.31)	($88.49)	($531.31)
707742	$0.00	$1,253.10	$1,253.10	($714.58)	($612.56)	($102.03)	($612.56)
707743	$0.00	$1,669.97	$1,669.97	($754.83)	($647.05)	($107.77)	($647.05)
707744	$0.00	$1,446.72	$1,446.72	($653.92)	($560.55)	($93.36)	($560.55)
707745	$0.00	$1,732.50	$1,732.50	($783.09)	($671.28)	($111.81)	($671.28)
707746	$0.00	$1,625.99	$1,625.99	($734.95)	($630.01)	($104.93)	($630.01)
707747	$0.00	$1,531.65	$1,531.65	($692.31)	($593.46)	($98.85)	($593.46)
707748	$0.00	$1,498.22	$1,498.22	($677.20)	($580.51)	($96.69)	($580.51)
707749	$0.00	$1,370.38	$1,370.38	($619.41)	($530.97)	($88.44)	($530.97)
707750	$0.00	$1,469.95	$1,469.95	($664.42)	($569.55)	($94.86)	($569.55)
707751	$0.00	$1,504.67	$1,504.67	($680.11)	($583.01)	($97.10)	($583.01)
707752	$0.00	$1,407.56	$1,407.56	($636.22)	($545.38)	($90.84)	($545.38)
707753	$0.00	$1,395.00	$1,395.00	($630.54)	($540.51)	($90.03)	($540.51)
707754	$0.00	$1,595.27	$1,595.27	($721.06)	($618.11)	($102.95)	($618.11)
707755	$0.00	$1,055.60	$1,055.60	($617.36)	($529.21)	($88.14)	($529.21)
707756	$0.00	$1,546.25	$1,546.25	($698.91)	($599.12)	($99.79)	($599.12)
707757	$0.00	$1,406.62	$1,406.62	($635.79)	($545.02)	($90.78)	($545.02)
707758	$0.00	$1,363.50	$1,363.50	($616.30)	($528.31)	($87.99)	($528.31)
707759	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707760	$0.00	$1,949.39	$1,949.39	($881.12)	($755.32)	($125.80)	($755.32)
707761	$0.00	$1,739.43	$1,739.43	($786.22)	($673.97)	($112.25)	($673.97)
707762	$0.00	$1,399.50	$1,399.50	($632.57)	($542.26)	($90.32)	($542.26)
707763	$0.00	$1,878.55	$1,878.55	($849.10)	($727.87)	($121.23)	($727.87)
707764	$0.00	$1,481.67	$1,481.67	($669.71)	($574.09)	($95.62)	($574.09)
707765	$0.00	$1,621.10	$1,621.10	($732.74)	($628.12)	($104.62)	($628.12)
707766	$0.00	$1,270.16	$1,270.16	($610.59)	($523.41)	($87.18)	($523.41)
707767	$0.00	$1,112.08	$1,112.08	($649.37)	($556.66)	($92.72)	($556.66)
707768	$0.00	$1,548.00	$1,548.00	($699.70)	($599.80)	($99.90)	($599.80)
707769	$0.00	$1,509.91	$1,509.91	($682.48)	($585.04)	($97.44)	($585.04)
707770	$0.00	$1,296.00	$1,296.00	($585.79)	($502.15)	($83.64)	($502.15)
707771	$0.00	$1,847.60	$1,847.60	($835.12)	($715.88)	($119.24)	($715.88)
707772	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
707773	$0.00	$1,275.92	$1,275.92	($723.60)	($620.29)	($103.31)	($620.29)
707774	$0.00	$1,453.22	$1,453.22	($656.86)	($563.07)	($93.78)	($563.07)
707775	$0.00	$1,630.91	$1,630.91	($737.17)	($631.92)	($105.25)	($631.92)
707776	$0.00	$1,323.00	$1,323.00	($598.00)	($512.62)	($85.38)	($512.62)
707777	$0.00	$1,776.46	$1,776.46	($802.96)	($688.32)	($114.64)	($688.32)
707778	$0.00	$1,642.50	$1,642.50	($742.41)	($636.41)	($106.00)	($636.41)
707779	$0.00	$1,927.07	$1,927.07	($871.04)	($746.67)	($124.36)	($746.67)
707780	$0.00	$1,278.00	$1,278.00	($577.66)	($495.18)	($82.48)	($495.18)
707781	$0.00	$1,534.50	$1,534.50	($693.59)	($594.56)	($99.03)	($594.56)
707782	$0.00	$1,453.09	$1,453.09	($656.80)	($563.02)	($93.78)	($563.02)
707783	$0.00	$1,667.95	$1,667.95	($753.91)	($646.27)	($107.64)	($646.27)
707784	$0.00	$1,628.91	$1,628.91	($736.27)	($631.15)	($105.12)	($631.15)
707785	$0.00	$1,529.72	$1,529.72	($691.43)	($592.71)	($98.72)	($592.71)
707786	$0.00	$1,877.35	$1,877.35	($848.56)	($727.41)	($121.16)	($727.41)
707787	$0.00	$1,478.33	$1,478.33	($668.21)	($572.80)	($95.40)	($572.80)
707788	$0.00	$1,786.21	$1,786.21	($807.37)	($692.09)	($115.27)	($692.09)
707789	$0.00	$1,265.64	$1,265.64	($721.93)	($618.85)	($103.07)	($618.85)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
707790	$0.00	$1,418.18	$1,418.18	($641.02)	($549.49)	($91.52)	($549.49)
707791	$0.00	$1,444.50	$1,444.50	($652.91)	($559.69)	($93.22)	($559.69)
707792	$0.00	$1,606.50	$1,606.50	($726.14)	($622.46)	($103.68)	($622.46)
707793	$0.00	$1,728.00	$1,728.00	($781.06)	($669.54)	($111.52)	($669.54)
707794	$0.00	$1,395.00	$1,395.00	($630.54)	($540.51)	($90.03)	($540.51)
707795	$0.00	$1,368.09	$1,368.09	($618.38)	($530.09)	($88.29)	($530.09)
707796	$0.00	$1,467.00	$1,467.00	($663.08)	($568.41)	($94.67)	($568.41)
707797	$0.00	$1,368.69	$1,368.69	($618.65)	($530.32)	($88.33)	($530.32)
707798	$0.00	$1,543.50	$1,543.50	($697.66)	($598.05)	($99.61)	($598.05)
707799	$0.00	$1,398.74	$1,398.74	($632.23)	($541.96)	($90.27)	($541.96)
713745	$0.00	$1,737.81	$1,737.81	($785.49)	($673.34)	($112.15)	($673.34)
713746	$0.00	$1,440.00	$1,440.00	($650.88)	($557.95)	($92.93)	($557.95)
713747	$0.00	$1,572.51	$1,572.51	($710.77)	($609.29)	($101.48)	($609.29)
713748	$0.00	$1,554.98	$1,554.98	($702.85)	($602.50)	($100.35)	($602.50)
713749	$0.00	$1,197.82	$1,197.82	($701.37)	($601.23)	($100.14)	($601.23)
713750	$0.00	$1,612.74	$1,612.74	($728.96)	($624.88)	($104.08)	($624.88)
713751	$0.00	$1,596.69	$1,596.69	($721.70)	($618.66)	($103.04)	($618.66)
713752	$0.00	$1,458.00	$1,458.00	($659.02)	($564.92)	($94.09)	($564.92)
713753	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713754	$0.00	$1,535.27	$1,535.27	($693.94)	($594.86)	($99.08)	($594.86)
713755	$0.00	$1,719.89	$1,719.89	($777.39)	($666.40)	($110.99)	($666.40)
713756	$0.00	$2,121.59	$2,121.59	($958.96)	($822.04)	($136.92)	($822.04)
713757	$0.00	$1,912.71	$1,912.71	($864.54)	($741.11)	($123.44)	($741.11)
713758	$0.00	$1,667.39	$1,667.39	($753.66)	($646.05)	($107.61)	($646.05)
713759	$0.00	$1,944.51	$1,944.51	($880.58)	($754.85)	($125.73)	($754.85)
713760	$0.00	$2,358.05	$2,358.05	($1,065.84)	($913.66)	($152.18)	($913.66)
713761	$0.00	$1,824.69	$1,824.69	($824.76)	($707.00)	($117.76)	($707.00)
713762	$0.00	$1,936.27	$1,936.27	($875.19)	($750.24)	($124.96)	($750.24)
713763	$0.00	$1,676.64	$1,676.64	($757.84)	($649.64)	($108.20)	($649.64)
713764	$0.00	$1,783.26	$1,783.26	($806.03)	($690.95)	($115.08)	($690.95)
713765	$0.00	$2,314.54	$2,314.54	($1,046.17)	($896.80)	($149.37)	($896.80)
713766	$0.00	$1,645.54	$1,645.54	($743.78)	($637.59)	($106.20)	($637.59)
713767	$0.00	$2,196.00	$2,196.00	($992.59)	($850.87)	($141.72)	($850.87)
713768	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713770	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713771	$0.00	$1,926.00	$1,926.00	($870.55)	($746.26)	($124.30)	($746.26)
713772	$0.00	$2,369.18	$2,369.18	($1,070.87)	($917.97)	($152.90)	($917.97)
713773	$0.00	$2,133.27	$2,133.27	($964.24)	($826.57)	($137.67)	($826.57)
713774	$0.00	$1,795.10	$1,795.10	($811.39)	($695.54)	($115.85)	($695.54)
713775	$0.00	$1,684.29	$1,684.29	($606.59)	($519.98)	($86.61)	($519.98)
713776	$0.00	$1,787.90	$1,787.90	($808.13)	($692.75)	($115.38)	($692.75)
713777	$0.00	$2,078.95	$2,078.95	($939.69)	($805.52)	($134.17)	($805.52)
713778	$0.00	$1,772.60	$1,772.60	($801.22)	($686.82)	($114.40)	($686.82)
713779	$0.00	$2,043.32	$2,043.32	($923.58)	($791.71)	($131.87)	($791.71)
713780	$0.00	$1,993.57	$1,993.57	($901.09)	($772.44)	($128.66)	($772.44)
713781	$0.00	$1,656.00	$1,656.00	($748.51)	($641.64)	($106.87)	($641.64)
713782	$0.00	$1,979.13	$1,979.13	($894.57)	($766.84)	($127.72)	($766.84)
713783	$0.00	$1,739.97	$1,739.97	($786.47)	($674.18)	($112.29)	($674.18)
713784	$0.00	$2,401.83	$2,401.83	($1,085.63)	($930.62)	($155.00)	($930.62)
713785	$0.00	$1,978.63	$1,978.63	($894.34)	($766.65)	($127.69)	($766.65)
713786	$0.00	$2,043.00	$2,043.00	($923.44)	($791.59)	($131.85)	($791.59)
713787	$0.00	$2,136.04	$2,136.04	($965.49)	($827.64)	($137.85)	($827.64)
713788	$0.00	$1,816.05	$1,816.05	($820.85)	($703.66)	($117.20)	($703.66)
713789	$0.00	$1,983.29	$1,983.29	($896.45)	($768.45)	($127.99)	($768.45)
713790	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713792	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713793	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
713794	$0.00	$1,883.48	$1,883.48	($851.33)	($729.78)	($121.55)	($729.78)
713795	$0.00	$1,602.00	$1,602.00	($724.10)	($620.72)	($103.39)	($620.72)
713796	$0.00	$1,503.45	$1,503.45	($679.56)	($582.53)	($97.03)	($582.53)
713797	$0.00	$1,622.66	$1,622.66	($733.44)	($628.72)	($104.72)	($628.72)
713798	$0.00	$1,859.84	$1,859.84	($840.65)	($720.62)	($120.03)	($720.62)
713799	$0.00	$1,480.95	$1,480.95	($669.39)	($573.82)	($95.57)	($573.82)
713800	$0.00	$1,928.73	$1,928.73	($871.79)	($747.31)	($124.47)	($747.31)
713801	$0.00	$1,524.15	$1,524.15	($688.92)	($590.55)	($98.36)	($590.55)
713802	$0.00	$1,393.48	$1,393.48	($629.85)	($539.92)	($89.93)	($539.92)
713803	$0.00	$1,881.34	$1,881.34	($850.37)	($728.95)	($121.41)	($728.95)
713804	$0.00	$1,623.24	$1,623.24	($733.70)	($628.95)	($104.76)	($628.95)
713805	$0.00	$1,952.45	$1,952.45	($882.51)	($756.51)	($126.00)	($756.51)
713806	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713807	$0.00	$1,758.75	$1,758.75	($794.96)	($681.45)	($113.50)	($681.45)
713808	$0.00	$1,453.17	$1,453.17	($656.83)	($563.05)	($93.78)	($563.05)
713809	$0.00	$1,575.00	$1,575.00	($711.90)	($610.26)	($101.64)	($610.26)
713810	$0.00	$1,916.06	$1,916.06	($866.06)	($742.41)	($123.65)	($742.41)
713811	$0.00	$1,380.65	$1,380.65	($624.05)	($534.95)	($89.10)	($534.95)
713812	$0.00	$1,644.28	$1,644.28	($743.21)	($637.10)	($106.11)	($637.10)
713813	$0.00	$1,714.07	$1,714.07	($905.40)	($776.13)	($129.27)	($776.13)
713814	$0.00	$1,634.84	$1,634.84	($738.95)	($633.44)	($105.50)	($633.44)
713815	$0.00	$1,552.50	$1,552.50	($701.73)	($601.54)	($100.19)	($601.54)
713816	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713817	$0.00	$2,077.99	$2,077.99	($939.25)	($805.15)	($134.10)	($805.15)
713818	$0.00	$1,632.06	$1,632.06	($737.69)	($632.37)	($105.33)	($632.37)
713819	$0.00	$1,872.00	$1,872.00	($846.14)	($725.33)	($120.81)	($725.33)
713820	$0.00	$1,312.50	$1,312.50	($763.15)	($654.19)	($108.96)	($654.19)
713821	$0.00	$2,056.50	$2,056.50	($929.54)	($796.82)	($132.72)	($796.82)
713822	$0.00	$1,530.00	$1,530.00	($691.56)	($592.82)	($98.74)	($592.82)
713823	$0.00	$2,329.58	$2,329.58	($1,052.97)	($902.63)	($150.34)	($902.63)
713824	$0.00	$2,074.50	$2,074.50	($937.67)	($803.80)	($133.88)	($803.80)
713825	$0.00	$1,521.00	$1,521.00	($687.49)	($589.33)	($98.16)	($589.33)
713826	$0.00	$2,180.49	$2,180.49	($985.58)	($844.86)	($140.72)	($844.86)
713827	$0.00	$1,585.61	$1,585.61	($861.16)	($738.21)	($122.95)	($738.21)
713828	$0.00	$1,779.46	$1,779.46	($804.32)	($689.48)	($114.84)	($689.48)
713829	$0.00	$2,277.00	$2,277.00	($1,029.20)	($882.26)	($146.95)	($882.26)
713830	$0.00	$2,196.00	$2,196.00	($992.59)	($850.87)	($141.72)	($850.87)
713831	$0.00	$1,901.34	$1,901.34	($859.41)	($736.70)	($122.70)	($736.70)
713832	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713833	$0.00	$2,341.93	$2,341.93	($1,058.55)	($907.42)	($151.14)	($907.42)
713834	$0.00	$1,755.85	$1,755.85	($793.64)	($680.33)	($113.31)	($680.33)
713835	$0.00	$2,076.66	$2,076.66	($938.65)	($804.63)	($134.02)	($804.63)
713836	$0.00	$2,234.65	$2,234.65	($1,120.73)	($960.72)	($160.02)	($960.72)
713837	$0.00	$1,591.37	$1,591.37	($805.46)	($690.46)	($115.00)	($690.46)
713838	$0.00	$1,614.20	$1,614.20	($729.62)	($625.45)	($104.17)	($625.45)
713839	$0.00	$1,883.09	$1,883.09	($851.16)	($729.63)	($121.53)	($729.63)
713840	$0.00	$1,815.53	$1,815.53	($820.62)	($703.45)	($117.17)	($703.45)
713841	$0.00	$1,953.00	$1,953.00	($882.76)	($756.72)	($126.04)	($756.72)
713842	$0.00	$2,365.50	$2,365.50	($1,069.21)	($916.55)	($152.66)	($916.55)
713843	$0.00	$2,074.50	$2,074.50	($937.67)	($803.80)	($133.88)	($803.80)
713844	$0.00	$1,799.61	$1,799.61	($813.42)	($697.29)	($116.14)	($697.29)
713845	$0.00	$1,941.94	$1,941.94	($877.76)	($752.43)	($125.32)	($752.43)
713846	$0.00	$2,144.76	$2,144.76	($969.43)	($831.02)	($138.41)	($831.02)
713847	$0.00	$1,849.50	$1,849.50	($835.97)	($716.62)	($119.36)	($716.62)
713848	$0.00	$2,259.00	$2,259.00	($1,021.07)	($875.28)	($145.79)	($875.28)
713849	$0.00	$1,683.00	$1,683.00	($760.72)	($652.10)	($108.61)	($652.10)
713850	$0.00	$2,416.45	$2,416.45	($1,092.24)	($936.29)	($155.95)	($936.29)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
713851	$0.00	$1,684.90	$1,684.90	($761.57)	($652.84)	($108.74)	($652.84)
713852	$0.00	$2,196.00	$2,196.00	($992.59)	($850.87)	($141.72)	($850.87)
713854	$0.00	$1,778.75	$1,778.75	($848.39)	($727.26)	($121.13)	($727.26)
713855	$0.00	$1,579.88	$1,579.88	($798.06)	($684.11)	($113.94)	($684.11)
713856	$0.00	$1,737.00	$1,737.00	($785.12)	($673.03)	($112.10)	($673.03)
713857	$0.00	$1,865.33	$1,865.33	($843.13)	($722.75)	($120.38)	($722.75)
713858	$0.00	$1,602.00	$1,602.00	($724.10)	($620.72)	($103.39)	($620.72)
713859	$0.00	$1,873.60	$1,873.60	($846.87)	($725.95)	($120.91)	($725.95)
713860	$0.00	$1,787.01	$1,787.01	($807.73)	($692.40)	($115.33)	($692.40)
713861	$0.00	$1,930.29	$1,930.29	($872.49)	($747.92)	($124.57)	($747.92)
713862	$0.00	$1,943.60	$1,943.60	($878.51)	($753.08)	($125.43)	($753.08)
713863	$0.00	$1,229.84	$1,229.84	($707.24)	($606.27)	($100.98)	($606.27)
713864	$0.00	$1,860.66	$1,860.66	($841.02)	($720.94)	($120.08)	($720.94)
713865	$0.00	$1,579.50	$1,579.50	($713.93)	($612.00)	($101.93)	($612.00)
713866	$0.00	$1,624.50	$1,624.50	($734.27)	($629.44)	($104.84)	($629.44)
713867	$0.00	$1,552.50	$1,552.50	($701.73)	($601.54)	($100.19)	($601.54)
713868	$0.00	$1,669.50	$1,669.50	($754.61)	($646.87)	($107.74)	($646.87)
713869	$0.00	$1,714.50	$1,714.50	($774.95)	($664.31)	($110.65)	($664.31)
713870	$0.00	$1,861.97	$1,861.97	($841.61)	($721.45)	($120.16)	($721.45)
713871	$0.00	$2,365.44	$2,365.44	($1,069.18)	($916.52)	($152.65)	($916.52)
713872	$0.00	$1,606.92	$1,606.92	($881.70)	($755.82)	($125.89)	($755.82)
713873	$0.00	$2,052.00	$2,052.00	($927.50)	($795.08)	($132.43)	($795.08)
713874	$0.00	$1,878.65	$1,878.65	($849.15)	($727.91)	($121.24)	($727.91)
713875	$0.00	$1,948.50	$1,948.50	($880.72)	($754.97)	($125.75)	($754.97)
713876	$0.00	$1,852.58	$1,852.58	($837.37)	($717.81)	($119.56)	($717.81)
713877	$0.00	$1,671.72	$1,671.72	($755.62)	($647.73)	($107.88)	($647.73)
713878	$0.00	$1,809.96	$1,809.96	($818.10)	($701.30)	($116.81)	($701.30)
713879	$0.00	$1,930.50	$1,930.50	($872.59)	($748.00)	($124.59)	($498.00)
713880	$0.00	$1,980.00	$1,980.00	($894.96)	($767.18)	($127.78)	($767.18)
713881	$0.00	$1,573.93	$1,573.93	($788.00)	($675.49)	($112.51)	($675.49)
713882	$0.00	$1,831.50	$1,831.50	($827.84)	($709.64)	($118.20)	($709.64)
713883	$0.00	$1,765.26	$1,765.26	($797.90)	($683.98)	($113.92)	($683.98)
713884	$0.00	$1,273.25	$1,273.25	($722.59)	($619.42)	($103.17)	($619.42)
713885	$0.00	$1,978.42	$1,978.42	($894.25)	($766.57)	($127.68)	($766.57)
713886	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713887	$0.00	$1,764.30	$1,764.30	($797.46)	($683.60)	($113.86)	($683.60)
713888	$0.00	$1,612.28	$1,612.28	($728.75)	($624.70)	($104.05)	($624.70)
713889	$0.00	$1,630.99	$1,630.99	($737.21)	($631.95)	($105.26)	PREPAID
713890	$0.00	$1,541.24	$1,541.24	($797.33)	($683.49)	($113.84)	($683.49)
713891	$0.00	$1,556.92	$1,556.92	($703.73)	($603.25)	($100.48)	($603.25)
713892	$0.00	$1,854.00	$1,854.00	($838.01)	($718.36)	($119.65)	($718.36)
713893	$0.00	$1,678.50	$1,678.50	($758.68)	($650.36)	($108.32)	($650.36)
713894	$0.00	$1,597.52	$1,597.52	($722.08)	($618.98)	($103.10)	($618.98)
713895	$0.00	$1,730.44	$1,730.44	($782.16)	($670.48)	($111.67)	($670.48)
713896	$0.00	$1,498.50	$1,498.50	($677.32)	($580.62)	($96.71)	($580.62)
713897	$0.00	$1,628.83	$1,628.83	($736.23)	($631.11)	($105.12)	($631.11)
713898	$0.00	$1,842.25	$1,842.25	($832.70)	($713.81)	($118.89)	($713.81)
713899	$0.00	$1,769.37	$1,769.37	($799.76)	($685.57)	($114.19)	($685.57)
713900	$0.00	$1,593.00	$1,593.00	($720.04)	($617.23)	($102.80)	($617.23)
713901	$0.00	$1,928.89	$1,928.89	($871.86)	($747.38)	($124.48)	($747.38)
713902	$0.00	$2,062.22	$2,062.22	($932.12)	($799.04)	($133.09)	($799.04)
713903	$0.00	$1,818.00	$1,818.00	($821.74)	($704.41)	($117.33)	($704.41)
713904	$0.00	$2,326.51	$2,326.51	($1,051.58)	($901.44)	($150.14)	($901.44)
713905	$0.00	$1,859.52	$1,859.52	($840.50)	($720.50)	($120.00)	($720.50)
713906	$0.00	$1,981.00	$1,981.00	($895.41)	($767.57)	($127.84)	($767.57)
713907	$0.00	$1,675.02	$1,675.02	($757.11)	($649.01)	($108.10)	($649.01)
713908	$0.00	$2,356.83	$2,356.83	($1,065.29)	($913.19)	($152.10)	($913.19)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
713909	$0.00	$2,178.00	$2,178.00	($984.46)	($843.90)	($140.56)	($843.90)
713910	$0.00	$1,962.63	$1,962.63	($887.11)	($760.45)	($126.66)	($760.45)
713911	$0.00	$2,312.08	$2,312.08	($1,045.06)	($895.85)	($149.21)	($895.85)
713912	$0.00	$2,475.42	$2,475.42	($1,118.89)	($959.14)	($159.75)	($959.14)
713913	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713914	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713915	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713916	$0.00	$1,669.50	$1,669.50	($754.61)	($646.87)	($107.74)	($646.87)
713917	$0.00	$1,395.00	$1,395.00	($630.54)	($540.51)	($90.03)	($540.51)
713918	$0.00	$1,638.00	$1,638.00	($740.38)	($634.67)	($105.71)	($634.67)
713919	$0.00	$1,795.50	$1,795.50	($811.57)	($695.69)	($115.87)	($695.69)
713920	$0.00	$1,698.30	$1,698.30	($767.63)	($658.03)	($109.60)	($658.03)
713921	$0.00	$1,570.50	$1,570.50	($709.87)	($608.51)	($101.35)	($608.51)
713922	$0.00	$1,682.09	$1,682.09	($760.30)	($651.75)	($108.55)	($651.75)
713923	$0.00	$612.99	$612.99	($350.29)	($300.27)	($50.01)	($300.27)
976402	$0.00	$797.47	$797.47	($360.46)	($308.99)	($51.46)	($308.99)
713924	$0.00	$1,599.57	$1,599.57	($723.01)	($619.78)	($103.23)	($619.78)
713925	$0.00	$1,833.91	$1,833.91	($828.93)	($710.58)	($118.35)	($710.58)
713926	$0.00	$1,579.50	$1,579.50	($713.93)	($612.00)	($101.93)	($612.00)
713927	$0.00	$1,434.52	$1,434.52	($648.40)	($555.83)	($92.58)	($555.83)
713928	$0.00	$1,955.13	$1,955.13	($883.72)	($757.54)	($126.17)	($757.54)
713929	$0.00	$1,307.36	$1,307.36	($672.00)	($576.06)	($95.95)	($576.06)
713930	$0.00	$1,503.00	$1,503.00	($679.36)	($582.36)	($97.00)	($582.36)
713931	$0.00	$1,852.49	$1,852.49	($837.33)	($717.77)	($119.55)	($717.77)
713932	$0.00	$1,909.29	$1,909.29	($863.00)	($739.78)	($123.22)	($739.78)
713933	$0.00	$1,321.93	$1,321.93	($640.48)	($549.04)	($91.45)	($549.04)
713934	$0.00	$1,537.09	$1,537.09	($694.76)	($595.57)	($99.20)	($595.57)
713935	$0.00	$1,204.62	$1,204.62	($703.84)	($603.35)	($100.49)	($603.35)
713936	$0.00	$1,929.03	$1,929.03	($871.92)	($747.43)	($124.49)	($747.43)
713937	$0.00	$1,642.50	$1,642.50	($742.41)	($636.41)	($106.00)	($636.41)
713938	$0.00	$1,489.50	$1,489.50	($673.25)	($577.13)	($96.13)	($577.13)
713939	$0.00	$1,770.89	$1,770.89	($800.44)	($686.16)	($114.28)	($686.16)
713940	$0.00	$1,894.76	$1,894.76	($856.43)	($734.15)	($122.28)	($734.15)
713941	$0.00	$1,525.50	$1,525.50	($689.53)	($591.08)	($98.45)	($591.08)
713942	$0.00	$1,651.50	$1,651.50	($746.48)	($639.90)	($106.58)	($639.90)
713943	$0.00	$1,730.16	$1,730.16	($782.03)	($670.38)	($111.66)	($670.38)
713944	$0.00	$1,474.89	$1,474.89	($666.65)	($571.47)	($95.18)	($571.47)
713945	$0.00	$1,918.93	$1,918.93	($867.36)	($743.52)	($123.84)	($743.52)
713946	$0.00	$1,737.00	$1,737.00	($785.12)	($673.03)	($112.10)	($673.03)
713947	$0.00	$1,516.50	$1,516.50	($685.46)	($587.59)	($97.87)	($587.59)
713948	$0.00	$1,750.72	$1,750.72	($791.33)	($678.34)	($112.98)	($678.34)
713949	$0.00	$1,601.62	$1,601.62	($723.93)	($620.57)	($103.36)	($620.57)
713950	$0.00	$1,442.96	$1,442.96	($652.22)	($559.10)	($93.12)	($559.10)
713951	$0.00	$2,055.76	$2,055.76	($929.20)	($796.53)	($132.67)	($796.53)
713952	$0.00	$1,563.79	$1,563.79	($706.83)	($605.91)	($100.92)	($605.91)
713953	$0.00	$1,489.50	$1,489.50	($673.25)	($577.13)	($96.13)	($577.13)
713954	$0.00	$1,700.64	$1,700.64	($768.69)	($658.94)	($109.75)	($658.94)
713955	$0.00	$1,875.15	$1,875.15	($847.57)	($726.55)	($121.01)	($726.55)
713956	$0.00	$1,422.00	$1,422.00	($642.74)	($550.97)	($91.77)	($550.97)
713957	$0.00	$1,823.74	$1,823.74	($824.33)	($706.63)	($117.70)	($706.63)
713958	$0.00	$1,638.00	$1,638.00	($740.38)	($634.67)	($105.71)	($634.67)
713959	$0.00	$1,780.26	$1,780.26	($804.68)	($689.79)	($114.89)	($689.79)
713960	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713961	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713964	$0.00	$1,844.88	$1,844.88	($833.89)	($714.83)	($119.06)	($714.83)
713965	$0.00	$1,809.00	$1,809.00	($817.67)	($700.92)	($116.74)	($700.92)
713966	$0.00	$1,573.14	$1,573.14	($711.06)	($609.54)	($101.52)	($609.54)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
713967	$0.00	$1,498.50	$1,498.50	($677.32)	($580.62)	($96.71)	($580.62)
713968	$0.00	$1,427.92	$1,427.92	($672.34)	($576.34)	($95.99)	($576.34)
713969	$0.00	$1,471.50	$1,471.50	($665.12)	($570.15)	($94.96)	($570.15)
713970	$0.00	$1,532.52	$1,532.52	($692.70)	($593.80)	($98.90)	($593.80)
713971	$0.00	$1,467.00	$1,467.00	($663.08)	($568.41)	($94.67)	($568.41)
713972	$0.00	$1,575.00	$1,575.00	($711.90)	($610.26)	($101.64)	($610.26)
713973	$0.00	$2,062.56	$2,062.56	($932.28)	($799.17)	($133.11)	($799.17)
713974	$0.00	$1,176.22	$1,176.22	($676.91)	($580.26)	($96.65)	($580.26)
713975	$0.00	$1,881.23	$1,881.23	($850.32)	($728.91)	($121.41)	($728.91)
713976	$0.00	$1,690.02	$1,690.02	($763.89)	($654.82)	($109.07)	($654.82)
713977	$0.00	$1,957.35	$1,957.35	($884.72)	($758.40)	($126.32)	($758.40)
713978	$0.00	$1,678.50	$1,678.50	($758.68)	($650.36)	($108.32)	($650.36)
713979	$0.00	$1,507.50	$1,507.50	($681.39)	($584.10)	($97.29)	($584.10)
713980	$0.00	$1,541.66	$1,541.66	($696.83)	($597.34)	($99.49)	($597.34)
713981	$0.00	$1,813.50	$1,813.50	($819.70)	($702.67)	($117.03)	($702.67)
713982	$0.00	$1,576.68	$1,576.68	($712.66)	($610.91)	($101.75)	($610.91)
713983	$0.00	$1,665.64	$1,665.64	($752.87)	($645.38)	($107.49)	($645.38)
713984	$0.00	$1,949.79	$1,949.79	($881.31)	($755.47)	($125.83)	($755.47)
713985	$0.00	$1,606.50	$1,606.50	($726.14)	($622.46)	($103.68)	($622.46)
713986	$0.00	$1,498.50	$1,498.50	($677.32)	($580.62)	($96.71)	($580.62)
713987	$0.00	$1,127.25	$1,127.25	($509.52)	($436.77)	($72.75)	($436.77)
713988	$0.00	$1,548.00	$1,548.00	($699.70)	($599.80)	($99.90)	($599.80)
713989	$0.00	$1,525.50	$1,525.50	($689.53)	($591.08)	($98.45)	($591.08)
713990	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
713991	$0.00	$1,771.99	$1,771.99	($800.94)	($686.58)	($114.36)	($686.58)
713992	$0.00	$2,029.47	$2,029.47	($917.32)	($786.35)	($130.97)	($786.35)
713993	$0.00	$1,935.07	$1,935.07	($874.65)	($749.77)	($124.88)	($749.77)
713994	$0.00	$2,094.18	$2,094.18	($946.57)	($811.42)	($135.15)	($811.42)
713995	$0.00	$2,110.50	$2,110.50	($953.95)	($817.74)	($136.20)	($817.74)
713996	$0.00	$2,424.94	$2,424.94	($1,096.07)	($939.58)	($156.49)	($939.58)
713997	$0.00	$1,848.20	$1,848.20	($835.39)	($716.11)	($119.27)	($716.11)
713998	$0.00	$1,679.29	$1,679.29	($759.04)	($650.67)	($108.37)	($650.67)
713999	$0.00	$1,709.31	$1,709.31	($772.61)	($662.30)	($110.31)	($662.30)
714000	$0.00	$1,350.00	$1,350.00	($610.20)	($523.08)	($87.12)	($523.08)
714001	$0.00	$1,480.50	$1,480.50	($669.19)	($573.64)	($95.54)	($573.64)
714002	$0.00	$2,151.75	$2,151.75	($972.59)	($833.73)	($138.86)	($833.73)
714003	$0.00	$1,381.50	$1,381.50	($624.44)	($535.28)	($89.16)	($535.28)
714004	$0.00	$1,539.00	$1,539.00	($695.63)	($596.31)	($99.32)	($596.31)
714005	$0.00	$1,841.77	$1,841.77	($832.48)	($713.62)	($118.86)	($713.62)
714006	$0.00	$1,773.00	$1,773.00	($801.40)	($686.97)	($114.42)	($686.97)
714007	$0.00	$1,890.00	$1,890.00	($854.28)	($732.31)	($121.97)	($732.31)
714008	$0.00	$1,690.12	$1,690.12	($763.93)	($654.86)	($109.07)	($654.86)
714009	$0.00	$1,476.00	$1,476.00	($667.15)	($571.90)	($95.25)	($571.90)
714010	$0.00	$1,763.26	$1,763.26	($796.99)	($683.20)	($113.79)	($683.20)
714011	$0.00	$1,875.05	$1,875.05	($847.52)	($726.52)	($121.01)	($726.52)
714012	$0.00	$1,444.50	$1,444.50	($652.91)	($559.69)	($93.22)	($559.69)
714013	$0.00	$1,853.86	$1,853.86	($837.94)	($718.31)	($119.64)	($718.31)
714014	$0.00	$1,705.50	$1,705.50	($770.89)	($660.82)	($110.06)	($660.82)
714015	$0.00	$1,777.50	$1,777.50	($803.43)	($688.72)	($114.71)	($688.72)
714016	$0.00	$1,476.00	$1,476.00	($667.15)	($571.90)	($95.25)	($571.90)
714017	$0.00	$1,669.50	$1,669.50	($754.61)	($646.87)	($107.74)	($646.87)
714018	$0.00	$1,543.00	$1,543.00	($697.44)	($597.86)	($99.58)	($597.86)
714019	$0.00	$1,512.00	$1,512.00	($683.42)	($585.85)	($97.58)	($585.85)
714020	$0.00	$1,615.50	$1,615.50	($730.21)	($625.95)	($104.26)	($625.95)
714021	$0.00	$1,386.00	$1,386.00	($626.47)	($537.03)	($89.45)	($537.03)
714022	$0.00	$1,323.00	$1,323.00	($598.00)	($512.62)	($85.38)	($512.62)
714023	$0.00	$1,732.50	$1,732.50	($783.09)	($671.28)	($111.81)	($671.28)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 TIRZ CREDIT CALCULATION
2026-27

Parcel[1]	Base Year Taxes	2025 City Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 Net TIRZ Credit
714024	$0.00	$1,812.74	$1,812.74	($819.36)	($702.37)	($116.99)	($702.37)
714026	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714027	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714028	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714029	$0.00	$1,839.73	$1,839.73	($831.56)	($712.83)	($118.73)	($712.83)
714030	$0.00	$1,773.65	$1,773.65	($801.69)	($687.23)	($114.46)	($687.23)
714031	$0.00	$1,866.08	$1,866.08	($843.47)	($723.04)	($120.43)	($723.04)
714032	$0.00	$1,973.48	$1,973.48	($892.01)	($764.65)	($127.36)	($764.65)
714033	$0.00	$1,768.50	$1,768.50	($799.36)	($685.23)	($114.13)	($685.23)
714034	$0.00	$766.31	$766.31	($346.37)	($296.92)	($49.45)	($296.92)
714035	$0.00	$1,735.89	$1,735.89	($784.62)	($672.60)	($112.03)	($672.60)
714036	$0.00	$2,326.33	$2,326.33	($1,051.50)	($901.37)	($150.13)	($901.37)
714037	$0.00	$1,755.00	$1,755.00	($793.26)	($680.00)	($113.26)	($680.00)
714038	$0.00	$2,136.89	$2,136.89	($965.87)	($827.97)	($137.90)	($827.97)
714039	$0.00	$1,718.87	$1,718.87	($776.93)	($666.00)	($110.93)	($666.00)
714040	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714041	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714042	$0.00	$1,939.49	$1,939.49	($876.65)	($751.48)	($125.17)	($751.48)
714043	$0.00	$1,588.50	$1,588.50	($718.00)	($615.49)	($102.51)	($615.49)
714044	$0.00	$1,571.29	$1,571.29	($710.22)	($608.82)	($101.40)	($608.82)
714045	$0.00	$1,905.43	$1,905.43	($861.25)	($738.29)	($122.97)	($738.29)
714046	$0.00	$2,422.15	$2,422.15	($1,094.81)	($938.50)	($156.31)	($938.50)
714047	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714048	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714049	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
714050	$0.00	$1,767.79	$1,767.79	($799.04)	($684.96)	($114.08)	($684.96)
714051	$0.00	$1,530.00	$1,530.00	($691.56)	($592.82)	($98.74)	($592.82)
714052	$0.00	$1,938.82	$1,938.82	($876.35)	($751.22)	($125.12)	($751.22)
714053	$0.00	$1,836.00	$1,836.00	($829.87)	($711.39)	($118.49)	PREPAID
772484	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
772485	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
772486	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1074604	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$762,873.44**	**$762,873.44**	**($348,044.25)**	**($298,351.46)**	**($49,692.79)**	**($295,467.72)**

APPENDIX D-3
PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Jackson Ridge Public Improvement District
Summary of Projected Annual Installments
Phase #1

Parcel	Lot Type 1 (60' Lot)
Outstanding Assessment	$26,702
Total Equivalent Units	1.00

Year[1]	Outstanding Assessment Amount	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	MSUD Contract Revenue Credit	Total Annual Installment[4]
2026	$26,702	$882	$1,292	$58	($194)	$2,039
2027	$25,820	$928	$1,422	$99	($194)	$2,254
2028	$24,892	$970	$1,371	$100	($193)	$2,247
2029	$23,922	$1,018	$1,317	$101	($193)	$2,243
2030	$22,903	$1,069	$1,261	$102	($193)	$2,238
2031	$21,835	$1,122	$1,202	$103	($192)	$2,234
2032	$20,713	$1,177	$1,141	$104	($192)	$2,230
2033	$19,536	$1,235	$1,076	$105	($192)	$2,224
2034	$18,301	$1,296	$1,008	$106	($191)	$2,218
2035	$17,005	$1,359	$937	$107	($191)	$2,211
2036	$15,647	$1,427	$862	$108	($190)	$2,206
2037	$14,220	$1,495	$784	$109	($190)	$2,197
2038	$12,725	$1,570	$701	$110	($189)	$2,192
2039	$11,155	$1,646	$615	$111	($189)	$2,183
2040	$9,509	$1,729	$524	$112	($188)	$2,178
2041	$7,780	$1,812	$429	$113	($188)	$2,167
2042	$5,967	$1,903	$330	$114	($187)	$2,160
2043	$4,064	$1,996	$225	$116	($186)	$2,151
2044	$2,068	$2,068	$115	$117	($186)	$2,114
Total		**$26,702**	**$16,612**	**$1,992**	**($3,618)**	**$41,688**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Jackson Ridge Public Improvement District
Summary of Projected Annual Installments
Phase #1

Parcel	Lot Type 2 (50' Lot)
Outstanding Assessment	$22,163
Total Equivalent Units	0.83

Year[1]	Outstanding Assessment Amount	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	MSUD Contract Revenue Credit	Total Annual Installment[4]
2026	$22,163	$732	$1,073	$48	($161)	$1,692
2027	$21,430	$770	$1,180	$82	($161)	$1,871
2028	$20,661	$805	$1,138	$83	($160)	$1,865
2029	$19,855	$845	$1,093	$83	($160)	$1,862
2030	$19,010	$887	$1,047	$84	($160)	$1,858
2031	$18,123	$931	$998	$85	($160)	$1,855
2032	$17,192	$977	$947	$86	($159)	$1,851
2033	$16,215	$1,025	$893	$87	($159)	$1,846
2034	$15,190	$1,075	$837	$88	($159)	$1,841
2035	$14,114	$1,128	$778	$89	($159)	$1,835
2036	$12,987	$1,184	$715	$90	($158)	$1,831
2037	$11,802	$1,241	$650	$90	($158)	$1,824
2038	$10,562	$1,303	$582	$91	($157)	$1,820
2039	$9,258	$1,366	$510	$92	($157)	$1,812
2040	$7,892	$1,435	$435	$93	($156)	$1,807
2041	$6,457	$1,504	$356	$94	($156)	$1,799
2042	$4,953	$1,580	$274	$95	($155)	$1,793
2043	$3,373	$1,657	$187	$96	($154)	$1,785
2044	$1,716	$1,716	$96	$97	($154)	$1,755
Total		**$22,163**	**$13,788**	**$1,653**	**($3,003)**	**$34,601**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX E-1
PHASE #2 PROJECTS ASSESSMENT ROLL – 2026-27

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
752745	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($759.49)	$962.54
752746	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($574.92)	$1,147.10
752747	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($532.65)	$1,189.37
752748	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($619.06)	$1,102.96
752749	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($575.92)	$1,146.10
752750	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($547.89)	$1,174.13
752751	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($530.37)	$1,191.65
752752	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($561.44)	$1,160.58
752753	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($539.68)	$1,182.34
752754	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($558.48)	$1,163.54
752755	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($618.11)	$1,103.91
752756	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($560.37)	$1,161.65
752757	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($583.61)	$1,138.41
752758	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($626.62)	$1,095.40
752759	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($541.83)	$1,180.19
752760	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($551.66)	$1,170.36
752761	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($542.02)	$1,180.00
752762	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($583.44)	$1,138.58
752763	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($560.42)	$1,161.60
752764	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($541.41)	$1,180.61
752765	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($575.75)	$1,146.27
752766	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($562.27)	$1,159.75
752767	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752768	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752769	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($603.27)	$1,118.75
752770	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($654.06)	$1,067.96
752771	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($549.68)	$1,172.34
752772	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($741.64)	$980.38
752773	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($561.61)	$1,160.41
752774	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($584.10)	$1,137.92
752775	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($536.66)	$1,185.36
752776	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($554.56)	$1,167.46
752777	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($601.54)	$1,120.48
752778	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($524.82)	$1,197.20
752779	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($646.59)	$1,075.43
752780	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($512.62)	$1,209.40
752781	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($582.79)	$1,139.23
752782	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($618.45)	$1,103.57
752783	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($530.51)	$1,191.52
752784	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($524.82)	$1,197.20
752785	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($626.27)	$1,095.75
752786	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($488.21)	$1,233.81
752787	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($580.39)	$1,141.63
752788	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($535.28)	$1,186.74
752789	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($634.98)	$1,087.04
752790	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($593.49)	$1,128.53
752791	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($566.45)	$1,155.57
752792	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($645.79)	$1,076.23
752793	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($550.65)	$1,171.37
752794	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($558.00)	$1,164.02
752795	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($535.80)	$1,186.22
752796	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($644.97)	$1,077.05
752797	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($582.22)	$1,139.80
752798	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($548.83)	$1,173.19

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
752799	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($638.21)	$1,083.81
752800	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($632.64)	$1,089.38
752801	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($545.01)	$1,177.01
752802	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	$0.00	$1,722.02
752803	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
752804	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($535.91)	$1,186.11
752805	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($615.49)	$1,106.53
752806	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($568.41)	$1,153.61
752808	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($537.23)	$1,184.79
752809	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($565.38)	$1,156.64
752810	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($593.61)	$1,128.41
752811	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($495.18)	$1,226.84
752812	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($659.57)	$1,062.45
752813	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($577.21)	$1,144.81
752814	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($555.16)	$1,166.86
752815	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($590.91)	$1,131.11
752816	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($589.33)	$1,132.69
752817	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($586.95)	$1,135.07
752818	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($543.68)	$1,178.34
752819	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($621.50)	$1,100.52
752820	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($498.67)	$1,223.35
752821	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($583.99)	$1,138.03
752822	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($636.70)	$1,085.32
752823	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($512.93)	$1,209.09
752824	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($535.91)	$1,186.11
752825	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($563.18)	$1,158.84
752826	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($645.62)	$1,076.40
752827	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($514.12)	$1,207.90
752828	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($566.04)	$1,155.98
752829	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($627.00)	$1,095.02
752830	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($572.40)	$1,149.62
752831	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($603.09)	$1,118.93
752832	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($743.15)	$978.87
752833	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($507.08)	$1,214.94
752834	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($549.23)	$1,172.79
752835	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($544.28)	$1,177.74
752836	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($540.44)	$1,181.58
752837	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($587.59)	$1,134.43
752838	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($563.18)	$1,158.84
752839	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($608.60)	$1,113.42
752840	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($541.30)	$1,180.72
752841	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($568.41)	$1,153.61
752842	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($641.78)	$1,080.24
752843	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($547.16)	$1,174.86
752844	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($644.74)	$1,077.28
752845	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($561.49)	$1,160.53
752846	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($604.06)	$1,117.96
752847	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($601.58)	$1,120.44
752848	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752849	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($542.69)	$1,179.33
752850	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($552.68)	$1,169.34
752851	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($675.37)	$1,046.65
752852	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($578.87)	$1,143.15
752853	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($585.87)	$1,136.15
752854	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($569.41)	$1,152.61

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
752855	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($589.08)	$1,132.94
752856	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($632.55)	$1,089.47
752857	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($678.24)	$1,043.78
752858	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($640.06)	$1,081.96
752859	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($610.93)	$1,111.09
752860	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	$0.00	$1,722.02
752861	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($428.95)	$1,293.07
752862	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($597.95)	$1,124.07
752863	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($542.26)	$1,179.76
752864	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($536.10)	$1,185.92
752865	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($557.95)	$1,164.07
752866	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($643.95)	$1,078.07
752867	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($556.07)	$1,165.95
752868	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($591.59)	$1,130.43
752869	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($711.89)	$1,010.13
752870	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($612.37)	$1,109.65
752871	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($717.82)	$1,004.20
752872	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($575.92)	$1,146.10
752873	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($631.34)	$1,090.68
752874	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($514.36)	$1,207.66
752875	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($652.29)	$1,069.73
752876	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($720.10)	$1,001.92
752877	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752878	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($569.77)	$1,152.25
752879	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($646.65)	$1,075.37
752880	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($558.73)	$1,163.29
752881	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($591.59)	$1,130.43
752882	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($560.59)	$1,161.43
752883	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($594.56)	$1,127.46
752884	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($570.15)	$1,151.87
752885	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($509.13)	$1,212.89
752886	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($755.48)	$966.54
752887	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($583.89)	$1,138.13
752888	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($498.67)	$1,223.35
752889	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($664.49)	$1,057.53
752890	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($624.21)	$1,097.81
752891	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($590.37)	$1,131.65
752892	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($716.62)	$1,005.40
752893	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($538.49)	$1,183.53
752894	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($642.83)	$1,079.19
752895	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($540.23)	$1,181.79
752896	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($544.22)	$1,177.80
752897	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($549.23)	$1,172.79
752898	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($649.60)	$1,072.42
752899	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($498.67)	$1,223.35
752900	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($610.22)	$1,111.80
752901	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($656.91)	$1,065.11
752902	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($726.85)	$995.17
752903	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($507.39)	$1,214.64
752904	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($533.87)	$1,188.15
752905	1	50	2	0.83	0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($316.12)	$544.89
1026066					0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($320.48)	$540.53
752906	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($545.38)	$1,176.64
752907	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($638.02)	$1,084.00

Jackson Ridge Public Improvement District
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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
752908	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($525.15)	$1,196.87
752909	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($685.23)	$1,036.79
752910	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752911	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($655.47)	$1,066.55
752912	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($545.38)	$1,176.64
752913	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($641.31)	$1,080.71
752914	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($693.95)	$1,028.07
752915	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($620.72)	$1,101.30
752916	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($575.39)	$1,146.64
752917	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($681.74)	$1,040.28
752918	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($578.87)	$1,143.15
752919	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($661.66)	$1,060.36
752920	1	50	2	0.83	0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($278.17)	$582.84
1006313					0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($282.53)	$578.48
752921	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($510.87)	$1,211.15
752922	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	$0.00	$1,722.02
752923	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($537.03)	$1,184.99
752924	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($618.11)	$1,103.91
752925	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($585.77)	$1,136.25
752926	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($542.76)	$1,179.26
752927	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($603.96)	$1,118.06
752928	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($519.01)	$1,203.02
752929	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($585.85)	$1,136.17
752930	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($537.68)	$1,184.34
752931	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($644.49)	$1,077.53
752932	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($543.67)	$1,178.35
752933	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($681.22)	$1,040.80
752934	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($528.21)	$1,193.81
752935	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($542.53)	$1,179.49
752936	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($652.29)	$1,069.73
752937	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($592.82)	$1,129.20
752938	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($548.70)	$1,173.32
752939	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($750.92)	$971.10
752940	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($558.81)	$1,163.21
752941	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($610.50)	$1,111.52
752942	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($599.69)	$1,122.33
752943	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($674.84)	$1,047.18
752944	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($610.26)	$1,111.76
752945	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($556.21)	$1,165.81
752946	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($615.17)	$1,106.85
752947	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($635.85)	$1,086.17
752948	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768164	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($795.58)	$926.44
768165	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($727.57)	$994.45
768166	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($672.98)	$1,049.04
768167	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($571.93)	$1,150.09
768168	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($751.65)	$970.37
768169	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($669.12)	$1,052.90
768170	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($767.18)	$954.84
768171	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($763.69)	$958.33
768172	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($676.95)	$1,045.07
768173	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($691.13)	$1,030.89
768174	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($738.80)	$983.22
768175	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($819.35)	$902.67

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
768176	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($657.33)	$1,064.69
768177	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($754.97)	$967.05
768178	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($736.67)	$985.35
768179	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($774.78)	$947.24
768180	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($737.37)	$984.65
768181	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($489.98)	$1,232.04
768182	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($610.26)	$1,111.76
768183	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($894.82)	$827.20
768184	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($716.62)	$1,005.40
768185	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($732.91)	$989.11
768186	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($717.20)	$1,004.82
768187	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($671.28)	$1,050.74
768188	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($792.80)	$929.22
768189	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($686.97)	$1,035.05
768190	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($641.64)	$1,080.38
768191	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($749.61)	$972.41
768192	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($747.68)	$974.35
768193	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($707.90)	$1,014.12
768194	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($641.40)	$1,080.62
768195	1	50	2	0.83	0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($187.70)	$673.31
1036410					0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($360.63)	$500.38
768196	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($750.69)	$971.33
768197	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768198	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($605.95)	$1,116.07
768199	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($586.14)	$1,135.88
768200	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($728.77)	$993.25
768201	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($584.77)	$1,137.25
768202	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($570.15)	$1,151.87
768203	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($759.74)	$962.28
768204	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($782.55)	$939.47
768205	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($730.46)	$991.56
768206	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($674.77)	$1,047.25
768207	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($812.77)	$909.25
768208	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($768.16)	$953.86
768209	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($765.87)	$956.15
768210	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($574.80)	$1,147.22
768211	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($568.41)	$1,153.61
768212	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($636.02)	$1,086.00
768213	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($659.20)	$1,062.82
768214	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($682.79)	$1,039.23
768215	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($613.90)	$1,108.12
768216	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($730.06)	$991.96
768217	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($749.74)	$972.28
768218	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($674.77)	$1,047.25
768219	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($645.13)	$1,076.89
768220	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($575.39)	$1,146.64
768221	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($567.82)	$1,154.20
768222	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($644.91)	$1,077.11
768223	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($785.40)	$936.62
768224	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($833.44)	$888.58
768225	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($701.81)	$1,020.21
768226	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($691.78)	$1,030.24
768227	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($758.46)	$963.56
768228	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($633.73)	$1,088.29

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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
768229	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($681.08)	$1,040.94
768230	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($718.36)	$1,003.66
768231	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($651.56)	$1,070.46
768232	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($719.86)	$1,002.16
768233	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($679.34)	$1,042.68
768234	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($574.20)	$1,147.82
768235	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($795.69)	$926.33
768236	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($765.78)	$956.24
768237	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($855.97)	$866.05
768238	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($835.18)	$886.84
768239	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($749.41)	$972.61
768240	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($878.77)	$843.25
768241	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($796.31)	$925.71
768242	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($801.12)	$920.90
768243	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($732.73)	$989.29
768244	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($778.53)	$943.49
768245	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($835.69)	$886.33
768246	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($780.95)	$941.07
768247	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($686.72)	$1,035.30
768248	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
768249	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($826.40)	$895.62
768250	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($612.00)	$1,110.02
768251	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($710.60)	$1,011.42
768252	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($809.30)	$912.72
768253	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($750.53)	$971.49
768254	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($697.44)	$1,024.58
768255	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($746.57)	$975.45
768256	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
768257	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($647.94)	$1,074.08
768258	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($844.01)	$878.01
768259	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($795.71)	$926.31
768260	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($613.51)	$1,108.51
768261	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($632.92)	$1,089.10
768262	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($686.26)	$1,035.76
768263	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($639.24)	$1,082.78
768264	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($605.31)	$1,116.72
768265	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($201.09)	$1,520.93
768266	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($775.90)	$946.12
768267	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($774.73)	$947.29
768268	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($756.72)	$965.30
768269	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($841.76)	$880.27
768270	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($639.50)	$1,082.52
768271	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($562.88)	$1,159.14
768272	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($500.24)	$1,221.78
768273	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($728.20)	$993.82
768274	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($748.07)	$973.95
768275	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($748.00)	$974.02
768276	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($750.24)	$971.78
768277	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($685.23)	$1,036.79
768278	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($665.13)	$1,056.89
768279	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($653.85)	$1,068.17
768280	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($698.84)	$1,023.18
768281	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($627.69)	$1,094.33
768282	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($739.28)	$982.74

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
768283	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($760.71)	$961.31
768284	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($743.15)	$978.87
768285	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($741.03)	$980.99
768286	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($505.64)	$1,216.38
768287	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($594.13)	$1,127.89
768288	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($557.95)	$1,164.07
768289	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($721.85)	$1,000.17
768290	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($641.52)	$1,080.50
768291	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($547.79)	$1,174.23
768292	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($579.75)	$1,142.27
768293	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($742.02)	$980.00
768294	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($541.29)	$1,180.73
768295	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($873.35)	$848.67
768296	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($652.10)	$1,069.92
768297	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($608.51)	$1,113.51
768298	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($671.02)	$1,051.00
768299	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($587.59)	$1,134.43
768300	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($685.78)	$1,036.24
768301	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($656.81)	$1,065.21
768302	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($729.12)	$992.90
768303	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($805.49)	$916.53
768304	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($625.92)	$1,096.10
768305	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($620.72)	$1,101.30
768306	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	$0.00	$1,722.02
768307	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($649.50)	$1,072.52
768308	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($655.27)	$1,066.75
768309	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($733.53)	$988.49
768310	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($727.08)	$994.94
768311	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($781.35)	$940.67
768312	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($521.33)	$1,200.69
768313	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($764.73)	$957.29
768314	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	$0.00	$1,722.02
768315	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($624.90)	$1,097.13
768316	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($701.47)	$1,020.55
768317	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($701.65)	$1,020.37
768318	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($548.89)	$1,173.13
768319	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($721.03)	$1,001.00
768320	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($718.31)	$1,003.72
768321	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($838.67)	$883.35
768322	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($720.54)	$1,001.48
768323	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($600.84)	$1,121.18
768324	1	50	2	0.83	0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($359.52)	$501.49
1014130					0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($363.88)	$497.13
768325	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($650.36)	$1,071.66
768326	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($805.54)	$916.48
768327	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($549.87)	$1,172.15
768328	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($657.33)	$1,064.69
768329	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($611.59)	$1,110.43
768330	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($619.06)	$1,102.96
768331	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($767.25)	$954.77
768332	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($732.76)	$989.26
768333	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($714.20)	$1,007.82
768334	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($638.69)	$1,083.34
768335	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($598.05)	$1,123.97

Jackson Ridge Public Improvement District
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Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
768336	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($643.39)	$1,078.64
768337	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($576.26)	$1,145.76
768338	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($796.44)	$925.58
768339	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($592.82)	$1,129.20
768340	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($694.46)	$1,027.56
768341	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($510.87)	$1,211.15
768342	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($554.17)	$1,167.85
768343	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($804.89)	$917.13
768344	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($703.52)	$1,018.50
768345	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($842.45)	$879.58
768346	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($760.87)	$961.15
768347	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($809.51)	$912.51
768348	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($726.84)	$995.18
768349	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($561.60)	$1,160.42
768350	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($674.79)	$1,047.24
768351	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($780.75)	$941.28
768352	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($775.46)	$946.56
768353	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($577.13)	$1,144.89
768354	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($648.26)	$1,073.76
768355	1	50	2	0.83	0.83	$21,623.78	$773.54	$906.92	$41.56	$0.00	($815.11)	$906.91
768358	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
771003	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($870.05)	$1,204.67
771004	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($942.97)	$1,131.75
771005	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	$0.00	$2,074.72
771006	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($625.95)	$1,448.77
771007	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($817.74)	$1,256.98
771008	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($826.46)	$1,248.26
771009	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($861.33)	$1,213.39
771010	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($785.80)	$1,288.92
771011	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($948.13)	$1,126.59
771012	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($854.36)	$1,220.36
771013	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($852.62)	$1,222.11
771014	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($877.68)	$1,197.05
771015	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($812.51)	$1,262.21
771016	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($915.71)	$1,159.01
771017	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($798.56)	$1,276.16
771018	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($654.80)	$1,419.92
771019	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($730.56)	$1,344.16
771020	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	$0.00	$2,074.72
771021	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($10.99)	$2,063.73
771022	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($712.48)	$1,362.25
771023	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($919.23)	$1,155.49
771024	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($675.99)	$1,398.73
771025	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($817.74)	$1,256.98
771026	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($480.53)	$1,594.19
771027	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($698.22)	$1,376.50
771028	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($940.73)	$1,133.99
771029	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($721.85)	$1,352.88
771030	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($828.00)	$1,246.72
771031	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($928.59)	$1,146.13
771032	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($703.97)	$1,370.75
771033	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($829.95)	$1,244.77
771034	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($788.13)	$1,286.59
771035	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($849.34)	$1,225.39

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
771036	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($937.42)	$1,137.30
771037	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($711.23)	$1,363.50
771038	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($940.39)	$1,134.33
771039	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($680.00)	$1,394.72
771040	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($870.05)	$1,204.67
771041	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($679.93)	$1,394.79
771042	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($775.37)	$1,299.35
771043	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($584.87)	$1,489.85
771044	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($652.32)	$1,422.41
771045	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($514.36)	$1,560.36
771046	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($647.92)	$1,426.80
771047	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($591.89)	$1,482.84
771048	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($708.37)	$1,366.36
771049	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($615.49)	$1,459.24
771050	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($536.14)	$1,538.58
771051	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($634.67)	$1,440.06
771052	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($564.92)	$1,509.80
771053	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($708.39)	$1,366.34
771054	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($579.98)	$1,494.74
771055	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($524.82)	$1,549.90
771056	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($659.52)	$1,415.20
771057	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($768.61)	$1,306.11
771058	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($587.11)	$1,487.62
771059	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($517.85)	$1,556.88
771060	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($652.10)	$1,422.62
771061	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($585.62)	$1,489.11
771062	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($514.36)	$1,560.36
771063	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($669.01)	$1,405.72
771064	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($530.05)	$1,544.67
771065	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($599.80)	$1,474.93
771066	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($615.91)	$1,458.82
771067	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($556.11)	$1,518.61
771068	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($753.64)	$1,321.08
771069	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($709.64)	$1,365.08
771070	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($575.52)	$1,499.20
771071	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($699.10)	$1,375.62
771073	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($884.44)	$1,190.28
771074	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($935.76)	$1,138.96
771075	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($688.79)	$1,385.93
771076	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($921.48)	$1,153.24
771077	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($788.43)	$1,286.29
771078	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($961.65)	$1,113.07
771080	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($845.59)	$1,229.13
771081	1	60	1	1.00	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
771082	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($906.67)	$1,168.06
771083	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($741.59)	$1,333.13
771084	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($652.85)	$1,421.87
771085	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($665.08)	$1,409.65
771086	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($900.72)	$1,174.00
771087	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($782.15)	$1,292.57
771088	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($667.26)	$1,407.47
771089	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($700.13)	$1,374.59
771090	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($931.42)	$1,143.30
771091	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($792.79)	$1,281.94

Jackson Ridge Public Improvement District
Phase #2 2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	Available 2026-27 TIRZ Credit	2026-27 Annual Installments
771092	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($829.95)	$1,244.77
771093	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($929.33)	$1,145.39
771094	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	$0.00	$2,074.72
771095	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($605.03)	$1,469.70
771096	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($566.67)	$1,508.06
771097	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($655.59)	$1,419.13
771098	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($657.09)	$1,417.63
771099	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($600.18)	$1,474.54
771100	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($716.62)	$1,358.11
771101	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($638.89)	$1,435.83
771102	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($662.65)	$1,412.07
771103	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($619.90)	$1,454.82
771104	1	60	1	1.00	1.00	$26,052.74	$931.98	$1,092.67	$50.07	$0.00	($559.16)	$1,515.57
3695912	1	50	2	0.83	0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($315.49)	$545.52
8461591					0.42	$10,811.89	$386.77	$453.46	$20.78	$0.00	($319.85)	$541.16
Total	**489**			**422.87**	**419.38**	**$10,926,000.00**	**$390,854.08**	**$458,243.43**	**$21,000.00**	**$0.00**	**($313,278.25)**	**$556,819.27**

1 - Reflects split of Annual Installments to be billed based upon ownership per DCAD online records and does not represent a new Lot Type.

APPENDIX E-2
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
752745	$0.00	$1,960.14	$1,960.14	($885.98)	($759.49)	($126.50)	($759.49)
752746	$0.00	$1,483.80	$1,483.80	($670.68)	($574.92)	($95.76)	($574.92)
752747	$0.00	$1,374.71	$1,374.71	($621.37)	($532.65)	($88.72)	($532.65)
752748	$0.00	$1,597.73	$1,597.73	($722.17)	($619.06)	($103.11)	($619.06)
752749	$0.00	$1,486.38	$1,486.38	($671.84)	($575.92)	($95.92)	($575.92)
752750	$0.00	$1,414.03	$1,414.03	($639.14)	($547.89)	($91.25)	($547.89)
752751	$0.00	$1,368.82	$1,368.82	($618.71)	($530.37)	($88.34)	($530.37)
752752	$0.00	$1,449.00	$1,449.00	($654.95)	($561.44)	($93.51)	($561.44)
752753	$0.00	$1,392.85	$1,392.85	($629.57)	($539.68)	($89.89)	($539.68)
752754	$0.00	$1,441.38	$1,441.38	($651.50)	($558.48)	($93.02)	($558.48)
752755	$0.00	$1,595.27	$1,595.27	($721.06)	($618.11)	($102.95)	($618.11)
752756	$0.00	$1,446.26	$1,446.26	($653.71)	($560.37)	($93.33)	($560.37)
752757	$0.00	$1,506.22	$1,506.22	($680.81)	($583.61)	($97.20)	($583.61)
752758	$0.00	$1,617.22	$1,617.22	($730.98)	($626.62)	($104.37)	($626.62)
752759	$0.00	$1,398.41	$1,398.41	($632.08)	($541.83)	($90.25)	($541.83)
752760	$0.00	$1,423.76	$1,423.76	($643.54)	($551.66)	($91.88)	($551.66)
752761	$0.00	$1,398.88	$1,398.88	($632.29)	($542.02)	($90.28)	($542.02)
752762	$0.00	$1,505.79	$1,505.79	($680.62)	($583.44)	($97.18)	($583.44)
752763	$0.00	$1,446.37	$1,446.37	($653.76)	($560.42)	($93.34)	($560.42)
752764	$0.00	$1,017.25	$1,397.32	($631.59)	($541.41)	($90.18)	($541.41)
752765	$0.00	$1,485.95	$1,485.95	($671.65)	($575.75)	($95.90)	($575.75)
752766	$0.00	$1,451.16	$1,451.16	($655.92)	($562.27)	($93.65)	($562.27)
752767	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752768	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752769	$0.00	$1,144.70	$1,556.98	($703.75)	($603.27)	($100.48)	($603.27)
752770	$0.00	$1,275.18	$1,688.05	($763.00)	($654.06)	($108.94)	($654.06)
752771	$0.00	$1,418.66	$1,418.66	($641.23)	($549.68)	($91.55)	($549.68)
752772	$0.00	$1,914.08	$1,914.08	($865.16)	($741.64)	($123.53)	($741.64)
752773	$0.00	$1,055.38	$1,449.46	($655.16)	($561.61)	($93.54)	($561.61)
752774	$0.00	$1,507.50	$1,507.50	($681.39)	($584.10)	($97.29)	($584.10)
752775	$0.00	$1,385.06	$1,385.06	($626.05)	($536.66)	($89.39)	($536.66)
752776	$0.00	$1,028.71	$1,431.26	($646.93)	($554.56)	($92.37)	($554.56)
752777	$0.00	$1,552.50	$1,552.50	($701.73)	($601.54)	($100.19)	($601.54)
752778	$0.00	$1,354.50	$1,354.50	($612.23)	($524.82)	($87.41)	($524.82)
752779	$0.00	$1,668.78	$1,668.78	($754.29)	($646.59)	($107.70)	($646.59)
752780	$0.00	$1,323.00	$1,323.00	($598.00)	($512.62)	($85.38)	($512.62)
752781	$0.00	$1,504.10	$1,504.10	($679.85)	($582.79)	($97.07)	($582.79)
752782	$0.00	$1,596.14	$1,596.14	($721.46)	($618.45)	($103.01)	($618.45)
752783	$0.00	$1,369.17	$1,369.17	($618.86)	($530.51)	($88.36)	($530.51)
752784	$0.00	$1,354.50	$1,354.50	($612.23)	($524.82)	($87.41)	($524.82)
752785	$0.00	$1,616.32	$1,616.32	($730.58)	($626.27)	($104.31)	($626.27)
752786	$0.00	$1,260.00	$1,260.00	($569.52)	($488.21)	($81.31)	($488.21)
752787	$0.00	$1,497.91	$1,497.91	($677.06)	($580.39)	($96.67)	($580.39)
752788	$0.00	$1,381.50	$1,381.50	($624.44)	($535.28)	($89.16)	($535.28)
752789	$0.00	$1,241.14	$1,638.82	($740.75)	($634.98)	($105.76)	($634.98)
752790	$0.00	$1,531.72	$1,531.72	($692.34)	($593.49)	($98.85)	($593.49)
752791	$0.00	$1,366.23	$1,461.93	($660.79)	($566.45)	($94.35)	($566.45)
752792	$0.00	$1,666.71	$1,666.71	($753.35)	($645.79)	($107.56)	($645.79)
752793	$0.00	$1,421.16	$1,421.16	($642.36)	($550.65)	($91.71)	($550.65)
752794	$0.00	$1,440.14	$1,440.14	($650.94)	($558.00)	($92.94)	($558.00)
752795	$0.00	$1,382.84	$1,382.84	($625.04)	($535.80)	($89.24)	($535.80)
752796	$0.00	$1,664.58	$1,664.58	($752.39)	($644.97)	($107.42)	($644.97)
752797	$0.00	$1,502.63	$1,502.63	($679.19)	($582.22)	($96.97)	($582.22)
752798	$0.00	$1,416.47	$1,416.47	($640.24)	($548.83)	($91.41)	($548.83)
752799	$0.00	$1,647.14	$1,647.14	($744.51)	($638.21)	($106.30)	($638.21)
752800	$0.00	$1,567.80	$1,632.78	($738.02)	($632.64)	($105.37)	($632.64)
752801	$0.00	$1,406.60	$1,406.60	($635.78)	($545.01)	($90.78)	($545.01)
752802	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752803	$0.00	$1,508.09	$1,508.09	($681.66)	($584.33)	($97.33)	PREPAID
752804	$0.00	$1,003.90	$1,383.13	($625.17)	($535.91)	($89.26)	($535.91)
752805	$0.00	$1,588.50	$1,588.50	($718.00)	($615.49)	($102.51)	($615.49)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
752806	$0.00	$1,467.00	$1,467.00	($663.08)	($568.41)	($94.67)	($568.41)
752808	$0.00	$1,386.52	$1,386.52	($626.71)	($537.23)	($89.48)	($537.23)
752809	$0.00	$1,459.19	$1,459.19	($659.55)	($565.38)	($94.17)	($565.38)
752810	$0.00	$1,532.04	$1,532.04	($692.48)	($593.61)	($98.87)	($593.61)
752811	$0.00	$1,278.00	$1,278.00	($577.66)	($495.18)	($82.48)	($495.18)
752812	$0.00	$1,702.26	$1,702.26	($769.42)	($659.57)	($109.86)	($659.57)
752813	$0.00	$1,489.72	$1,489.72	($673.35)	($577.21)	($96.14)	($577.21)
752814	$0.00	$1,432.79	$1,432.79	($647.62)	($555.16)	($92.47)	($555.16)
752815	$0.00	$1,525.08	$1,525.08	($689.34)	($590.91)	($98.42)	($590.91)
752816	$0.00	$1,521.00	$1,521.00	($687.49)	($589.33)	($98.16)	($589.33)
752817	$0.00	$1,514.84	$1,514.84	($684.71)	($586.95)	($97.76)	($586.95)
752818	$0.00	$1,403.18	$1,403.18	($634.24)	($543.68)	($90.55)	($543.68)
752819	$0.00	$1,604.03	$1,604.03	($725.02)	($621.50)	($103.52)	($621.50)
752820	$0.00	$1,287.00	$1,287.00	($581.72)	($498.67)	($83.06)	($498.67)
752821	$0.00	$1,507.20	$1,507.20	($681.25)	($583.99)	($97.27)	($583.99)
752822	$0.00	$1,643.25	$1,643.25	($742.75)	($636.70)	($106.05)	($636.70)
752823	$0.00	$1,323.80	$1,323.80	($598.36)	($512.93)	($85.43)	($512.93)
752824	$0.00	$1,003.90	$1,383.13	($625.17)	($535.91)	($89.26)	($535.91)
752825	$0.00	$1,453.50	$1,453.50	($656.98)	($563.18)	($93.80)	($563.18)
752826	$0.00	$1,666.27	$1,666.27	($753.15)	($645.62)	($107.53)	($645.62)
752827	$0.00	$1,326.88	$1,326.88	($599.75)	($514.12)	($85.63)	($514.12)
752828	$0.00	$1,460.88	$1,460.88	($660.32)	($566.04)	($94.28)	($566.04)
752829	$0.00	$1,618.21	$1,618.21	($731.43)	($627.00)	($104.43)	($627.00)
752830	$0.00	$1,477.30	$1,477.30	($667.74)	($572.40)	($95.34)	($572.40)
752831	$0.00	$1,520.69	$1,556.51	($703.54)	($603.09)	($100.45)	($603.09)
752832	$0.00	$1,917.99	$1,917.99	($866.93)	($743.15)	($123.78)	($743.15)
752833	$0.00	$1,308.71	$1,308.71	($591.54)	($507.08)	($84.46)	($507.08)
752834	$0.00	$1,417.50	$1,417.50	($640.71)	($549.23)	($91.48)	($549.23)
752835	$0.00	$1,404.72	$1,404.72	($634.93)	($544.28)	($90.65)	($544.28)
752836	$0.00	$1,394.82	$1,394.82	($630.46)	($540.44)	($90.02)	($540.44)
752837	$0.00	$1,516.50	$1,516.50	($685.46)	($587.59)	($97.87)	($587.59)
752838	$0.00	$1,453.50	$1,453.50	($656.98)	($563.18)	($93.80)	($563.18)
752839	$0.00	$1,570.73	$1,570.73	($709.97)	($608.60)	($101.37)	($608.60)
752840	$0.00	$1,397.02	$1,397.02	($631.45)	($541.30)	($90.16)	($541.30)
752841	$0.00	$1,467.00	$1,467.00	($663.08)	($568.41)	($94.67)	($568.41)
752842	$0.00	$1,656.37	$1,656.37	($748.68)	($641.78)	($106.89)	($641.78)
752843	$0.00	$1,412.15	$1,412.15	($638.29)	($547.16)	($91.13)	($547.16)
752844	$0.00	$1,664.00	$1,664.00	($752.13)	($644.74)	($107.39)	($644.74)
752845	$0.00	$1,449.15	$1,449.15	($655.02)	($561.49)	($93.52)	($561.49)
752846	$0.00	$1,559.00	$1,559.00	($704.67)	($604.06)	($100.61)	($604.06)
752847	$0.00	$1,552.61	$1,552.61	($701.78)	($601.58)	($100.20)	($601.58)
752848	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752849	$0.00	$1,400.62	$1,400.62	($633.08)	($542.69)	($90.39)	($542.69)
752850	$0.00	$1,426.41	$1,426.41	($644.74)	($552.68)	($92.05)	($552.68)
752851	$0.00	$1,743.04	$1,743.04	($787.85)	($675.37)	($112.49)	($675.37)
752852	$0.00	$1,494.00	$1,494.00	($675.29)	($578.87)	($96.42)	($578.87)
752853	$0.00	$1,512.05	$1,512.05	($683.45)	($585.87)	($97.58)	($585.87)
752854	$0.00	$1,469.58	$1,469.58	($664.25)	($569.41)	($94.84)	($569.41)
752855	$0.00	$1,141.04	$1,520.34	($687.19)	($589.08)	($98.12)	($589.08)
752856	$0.00	$1,632.53	$1,632.53	($737.90)	($632.55)	($105.36)	($632.55)
752857	$0.00	$1,750.45	$1,750.45	($791.20)	($678.24)	($112.97)	($678.24)
752858	$0.00	$1,651.91	$1,651.91	($746.66)	($640.06)	($106.61)	($640.06)
752859	$0.00	$1,576.75	$1,576.75	($712.69)	($610.93)	($101.76)	($610.93)
752860	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752861	$0.00	$836.79	$1,386.00	($626.47)	($428.95)	($71.44)	($428.95)
752862	$0.00	$1,543.24	$1,543.24	($697.54)	($597.95)	($99.59)	($597.95)
752863	$0.00	$1,399.50	$1,399.50	($632.57)	($542.26)	($90.32)	($542.26)
752864	$0.00	$1,383.60	$1,383.60	($625.39)	($536.10)	($89.29)	($536.10)
752865	$0.00	$1,440.00	$1,440.00	($650.88)	($557.95)	($92.93)	($557.95)
752866	$0.00	$1,661.96	$1,661.96	($751.21)	($643.95)	($107.26)	($643.95)
752867	$0.00	$1,435.15	$1,435.15	($648.69)	($556.07)	($92.62)	($556.07)

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2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
752868	$0.00	$1,526.82	$1,526.82	($690.12)	($591.59)	($98.53)	($591.59)
752869	$0.00	$1,837.30	$1,837.30	($830.46)	($711.89)	($118.57)	($711.89)
752870	$0.00	$1,160.03	$1,580.45	($714.36)	($612.37)	($101.99)	($612.37)
752871	$0.00	$1,852.61	$1,852.61	($837.38)	($717.82)	($119.56)	($717.82)
752872	$0.00	$1,486.38	$1,486.38	($671.84)	($575.92)	($95.92)	($575.92)
752873	$0.00	$1,629.41	$1,629.41	($736.49)	($631.34)	($105.15)	($631.34)
752874	$0.00	$1,327.50	$1,327.50	($600.03)	($514.36)	($85.67)	($514.36)
752875	$0.00	$1,683.48	$1,683.48	($760.93)	($652.29)	($108.64)	($652.29)
752876	$0.00	$1,858.50	$1,858.50	($840.04)	($720.10)	($119.94)	($720.10)
752877	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752878	$0.00	$1,470.51	$1,470.51	($664.67)	($569.77)	($94.90)	($569.77)
752879	$0.00	$1,668.92	$1,668.92	($754.35)	($646.65)	($107.70)	($646.65)
752880	$0.00	$1,442.01	$1,442.01	($651.79)	($558.73)	($93.06)	($558.73)
752881	$0.00	$1,120.54	$1,526.82	($690.12)	($591.59)	($98.53)	($591.59)
752882	$0.00	$1,446.82	$1,446.82	($653.96)	($560.59)	($93.37)	($560.59)
752883	$0.00	$1,534.50	$1,534.50	($693.59)	($594.56)	($99.03)	($594.56)
752884	$0.00	$1,471.50	$1,471.50	($665.12)	($570.15)	($94.96)	($570.15)
752885	$0.00	$1,314.00	$1,314.00	($593.93)	($509.13)	($84.80)	($509.13)
752886	$0.00	$1,949.81	$1,949.81	($881.31)	($755.48)	($125.83)	($755.48)
752887	$0.00	$1,506.95	$1,506.95	($681.14)	($583.89)	($97.25)	($583.89)
752888	$0.00	$1,287.00	$1,287.00	($581.72)	($498.67)	($83.06)	($498.67)
752889	$0.00	$1,297.54	$1,714.97	($775.17)	($664.49)	($110.68)	($664.49)
752890	$0.00	$1,611.00	$1,611.00	($728.17)	($624.21)	($103.97)	($624.21)
752891	$0.00	$1,523.67	$1,523.67	($688.70)	($590.37)	($98.33)	($590.37)
752892	$0.00	$1,849.50	$1,849.50	($835.97)	($716.62)	($119.36)	($716.62)
752893	$0.00	$1,389.78	$1,389.78	($628.18)	($538.49)	($89.69)	($538.49)
752894	$0.00	$1,659.07	$1,659.07	($749.90)	($642.83)	($107.07)	($642.83)
752895	$0.00	$1,394.28	$1,394.28	($630.21)	($540.23)	($89.98)	($540.23)
752896	$0.00	$1,404.56	$1,404.56	($634.86)	($544.22)	($90.64)	($544.22)
752897	$0.00	$1,417.50	$1,417.50	($640.71)	($549.23)	($91.48)	($549.23)
752898	$0.00	$1,676.53	$1,676.53	($757.79)	($649.60)	($108.20)	($649.60)
752899	$0.00	$1,287.00	$1,287.00	($581.72)	($498.67)	($83.06)	($498.67)
752900	$0.00	$1,574.90	$1,574.90	($711.85)	($610.22)	($101.64)	($610.22)
752901	$0.00	$1,695.40	$1,695.40	($766.32)	($656.91)	($109.41)	($656.91)
752902	$0.00	$1,875.92	$1,875.92	($847.92)	($726.85)	($121.06)	($726.85)
752903	$0.00	$1,309.50	$1,309.50	($591.89)	($507.39)	($84.51)	($507.39)
752904	$0.00	$999.81	$1,377.86	($622.79)	($533.87)	($88.92)	($533.87)
752905	$0.00	$815.88	$815.88	($368.78)	($316.12)	($52.65)	($316.12)
1026066	$0.00	$686.70	$827.13	($373.86)	($320.48)	($53.38)	($320.48)
752906	$0.00	$1,407.56	$1,407.56	($636.22)	($545.38)	($90.84)	($545.38)
752907	$0.00	$1,241.44	$1,646.66	($744.29)	($638.02)	($106.27)	($638.02)
752908	$0.00	$1,355.36	$1,355.36	($612.62)	($525.15)	($87.47)	($525.15)
752909	$0.00	$1,768.50	$1,768.50	($799.36)	($685.23)	($114.13)	($685.23)
752910	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752911	$0.00	$1,691.68	$1,691.68	($764.64)	($655.47)	($109.17)	($655.47)
752912	$0.00	$1,407.56	$1,407.56	($636.22)	($545.38)	($90.84)	($545.38)
752913	$0.00	$1,655.15	$1,655.15	($748.13)	($641.31)	($106.82)	($641.31)
752914	$0.00	$1,791.00	$1,791.00	($809.53)	($693.95)	($115.58)	($693.95)
752915	$0.00	$1,602.00	$1,602.00	($724.10)	($620.72)	($103.39)	($620.72)
752916	$0.00	$1,485.00	$1,485.00	($671.22)	($575.39)	($95.83)	($575.39)
752917	$0.00	$1,759.50	$1,759.50	($795.29)	($681.74)	($113.55)	($681.74)
752918	$0.00	$1,494.00	$1,494.00	($675.29)	($578.87)	($96.42)	($578.87)
752919	$0.00	$1,707.67	$1,707.67	($771.87)	($661.66)	($110.21)	($661.66)
752920	$0.00	$717.93	$717.93	($324.50)	($278.17)	($46.33)	($278.17)
1006313	$0.00	$531.14	$729.18	($329.59)	($282.53)	($47.06)	($282.53)
752921	$0.00	$1,318.50	$1,318.50	($595.96)	($510.87)	($85.09)	($510.87)
752922	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
752923	$0.00	$1,386.00	$1,386.00	($626.47)	($537.03)	($89.45)	($537.03)
752924	$0.00	$1,595.27	$1,595.27	($721.06)	($618.11)	($102.95)	($618.11)
752925	$0.00	$1,511.81	$1,511.81	($683.34)	($585.77)	($97.57)	($585.77)
752926	$0.00	$1,400.79	$1,400.79	($633.16)	($542.76)	($90.40)	($542.76)

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Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
752927	$0.00	$1,558.74	$1,558.74	($704.55)	($603.96)	($100.59)	($603.96)
752928	$0.00	$1,339.49	$1,339.49	($605.45)	($519.01)	($86.44)	($519.01)
752929	$0.00	$1,512.00	$1,512.00	($683.42)	($585.85)	($97.58)	($585.85)
752930	$0.00	$1,387.68	$1,387.68	($627.23)	($537.68)	($89.55)	($537.68)
752931	$0.00	$1,663.35	$1,663.35	($751.83)	($644.49)	($107.34)	($644.49)
752932	$0.00	$1,403.16	$1,403.16	($634.23)	($543.67)	($90.55)	($543.67)
752933	$0.00	$1,758.15	$1,758.15	($794.68)	($681.22)	($113.46)	($681.22)
752934	$0.00	$1,363.24	$1,363.24	($616.18)	($528.21)	($87.98)	($528.21)
752935	$0.00	$1,400.21	$1,400.21	($632.89)	($542.53)	($90.36)	($542.53)
752936	$0.00	$1,683.48	$1,683.48	($760.93)	($652.29)	($108.64)	($652.29)
752937	$0.00	$1,530.00	$1,530.00	($691.56)	($592.82)	($98.74)	($592.82)
752938	$0.00	$1,416.13	$1,416.13	($640.09)	($548.70)	($91.39)	($548.70)
752939	$0.00	$1,938.03	$1,938.03	($875.99)	($750.92)	($125.07)	($750.92)
752940	$0.00	$1,442.21	$1,442.21	($651.88)	($558.81)	($93.07)	($558.81)
752941	$0.00	$1,575.63	$1,575.63	($712.18)	($610.50)	($101.68)	($610.50)
752942	$0.00	$1,547.72	$1,547.72	($699.57)	($599.69)	($99.88)	($599.69)
752943	$0.00	$1,741.67	$1,741.67	($787.23)	($674.84)	($112.40)	($674.84)
752944	$0.00	$1,575.00	$1,575.00	($711.90)	($610.26)	($101.64)	($610.26)
752945	$0.00	$1,435.50	$1,435.50	($648.85)	($556.21)	($92.64)	($556.21)
752946	$0.00	$1,587.67	$1,587.67	($717.63)	($615.17)	($102.46)	($615.17)
752947	$0.00	$1,641.06	$1,641.06	($741.76)	($635.85)	($105.91)	($635.85)
752948	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768164	$0.00	$1,694.43	$2,053.29	($928.09)	($795.58)	($132.51)	($795.58)
768165	$0.00	$1,877.76	$1,877.76	($848.75)	($727.57)	($121.18)	($727.57)
768166	$0.00	$1,736.88	$1,736.88	($785.07)	($672.98)	($112.09)	($672.98)
768167	$0.00	$1,476.08	$1,476.08	($667.19)	($571.93)	($95.26)	($571.93)
768168	$0.00	$1,939.92	$1,939.92	($876.84)	($751.65)	($125.19)	($751.65)
768169	$0.00	$1,726.92	$1,726.92	($780.57)	($669.12)	($111.45)	($669.12)
768170	$0.00	$1,980.00	$1,980.00	($894.96)	($767.18)	($127.78)	($767.18)
768171	$0.00	$1,971.00	$1,971.00	($890.89)	($763.69)	($127.20)	($763.69)
768172	$0.00	$1,747.13	$1,747.13	($789.70)	($676.95)	($112.75)	($676.95)
768173	$0.00	$1,783.73	$1,783.73	($806.25)	($691.13)	($115.11)	($691.13)
768174	$0.00	$1,906.75	$1,906.75	($861.85)	($738.80)	($123.05)	($738.80)
768175	$0.00	$2,114.65	$2,114.65	($955.82)	($819.35)	($136.47)	($819.35)
768176	$0.00	$1,696.50	$1,696.50	($766.82)	($657.33)	($109.48)	($657.33)
768177	$0.00	$1,948.50	$1,948.50	($880.72)	($754.97)	($125.75)	($754.97)
768178	$0.00	$1,901.25	$1,901.25	($859.37)	($736.67)	($122.70)	($736.67)
768179	$0.00	$1,636.93	$1,999.62	($903.83)	($774.78)	($129.05)	($774.78)
768180	$0.00	$1,903.07	$1,903.07	($860.19)	($737.37)	($122.82)	($737.37)
768181	$0.00	$1,245.12	$1,679.63	($759.19)	($489.98)	($81.61)	($489.98)
768182	$0.00	$1,461.60	$1,575.00	($711.90)	($610.26)	($101.64)	($610.26)
768183	$0.00	$2,309.42	$2,309.42	($1,043.86)	($894.82)	($149.04)	($894.82)
768184	$0.00	$1,849.50	$1,849.50	($835.97)	($716.62)	($119.36)	($716.62)
768185	$0.00	$1,891.56	$1,891.56	($854.99)	($732.91)	($122.07)	($732.91)
768186	$0.00	$1,851.00	$1,851.00	($836.65)	($717.20)	($119.45)	($717.20)
768187	$0.00	$1,732.50	$1,732.50	($783.09)	($671.28)	($111.81)	($671.28)
768188	$0.00	$2,046.13	$2,046.13	($924.85)	($792.80)	($132.05)	($792.80)
768189	$0.00	$1,773.00	$1,773.00	($801.40)	($686.97)	($114.42)	($686.97)
768190	$0.00	$1,656.00	$1,656.00	($748.51)	($641.64)	($106.87)	($641.64)
768191	$0.00	$1,934.65	$1,934.65	($874.46)	($749.61)	($124.85)	($749.61)
768192	$0.00	$1,929.66	$1,929.66	($872.21)	($747.68)	($124.53)	($747.68)
768193	$0.00	$1,827.00	$1,827.00	($825.80)	($707.90)	($117.91)	($707.90)
768194	$0.00	$1,655.37	$1,655.37	($748.23)	($641.40)	($106.83)	($641.40)
768195	$0.00	$344.44	$484.43	($218.96)	($187.70)	($31.26)	($187.70)
1036410	$0.00	$930.75	$930.75	($420.70)	($360.63)	($60.07)	($360.63)
768196	$0.00	$1,937.44	$1,937.44	($875.72)	($750.69)	($125.03)	($750.69)
768197	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768198	$0.00	$1,563.88	$1,563.88	($706.87)	($605.95)	($100.93)	($605.95)
768199	$0.00	$1,512.76	$1,512.76	($683.77)	($586.14)	($97.63)	($586.14)
768200	$0.00	$1,880.88	$1,880.88	($850.16)	($728.77)	($121.38)	($728.77)
768201	$0.00	$1,509.21	$1,509.21	($682.16)	($584.77)	($97.40)	($584.77)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
768202	$0.00	$1,471.50	$1,471.50	($665.12)	($570.15)	($94.96)	($570.15)
768203	$0.00	$1,960.79	$1,960.79	($886.28)	($759.74)	($126.54)	($759.74)
768204	$0.00	$2,019.67	$2,019.67	($912.89)	($782.55)	($130.34)	($782.55)
768205	$0.00	$1,885.24	$1,885.24	($852.13)	($730.46)	($121.66)	($730.46)
768206	$0.00	$1,741.50	$1,741.50	($787.16)	($674.77)	($112.39)	($674.77)
768207	$0.00	$2,097.67	$2,097.67	($948.15)	($812.77)	($135.37)	($812.77)
768208	$0.00	$1,982.54	$1,982.54	($896.11)	($768.16)	($127.94)	($768.16)
768209	$0.00	$1,976.63	$1,976.63	($893.44)	($765.87)	($127.56)	($765.87)
768210	$0.00	$1,243.95	$1,483.48	($670.53)	($574.80)	($95.74)	($574.80)
768211	$0.00	$1,467.00	$1,467.00	($663.08)	($568.41)	($94.67)	($568.41)
768212	$0.00	$1,641.50	$1,641.50	($741.96)	($636.02)	($105.93)	($636.02)
768213	$0.00	$1,581.81	$1,701.32	($769.00)	($659.20)	($109.80)	($659.20)
768214	$0.00	$1,735.36	$1,762.21	($796.52)	($682.79)	($113.72)	($682.79)
768215	$0.00	$1,444.83	$1,584.41	($716.15)	($613.90)	($102.25)	($613.90)
768216	$0.00	$1,884.19	$1,884.19	($851.65)	($730.06)	($121.60)	($730.06)
768217	$0.00	$1,935.00	$1,935.00	($874.62)	($749.74)	($124.88)	($749.74)
768218	$0.00	$1,741.50	$1,741.50	($787.16)	($674.77)	($112.39)	($674.77)
768219	$0.00	$1,665.00	$1,665.00	($752.58)	($645.13)	($107.45)	($645.13)
768220	$0.00	$1,485.00	$1,485.00	($671.22)	($575.39)	($95.83)	($575.39)
768221	$0.00	$1,465.47	$1,465.47	($662.39)	($567.82)	($94.57)	($567.82)
768222	$0.00	$1,664.44	$1,664.44	($752.33)	($644.91)	($107.42)	($644.91)
768223	$0.00	$2,027.02	$2,027.02	($916.21)	($785.40)	($130.81)	($785.40)
768224	$0.00	$2,151.00	$2,151.00	($972.25)	($833.44)	($138.82)	($833.44)
768225	$0.00	$1,811.29	$1,811.29	($818.70)	($701.81)	($116.89)	($701.81)
768226	$0.00	$1,785.39	$1,785.39	($807.00)	($691.78)	($115.22)	($691.78)
768227	$0.00	$1,957.50	$1,957.50	($884.79)	($758.46)	($126.33)	($758.46)
768228	$0.00	$1,635.59	$1,635.59	($739.29)	($633.73)	($105.55)	($633.73)
768229	$0.00	$1,757.79	$1,757.79	($794.52)	($681.08)	($113.44)	($681.08)
768230	$0.00	$1,854.00	$1,854.00	($838.01)	($718.36)	($119.65)	($718.36)
768231	$0.00	$1,383.00	$1,681.61	($760.09)	($651.56)	($108.52)	($651.56)
768232	$0.00	$1,857.88	$1,857.88	($839.76)	($719.86)	($119.90)	($719.86)
768233	$0.00	$1,753.29	$1,753.29	($792.49)	($679.34)	($113.15)	($679.34)
768234	$0.00	$1,481.93	$1,481.93	($669.83)	($574.20)	($95.64)	($574.20)
768235	$0.00	$2,053.57	$2,053.57	($928.21)	($795.69)	($132.53)	($795.69)
768236	$0.00	$1,976.39	$1,976.39	($893.33)	($765.78)	($127.55)	($765.78)
768237	$0.00	$2,209.15	$2,209.15	($998.54)	($855.97)	($142.57)	($855.97)
768238	$0.00	$2,155.50	$2,155.50	($974.29)	($835.18)	($139.11)	($835.18)
768239	$0.00	$1,934.14	$1,934.14	($874.23)	($749.41)	($124.82)	($749.41)
768240	$0.00	$2,268.00	$2,268.00	($1,025.14)	($878.77)	($146.37)	($878.77)
768241	$0.00	$2,055.19	$2,055.19	($928.95)	($796.31)	($132.63)	($796.31)
768242	$0.00	$2,067.59	$2,067.59	($934.55)	($801.12)	($133.43)	($801.12)
768243	$0.00	$1,891.09	$1,891.09	($854.77)	($732.73)	($122.04)	($732.73)
768244	$0.00	$2,009.30	$2,009.30	($908.20)	($778.53)	($129.67)	($778.53)
768245	$0.00	$2,156.81	$2,156.81	($974.88)	($835.69)	($139.19)	($835.69)
768246	$0.00	$2,015.53	$2,015.53	($911.02)	($780.95)	($130.07)	($780.95)
768247	$0.00	$1,772.35	$1,772.35	($801.10)	($686.72)	($114.38)	($686.72)
768248	$0.00	$1,581.88	$1,581.88	($715.01)	($612.92)	($102.09)	PREPAID
768249	$0.00	$2,132.84	$2,132.84	($964.04)	($826.40)	($137.64)	($826.40)
768250	$0.00	$1,579.50	$1,579.50	($713.93)	($612.00)	($101.93)	($612.00)
768251	$0.00	$1,833.98	$1,833.98	($828.96)	($710.60)	($118.36)	($710.60)
768252	$0.00	$2,088.71	$2,088.71	($944.10)	($809.30)	($134.80)	($809.30)
768253	$0.00	$1,937.04	$1,937.04	($875.54)	($750.53)	($125.01)	($750.53)
768254	$0.00	$1,800.00	$1,800.00	($813.60)	($697.44)	($116.16)	($697.44)
768255	$0.00	$1,926.81	$1,926.81	($870.92)	($746.57)	($124.35)	($746.57)
768256	$0.00	$1,285.20	$1,602.23	($724.21)	($620.81)	($103.40)	PREPAID
768257	$0.00	$1,672.26	$1,672.26	($755.86)	($647.94)	($107.92)	($647.94)
768258	$0.00	$2,178.28	$2,178.28	($984.58)	($844.01)	($140.58)	($844.01)
768259	$0.00	$2,053.63	$2,053.63	($928.24)	($795.71)	($132.53)	($795.71)
768260	$0.00	$1,583.39	$1,583.39	($715.69)	($613.51)	($102.18)	($613.51)
768261	$0.00	$1,633.50	$1,633.50	($738.34)	($632.92)	($105.42)	($632.92)
768262	$0.00	$1,771.16	$1,771.16	($800.56)	($686.26)	($114.30)	($686.26)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
768263	$0.00	$1,649.80	$1,649.80	($745.71)	($639.24)	($106.47)	($639.24)
768264	$0.00	$1,562.22	$1,562.22	($706.12)	($605.31)	($100.82)	($605.31)
768265	$0.00	$519.00	$692.00	($312.78)	($201.09)	($33.49)	($201.09)
768266	$0.00	$2,002.50	$2,002.50	($905.13)	($775.90)	($129.23)	($775.90)
768267	$0.00	$1,999.49	$1,999.49	($903.77)	($774.73)	($129.04)	($774.73)
768268	$0.00	$1,953.00	$1,953.00	($882.76)	($756.72)	($126.04)	($756.72)
768269	$0.00	$2,172.47	$2,172.47	($981.96)	($841.76)	($140.20)	($841.76)
768270	$0.00	$1,650.47	$1,650.47	($746.01)	($639.50)	($106.51)	($639.50)
768271	$0.00	$1,452.73	$1,452.73	($656.63)	($562.88)	($93.75)	($562.88)
768272	$0.00	$1,040.10	$1,637.78	($740.28)	($500.24)	($83.32)	($500.24)
768273	$0.00	$1,780.96	$1,879.39	($849.48)	($728.20)	($121.29)	($728.20)
768274	$0.00	$1,930.67	$1,930.67	($872.66)	($748.07)	($124.60)	($748.07)
768275	$0.00	$1,930.50	$1,930.50	($872.59)	($748.00)	($124.59)	($748.00)
768276	$0.00	$1,936.27	$1,936.27	($875.19)	($750.24)	($124.96)	($750.24)
768277	$0.00	$1,768.50	$1,768.50	($799.36)	($685.23)	($114.13)	($685.23)
768278	$0.00	$1,716.62	$1,716.62	($775.91)	($665.13)	($110.78)	($665.13)
768279	$0.00	$1,687.50	$1,687.50	($762.75)	($653.85)	($108.90)	($653.85)
768280	$0.00	$1,803.63	$1,803.63	($815.24)	($698.84)	($116.40)	($698.84)
768281	$0.00	$1,620.00	$1,620.00	($732.24)	($627.69)	($104.55)	($627.69)
768282	$0.00	$1,908.00	$1,908.00	($862.42)	($739.28)	($123.13)	($739.28)
768283	$0.00	$1,475.98	$1,963.31	($887.42)	($760.71)	($126.70)	($760.71)
768284	$0.00	$1,917.98	$1,917.98	($866.93)	($743.15)	($123.78)	($743.15)
768285	$0.00	$1,912.50	$1,912.50	($864.45)	($741.03)	($123.42)	($741.03)
768286	$0.00	$1,305.00	$1,305.00	($589.86)	($505.64)	($84.22)	($505.64)
768287	$0.00	$1,533.37	$1,533.37	($693.08)	($594.13)	($98.96)	($594.13)
768288	$0.00	$1,440.00	$1,440.00	($650.88)	($557.95)	($92.93)	($557.95)
768289	$0.00	$1,863.00	$1,863.00	($842.08)	($721.85)	($120.23)	($721.85)
768290	$0.00	$1,655.68	$1,655.68	($748.37)	($641.52)	($106.85)	($641.52)
768291	$0.00	$1,413.79	$1,413.79	($639.03)	($547.79)	($91.24)	($547.79)
768292	$0.00	$1,496.26	$1,496.26	($676.31)	($579.75)	($96.56)	($579.75)
768293	$0.00	$1,915.07	$1,915.07	($865.61)	($742.02)	($123.59)	($742.02)
768294	$0.00	$1,397.01	$1,397.01	($631.45)	($541.29)	($90.16)	($541.29)
768295	$0.00	$2,254.01	$2,254.01	($1,018.81)	($873.35)	($145.46)	($873.35)
768296	$0.00	$1,683.00	$1,683.00	($760.72)	($652.10)	($108.61)	($652.10)
768297	$0.00	$1,570.50	$1,570.50	($709.87)	($608.51)	($101.35)	($608.51)
768298	$0.00	$1,460.39	$1,731.83	($782.79)	($671.02)	($111.76)	($671.02)
768299	$0.00	$1,516.50	$1,516.50	($685.46)	($587.59)	($97.87)	($587.59)
768300	$0.00	$1,769.92	$1,769.92	($800.00)	($685.78)	($114.22)	($685.78)
768301	$0.00	$1,695.15	$1,695.15	($766.21)	($656.81)	($109.40)	($656.81)
768302	$0.00	$1,881.77	$1,881.77	($850.56)	($729.12)	($121.44)	($729.12)
768303	$0.00	$2,078.88	$2,078.88	($939.65)	($805.49)	($134.16)	($805.49)
768304	$0.00	$1,615.42	$1,615.42	($730.17)	($625.92)	($104.25)	($625.92)
768305	$0.00	$1,602.00	$1,602.00	($724.10)	($620.72)	($103.39)	($620.72)
768306	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768307	$0.00	$1,676.29	$1,676.29	($757.68)	($649.50)	($108.18)	($649.50)
768308	$0.00	$1,691.17	$1,691.17	($764.41)	($655.27)	($109.14)	($655.27)
768309	$0.00	$1,893.15	$1,893.15	($855.70)	($733.53)	($122.18)	($733.53)
768310	$0.00	$1,876.50	$1,876.50	($848.18)	($727.08)	($121.10)	($727.08)
768311	$0.00	$2,016.58	$2,016.58	($911.49)	($781.35)	($130.14)	($781.35)
768312	$0.00	$1,345.50	$1,345.50	($608.17)	($521.33)	($86.83)	($521.33)
768313	$0.00	$1,973.68	$1,973.68	($892.10)	($764.73)	($127.37)	($764.73)
768314	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
768315	$0.00	$1,612.78	$1,612.78	($728.98)	($624.90)	($104.08)	($624.90)
768316	$0.00	$1,810.40	$1,810.40	($818.30)	($701.47)	($116.83)	($701.47)
768317	$0.00	$1,810.88	$1,810.88	($818.52)	($701.65)	($116.87)	($701.65)
768318	$0.00	$1,416.62	$1,416.62	($640.31)	($548.89)	($91.42)	($548.89)
768319	$0.00	$1,860.88	$1,860.88	($841.12)	($721.03)	($120.09)	($721.03)
768320	$0.00	$1,853.86	$1,853.86	($837.94)	($718.31)	($119.64)	($718.31)
768321	$0.00	$2,164.50	$2,164.50	($978.35)	($838.67)	($139.69)	($838.67)
768322	$0.00	$1,859.64	$1,859.64	($840.56)	($720.54)	($120.01)	($720.54)
768323	$0.00	$1,550.70	$1,550.70	($700.92)	($600.84)	($100.07)	($600.84)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
768324	$0.00	$927.87	$927.87	($419.40)	($359.52)	($59.88)	($359.52)
1014130	$0.00	$869.66	$939.12	($424.48)	($363.88)	($60.61)	($363.88)
768325	$0.00	$1,678.50	$1,678.50	($758.68)	($650.36)	($108.32)	($650.36)
768326	$0.00	$2,079.00	$2,079.00	($939.71)	($805.54)	($134.17)	($805.54)
768327	$0.00	$1,419.15	$1,419.15	($641.46)	($549.87)	($91.59)	($549.87)
768328	$0.00	$1,696.50	$1,696.50	($766.82)	($657.33)	($109.48)	($657.33)
768329	$0.00	$1,578.44	$1,578.44	($713.45)	($611.59)	($101.87)	($611.59)
768330	$0.00	$1,597.73	$1,597.73	($722.17)	($619.06)	($103.11)	($619.06)
768331	$0.00	$1,980.17	$1,980.17	($895.04)	($767.25)	($127.79)	($767.25)
768332	$0.00	$1,891.16	$1,891.16	($854.80)	($732.76)	($122.05)	($732.76)
768333	$0.00	$1,843.27	$1,843.27	($833.16)	($714.20)	($118.96)	($714.20)
768334	$0.00	$1,648.37	$1,648.37	($745.06)	($638.69)	($106.38)	($638.69)
768335	$0.00	$1,543.50	$1,543.50	($697.66)	($598.05)	($99.61)	($598.05)
768336	$0.00	$1,660.50	$1,660.50	($750.55)	($643.39)	($107.16)	($643.39)
768337	$0.00	$1,487.27	$1,487.27	($672.25)	($576.26)	($95.98)	($576.26)
768338	$0.00	$2,055.52	$2,055.52	($929.10)	($796.44)	($132.65)	($796.44)
768339	$0.00	$1,530.00	$1,530.00	($691.56)	($592.82)	($98.74)	($592.82)
768340	$0.00	$1,792.32	$1,792.32	($810.13)	($694.46)	($115.67)	($694.46)
768341	$0.00	$1,318.50	$1,318.50	($595.96)	($510.87)	($85.09)	($510.87)
768342	$0.00	$1,430.24	$1,430.24	($646.47)	($554.17)	($92.30)	($554.17)
768343	$0.00	$2,077.33	$2,077.33	($938.95)	($804.89)	($134.06)	($804.89)
768344	$0.00	$1,703.40	$1,815.69	($820.69)	($703.52)	($117.18)	($703.52)
768345	$0.00	$2,174.25	$2,174.25	($982.76)	($842.45)	($140.32)	($842.45)
768346	$0.00	$1,963.71	$1,963.71	($887.60)	($760.87)	($126.73)	($760.87)
768347	$0.00	$2,089.25	$2,089.25	($944.34)	($809.51)	($134.83)	($809.51)
768348	$0.00	$1,875.88	$1,875.88	($847.90)	($726.84)	($121.06)	($726.84)
768349	$0.00	$1,449.42	$1,449.42	($655.14)	($561.60)	($93.54)	($561.60)
768350	$0.00	$1,741.54	$1,741.54	($787.18)	($674.79)	($112.39)	($674.79)
768351	$0.00	$2,015.01	$2,015.01	($910.78)	($780.75)	($130.04)	($780.75)
768352	$0.00	$2,001.37	$2,001.37	($904.62)	($775.46)	($129.16)	($775.46)
768353	$0.00	$1,489.50	$1,489.50	($673.25)	($577.13)	($96.13)	($577.13)
768354	$0.00	$1,673.09	$1,673.09	($756.24)	($648.26)	($107.97)	($648.26)
768355	$0.00	$2,103.70	$2,103.70	($950.87)	($815.11)	($135.76)	($815.11)
768358	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
771003	$0.00	$2,245.50	$2,245.50	($1,014.97)	($870.05)	($144.91)	($870.05)
771004	$0.00	$2,433.69	$2,433.69	($1,100.03)	($942.97)	($157.06)	($942.97)
771005	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
771006	$0.00	$1,615.50	$1,615.50	($730.21)	($625.95)	($104.26)	($625.95)
771007	$0.00	$2,110.50	$2,110.50	($953.95)	($817.74)	($136.20)	($817.74)
771008	$0.00	$2,133.00	$2,133.00	($964.12)	($826.46)	($137.65)	($826.46)
771009	$0.00	$2,223.00	$2,223.00	($1,004.80)	($861.33)	($143.46)	($861.33)
771010	$0.00	$2,028.06	$2,028.06	($916.68)	($785.80)	($130.88)	($785.80)
771011	$0.00	$2,329.13	$2,447.01	($1,106.05)	($948.13)	($157.92)	($948.13)
771012	$0.00	$2,205.00	$2,205.00	($996.66)	($854.36)	($142.30)	($854.36)
771013	$0.00	$2,200.50	$2,200.50	($994.63)	($852.62)	($142.01)	($852.62)
771014	$0.00	$2,265.18	$2,265.18	($1,023.86)	($877.68)	($146.18)	($877.68)
771015	$0.00	$2,097.00	$2,097.00	($947.84)	($812.51)	($135.33)	($812.51)
771016	$0.00	$2,363.34	$2,363.34	($1,068.23)	($915.71)	($152.52)	($915.71)
771017	$0.00	$2,061.00	$2,061.00	($931.57)	($798.56)	($133.01)	($798.56)
771018	$0.00	$1,689.97	$1,689.97	($763.87)	($654.80)	($109.06)	($654.80)
771019	$0.00	$1,885.50	$1,885.50	($852.25)	($730.56)	($121.68)	($730.56)
771020	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
771021	$0.00	$28.37	$28.37	($12.82)	($10.99)	($1.83)	($10.99)
771022	$0.00	$1,739.16	$1,838.82	($831.15)	($712.48)	($118.67)	($712.48)
771023	$0.00	$2,372.43	$2,372.43	($1,072.34)	($919.23)	($153.11)	($919.23)
771024	$0.00	$1,744.65	$1,744.65	($788.58)	($675.99)	($112.59)	($675.99)
771025	$0.00	$2,110.50	$2,110.50	($953.95)	($817.74)	($136.20)	($817.74)
771026	$0.00	$1,240.20	$1,240.20	($560.57)	($480.53)	($80.04)	($480.53)
771027	$0.00	$1,802.02	$1,802.02	($814.51)	($698.22)	($116.29)	($698.22)
771028	$0.00	$2,427.91	$2,427.91	($1,097.42)	($940.73)	($156.69)	($940.73)
771029	$0.00	$1,863.00	$1,863.00	($842.08)	($721.85)	($120.23)	($721.85)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
771030	$0.00	$2,136.97	$2,136.97	($965.91)	($828.00)	($137.91)	($828.00)
771031	$0.00	$2,396.59	$2,396.59	($1,083.26)	($928.59)	($154.66)	($928.59)
771032	$0.00	$1,816.86	$1,816.86	($821.22)	($703.97)	($117.25)	($703.97)
771033	$0.00	$2,142.00	$2,142.00	($968.18)	($829.95)	($138.23)	($829.95)
771034	$0.00	$2,034.08	$2,034.08	($919.40)	($788.13)	($131.27)	($788.13)
771035	$0.00	$2,192.04	$2,192.04	($990.80)	($849.34)	($141.46)	($849.34)
771036	$0.00	$2,419.38	$2,419.38	($1,093.56)	($937.42)	($156.14)	($937.42)
771037	$0.00	$1,835.59	$1,835.59	($829.69)	($711.23)	($118.46)	($711.23)
771038	$0.00	$2,352.60	$2,427.04	($1,097.02)	($940.39)	($156.63)	($940.39)
771039	$0.00	$1,755.00	$1,755.00	($793.26)	($680.00)	($113.26)	($680.00)
771040	$0.00	$2,245.50	$2,245.50	($1,014.97)	($870.05)	($144.91)	($870.05)
771041	$0.00	$1,754.83	$1,754.83	($793.18)	($679.93)	($113.25)	($679.93)
771042	$0.00	$2,001.14	$2,001.14	($904.52)	($775.37)	($129.14)	($775.37)
771043	$0.00	$1,509.49	$1,509.49	($682.29)	($584.87)	($97.42)	($584.87)
771044	$0.00	$1,683.55	$1,683.55	($760.96)	($652.32)	($108.65)	($652.32)
771045	$0.00	$1,327.50	$1,327.50	($600.03)	($514.36)	($85.67)	($514.36)
771046	$0.00	$1,672.20	$1,672.20	($755.83)	($647.92)	($107.92)	($647.92)
771047	$0.00	$1,527.59	$1,527.59	($690.47)	($591.89)	($98.58)	($591.89)
771048	$0.00	$1,828.21	$1,828.21	($826.35)	($708.37)	($117.98)	($708.37)
771049	$0.00	$1,588.50	$1,588.50	($718.00)	($615.49)	($102.51)	($615.49)
771050	$0.00	$1,383.71	$1,383.71	($625.44)	($536.14)	($89.30)	($536.14)
771051	$0.00	$1,638.00	$1,638.00	($740.38)	($634.67)	($105.71)	($634.67)
771052	$0.00	$1,458.00	$1,458.00	($659.02)	($564.92)	($94.09)	($564.92)
771053	$0.00	$1,828.26	$1,828.26	($826.37)	($708.39)	($117.99)	($708.39)
771054	$0.00	$1,496.86	$1,496.86	($676.58)	($579.98)	($96.60)	($579.98)
771055	$0.00	$1,354.50	$1,354.50	($612.23)	($524.82)	($87.41)	($524.82)
771056	$0.00	$1,702.14	$1,702.14	($769.37)	($659.52)	($109.85)	($659.52)
771057	$0.00	$1,983.70	$1,983.70	($896.63)	($768.61)	($128.02)	($768.61)
771058	$0.00	$1,092.58	$1,515.25	($684.89)	($587.11)	($97.79)	($587.11)
771059	$0.00	$1,336.50	$1,336.50	($604.10)	($517.85)	($86.25)	($517.85)
771060	$0.00	$1,683.00	$1,683.00	($760.72)	($652.10)	($108.61)	($652.10)
771061	$0.00	$1,511.41	$1,511.41	($683.16)	($585.62)	($97.54)	($585.62)
771062	$0.00	$1,327.50	$1,327.50	($600.03)	($514.36)	($85.67)	($514.36)
771063	$0.00	$1,726.63	$1,726.63	($780.44)	($669.01)	($111.43)	($669.01)
771064	$0.00	$1,368.00	$1,368.00	($618.34)	($530.05)	($88.28)	($530.05)
771065	$0.00	$1,548.00	$1,548.00	($699.70)	($599.80)	($99.90)	($599.80)
771066	$0.00	$1,164.15	$1,589.58	($718.49)	($615.91)	($102.58)	($615.91)
771067	$0.00	$1,435.26	$1,435.26	($648.74)	($556.11)	($92.62)	($556.11)
771068	$0.00	$1,945.06	$1,945.06	($879.17)	($753.64)	($125.53)	($753.64)
771069	$0.00	$1,831.50	$1,831.50	($827.84)	($709.64)	($118.20)	($709.64)
771070	$0.00	$1,485.36	$1,485.36	($671.38)	($575.52)	($95.86)	($575.52)
771071	$0.00	$1,804.30	$1,804.30	($815.54)	($699.10)	($116.44)	($699.10)
771073	$0.00	$2,282.64	$2,282.64	($1,031.75)	($884.44)	($147.31)	($884.44)
771074	$0.00	$2,415.09	$2,415.09	($1,091.62)	($935.76)	($155.86)	($935.76)
771075	$0.00	$1,777.69	$1,777.69	($803.52)	($688.79)	($114.72)	($688.79)
771076	$0.00	$2,378.24	$2,378.24	($1,074.96)	($921.48)	($153.48)	($921.48)
771077	$0.00	$2,034.84	$2,034.84	($919.75)	($788.43)	($131.32)	($788.43)
771078	$0.00	$2,481.90	$2,481.90	($1,121.82)	($961.65)	($160.17)	($961.65)
771080	$0.00	$2,008.57	$2,182.37	($986.43)	($845.59)	($140.84)	($845.59)
771081	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	PREPAID
771082	$0.00	$2,340.00	$2,340.00	($1,057.68)	($906.67)	($151.01)	($906.67)
771083	$0.00	$1,913.96	$1,913.96	($865.11)	($741.59)	($123.52)	($741.59)
771084	$0.00	$1,684.94	$1,684.94	($761.59)	($652.85)	($108.74)	($652.85)
771085	$0.00	$1,716.48	$1,716.48	($775.85)	($665.08)	($110.77)	($665.08)
771086	$0.00	$2,324.66	$2,324.66	($1,050.75)	($900.72)	($150.02)	($900.72)
771087	$0.00	$2,018.64	$2,018.64	($912.43)	($782.15)	($130.27)	($782.15)
771088	$0.00	$1,492.73	$1,722.11	($778.39)	($667.26)	($111.14)	($667.26)
771089	$0.00	$1,806.95	$1,806.95	($816.74)	($700.13)	($116.61)	($700.13)
771090	$0.00	$2,403.89	$2,403.89	($1,086.56)	($931.42)	($155.14)	($931.42)
771091	$0.00	$2,046.09	$2,046.09	($924.83)	($792.79)	($132.05)	($792.79)
771092	$0.00	$2,142.00	$2,142.00	($968.18)	($829.95)	($138.23)	($829.95)

JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECTS TIRZ CREDIT CALCULATION
2026-27

Parcel	Base Year Taxes Paid	2025 Taxes Paid	2025 Tax Increment	Available 2026-27 TIRZ Increments	TIRZ Increments Available for Annual Installment Offset	TIRZ Increments Available for Additional TIRZ Projects	Applicable 2026-27 TIRZ Credit
771093	$0.00	$2,398.50	$2,398.50	($1,084.12)	($929.33)	($154.79)	($929.33)
771094	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
771095	$0.00	$1,561.50	$1,561.50	($705.80)	($605.03)	($100.77)	($605.03)
771096	$0.00	$1,462.50	$1,462.50	($661.05)	($566.67)	($94.38)	($566.67)
771097	$0.00	$1,692.00	$1,692.00	($764.78)	($655.59)	($109.19)	($655.59)
771098	$0.00	$1,695.87	$1,695.87	($766.53)	($657.09)	($109.44)	($657.09)
771099	$0.00	$1,549.00	$1,549.00	($700.15)	($600.18)	($99.97)	($600.18)
771100	$0.00	$1,849.50	$1,849.50	($835.97)	($716.62)	($119.36)	($716.62)
771101	$0.00	$1,210.21	$1,648.91	($745.31)	($638.89)	($106.41)	($638.89)
771102	$0.00	$1,710.22	$1,710.22	($773.02)	($662.65)	($110.37)	($662.65)
771103	$0.00	$1,599.89	$1,599.89	($723.15)	($619.90)	($103.25)	($619.90)
771104	$0.00	$1,443.12	$1,443.12	($652.29)	($559.16)	($93.13)	($559.16)
3695912	$0.00	$814.24	$814.24	($368.04)	($315.49)	($52.55)	($315.49)
8461591	$0.00	$623.29	$825.49	($373.12)	($319.85)	($53.27)	($319.85)
Total	**$0.00**	**$801,246.34**	**$814,439.56**	**($368,126.68)**	**($315,096.31)**	**($52,481.78)**	**($313,278.25)**

APPENDIX E-3
PHASE #2 PROJECTED ASSESSMENT SCHEDULES

Jackson Ridge Public Improvement District
Summary of Projected Annual Installments
Phase #2

Parcel	Lot Type 1 (60' Lot)
Outstanding Assessment	$26,053
Total Equivalent Units	1.00

Year[1]	Outstanding Assessment Amount	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	MSUD Contract Revenue Credit	Total Annual Installment[4]
2026	$26,053	$1,011	$1,262	$50	($248)	$2,075
2027	$25,042	$1,061	$1,377	$103	($247)	$2,294
2028	$23,981	$1,114	$1,319	$104	($247)	$2,290
2029	$22,867	$1,168	$1,258	$105	($247)	$2,284
2030	$21,699	$1,226	$1,193	$106	($246)	$2,279
2031	$20,473	$1,285	$1,126	$107	($245)	$2,274
2032	$19,188	$1,350	$1,055	$109	($245)	$2,268
2033	$17,838	$1,414	$981	$110	($245)	$2,260
2034	$16,424	$1,483	$903	$111	($243)	$2,254
2035	$14,941	$1,557	$822	$112	($243)	$2,248
2036	$13,384	$1,636	$736	$113	($242)	$2,243
2037	$11,748	$1,714	$646	$114	($242)	$2,233
2038	$10,034	$1,800	$552	$115	($240)	$2,227
2039	$8,234	$1,889	$453	$116	($239)	$2,219
2040	$6,345	$1,152	$349	$118	$0	$1,618
2041	$5,193	$1,207	$286	$119	$0	$1,611
2042	$3,987	$1,266	$219	$120	$0	$1,605
2043	$2,721	$1,328	$150	$121	$0	$1,599
2044	$1,393	$1,393	$77	$122	$0	$1,591
Total		**$26,053**	**$14,764**	**$2,075**	**($3,421)**	**$39,472**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Jackson Ridge Public Improvement District
Summary of Projected Annual Installments
Phase #2

Parcel	Lot Type 2 (50' Lot)
Outstanding Assessment	$21,624
Total Equivalent Units	0.83

Year[1]	Outstanding Assessment Amount	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	MSUD Contract Revenue Credit	Total Annual Installment[4]
2026	$21,624	$839	$1,048	$42	($206)	$1,722
2027	$20,785	$881	$1,143	$86	($205)	$1,904
2028	$19,904	$924	$1,095	$87	($205)	$1,901
2029	$18,980	$970	$1,044	$87	($205)	$1,896
2030	$18,010	$1,017	$991	$88	($205)	$1,892
2031	$16,993	$1,067	$935	$89	($203)	$1,887
2032	$15,926	$1,120	$876	$90	($204)	$1,883
2033	$14,806	$1,174	$814	$91	($203)	$1,876
2034	$13,632	$1,231	$750	$92	($202)	$1,871
2035	$12,401	$1,292	$682	$93	($202)	$1,865
2036	$11,109	$1,358	$611	$94	($201)	$1,862
2037	$9,751	$1,423	$536	$95	($201)	$1,853
2038	$8,328	$1,494	$458	$96	($200)	$1,848
2039	$6,834	$1,567	$376	$97	($198)	$1,842
2040	$5,266	$956	$290	$98	$0	$1,343
2041	$4,311	$1,001	$237	$99	$0	$1,337
2042	$3,309	$1,051	$182	$100	$0	$1,332
2043	$2,258	$1,102	$124	$100	$0	$1,327
2044	$1,156	$1,156	$64	$102	$0	$1,321
Total		**$21,624**	**$12,254**	**$1,723**	**($2,839)**	**$32,762**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX F-1
PHASE #3A ASSESSMENT ROLL – 2026-27

Jackson Ridge Public Improvement District
Phase #3A 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
961513	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961514	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961515	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961516	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961517	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961518	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961519	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961520	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961521	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961522	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961523	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961524	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961525	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961526	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961527	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961528	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961529	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961530	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961531	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961532	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961533	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961534	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961535	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961536	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961537	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961538	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961539	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961540	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961541	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961542	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961543	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961544	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961545	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961546	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961547	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961548	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961549	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961550	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961551	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961552	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961553	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961554	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961555	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961556	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961557	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961558	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961559	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961560	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21

Jackson Ridge Public Improvement District
Phase #3A 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
961561	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961562	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961563	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961564	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961565	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961566	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961567	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961568	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961569	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
961570	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961571	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961572	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961573	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961574	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961575	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961576	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961578	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961579	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961580	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961581	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961582	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961583	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961584	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961585	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961586	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961587	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961588	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961589	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961590	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961591	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961592	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961593	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961594	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961595	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961596	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961597	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961598	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961599	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961600	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961601	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961602	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961603	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961604	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961605	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961606	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961607	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961608	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961609	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21

Jackson Ridge Public Improvement District
Phase #3A 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
961610	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961611	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961612	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961613	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961614	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961615	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961616	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961617	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961618	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961619	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961620	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961621	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961622	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961623	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961624	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961625	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961626	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961627	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961628	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961629	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961630	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961631	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961632	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961633	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961634	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961635	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961636	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961637	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961638	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961639	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961640	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961641	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961642	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961643	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961644	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961645	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961646	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961647	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961648	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961649	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961650	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961651	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961652	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961653	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961654	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961655	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961656	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961657	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21

Jackson Ridge Public Improvement District
Phase #3A 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
961658	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961659	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961660	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961661	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961662	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961663	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961664	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961665	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961666	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961667	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961668	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961669	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961670	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961671	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961672	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961673	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961674	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961675	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961676	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961677	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961678	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961679	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961680	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961681	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961682	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961683	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961684	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961685	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961686	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961687	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961688	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961689	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961690	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961691	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961692	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961693	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961694	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961695	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961696	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961697	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961698	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961699	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961700	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961701	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961702	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961703	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961704	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961705	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21

Jackson Ridge Public Improvement District
Phase #3A 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
961706	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961707	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961708	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961709	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961710	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961711	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961712	1	50	2	0.83	$15,741.12	$593.91	$582.84	$116.75	$78.71	$1,372.21
961713	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**197**			**163.51**	**$3,101,000.00**	**$117,000.00**	**$114,820.00**	**$23,000.00**	**$15,505.00**	**$270,325.00**

APPENDIX F-2
PHASE #3A PROJECTED ASSESSMENT SCHEDULES

Jackson Ridge PID
Summary of Projected Annual Installments
Phase #3A

Lot Type	**60' Lot**
Outstanding Assessment	**$27,489**
Equivalent Units	**1.00**

Year[1]	Cumulative Outstanding Principal	Phase #3A Principal[2]	Phase #3A Interest[2]	Phase #3 MI Principal[3]	Phase #3 MI Interest[3]	Administrative Expenses[4]	MSUD Contract Revenue Credit[5]	Total Annual Installment[6]
2026	$27,489	$716	$797	$446	$468	$218	($249)	$2,395
2027	$26,328	$740	$699	$466	$404	$290	($248)	$2,352
2028	$25,121	$758	$677	$487	$381	$296	($247)	$2,351
2029	$23,876	$783	$654	$510	$356	$302	($248)	$2,358
2030	$22,583	$807	$631	$533	$331	$308	($247)	$2,363
2031	$21,243	$832	$606	$559	$304	$314	($246)	$2,370
2032	$19,852	$862	$573	$585	$276	$320	($246)	$2,371
2033	$18,405	$899	$539	$613	$247	$327	($245)	$2,379
2034	$16,893	$930	$503	$641	$216	$333	($244)	$2,380
2035	$15,322	$966	$466	$670	$184	$340	($244)	$2,382
2036	$13,686	$1,009	$427	$703	$151	$347	($242)	$2,394
2037	$11,974	$1,046	$387	$734	$116	$354	($242)	$2,394
2038	$10,194	$1,089	$345	$770	$79	$361	($241)	$2,402
2039	$8,335	$1,131	$301	$806	$40	$368	($239)	$2,408
2040	$6,397	$1,180	$256	$0	$0	$267	$0	$1,704
2041	$5,217	$1,229	$209	$0	$0	$273	$0	$1,711
2042	$3,988	$1,278	$160	$0	$0	$278	$0	$1,716
2043	$2,709	$1,327	$108	$0	$0	$284	$0	$1,719
2044	$1,382	$1,382	$55	$0	$0	$289	$0	$1,727
Total		**$18,965**	**$8,391**	**$8,524**	**$3,552**	**$5,870**	**($3,428)**	**$41,875**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3A Bonds and includes additional interest of one-half of one percent for debt service reserves. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent a pro rata share of the Phase #3 Major Improvement Refunding Bonds final numbers and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of the Annual Service Plan Updates.
5 - The MSUD Credit represents the proportional share of Phases #2-3 Major Improvement Bond debt service payable by Mustang SUD pursuant to the Transfer and Service Agreement.
6 - The estimated net Annual Installments shown do not include any TIRZ Credit. Eligible TIRZ Credits are only applicable to MI portion of Annual Installments.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Jackson Ridge PID
Summary of Projected Annual Installments
Phase #3A

Lot Type	**50' Lot**
Outstanding Assessment	**$22,816**
Equivalent Units	**0.83**

Year[1]	Cumulative Outstanding Principal	Phase #3A Principal[2]	Phase #3A Interest[2]	Phase #3 MI Principal[3]	Phase #3 MI Interest[3]	Administrative Expenses[4]	MSUD Contract Revenue Credit[5]	Total Annual Installment[6]
2026	$22,816	$594	$662	$370	$388	$181	($207)	$1,988
2027	$21,852	$614	$580	$387	$335	$241	($206)	$1,952
2028	$20,851	$629	$562	$404	$316	$246	($205)	$1,952
2029	$19,817	$650	$543	$423	$296	$251	($205)	$1,957
2030	$18,744	$670	$523	$443	$275	$256	($205)	$1,961
2031	$17,632	$690	$503	$464	$252	$261	($204)	$1,967
2032	$16,477	$716	$476	$485	$229	$266	($204)	$1,968
2033	$15,276	$746	$447	$509	$205	$271	($204)	$1,975
2034	$14,021	$772	$417	$532	$179	$277	($202)	$1,975
2035	$12,717	$802	$386	$556	$153	$282	($202)	$1,977
2036	$11,359	$838	$354	$584	$125	$288	($201)	$1,987
2037	$9,938	$868	$321	$609	$96	$294	($201)	$1,987
2038	$8,461	$904	$286	$639	$65	$300	($200)	$1,994
2039	$6,918	$939	$250	$669	$33	$306	($199)	$1,999
2040	$5,310	$980	$212	$0	$0	$222	$0	$1,414
2041	$4,330	$1,020	$173	$0	$0	$226	$0	$1,420
2042	$3,310	$1,061	$132	$0	$0	$231	$0	$1,424
2043	$2,249	$1,102	$90	$0	$0	$235	$0	$1,427
2044	$1,147	$1,147	$46	$0	$0	$240	$0	$1,433
Total		**$15,741**	**$6,965**	**$7,075**	**$2,948**	**$4,872**	**($2,845)**	**$34,756**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3A Bonds and includes additional interest of one-half of one percent for debt service reserves. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent a pro rata share of the Phase #3 Major Improvement Refunding Bonds final numbers and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of the Annual Service Plan Updates.
5 - The MSUD Credit represents the proportional share of Phases #2-3 Major Improvement Bond debt service payable by Mustang SUD pursuant to the Transfer and Service Agreement.
6 - The estimated net Annual Installments shown do not include any TIRZ Credit. Eligible TIRZ Credits are only applicable to MI portion of Annual Installments.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX G-1
PHASE #3B ASSESSMENT ROLL – 2026-27

Jackson Ridge Public Improvement District
Phase #3B 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
1012511	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012512	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1012344	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012345	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012346	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012347	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012348	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012349	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012350	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012351	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012352	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012353	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012354	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012355	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012356	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012357	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012358	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012359	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012360	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012361	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012362	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012363	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012364	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012365	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012366	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012367	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012368	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012369	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012370	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012371	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012372	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012373	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012374	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012375	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012376	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012377	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012378	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012379	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012380	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012381	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012382	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012383	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012384	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012385	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012386	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012387	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012388	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012389	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012390	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012391	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012392	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012393	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012394	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012395	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012396	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012397	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53

Jackson Ridge Public Improvement District
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Parcel	Estimated Units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
1012398	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012399	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012400	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012401	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012402	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012403	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012404	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012405	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012406	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012407	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012408	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012409	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012410	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012411	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012412	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012413	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012414	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012415	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012416	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012417	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012418	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012419	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012420	1	50	2	0.83	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
1012421	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012422	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012423	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012424	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012425	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012426	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012427	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012428	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012429	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012430	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012431	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012432	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012433	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012434	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012435	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012436	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012437	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012438	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012439	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012440	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012441	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012442	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012443	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012444	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012445	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012446	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012447	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012448	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012449	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012450	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012451	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012452	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012453	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53

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Parcel	Estimated Units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
1012454	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012455	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012456	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012457	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012458	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012459	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012460	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012461	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012462	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012463	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012464	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012465	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012466	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012467	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012468	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012469	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012470	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012471	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012472	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012473	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012474	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012475	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012476	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012477	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012478	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012479	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012480	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012481	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012482	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012483	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012484	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012485	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012486	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012487	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012488	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012489	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012490	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012491	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012492	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012493	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012494	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012495	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012496	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012497	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012498	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012499	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012500	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012501	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012502	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012503	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012504	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012505	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012506	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012507	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012508	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1012509	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53

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Parcel	Estimated Units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
1007634	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007609	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007610	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007611	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007612	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007613	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007614	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007615	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007616	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007617	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007618	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007619	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007620	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007621	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007622	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007623	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007624	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007625	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007626	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007627	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007628	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007629	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007630	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007631	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007632	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1007633	1	50	2	0.83	0.83	$21,436.46	$657.50	$1,219.28	$77.57	$107.18	$2,061.53
1010340	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010341	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010342	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010343	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010344	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010345	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010346	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010347	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010348	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010349	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010350	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010351	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010352	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010353	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010354	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010355	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010356	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010357	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010358	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010359	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010360	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010361	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010362	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010363	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010364	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010365	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010366	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010367	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010368	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010369	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77

Jackson Ridge Public Improvement District
Phase #3B 2026-27 Assessment Roll Summary

Parcel	Estimated Units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Excess Interest for Reserves	2026-27 Annual Installments
1010370	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010371	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010372	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010373	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010374	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010375	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010376	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010377	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010378	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010379	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010380	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010381	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010382	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010383	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010384	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010385	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010386	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010387	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010388	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010389	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010390	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010391	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010392	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010393	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010394	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010395	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010396	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010397	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010398	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010399	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010400	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010401	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010402	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010403	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010404	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010405	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
1010406	1	60	1	1.00	1.00	$25,827.06	$792.17	$1,469.01	$93.46	$129.14	$2,483.77
Total	**258**			**225.53**	**224.70**	**$5,803,340.89**	**$178,000.00**	**$330,086.04**	**$21,000.00**	**$29,016.70**	**$558,102.74**

APPENDIX G-2
PHASE #3B PROJECTED ASSESSMENT SCHEDULES

Jackson Ridge PID
Summary of Projected Annual Installments
Phase #3B

Lot Type	**60' Lot**
Outstanding Assessment	**$34,452**
Equivalent Units	**1.00**

Year[1]	Cumulative Outstanding Principal	Phase #3B Principal[2]	Phase #3B Interest[2]	Phase #3 MI Principal[3]	Phase #3 MI Interest[3]	Administrative Expenses[4]	MSUD Contract Revenue Credit[5]	Total Annual Installment[6]
2026	$34,452	$792	$1,598	$446	$468	$171	($249)	$3,225
2027	$33,214	$837	$1,599	$466	$698	$305	($248)	$3,657
2028	$31,911	$877	$1,551	$487	$658	$311	($247)	$3,635
2029	$30,547	$926	$1,501	$510	$615	$317	($248)	$3,621
2030	$29,112	$975	$1,447	$533	$571	$323	($247)	$3,603
2031	$27,604	$1,024	$1,391	$559	$525	$330	($246)	$3,583
2032	$26,021	$1,077	$1,332	$585	$477	$336	($246)	$3,562
2033	$24,359	$1,144	$1,262	$613	$427	$343	($245)	$3,544
2034	$22,603	$1,211	$1,188	$641	$374	$350	($244)	$3,520
2035	$20,751	$1,286	$1,109	$670	$318	$357	($244)	$3,497
2036	$18,795	$1,366	$1,026	$703	$260	$364	($242)	$3,477
2037	$16,725	$1,446	$937	$734	$200	$371	($242)	$3,446
2038	$14,545	$1,535	$843	$770	$136	$379	($241)	$3,423
2039	$12,239	$1,633	$743	$806	$156	$387	($239)	$3,485
2040	$9,800	$1,731	$637	$0	$0	$286	$0	$2,654
2041	$8,069	$1,838	$524	$0	$0	$292	$0	$2,654
2042	$6,231	$1,954	$405	$0	$0	$298	$0	$2,656
2043	$4,277	$2,074	$278	$0	$0	$304	$0	$2,655
2044	$2,203	$2,203	$143	$0	$0	$310	$0	$2,656
Total		**$25,928**	**$19,516**	**$8,524**	**$5,882**	**$6,133**	**($3,428)**	**$62,555**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3A Bonds and includes additional interest of one-half of one percent for debt service reserves. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent a pro rata share of the Phase #3 Major Improvement Refunding Bonds final numbers and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of the Annual Service Plan Updates.
5 - The MSUD Credit represents the proportional share of Phases #2-3 Major Improvement Bond debt service payable by Mustang SUD pursuant to the Transfer and Service Agreement.
6 - The estimated net Annual Installments shown do not include any TIRZ Credit. Eligible TIRZ Credits are only applicable to MI portion of Annual Installments.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Jackson Ridge PID
Summary of Projected Annual Installments
Phase #3B

Lot Type	**50' Lot**
Outstanding Assessment	**$28,595**
Equivalent Units	**0.83**

Year[1]	Cumulative Outstanding Principal	Phase #3B Principal[2]	Phase #3B Interest[2]	Phase #3 MI Principal[3]	Phase #3 MI Interest[3]	Administrative Expenses[4]	MSUD Contract Revenue Credit[5]	Total Annual Installment[6]
2026	$28,595	$657	$1,326	$370	$388	$142	($207)	$2,677
2027	$27,567	$694	$1,327	$387	$579	$253	($206)	$3,035
2028	$26,486	$728	$1,287	$404	$546	$258	($205)	$3,017
2029	$25,354	$768	$1,245	$423	$511	$263	($205)	$3,006
2030	$24,163	$809	$1,201	$443	$474	$268	($205)	$2,991
2031	$22,911	$850	$1,155	$464	$436	$274	($204)	$2,974
2032	$21,598	$894	$1,106	$485	$396	$279	($204)	$2,956
2033	$20,218	$949	$1,048	$509	$354	$285	($204)	$2,941
2034	$18,760	$1,005	$986	$532	$310	$291	($202)	$2,922
2035	$17,223	$1,068	$921	$556	$264	$296	($202)	$2,902
2036	$15,600	$1,134	$851	$584	$216	$302	($201)	$2,886
2037	$13,882	$1,200	$778	$609	$166	$308	($201)	$2,860
2038	$12,072	$1,274	$700	$639	$113	$315	($200)	$2,841
2039	$10,159	$1,356	$617	$669	$129	$321	($199)	$2,893
2040	$8,134	$1,437	$529	$0	$0	$237	$0	$2,203
2041	$6,697	$1,526	$435	$0	$0	$242	$0	$2,203
2042	$5,171	$1,622	$336	$0	$0	$247	$0	$2,205
2043	$3,550	$1,721	$231	$0	$0	$252	$0	$2,204
2044	$1,828	$1,828	$119	$0	$0	$257	$0	$2,204
Total		**$21,520**	**$16,198**	**$7,075**	**$4,882**	**$5,091**	**($2,845)**	**$51,921**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3A Bonds and includes additional interest of one-half of one percent for debt service reserves. Interest amounts are calculated through the principal payment date of each year.
3 - The principal and interest amounts represent a pro rata share of the Phase #3 Major Improvement Refunding Bonds final numbers and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of the Annual Service Plan Updates.
5 - The MSUD Credit represents the proportional share of Phases #2-3 Major Improvement Bond debt service payable by Mustang SUD pursuant to the Transfer and Service Agreement.
6 - The estimated net Annual Installments shown do not include any TIRZ Credit. Eligible TIRZ Credits are only applicable to MI portion of Annual Installments.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE JACKSON RIDGE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX H
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Jackson Ridge Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Receive a Presentation and Consider and act on Ordinance No. 968-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Winn Ridge South Public Improvement District (Abdi Yassin, Municap)

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

Summary

State law requires the City to annually review and update the Service and Assessment Plan and Assessment Roll for the Winn Ridge South Public Improvement District (PID) to ensure assessments remain accurate and sufficient to meet outstanding bond obligations and administrative expenses. The proposed Fiscal Year 2026-2027 update reflects the annual debt service requirements, administrative costs, reserve fund credits, and any assessment adjustments resulting from property prepayments.

All authorized public improvements within the Winn Ridge South PID have been completed, and no changes are proposed to the assessment methodology. Additionally, there have been no new parcel subdivisions or consolidations since the previous annual update, and the assessment roll has been updated to reflect parcels that have prepaid their assessments.

Approval of Ordinance No. 968-26 will adopt the Fiscal Year 2026-2027 Annual Service and Assessment Plan Update and Updated Assessment Roll, authorize certification of the annual assessments to the Denton County Tax Office for inclusion on the 2026 property tax bills, and maintain the City's compliance with Chapter 372 of the Texas Local Government Code.

Financial Summary
Authorized improvements have been completed.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, table) Ordinance No. 968-26

Winn Ridge South Public Improvement District
City of Aubrey, Texas

JULY 23, 2026

MUNICAP, INC.
PUBLIC FINANCE

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
  - Bond Debt Service
  - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

- Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Cost	Variance
Bond par amount	$8,000,000	$8,000,000	$0
Other funding sources	$997,854	$1,115,516	$117,662
Total Sources	**$8,997,854**	**$9,115,516**	**$117,662**
Uses of Funds			
Sub-phase #1 Authorized Improvements			
Road improvements	$1,516,776	$1,726,912	$210,136
Water distribution system improvements	$390,240	$310,572	($79,668)
Sanitary sewer improvements	$294,733	$266,966	($27,767)
Storm drainage improvements	$539,000	$523,061	($15,939)
Landscaping and screening improvements	$142,950	$60,408	($82,542)
Other soft and miscellaneous costs	$400,511	$396,290	($4,221)
Estimated PID establishment costs	$141,086	$141,086	($0)
Subtotal	*$3,425,296*	*$3,425,295*	*($1)*
Sub-phase #2 Authorized Improvements			
Road improvements	$1,630,116	$2,022,685	$392,569
Water distribution system improvements	$397,721	$268,624	($129,097)
Sanitary sewer improvements	$350,416	$277,320	($73,096)
Storm drainage improvements	$651,000	$605,596	($45,404)
Landscaping and screening improvements	$142,950	$0	($142,950)
Other soft and miscellaneous costs	$462,077	$577,718	$115,641
Estimated PID establishment costs	$170,431	$170,431	$0
Subtotal	*$3,804,711*	*$3,922,374*	*$117,663*
Bond issuance costs	$1,767,847	$1,767,847	$0
Total Uses	**$8,997,854**	**$9,115,516**	**$117,662**

1- According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Annual Budget

	2026-27 Budget	2025-26 Budget
Principal	$170,000	$165,000
Interest	$431,333	$441,718
Administrative Expenses	$30,500	$30,500
Excess Interest for Reserves	$34,880	$35,811
Subtotal - Expenses	*$666,714*	*$673,029*
Reserve Fund Credit	($6,000)	($35,000)
Capitalized Interest Funds	$0	$0
Administrative Credit	$0	$0
Subtotal - Credits	*($6,000)*	*($35,000)*
Total Annual Installments	**$660,714**	**$638,029**

Annual Installments

	2026-27 Annual Installment	2025-26 Annual Installment
50' Lots	$1,954.77	$1,882.09

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- No additional parcel subdivisions or consolidations since the Winn Ridge South 2022-23 Annual SAP Update.

Prepayments

Parcel ID	Prepayment Date	Amount	Full/Partial
972508	December 2021	$19,860	Full
972595	November 2025	$18,310	Full

Next Steps

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2026 property taxes.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 968-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY WINN RIDGE SOUTH PUBLIC IMPROVEMENT DISTRICT ("WINN RIDGE") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR WINN RIDGE ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on March 21, 2017, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 764-17 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, after notice and a public hearing conducted in the manner required by law on May 16, 2017, and continued to June 20, 2017, the City Council adopted Ordinance No. 614-17, adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance"); and

WHEREAS, On August 22, 2017 the City of Aubrey (the "City") approved issuance of the City of Aubrey, Texas Assessment Revenue Bonds, Series 2017 (Winn Ridge South Public Improvement District Project) (the "Series 2017 Bonds") in the aggregate principal amount of $8,000,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, pursuant to State law, the Service and Assessment Plan and Assessment Roll have been reviewed and updated annually; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027), hereto

conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached hereto as Exhibit "A", in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE / FILING

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for Winn Ridge South PID for 2026-2027 (**Exhibit "A")** with the Denton County Clerk.

.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July, 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027)
(Winn Ridge South PID)

WINN RIDGE SOUTH
PUBLIC IMPROVEMENT DISTRICT

CITY OF AUBREY, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 -8/31/27)

AS APPROVED BY CITY COUNCIL ON:
JULY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WINN RIDGE SOUTH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 -8/31/27)

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I. INTRODUCTION

The Winn Ridge South Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council of Aubrey (the "City Council") on March 21, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On August 22, 2017 the City of Aubrey (the "City") approved issuance of the City of Aubrey, Texas Assessment Revenue Bonds, Series 2017 (Winn Ridge South Public Improvement District Project) (the "Series 2017 Bonds") in the aggregate principal amount of $8,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted the Assessment Roll identifying the assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments to be collected for 2026-27.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and projected Annual Installment Schedules as Appendix C-2. This Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the

PID Act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

(remainder of this page intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on March 21, 2017, the initial total estimated costs of the Authorized Improvements, including Series 2017 Bond issuance costs, were equal to $8,997,855. According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021 the updated estimated costs of the Authorized Improvements were $9,115,518.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021, the sub-phase #1 of development water distribution system and sanitary sewer Improvements were completed and accepted by the City as of June 7, 2019. In addition, the sub-phase #1 of development road and storm drainage Improvements were completed and accepted by the City on June 28, 2019.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2021, the sub-phase #2 of development Road and Storm drainage Improvements were completed and accepted by the City as of December 15, 2020. In addition, the sub-phase #2 of development water distribution system and sanitary sewer Improvements were completed and accepted by the City on January 21, 2021.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2017 Bonds.

For additional Authorized Improvement development-related information, refer to the link below:

https://emma.msrb.org/P11510048-P11169000-P11584616.pdf

Table II-A-1
Updated Sources and Uses – Authorized Improvement Area

Sources of Funds	Initial Estimated Budget	Actual Cost	Variance
Bond par amount	$8,000,000	$8,000,000	$0
Other funding sources	$997,854	$1,115,516	$117,662
Total Sources	**$8,997,854**	**$9,115,516**	**$117,662**
Uses of Funds			
Sub-phase #1 Authorized Improvements			
Road improvements	$1,516,776	$1,726,912	$210,136
Water distribution system improvements	$390,240	$310,572	($79,668)
Sanitary sewer improvements	$294,733	$266,966	($27,767)
Storm drainage improvements	$539,000	$523,061	($15,939)
Landscaping and screening improvements	$142,950	$60,408	($82,542)
Other soft and miscellaneous costs	$400,511	$396,290	($4,221)
Estimated PID establishment costs	$141,086	$141,086	($0)
Subtotal	*$3,425,296*	*$3,425,295*	*($1)*
Sub-phase #2 Authorized Improvements			
Road improvements	$1,630,116	$2,022,685	$392,569
Water distribution system improvements	$397,721	$268,624	($129,097)
Sanitary sewer improvements	$350,416	$277,320	($73,096)
Storm drainage improvements	$651,000	$605,596	($45,404)
Landscaping and screening improvements	$142,950	$0	($142,950)
Other soft and miscellaneous costs	$462,077	$577,718	$115,641
Estimated PID establishment costs	$170,431	$170,431	$0
Subtotal	*$3,804,711*	*$3,922,374*	*$117,663*
Bond issuance costs	$1,767,847	$1,767,847	$0
Total Uses	**$8,997,854**	**$9,115,516**	**$117,662**

1- According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Authorized Improvements Cost Variances

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, there has been an increase in costs of $117,662. The increase in costs of the Authorized Improvements were funded by the Developer.

B. Five Year Service Plan

According to the PID act, a service plan must cover a period of five years.

For additional development related details, please refer to the link provided in Section II.A. of this report.

The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments to be collected during the next five years are shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2019-2032)

Assessment Year Ending 09/01[1]	PID Projected Annual Installments
2019-26	$5,153,156
2027	$660,714
2028	$687,710
2029	$686,625
2030	$689,890
2031	$687,169
2032	$688,799
Total	**$9,254,063**

1 - Annual Installment amounts due for assessment years ending 2027 and prior represent actual Annual Installment amounts billed or to be billed. Assessment Years 2028 through 2032 represent projected future Annual Installments and do not include any available credits, if any.

C. Status of Development

According to the City, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2022. Pursuant to Section 4.(a)(iv) of the Continuing Disclosure Agreement of the Issuer, the City is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

D. Annual Budget

Annual Installments – 2026-27

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2017 Bonds, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2017 Bonds commencing with the issuance of the Bonds. The effective interest rate on the Series 2017 Bonds is 6.18 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2017 Bonds (6.18 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears

to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Series 2017 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments to be Collected for 2026-27

Description	Series 2017 Bonds
Interest payment on March 1, 2027	$215,667
Interest payment on September 1, 2027	$215,667
Principal payment on September 1, 2027	$170,000
Subtotal debt service on bonds	*$601,333*
Administrative Expenses	$30,500
Excess interest for prepayment and delinquency reserves	$34,880
Subtotal Expenses	*$666,714*
Available Reserve Fund Income	($6,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($6,000)*
Annual Installments	**$660,714**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $215,667 and on September 1, 2027, in the amount of $215,667, which equal interest on the outstanding Series 2017 Assessments balance of $6,976,064 for six months each and an effective interest rate of 6.18 percent. Annual Installments to be collected include a principal amount of $170,000 due on September 1, 2027. As a result, total principal and interest due for the Assessments in 2026-27 is estimated to be equal to $601,333.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, Dissemination Agent, and contingency fees. As shown in Table II-D-below, the total administrative expenses to be collected for 2026-27 are estimated to be $30,500.

Table II-D-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
City	$2,500
PID Administrator	$17,000
Trustee	$2,500
Dissemination Agent	$3,500
Audit	$5,000
Contingency	$0
Total	**$30,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves are $34,880, which equals 0.5 percent interest on the outstanding Assessments balance of $6,976,064.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $28,192 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $6,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2026, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the balance in the Administrative Expense Fund was $59,683. This balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2027. As a result, there is no credit to reduce the budgeted administrative expense portion of the 2026-27 Annual Installment.

E. Annual Installments per Unit

According to the Service and Assessment Plan, 340 units are expected to be built within the PID. According to Trustee records, two residential units have prepaid their Assessment in full. As a result, the total Outstanding Units is 338 (340 – 2 = 338). The Annual Installment due to be collected from each Parcel within the PID is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Unit[2]
Principal	$170,000.00	$502.96
Interest	$425,333.40	$1,258.38
Administrative Expenses	$30,500.00	$90.24
Excess Interest for Reserves	$34,880.32	$103.20
Total	**$660,713.72**	**$1,954.77**

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 338 Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the administrative expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Bond Redemption Related Updates

The Series 2017 Bonds were issued in 2017. Pursuant to Section 4.3 (a) of each respective Indenture, the City reserves the right and option to redeem the Series 2017 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2017 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to DCAD online records, a final plat for one hundred and sixty-six (166) residential Parcels was recorded on June 26, 2019 for sub-phase #1 as shown in the 2021-22 Annual Service Plan Update. According to DCAD online records, Parcel 753118 was subdivided in 2020 into one hundred and sixty-six Parcels and is no longer active. The subdivided Parcels were officially recognized within the county's official roll in 2020. As a result, individual Parcels within sub-phase #1 of development were individually billed Annual Installments beginning in tax year 2020 as shown in the 2021-22 Annual Service Plan Update.

According to DCAD online records, a final plat for one hundred and seventy-four (174) residential Parcels was recorded on January 1, 2021 for sub-phase #1 as shown in the 2021-22 Annual Service

Plan Update. According to DCAD online records, Parcel 38577 was subdivided in 2021 into one hundred and seventy-four Parcels and is no longer active. The subdivided Parcels were officially recognized within the county's official roll in 2021. As a result, individual Parcels within sub-phase #2 of development were individually billed Annual Installments beginning in tax year 2021 as shown in the 2021-22 Annual Service Plan Update.

B. Prepayment of Assessments

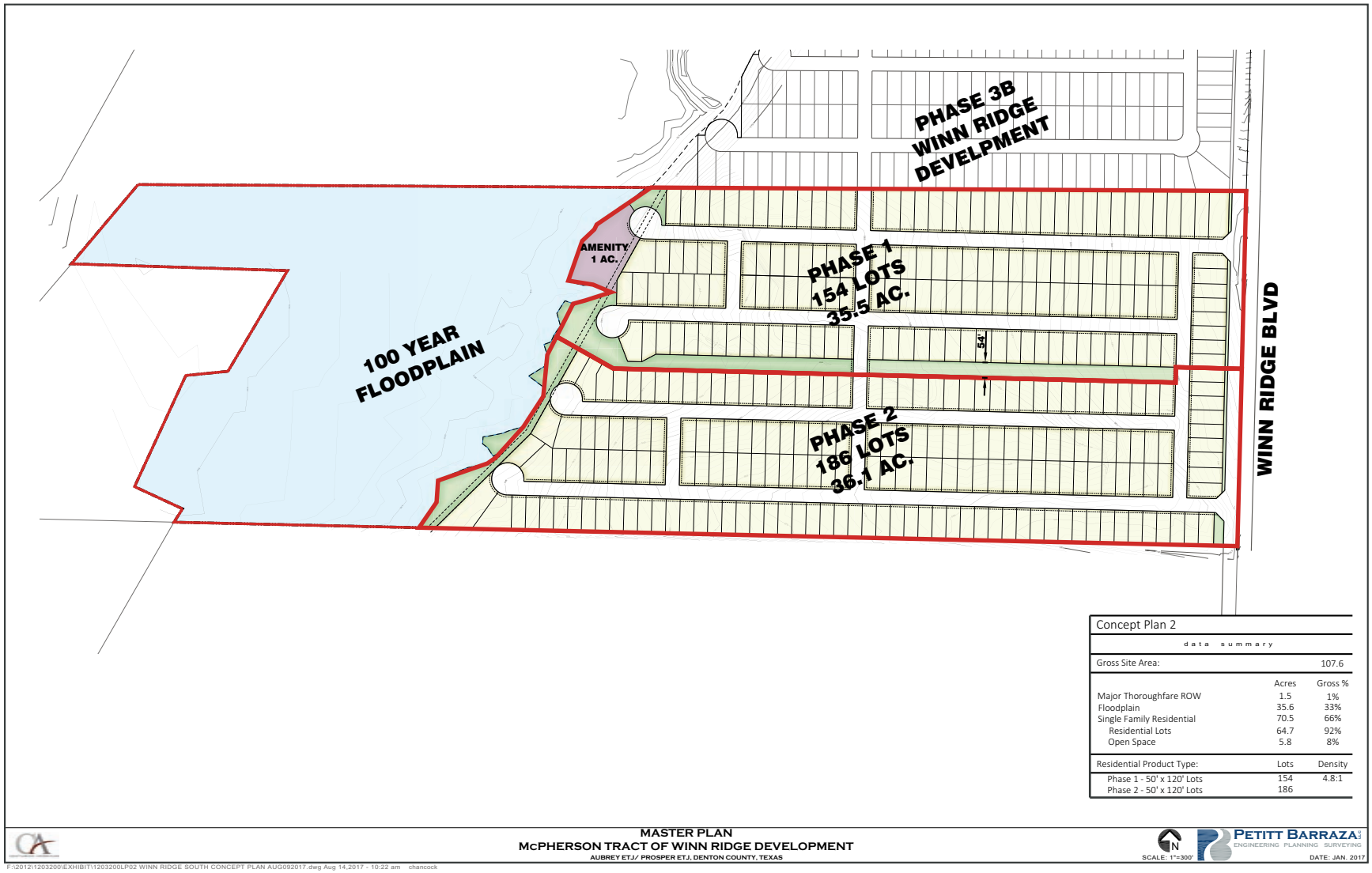
As of May 31, 2026, two Parcels have prepaid their Assessment in full. See Appendix B for more information related to these parcels.

The complete Assessment Rolls are available for review at the City Hall, located at 107 S. Main Street, Aubrey, Texas 76227.

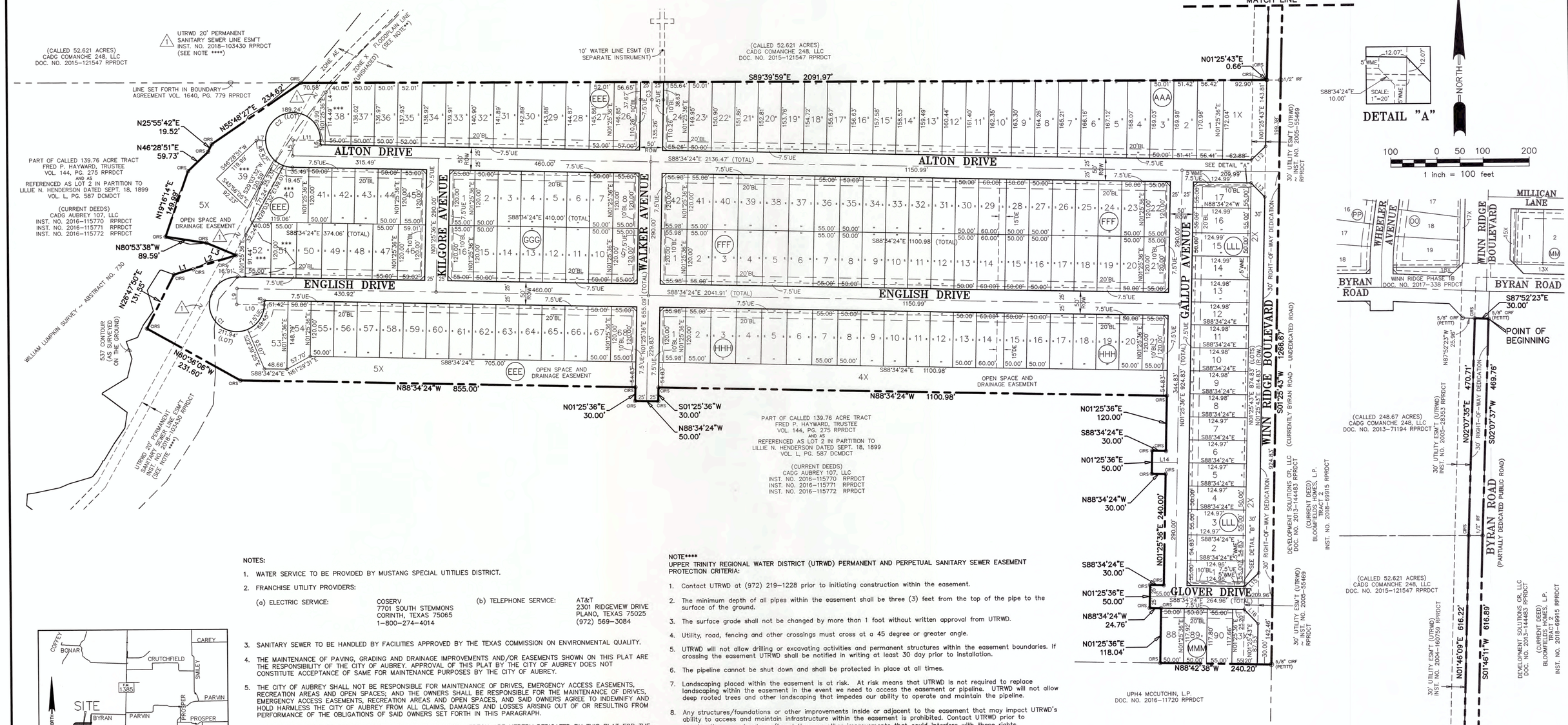
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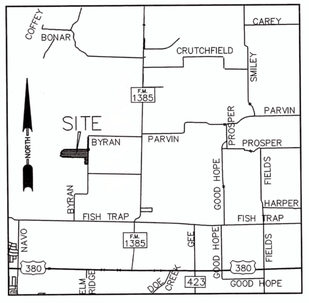
APPENDIX A
PID MAP AND PLAT

MAP SHOWING BOUNDARIES OF
PHASE #1 AND PHASE #2 OF THE DISTRICT



Note: This map shows anticipated size and location of each phase. Exact boundaries, lot counts and lot layout will be determined by final platting.





LOCATION MAP
N.T.S.

LEGEND

LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
LS&DE	LANDSCAPE AND DRAINAGE EASEMENT
ESM'T	EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POB	POINT OF BEGINNING
57.5'R	57.5-FOOT RADIUS
HOA	HOME OWNERS ASSOCIATION
UTRWD	UPPER TRINITY REGIONAL WATER DISTRICT
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
(A)	DESIGNATES SUBDIVISION BLOCK
◇	DENOTES STREET NAME CHANGE
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

1. WATER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTITILIES DISTRICT.
2. FRANCHISE UTILITY PROVIDERS:
   (a) ELECTRIC SERVICE: COSERV, 7701 SOUTH STEMMONS, CORINTH, TEXAS 75065, 1-800-274-4014
   (b) TELEPHONE SERVICE: AT&T, 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025, (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE CITY OF AUBREY. APPROVAL OF THIS PLAT BY THE CITY OF AUBREY DOES NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.
5. THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
6. ALL UTILITY EASEMENTS FOR FRANCHISE DRY UTILITIES SHOWN HEREON ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE FRANCHISE DRY UTILITIES UNLESS OTHERWISE NOTED.
7. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. MAINTENANCE OF "X" LOTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
8. MAINTENANCE OF WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (HOA).
9. 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.
10. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
11. THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
13. ** SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND ZONE AE, DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS - NUMBER 48121C0410G, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO THIS MAP. 537 CONTOUR SHOWN PLOTTED HEREON IS AS SURVEYED ON THE GROUND.
14. 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
15. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
16. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.

NOTE** UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) PERMANENT AND PERPETUAL SANITARY SEWER EASEMENT PROTECTION CRITERIA:

1. Contact UTRWD at (972) 219-1228 prior to initiating construction within the easement.
2. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
3. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
4. Utility, road, fencing and other crossings must cross at a 45 degree or greater angle.
5. UTRWD will not allow drilling or excavating activities and permanent structures within the easement boundaries. If crossing the easement UTRWD shall be notified in writing at least 30 day prior to installation.
6. The pipeline cannot be shut down and shall be protected in place at all times.
7. Landscaping placed within the easement is at risk. At risk means that UTRWD is not required to replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
8. Any structures/foundations or other improvements inside or adjacent to the easement that may impact UTRWD's ability to access and maintain infrastructure within the easement is prohibited. Contact UTRWD prior to constructing any structures/foundations or other improvements that could interfere with these rights.
9. UTRWD hereby retains all of its preexisting dominant and superior legal and property rights.

*** FINISHED FLOOR ELEVATIONS REQUIRED TO BE AT OR ABOVE PAD ELEVATION.

LOT	BLOCK	PAD ELEV.
38	EEE	547.0
39	EEE	545.3
40	EEE	546.6
51	EEE	546.0
52	EEE	545.6

CURVE TABLE					
CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S43°34'24"E	84.15'	270°00'00"	59.50'	280.39'
C2	S46°25'36"W	84.15'	270°00'00"	59.50'	280.39'
C3	N00°52'49"E	38.15'	1°05'34"	2000.00'	38.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°44'07"E	43.72'
L2	N72°16'46"E	97.64'
L3	N67°14'27"W	69.58'
L4	N38°50'22"E	26.13'
L5	S01°25'36"W	34.50'
L6	N01°25'36"E	9.50'
L7	S89°11'52"W	20.00'
L8	S01°25'36"W	9.50'
L9	S01°25'36"W	34.50'
L10	S88°34'24"E	59.50'
L11	S88°34'24"E	59.50'
L12	S46°25'39"W	42.43'
L13	S43°34'21"E	42.43'
L14	S88°34'24"E	55.00'
L15	S46°25'39"W	42.43'
L16	S43°34'21"E	42.43'

LOT INFORMATION

SF-6 - 166 LOTS

LOTS RANGE IN SIZE FROM 5893 SQ FT TO 9,446 SQ FT

X LOT INFORMATION

LOTS 1X, 2X & 3X ARE FOR LANDSCAPE BUFFER PURPOSES. LOTS 4X & 5X ARE FOR DRAINAGE PURPOSES.

10'x10' SIDEWALK & VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

FINAL PLAT
WINN RIDGE SOUTH PHASE 1

39.750 ACRES
166 RESIDENTIAL LOTS
5 NON-RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS, REGISTERED PROFESSIONAL AND SURVEYOR NO. 5184

OWNERS: CADG AUBREY 107, LLC, CADG COMANCHE 248, LLC, 1800 VALLEY VIEW LN, SUITE 300, FARMERS BRANCH, TEXAS 75234, PHONE (469)892-7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 212, Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

DATE: JUNE 2019
SCALE: 1"= 100'
JOB NO. 12032-01

Filed for Record in the Official Records Of: Denton County
On: 8/26/2019 10:15:42 AM
In the PLAT Records
WINN RIDGE SOUTH PHASE I
Doc Number: 2019-279
Number of Pages: 2
Amount: 100.00
Order#:20190626000174
By: MB

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OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

Whereas, CADG Aubrey 107, LLC, and CADG Comanche 248, LLC, are the owners of that certain tract of land situated in the William Lumpkin Survey, Abstract No. 730, in Denton County, Texas, according to deeds to CADG Aubrey 107, LLC recorded in Instrument No. 2016–115770, Instrument No. 2016–115771, and Instrument No. 2016–115772, of the Real Property Records of Denton County, Texas (RPRDCT), and deeds to CADG Comanche 248, LLC recorded in Document No. 2013–71194, RPRDCT, and Document No. 2015–121547, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8–inch iron rod with cap marked "Petitt–RPLS 4087" found in the approximate center of Byran Road (a partially dedicated public road), and being a southeast corner of Winn Ridge Phase 1B, an Addition to the City of Aubrey, Denton County, Texas, according to Final Plat recorded in Document Number 2017–338, Plat Records, Denton County, Texas (PRDCT);

THENCE South 02°07'37" West, with said approximate center of Byran Road, and the east line of said CADG Comanche 248, LLC tract recorded in Document No. 2013–71194, RPRDCT, a distance of 469.76 feet to a 1/2–inch iron rod found for corner at the southeast corner of said CADG Comanche 248, LLC tract recorded in Document No. 2013–71194, RPRDCT, and the northeast corner of said CADG Comanche 248, LLC tract recorded in Document No. 2015–121547, RPRDCT;

THENCE South 01°46'11" West, continuing with said approximate center of Byran Road, and the east line of said CADG Comanche 248, LLC tract recorded in Document No. 2015–121547, RPRDCT, a distance of 616.89 feet to a 1/2–inch iron rod found for the southeast corner of said CADG Comanche 248, LLC tract recorded in Document No. 2015–121547, RPRDCT, and the northeast corner of said CADG Aubrey 107, LLC tracts;

THENCE South 01°25'43" West, continuing with said approximate center of Byran Road, and the east line of said CADG Aubrey 107, LLC tracts, a distance of 1266.67 feet to a 5/8–inch iron rod with cap marked "Petitt–RPLS 4087" found for the southeast corner of said CADG Aubrey 107, LLC tracts, and the northeast corner of that certain tract of land described in deed to UPH4 McCutchin, L.P., recorded in Document No. 2016–11720, RPRDCT;

THENCE North 88°42'38" West, with the south line of said CADG Aubrey 107, LLC tracts, and the north line of said UPH4 McCutchin tract, a distance of 240.20 feet to a 5/8–inch iron rod with cap marked "Petitt–RPLS 4087" set for corner;

THENCE over and across said CADG Aubrey 107, LLC tracts, the following courses to 5/8–inch iron rods with cap marked "Petitt–RPLS 4087" set for corner;

North 01°25'36" East, a distance of 118.04 feet;

North 88°34'24" West, a distance of 24.76 feet;

North 01°25'36" East, a distance of 50.00 feet;

South 88°34'24" East, a distance of 30.00 feet;

North 01°25'36" East, a distance of 240.00 feet;

North 88°34'24" West, a distance of 30.00 feet;

North 01°25'36" East, a distance of 50.00 feet;

South 88°34'24" East, a distance of 30.00 feet;

North 01°25'36" East, a distance of 120.00 feet;

North 88°34'24" West, a distance of 1100.98 feet;

South 01°25'36" West, a distance of 30.00 feet;

North 88°34'24" West, a distance of 50.00 feet;

North 01°25'36" East, a distance of 30.00 feet;

North 88°34'24" West, a distance of 855.00 feet;

North 60°36'06" West, a distance of 231.60 feet;

North 26°47'50" East, a distance of 131.55 feet;

North 74°44'07" East, a distance of 43.72 feet;

North 72°16'46" East, a distance of 97.64 feet;

North 67°14'27" West, a distance of 69.58 feet;

North 80°53'38" West, a distance of 89.59 feet;

North 19°16'14" East, a distance of 149.99 feet;

North 46°28'51" East, a distance of 59.73 feet;

North 25°55'42" East, a distance of 19.52 feet;

And North 55°48'27" East, a distance of 234.62 feet, said iron rod being located on a line set forth in a Boundary Agreement recorded in Volume 1640, Page 779, RPRDCT;

THENCE South 89°39'59" East, with said line set forth in Boundary Agreement, a distance of 2091.97 feet to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" set for corner;

THENCE over and across said CADG Comanche 248, LLC tracts, the following courses to 5/8–inch iron rods with cap marked "Petitt–RPLS 4087" set for corner:

North 01°25'43" East, a distance of 0.66 feet;

North 01°46'09" East, a distance of 616.22 feet;

And North 02°07'35" East, a distance of 470.71 feet, said iron rod being located in the south line of said Winn Ridge Phase 1B;

THENCE South 87°52'23" East, with the south line of said Winn Ridge Phase 1B, a distance of 30.00 feet to the POINT OF BEGINNING of herein described tract, containing 39.750 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CADG Aubrey 107, LLC, a Texas Limited Liability Company, and CADG Comanche 248, LLC, a Texas Limited Liability Company, acting herein by and through their duly authorized officer, do hereby adopt this plat designating the hereinabove described property as WINN RIDGE SOUTH PHASE 1, an addition to the City of Aubrey, Denton County, Texas, and do hereby dedicate to the City of Aubrey (the CITY), in fee simple, the streets and public use areas shown hereon, and hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of the city, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of the CITY and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same, unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the CITY use thereof. Any public utility given the right by the CITY to use said easements shall have the right to remove and keep removed all or part 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 its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the city against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the the City of Aubrey. This plat approval subject to all the platting ordinances, rules and regulations of the City of Aubrey, Denton County, Texas.

Witness my hand this 20 day of June, 2019.

CADG Aubrey 107, LLC,
a Texas Limited Partnership;

BY: CADG Holdings, LLC,
A Texas Limited Liability Company
Its Sole Member

By: MMM Ventures, LLC,
A Texas Limited Liability Company
Its Manager

By: 2M Ventures, LLC,
A Delaware Limited Liability Company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on June 20, 2019 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Manager and Sole Member of CADG Aubrey 107, LLC, a Texas Limited Liability Company on behalf of said company.

Given under my hand and Seal of Office, this 20 day of June, 2019.

_____
Notary Public in and for the State of Texas

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

My Commission Expires: 01-05-2021

Witness my hand this 20 day of June, 2019.

CADG Comanche 248, LLC,
a Texas limited liability company

BY: CADG Holdings, LLC,
A Texas Limited Liability Company,
Its Sole Managing Member

By: MMM Ventures, LLC,
a Texas limited liability company,
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company,
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 20 day of June, 2017, by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Managing Member of CADG Comanche 248, LLC, a Texas limited liability company on behalf of said company.

Given under my hand and Seal of Office, this 20 day of June, 2017.

_____
Notary Public in and for the State of Texas

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

My Commission Expires: 01-05-2021

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Aubrey and Denton County Subdivision Regulations.

Dated this the 19TH day of JUNE, 2019.

_____
JIMMIE D. NICHOLS
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this 19 day of June, 2019.

_____
Notary Public in and for the State of Texas.

JESSICA LEE
Notary Public, State of Texas
Comm. Expires 12-05-2019
Notary ID 124763924

My commission expires: 12-05-2019

APPROVED AND ACCEPTED:

_____
Janet Meyers, Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing final plat of WINN RIDGE SOUTH PHASE 1, an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this 25 day of June 2019, and the City of Aubrey does hereby accept the dedication of streets, utility easements and drainage easements as shown and set forth in and upon said final plat, and that the City of Aubrey further authorized the mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this 25 day of June 2019

_____
Jenny Huckabee, City Secretary
City of Aubrey, Texas

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

FINAL PLAT
WINN RIDGE SOUTH PHASE 1

39.750 ACRES
166 RESIDENTIAL LOTS
5 NON–RESIDENTAL LOTS
SITUATED IN THE
WILLIAM LUMPKIN SURVEY ~ ABSTRACT NO. 730
CITY OF AUBREY
DENTON COUNTY, TEXAS

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
AND SURVEYOR NO. 5184

OWNERS: CADG AUBREY 107, LLC
CADG COMANCHE 248, LLC
1800 VALLEY VIEW LN, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469)892–7200

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221–9955
Fax No. (214) 340–3550

DATE: JUNE 2019

JOB NO. 12032–01

Filed for Record
in the Official Records Of:
Denton County
On: 6/26/2019 10:15:42 AM
In the PLAT Records
WINN RIDGE SOUTH PHASE I
Doc Number: 2019–279
Number of Pages: 2
Amount: 100.00
Order#:20190626000174
By: MB

F:\2012\12032001\SURVEY\12032001 FP.dwg 6/19/2019 4:31:34 PM, KIP 7170 Series.pc3

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APPENDIX B
PREPAID PARCELS

Appendix B
List of Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
972508	December 2021	$19,860	Full
972595	November 2025	$18,310	Full

APPENDIX C-1
ASSESSMENT ROLL SUMMARY - 2026-27

Appendix C-1
Winn Ridge South Public Improvement District
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
753119	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757736	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757737	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757738	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757739	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757740	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757741	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757742	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757743	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757744	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757745	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757746	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757747	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757748	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757749	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757750	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757751	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757752	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757753	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757754	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757755	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757756	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757757	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757758	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757759	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757760	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757761	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757762	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757763	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757764	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757765	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757766	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757767	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757768	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757769	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757770	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757771	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757772	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757773	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757774	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757775	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757776	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757777	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757778	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757779	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757780	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757781	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757782	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757783	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757784	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757785	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757786	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757787	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757788	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757789	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757790	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757791	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757792	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757793	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757794	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757795	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757796	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757797	1.00	50	1	1.00	0.50	$10,319.62	$251.48	$629.19	$51.60	$45.12	$977.39
1002686					0.50	$10,319.62	$251.48	$629.19	$51.60	$45.12	$977.39
757798	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757799	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757800	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757801	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757802	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757803	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757804	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757805	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757806	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757807	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757808	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757809	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757810	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757811	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757812	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757813	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757814	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757815	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757816	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757817	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
757818	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757819	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757820	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757821	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757822	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757823	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757824	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757825	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757826	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757827	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757828	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757829	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757830	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757831	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757832	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757833	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757834	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757835	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757836	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757837	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757838	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757839	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757840	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757841	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757842	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757843	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757844	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757845	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757846	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757847	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757848	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757849	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757850	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757851	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757852	1.00	50	1	1.00	0.50	$10,319.62	$251.48	$629.19	$51.60	$45.12	$977.39
757852-1					0.50	$10,319.62	$251.48	$629.19	$51.60	$45.12	$977.39
757853	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757854	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757855	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757856	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757857	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757858	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757859	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757860	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757861	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757862	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757863	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757864	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757865	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757866	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757867	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757868	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757869	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757870	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757871	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757872	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757873	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757874	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757875	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757876	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757877	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757878	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757879	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757880	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757881	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757882	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757883	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757884	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757885	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757886	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757887	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757888	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757889	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757890	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757891	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757892	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757893	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757894	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757895	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757896	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757897	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757898	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757899	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757900	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757901	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757902	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757903	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
757904	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
757905	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
766594	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972447	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972448	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972449	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972450	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972451	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972452	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972453	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972454	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972455	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972456	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972457	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972458	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972459	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972460	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972461	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972462	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972463	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972464	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972465	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972466	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972467	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972468	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972469	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972470	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972471	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972472	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972473	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972474	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972475	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972476	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972477	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972478	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972479	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972480	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972481	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972482	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972483	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972484	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972485	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972486	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972487	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972488	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972489	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972490	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972491	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972492	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972493	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972494	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972495	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972496	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972497	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972498	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972499	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972500	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972501	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972502	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972503	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972504	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972505	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972506	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972507	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972508	0.00	50	Prepaid	1.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972509	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972510	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972511	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972512	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972513	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972514	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972515	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972516	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972517	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972518	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972519	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972520	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972521	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972522	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972523	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972524	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972525	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972526	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972527	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972528	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972529	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972530	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972531	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972532	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
972533	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972534	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972535	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972536	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972537	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972538	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972539	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972540	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972541	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972542	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972543	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972544	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972545	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972546	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972547	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972548	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972549	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972550	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972551	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972552	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972553	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972554	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972555	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972556	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972557	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972558	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972559	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972560	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972561	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972562	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972563	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972564	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972565	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972566	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972567	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972568	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972569	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972570	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972571	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972572	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972573	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972574	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972575	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972576	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972577	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972578	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972579	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972580	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972581	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972582	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972583	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972584	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972585	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972586	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972587	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972588	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972589	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972590	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972591	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972592	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972593	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972594	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972595	0.00	50	Prepaid	1.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
972596	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972597	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972598	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972599	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972600	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972601	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972602	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972603	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972604	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972605	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972606	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972607	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972608	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972609	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972610	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972611	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972612	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972613	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972614	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972615	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972616	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972617	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972618	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972619	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972620	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
972621	1.00	50	1	1.00	1.00	$20,639.24	$502.96	$1,258.38	$103.20	$90.24	$1,954.77
Total	**338**			**340.00**	**338.00**	**$6,976,063.77**	**$170,000.00**	**$425,333.40**	**$34,880.32**	**$30,500.00**	**$660,713.72**

APPENDIX C-2
PROJECTED ANNUAL INSTALLMENT SCHEDULES - 2026-27

Winn Ridge South Public Improvement District
Summary of Projected Annual Installments

Parcel	All Parcels
Outstanding Assessment	$6,976,064
Total Estimated Units	338.00

Year[1]	Outstanding Cumulative Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$6,976,064	$170,000	$460,214	$30,500	$660,714
2027	$6,806,064	$180,000	$421,976	$48,760	$650,736
2028	$6,626,064	$190,000	$410,816	$49,735	$650,551
2029	$6,436,064	$205,000	$399,036	$50,730	$654,766
2030	$6,231,064	$215,000	$386,326	$51,744	$653,070
2031	$6,016,064	$230,000	$372,996	$52,779	$655,775
2032	$5,786,064	$245,000	$358,736	$53,835	$657,571
2033	$5,541,064	$260,000	$343,546	$54,911	$658,457
2034	$5,281,064	$275,000	$327,426	$56,010	$658,436
2035	$5,006,064	$295,000	$310,376	$57,130	$662,506
2036	$4,711,064	$310,000	$292,086	$58,272	$660,358
2037	$4,401,064	$330,000	$272,866	$59,438	$662,304
2038	$4,071,064	$350,000	$252,406	$60,627	$663,033
2039	$3,721,064	$375,000	$230,706	$61,839	$667,545
2040	$3,346,064	$400,000	$207,456	$63,076	$670,532
2041	$2,946,064	$425,000	$182,656	$64,337	$671,993
2042	$2,521,064	$450,000	$156,306	$65,624	$671,930
2043	$2,071,064	$480,000	$128,406	$66,937	$675,343
2044	$1,591,064	$510,000	$98,646	$68,275	$676,921
2045	$1,081,064	$545,000	$67,026	$69,641	$681,667
2046	$536,064	$536,064	$33,236	$71,034	$640,334
Total		**$6,976,064**	**$5,713,243**	**$1,215,234**	**$13,904,541**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2017 Bonds and will not increase during the life of the bonds.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WINN RIDGE SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Winn Ridge South Public Improvement District
Summary of Projected Annual Installments

Lot Type	50 Ft
Outstanding Assessment	$20,639
Equivalent Unit	1.00

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$20,639	$503	$1,362	$90	$1,955
2027	$20,136	$533	$1,248	$144	$1,925
2028	$19,604	$562	$1,215	$147	$1,925
2029	$19,042	$607	$1,181	$150	$1,937
2030	$18,435	$636	$1,143	$153	$1,932
2031	$17,799	$680	$1,104	$156	$1,940
2032	$17,119	$725	$1,061	$159	$1,945
2033	$16,394	$769	$1,016	$162	$1,948
2034	$15,624	$814	$969	$166	$1,948
2035	$14,811	$873	$918	$169	$1,960
2036	$13,938	$917	$864	$172	$1,954
2037	$13,021	$976	$807	$176	$1,959
2038	$12,045	$1,036	$747	$179	$1,962
2039	$11,009	$1,109	$683	$183	$1,975
2040	$9,900	$1,183	$614	$187	$1,984
2041	$8,716	$1,257	$540	$190	$1,988
2042	$7,459	$1,331	$462	$194	$1,988
2043	$6,127	$1,420	$380	$198	$1,998
2044	$4,707	$1,509	$292	$202	$2,003
2045	$3,198	$1,612	$198	$206	$2,017
2046	$1,586	$1,586	$98	$210	$1,894
Total		**$20,639**	**$18,265**	**$3,686**	**$42,590**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2017 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WINN RIDGE SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact, MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX D
PID ASSESSMENT NOTICE

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Winn Ridge South Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____

Notary Public, State of Texas

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Receive a Presentation and Consider and act on Ordinance No. 969-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Duck Point Public Improvement District (Abdi Yassin, Municap)

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

Summary

Chapter 372 of the Texas Local Government Code requires the City to annually review and update the Service and Assessment Plan and Assessment Roll for the Duck Point Public Improvement District (PID). The Fiscal Year 2027 update establishes the annual assessment amounts necessary to repay the 2025 PID bonds, fund administrative expenses, apply available reserve and TIRZ credits, and maintain an accurate assessment roll.

The Duck Point PID finances approximately **$30.6 million** in authorized public improvements. As of July 2026, approximately **$10.4 million** has been expended, with the remaining bond proceeds available to complete the planned infrastructure improvements. The assessment methodology remains unchanged, there have been no assessment prepayments, and the annual update confirms the current status of development, bond debt service, and administrative costs associated with the district.

Approval of Ordinance No. 969-26 will adopt the 2027 Annual Service and Assessment Plan Update and Updated Assessment Roll, authorize certification of the annual assessments to the Denton County Tax Office for collection, and ensure the City remains in compliance with Chapter 372 of the Texas Local Government Code governing public improvement districts.

Financial Summary
Authorized improvements totaling $30.6 million. As of July 23, 2026, spending totaled $10.4 million.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, table) Ordinance No. 969-26

Winn Ridge South Public Improvement District
City of Aubrey, Texas

JULY 23, 2026

MUNICAP, INC.
PUBLIC FINANCE

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
  - Bond Debt Service
  - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

- Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Cost	Variance
Bond par amount	$8,000,000	$8,000,000	$0
Other funding sources	$997,854	$1,115,516	$117,662
Total Sources	**$8,997,854**	**$9,115,516**	**$117,662**
Uses of Funds			
Sub-phase #1 Authorized Improvements			
Road improvements	$1,516,776	$1,726,912	$210,136
Water distribution system improvements	$390,240	$310,572	($79,668)
Sanitary sewer improvements	$294,733	$266,966	($27,767)
Storm drainage improvements	$539,000	$523,061	($15,939)
Landscaping and screening improvements	$142,950	$60,408	($82,542)
Other soft and miscellaneous costs	$400,511	$396,290	($4,221)
Estimated PID establishment costs	$141,086	$141,086	($0)
Subtotal	*$3,425,296*	*$3,425,295*	*($1)*
Sub-phase #2 Authorized Improvements			
Road improvements	$1,630,116	$2,022,685	$392,569
Water distribution system improvements	$397,721	$268,624	($129,097)
Sanitary sewer improvements	$350,416	$277,320	($73,096)
Storm drainage improvements	$651,000	$605,596	($45,404)
Landscaping and screening improvements	$142,950	$0	($142,950)
Other soft and miscellaneous costs	$462,077	$577,718	$115,641
Estimated PID establishment costs	$170,431	$170,431	$0
Subtotal	*$3,804,711*	*$3,922,374*	*$117,663*
Bond issuance costs	$1,767,847	$1,767,847	$0
Total Uses	**$8,997,854**	**$9,115,516**	**$117,662**

1- According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021.

Annual Budget

	2026-27 Budget	2025-26 Budget
Principal	$170,000	$165,000
Interest	$431,333	$441,718
Administrative Expenses	$30,500	$30,500
Excess Interest for Reserves	$34,880	$35,811
Subtotal - Expenses	*$666,714*	*$673,029*
Reserve Fund Credit	($6,000)	($35,000)
Capitalized Interest Funds	$0	$0
Administrative Credit	$0	$0
Subtotal - Credits	*($6,000)*	*($35,000)*
Total Annual Installments	**$660,714**	**$638,029**

Annual Installments

	2026-27 Annual Installment	2025-26 Annual Installment
50' Lots	$1,954.77	$1,882.09

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- No additional parcel subdivisions or consolidations since the Winn Ridge South 2022-23 Annual SAP Update.

Prepayments

Parcel ID	Prepayment Date	Amount	Full/Partial
972508	December 2021	$19,860	Full
972595	November 2025	$18,310	Full

Next Steps

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2026 property taxes.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 969-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY DUCK POINT PUBLIC IMPROVEMENT DISTRICT IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR DUCK POINT ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on May 23, 2024, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 963-24, adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on February 27, 2025, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 892-25 adopting a Service and Assessment Plan (the "Service and Assessment Plan" and an "Assessment Roll" (collectively the "Assessment Ordinance"); and

WHEREAS, the City issued City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2025 (Duck Point Public Improvement District) (the "2025 PID Bonds") in the aggregate principal amount of $30,551,769 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the Annual Service Plan Update and Updated Assessment Roll for Assessment Year 1/1/27 to 12/31/27 attached as Exhibit "A" (calendar year 2027), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and

changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the calendar year beginning January 1, 2027, and ending December 31, 2027.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for the Duck Point PID for 2027 (**Exhibit "A")** with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 1/1/27 to 12/31/27 attached as Exhibit "A" (Calendar Year 2027)
(Duck Point PID)

DUCK POINT
PUBLIC IMPROVEMENT DISTRICT

CITY OF AUBREY, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 1/1/27 - 12/31/27)

AS APPROVED BY CITY COUNCIL ON:
JULY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

DUCK POINT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 1/1/27 – 12/31/27)

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I. INTRODUCTION

The Duck Point Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 963-24 on May 23, 2024, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas (the "City") Special Assessment Revenue Bonds, Series 2025 (Duck Point Public Improvement District) (the "PID Bonds") in the aggregate principal amount of $30,727,000 were issued to finance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the current Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the current Service and Assessment Plan for 2027 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the current Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments to be collected for 2027.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, the projected assessment schedule for the PID Bonds as Appendix C-3. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the current Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements, including PID Bond issuance costs, were equal to $30,551,769. According to requisition #3 approved by the City on June 14, 2026, the total estimated costs of the Authorized Improvements remains unchanged.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds.

Table II-A-1
Updated Sources and Uses[1]

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Bond par amount	$30,727,000	$0	$30,727,000	$10,441,603	$20,285,397
Original Issue Discount	($175,231)	$0	($175,231)	$0	($175,231)
Total Sources	**$30,551,769**	**$0**	**$30,551,769**	**$10,441,603**	**$20,110,166**
Uses of Funds					
Authorized Improvements					
Street Improvements	$8,946,509	$0	$8,946,509	$423,574	$8,522,935
Wet Utilities					
Water System	$3,066,829	$0	$3,066,829	$0	$3,066,829
Sanitary Sewer System	$3,002,715	$0	$3,002,715	$0	$3,002,715
Drainage System	$2,240,000	$0	$2,240,000	$0	$2,240,000
Subtotal Wet Utilities	*$17,256,053*	*$0*	*$17,256,053*	*$423,574*	*$16,832,479*
Landscaping	$59,000	$0	$59,000	$4,661	$54,339
Other Soft and Miscellaneous Cost	$5,885,696	$0	$5,885,696	$2,662,348	$3,223,348
Subtotal Authorized Improvements	*$23,200,749*	*$0*	$23,200,749	$3,090,583	$20,110,166
Bond issuance costs					
Debt Service Reserve Fund	$2,127,137	$0	$2,127,137	$2,127,137	$0
Administrative Expenses	$100,000	$0	$100,000	$100,000	$0
Capitalized interest	$2,901,564	$0	$2,901,564	$2,901,564	$0
Cost of Issuance	$1,300,509	$0	$1,300,509	$1,300,509	$0
Underwriter's Discount	$921,810	$0	$921,810	$921,810	$0
Subtotal Bond Issuance Costs	*$7,351,020*	*$0*	*$7,351,020*	*$7,351,020*	*$0*
Total Uses	**$30,551,769**	**$0**	**$30,551,769**	**$10,441,603**	**$20,110,166**

1 – Pursuant to requisition #14 approved by the City on June 1, 2026.

Authorized Improvement Area Cost Variances

As shown in Table II-A-1 on the previous page, there are no cost variances to the original budget of the Authorized Improvements.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2025-2032)

				Annual Projected Indebtedness[1]
Assessment Year ending 12/31	Aggregate Projected Cost	Aggregate Projected Indebtedness	Sources Other Than PID Bonds	Annual Installments
2025	$18,331,062	$30,551,769	$0	$0
2026	$12,220,708	$0	$0	$0
2027	$0	$0	$0	$2,289,798
2028	$0	$0	$0	$2,315,409
2029	$0	$0	$0	$2,314,952
2030	$0	$0	$0	$2,314,443
2031	$0	$0	$0	$2,314,834
2032	$0	$0	$0	$2,314,648
Total	**$30,551,769**	**$30,551,769**	**$0**	**$13,864,084**

1 – Assessment Years ending 2025-2027 represent projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2028-2032 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. Status of Development

According to the Final Limited Offering Memorandum for the PID Bonds, the Authorized Improvements are anticipated to be completed in Q4 2026. Additionally, four hundred forty-eight (448) residential lots are anticipated to be developed within the PID.

See Table II-C-1 on the following page for the status of completed homes within the PID as of June 30, 2026.

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Table II-C-1
Completed Homes

Completed as of June 30, 2026[1]	Total Homes Projected to be Developed	Percentage of Completed Homes
0	448	0.00%

1 – Information provided by the City as of June 30, 2026.

D. ANNUAL BUDGET

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the PID Bonds, of which twenty-nine (29) Annual Installments remain outstanding and available to pay obligations under the PID Bonds.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 5.37 percent for 2027. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (5.37 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2027, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 4. (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the current Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2027

The budget for the Authorized Improvements of the PID will be paid from the collection of Annual Installments collected for 2027 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments to be Collected for 2027

	PID Bonds
Interest payment on June 30, 2027	$825,089
Interest payment on December 31, 2027	$825,089
Principal payment on December 31, 2027	$460,000
Subtotal debt service payments	*$2,110,179*
Administrative Expenses	$45,000
Excess Interest for Reserves	$153,635
Subtotal Expenses	*$2,308,814*
Available TIRZ Credit	($16)
Available Reserve Fund Income	($19,000)
Available Capitalized Interest Account	$0
Available Admin Expense account	$0
Subtotal funds available	*($19,016)*
Annual Installments	**$2,289,798**

1 – Amounts in the table above are calculated to the cent, whereas the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include PID Bond interest due on June 30, 2027, in the amount of $825,089 and on December 31, 2027, in the amount of $825,089, which equal interest on the outstanding Assessments balance of $30,727,000 for six months each and an effective interest rate of 5.37 percent. There is a principal payment anticipated to be due on December 31, 2027, in the amount of $460,000. As a result, the total gross principal and interest due for the Assessments in 2026-27 is estimated to be equal to $2,110,179.

Administrative Expenses

Administrative expenses for the PID include the City, PID Audit, Administrator, Trustee, Dissemination Agent, and contingency fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2027 are estimated to be $45,000.

Table II-D-2
Administrative Budget – 2027

Description	2027 Estimated Budget
City	$2,500
PID Audit	$5,000
PID Administrator	$27,500
Trustee[1]	$4,500
Dissemination Agent[1]	$0
Contingency	$5,500
Total	**$45,000**

1 – Wilmington Trust, N.A. serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves are $153,635, which equals 0.5 percent interest on the outstanding Assessments balance of $30,727,00.

Available TIRZ Credit

Pursuant to the project plan and finance plan for TIRZ No. 4 (the "TIRZ Project Plan and Finance Plan"), 48.0 percent of TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel. Pursuant to Section V.G. of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit ($4,165).

According to the City, there have been TIRZ increments collected in 2025 in the total amount of $16 that are available to be used as a TIRZ Credit for Annual Installment offset in 2027 for the respective Parcels within the PID. As a result, the TIRZ Credit amount generated by each Parcel and allocated to each Parcel within the PID is shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund was $2,217,418 which includes the Bond Reserve Requirement of $2,127,137 and an excess balance of $90,281. Such excess balance may be used to pay debt service in 2027. As a result, there is $19,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the PID Bonds' debt service.

Available Capitalized Interest Account

According to Section 6.4(c) of the PID Bonds Indenture, capitalized interest funds shall be used for payment of all interest due on June 30, 2026, and December 31, 2026. All Capitalized Interest funds will be fully expended as of December 31, 2026. As a result, there is no credit to reduce the 2027 Annual Installments

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $76,624. A portion of the available balance of $52,103 is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no extra administrative expense funds available in the Administrative Expense Account to reduce the PID Bonds 2027 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 448 units are estimated to be built within the PID. As a result, the Annual Installment due to be collected per unit within the PID for 2027 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Unit[2,3]
Principal	$460,000.00	$1,026.79
Interest	$1,631,178.76	$3,641.02
Administrative Expenses	$45,000.00	$100.45
Excess Interest for Reserves	$153,635.00	$342.94
Total	**$2,289,813.76**	**$5,111.19**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 448 anticipated residential units.
3 – The Net Annual Installment per Unit does not include any applicable TIRZ Credits.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2027 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. BOND REDEMPTION RELATED UPDATES

PID Bonds

The PID Bonds were issued in March 2025. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the PID Bonds maturing on or after December 31, 2045, in whole or any part, before their respective scheduled maturity dates, on **December 31, 2035**, or on any date thereafter such redemption date or dates to be fixed by the City, at a Redemption Price equal to the principal amount of the PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the PID Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated units to be built on each newly subdivided Parcel

D = the sum of the estimated units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. Prepayment of Assessments

According to the Trustee, there have been no prepaid Assessments as of June 30, 2026.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City Hall, located at 107 S. Main Street, Aubrey, Texas 76227.

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APPENDIX A
MAP OF DUCK POINT PID AND PLATS

FUTURE 2-LANE ROAD (BY OTHERS)

PROPOSED 4-LANE DIVIDED ROAD 100' ROW

REMAINDER AREA 3 ACRES +/-

PROPOSED 2-LANE ROAD

MUSTANG CREEK

PICKENS LAKE

FLOODWAY

PROP. R.O.W.

OPEN SPACE 36 AC.

AMENITY

FM 1385

EX. FLOODPLAIN

TRAIL

CITY PARK 23 AC.



TRAILS, BENCHES, SHADE STRUCTURES, PLAY AREAS AND (2) SPORTS FIELDS

PROP. R.O.W.

FLOODWAY

FLOODWAY

FLOODWAY

LITTLE ELM CREEK

EX. FLOODPLAIN

FLOODWAY

OPEN SPACE 9 AC.

FM 428

Duck Point Concept Plan 34

data summary

Gross Site Area:		159.9
	Acres	Gross %
Residential Lots	89.5	56%
Amenity Area	2.0	2%
Proposed Floodplain	68.4	42%

Residential Product Type:	Lots	Density
50'x 115' Lot	448	4.9:1

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

DUCK POINT DEVELOPMENT
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=450'
DATE: Sept. 2024

CENTURION AMERICAN

S:\2021\2021003 Duck Point\CAD\EXHIBITS\20220005-00LP34DuckPointConceptPlan2024.09.20.dwg Sep 20,2024 - 4:30 pm chancock

APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there have been no prepaid Assessments as of June 30, 2026.

APPENDIX C-1
PID ASSESSMENT ROLL SUMMARY 2027

Duck Point Public Improvement District
PID Assessment Roll Summary
2027

Parcel	Estimated No. of units	Lot Size	Total Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
52165	448	50 Ft. Lot	448.00	$30,727,000.00	$460,000.00	$1,631,178.76	$153,635.00	$45,000.00	($15.55)	$2,289,798.21
Total	**448**		**448.00**	**$30,727,000.00**	**$460,000.00**	**$1,631,178.76**	**$153,635.00**	**$45,000.00**	**($15.55)**	**$2,289,798.21**

APPENDIX C-2
TIRZ CREDIT CALCULATION 2027

Appendix C-2
TIRZ Credit Calculation 2027

Parcel ID	Base Year Taxes Paid	2025 Taxable Value	2025 Taxes Paid	2025 Tax Increment	Available 2026 TIRZ Increments	Applicable 2026 TIRZ Credit
52165	$0.00	$7,197.00	$32.39	$32.39	$15.55	($15.55)
Total	**0.00**	**$7,197.00**	**$32.39**	**$32.39**	**$15.55**	**($15.55)**

APPENDIX C-3
PROJECTED ANNUAL INSTALLMENT SCHEDULE 2027

Duck Point Public Improvement District
Summary of Projected Annual Installments

Parcels	**52165**
Equivalent Units	**448.00**
Outstanding Assessment	**$30,727,000**

Tax Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$30,727,000	$460,000	$1,784,814	$45,000	$2,289,814
2027	$30,267,000	$482,000	$1,781,389	$52,020	$2,315,409
2028	$29,785,000	$504,000	$1,757,891	$53,060	$2,314,952
2029	$29,281,000	$527,000	$1,733,321	$54,122	$2,314,443
2030	$28,754,000	$552,000	$1,707,630	$55,204	$2,314,834
2031	$28,202,000	$579,000	$1,679,340	$56,308	$2,314,648
2032	$27,623,000	$608,000	$1,649,666	$57,434	$2,315,101
2033	$27,015,000	$639,000	$1,618,506	$57,721	$2,315,228
2034	$26,376,000	$671,000	$1,585,758	$58,010	$2,314,768
2035	$25,705,000	$705,000	$1,551,369	$58,300	$2,314,669
2036	$25,000,000	$746,000	$1,509,950	$58,592	$2,314,542
2037	$24,254,000	$790,000	$1,466,123	$58,885	$2,315,007
2038	$23,464,000	$836,000	$1,419,710	$59,179	$2,314,889
2039	$22,628,000	$885,000	$1,370,595	$59,475	$2,315,070
2040	$21,743,000	$937,000	$1,318,601	$59,772	$2,315,374
2041	$20,806,000	$991,000	$1,263,553	$60,071	$2,314,624
2042	$19,815,000	$1,049,000	$1,205,331	$60,371	$2,314,703
2043	$18,766,000	$1,111,000	$1,143,703	$60,673	$2,315,376
2044	$17,655,000	$1,175,000	$1,078,431	$60,977	$2,314,408
2045	$16,480,000	$1,244,000	$1,009,400	$61,282	$2,314,682
2046	$15,236,000	$1,320,000	$933,205	$61,588	$2,314,793
2047	$13,916,000	$1,401,000	$852,355	$61,896	$2,315,251
2048	$12,515,000	$1,486,000	$766,544	$62,205	$2,314,749
2049	$11,029,000	$1,577,000	$675,526	$62,516	$2,315,043
2050	$9,452,000	$1,673,000	$578,935	$62,829	$2,314,764
2051	$7,779,000	$1,775,000	$476,464	$63,143	$2,314,607
2052	$6,004,000	$1,884,000	$367,745	$63,459	$2,315,204
2053	$4,120,000	$1,999,000	$252,350	$63,776	$2,315,126
2054	$2,121,000	$2,121,000	$129,911	$64,095	$2,315,006
Total		**$30,727,000**	**$34,668,115**	**$1,711,965**	**$67,107,080**

1 - Annual Installment billing will commence during Year 2026 and will be billed on or around October of 2026 and payment is due by January 31, 2027.
2 - The principal and interest amounts represent the final numbers of the Duck Point Series 2025 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE DUCK POINT PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE DUCK POINT PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

Lot Size **Lot Type 1 (50 Ft)**
Outstanding Assessment **$68,587**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$68,587	$1,027	$3,984	$100	$5,111
2027	$67,560	$1,076	$3,976	$116	$5,168
2028	$66,484	$1,125	$3,924	$118	$5,167
2029	$65,359	$1,176	$3,869	$121	$5,166
2030	$64,183	$1,232	$3,812	$123	$5,167
2031	$62,951	$1,292	$3,749	$126	$5,167
2032	$61,658	$1,357	$3,682	$128	$5,168
2033	$60,301	$1,426	$3,613	$129	$5,168
2034	$58,875	$1,498	$3,540	$129	$5,167
2035	$57,377	$1,574	$3,463	$130	$5,167
2036	$55,804	$1,665	$3,370	$131	$5,166
2037	$54,138	$1,763	$3,273	$131	$5,167
2038	$52,375	$1,866	$3,169	$132	$5,167
2039	$50,509	$1,975	$3,059	$133	$5,168
2040	$48,533	$2,092	$2,943	$133	$5,168
2041	$46,442	$2,212	$2,820	$134	$5,167
2042	$44,230	$2,342	$2,690	$135	$5,167
2043	$41,888	$2,480	$2,553	$135	$5,168
2044	$39,408	$2,623	$2,407	$136	$5,166
2045	$36,786	$2,777	$2,253	$137	$5,167
2046	$34,009	$2,946	$2,083	$137	$5,167
2047	$31,063	$3,127	$1,903	$138	$5,168
2048	$27,935	$3,317	$1,711	$139	$5,167
2049	$24,618	$3,520	$1,508	$140	$5,168
2050	$21,098	$3,734	$1,292	$140	$5,167
2051	$17,364	$3,962	$1,064	$141	$5,167
2052	$13,402	$4,205	$821	$142	$5,168
2053	$9,196	$4,462	$563	$142	$5,168
2054	$4,734	$4,734	$290	$143	$5,167
Total		**$68,587**	**$77,384**	**$3,821**	**$149,793**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Duck Point Series 2025 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE DUCK POINT PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE DUCK POINT PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Duck Point Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Receive a Presentation and Consider and act on Ordinance No. 970-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated AssessmentRoll for the City of Aubrey Public Improvement District No. 1 (Keeneland) (Abdi Yassin, Municap)

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

Summary

Chapter 372 of the Texas Local Government Code requires the City to annually review and update the Service and Assessment Plan and Assessment Roll for Aubrey Public Improvement District No. 1 (Keeneland). The Fiscal Year 2026-2027 update establishes the annual assessment amounts necessary to repay the outstanding 2023 PID bonds, fund administrative expenses, apply available TIRZ and reserve fund credits, and maintain an accurate assessment roll for the district.

All authorized public improvements for the Keeneland PID have been completed, and no changes are proposed to the assessment methodology. The update also confirms there have been no parcel subdivisions, consolidations, or assessment prepayments during the current reporting period. The annual assessment includes debt service, administrative costs, and applicable credits, resulting in reduced annual installments for property owners where TIRZ revenues are available.

Approval of Ordinance No. 970-26 will adopt the Fiscal Year 2026-2027 Annual Service and Assessment Plan Update and Updated Assessment Roll, authorize certification of the annual assessments to the Denton County Tax Office for collection with the 2026 property tax bills, require filing of the approved update with the Denton County Clerk, and ensure the City remains in compliance with Chapter 372 of the Texas Local Government Code.

Financial Summary
Authorized improvements have been completed.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny, table) Ordinance 970-26

Aubrey Public Improvement District No. 1
City of Aubrey, Texas

JULY 23, 2026

MUNICAP, INC.
PUBLIC FINANCE

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
  - Bond Debt Service
  - Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

Authorized Improvements

- Authorized Improvements completed

Sources of Funds	Initial Estimated Budget	Actual Cost[1]	Variance
Par amount	$14,541,000	$14,541,000	$0
Original Issue Discount	($55,433)	($55,433)	$0
Other funding sources	$4,294,091	$4,294,091	$0
Total Sources	**$18,779,658**	**$18,779,658**	**$0**
Uses of Funds			
Improvements			
Road Improvements	$4,487,859	$4,487,859	$0
Water Improvements	$2,366,462	$2,516,462	$0
Sanitary Sewer Improvements	$3,002,637	$3,002,637	$0
Storm Drainage Improvements	$1,949,831	$1,949,831	$0
Landscaping	$969,383	$969,383	$0
Other Soft and Miscellaneous Costs	$3,567,919	$3,567,919	$0
Contingency[3]	$150,000	$0	$0
Subtotal: Improvements	*$16,494,091*	*$16,494,091*	*$0*
Bond Issuance Costs			
Cost of Issuance	$735,885	$735,885	$0
Capitalized interest	$0	$0	$0
Reserve Fund	$1,058,452	$1,058,452	$0
Administrative Expense Fund	$55,000	$55,000	$0
Underwriters Discount	$436,230	$436,230	$0
Subtotal: Bond Issuance Costs	*$2,285,567*	*$2,285,567*	*$0*
Total Uses	**$18,779,658**	**$18,779,658**	**$0**

1 – According to Requisition #1 approved by the City on September 28, 2023.

Annual Budget

	2026-27 Budget	2025-26 Budget
Principal	$195,000	$186,000
Interest	$822,960	$832,260
Administrative Expenses	$58,000	$60,000
Excess Interest for Reserves	$69,810	$70,740
Subtotal - Expenses	*$1,145,770*	*$1,149,000*
TIRZ Credit	($62,484)	($24,934)
Reserve Fund Credit	($10,000)	($30,000)
Available Capitalized Interest	$0	$0
Administrative Credit	($5,000)	($5,000)
Subtotal - Credits	*($77,484)*	*($59,934)*
Total Annual Installments	**$1,068,286**	**$1,089,066**

Annual Installments

	2026-27 Annual Installment[1]	2025-26 Annual Installment[1]
50' Lots	$4,202	$4,263
40' Lots	$3,907	$3,965

1 – Does not include applicable TIRZ Credit, if any.

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

Parcel Subdivisions and Consolidations

- No Parcel subdivisions or consolidations in 2026-27 Annual Service Plan Update

Prepayments

- No prepayments have been received as of May 31, 2026.

Next Steps

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Denton County Tax Office for billing with the 2026 property taxes

- Approved 2026-27 Annual SAP Update and ordinance will be filed and recorded with Denton County Clerk's office.

CITY OF AUBREY, TEXAS

ORDINANCE NO. 970-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF AUBREY PUBLIC IMPROVEMENT DISTRICT NO 1 ("KEENELAND") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR KEENELAND ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE AND FILING.

WHEREAS, on January 25, 2022, after due notice, the City Council of the City of Aubrey, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 881-22, as amended to correct the name of the District by that resolution No. 887-22 approved on April 26, 2022, adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 24, 2023, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. 797-23 adopting a Service and Assessment Plan (the “Service and Assessment Plan” and an “Assessment Roll” (collectively the "Assessment Ordinance"); and

WHEREAS, the City issued City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the “2023 PID Bonds”) in the aggregate principal amount of $14,541,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the Annual Service Plan Update and Updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027), including a TIRZ calculation, hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original

Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, inconformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

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

SECTION 1.
INCORPORATION OF FINDINGS

The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2.
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL

The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3.
CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4.
SEVERABILITY

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5.
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 6.
EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for PID No. 1 (Keeneland) for 2026-2027 (**Exhibit "A")** with the Denton County Clerk.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

_____
Notary Public, State of Texas

Exhibit “A”

Annual Service Plan Update and updated Assessment Roll for Assessment Year 9/1/26 to 8/31/27 attached as Exhibit "A" (Fiscal Year 2026-2027)
(PID No. 1 “Keeneland”)

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(KEENELAND)

CITY OF AUBREY, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

AS APPROVED BY CITY COUNCIL ON:
JULY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

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I. INTRODUCTION

The Aubrey Public Improvement District No. 1 (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 26, 2022, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "2023 PID Bonds") in the aggregate principal amount of $14,541,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, and projected assessment schedules as Appendix C-3. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements

According to the Service and Assessment Plan, the original estimated costs of the Authorized Improvements, including costs of issuance of the 2023 PID Bonds, were equal to $18,779,658. According to Requisition #1 approved by the City on September 28, 2023, the actual costs of the Authorized Improvements, including cost of issuance of the 2023 PID Bonds, was equal to $18,779,658.

According to the letter of acceptance by the City dated January 24, 2024, the road, water, sanitary sewer, and storm drainage were completed and accepted by the City as of September 28, 2023.

Authorized Improvement Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements; (2) establish the PID; and (3) issue the 2023 PID Bonds.

(remainder of page left intentionally blank)

Table II-A-1
Updated Sources and Uses – Authorized Improvements

Sources of Funds	Initial Estimated Budget	Actual Cost[1]	Variance
Par amount	$14,541,000	$14,541,000	$0
Original Issue Discount	($55,433)	($55,433)	$0
Other funding sources	$4,294,091	$4,294,091	$0
Total Sources	**$18,779,658**	**$18,779,658**	**$0**
		.	
Uses of Funds			
Improvements			
Road Improvements	$4,487,859	$4,487,859	$0
Water Improvements	$2,366,462	$2,516,462	$0
Sanitary Sewer Improvements	$3,002,637	$3,002,637	$0
Storm Drainage Improvements	$1,949,831	$1,949,831	$0
Landscaping	$969,383	$969,383	$0
Other Soft and Miscellaneous Costs	$3,567,919	$3,567,919	$0
Contingency[3]	$150,000	$0	$0
Subtotal: Improvements	*$16,494,091*	*$16,494,091*	*$0*
Bond Issuance Costs			
Cost of Issuance	$735,885	$735,885	$0
Capitalized interest	$0	$0	$0
Reserve Fund	$1,058,452	$1,058,452	$0
Administrative Expense Fund	$55,000	$55,000	$0
Underwriters Discount	$436,230	$436,230	$0
Subtotal: Bond Issuance Costs	*$2,285,567*	*$2,285,567*	*$0*
Total Uses	**$18,779,658**	**$18,779,658**	**$0**

1 – According to Requisition #1 approved by the City on September 28, 2023.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, there are no Authorized Improvement cost variances to the original estimates.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs &
Annual Projected Indebtedness (2023-2032)

Assessment Year ending September 1	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2023-2026	$18,779,658	$14,541,000	$4,238,658	$3,407,805
2027	$0	$0	$0	$1,068,286
2028	$0	$0	$0	$1,172,640
2029	$0	$0	$0	$1,172,152
2030	$0	$0	$0	$1,172,203
2031	$0	$0	$0	$1,172,740
2032	$0	$0	$0	$1,171,928
Total	**$18,779,658**	**$14,541,000**	**$4,238,658**	**$10,337,753**

1 – Assessment Years ending 2023-2026 represent actual Annual Installments billed. Assessment Year ending 2027 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2028-2032 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2026, there are 206 completed homes within the PID as of March 31, 2026.

See Table II-C-1 below for the status of completed homes within the PID.

Table II-C-1
Completed Homes

Completed as of September 30, 2025[1]	Completed as of March 31, 2026[2]	Total Homes Projected to be Developed	Percentage of Completed Homes
185	206	279	73.84%

1 – According to the Developer's Quarterly Improvement Implementation Report for the period ending September 30, 2025.
2 – According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2026.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the 2023 PID Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the 2023 PID Bonds commencing with the issuance of the 2023 PID Bonds. The effective interest rate on the 2023 PID Bonds is 5.89 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the 2023 PID Bonds (5.89 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 2 (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the 2023 PID Bonds and Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2026-27

	2023 PID Bonds
Interest payment on March 1, 2027	$411,480
Interest payment on September 1, 2027	$411,480
Principal payment on September 1, 2027	$195,000
Subtotal debt service on bonds	*$1,017,960*
Administrative Expenses	$58,000
Excess interest for prepayment and delinquency reserves	$69,810
Subtotal Expenses	*$1,145,770*
Available TIRZ revenues	($62,484)
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($77,484)*
Annual Installments	**$1,068,286**

1 – Amounts in the table above are calculated to the cent, whereas, the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include 2023 PID Bond interest due on March 1, 2027 in the amount of $411,480 and on September 1, 2027 in the amount of $411,480, which equal interest on the outstanding Assessments balance of $13,962,000 for six months each and an effective interest rate of 5.89 percent. Annual Installments to be collected include a principal amount of $195,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Assessments in 2026-27 is estimated to be equal to $1,017,960.

Administrative Expenses

Administrative expenses for the PID include City, Administrator, Trustee, Dissemination Agent, TIRZ/Contingency fees, and Audit fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2026-27 are estimated to be $58,000.

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Table II-D-2
Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$2,500
Administrator	$28,000
Trustee[1]	$4,500
Dissemination Agent[1]	$0
TIRZ/Contingency	$18,000
Audit	$5,000
Total	**$58,000**

1- Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $69,810 which equals 0.5 percent interest on the outstanding Assessment balance of $13,962,000

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 2 (the "TIRZ Project Plan and Finance Plan"), thirty- eight percent (38%) of the TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel.

According to the City, there have been TIRZ increments collected in 2025 in the total amount of $62,484 that are available to be used as TIRZ Credit in 2026-27 for the respective Parcels within the PID. Pursuant to Section V.G of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (Lot Type 1- $3,625, Lot Type 2- $3,372).

Based on TIRZ increments collected in 2025, all TIRZ increments will be applied as a TIRZ Annual Credit amount as no Parcel will go below the Target Net Annual Installment Per Unit. As a result, $62,484 will be applied to reduce the 2026-27 Annual Installments billed.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $47,060 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $10,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2026, there are no capitalized interest funds available. As a result, there is no credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $183,925, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are $5,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, 279 units representing 269.13 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$195,000.00	$724.56
Interest	$812,960.00	$3,020.70
Administrative Expenses	$53,000.00	$196.93
Excess Interest for Reserves	$69,810.00	$259.39
Total	**$1,130,770.00**	**$4,201.58**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 269.13 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within the PID for 2026-27 is shown below in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 1 (50 Ft)	$4,201.58	1.00	$4,201.58
Lot Type 2 (40 Ft)	$4,201.58	0.93	$3,907.47

1 – Annual Installment per Equivalent Unit and Annual Installment per land use class represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. BOND REDEMPTION RELATED UPDATES

The 2023 PID Bonds were issued in September 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the 2023 PID Bonds before their respective scheduled maturity dates, on **September 1, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the 2023 PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the 2023 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the costs of the Authorized Improvements shall be allocated to the Assessed Property equally on the basis of the Equivalent Units of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix C-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Denton County Appraisal District ("DCAD") online records, two hundred seventy-nine (279) subdivided residential Parcels within the PID were officially recognized within the county's official roll in 2024. As a result, individual Parcels within the PID were individually billed Annual Installments beginning in tax year 2024.

B. Prepayment of Assessments

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2026.

For additional prepayment-related information, see Appendix B of this report.

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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APPENDIX A
PID MAPS AND PLATS

SA0449A G01, S02, C01, PID72, TIF28

52112 - A1243A F TREVINO, TR 33, 54.6610AC/ALL
182800 - A1243A F TREVINO, TR 33A, 15.7770AC/ALL
184729 - A1243A F TREVINO, TR 34B, 0.496AC/ALL
283344 - A1243A F TREVINO, TR 33C, 6.703AC/ALL
668580 - A1243A F TREVINO, TR 33D, 5.00AC/ALL

Filed for Record
in the Official Records Of:
Denton County
On: 1/5/2024 8:27:35 AM
In the PLAT Records
KEENELAND
Doc Number: 2024-2
Number of Pages: 2
Amount: 86.00
Order#:20240105000070
By: PM

Owner
AUBREY 81 WEST, L.P.
2727 South Street
Dallas, TX 75201

Engineer / Surveyor
Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
Phone: 469-213-1800
TX Firm No. 12207

A Final Plat of Keeneland
82.637 ACRES TOTAL
279 RESIDENTIAL LOTS
(LOTS 1-67, BLOCK A; LOTS 1-13, BLOCK B; LOTS 1-20, BL
LOTS 1-30, BLOCK D; LOTS 1-27, BLOCK E; LOTS 1-26, BL
LOTS 1-20, BLOCK G; LOTS 27-53, BLOCK H; LOTS 1-39, BL
5 OPEN SPACE LOTS (LOT 1X-2X, BLOCK A; LOT 3X, BLOCK J; LO
1 LIFT STATION LOT (LOT 5X)
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
DENTON COUNTY, TEXAS
Date of Prep

ELOTON
ND SOLUTIONS
STREET, SUITE 400 FRISCO, TEXAS 75033
M468 PH.# 469-213-1800
November 30, 2023 PAGE 1 OF 3

LINE TABLE		
RING	LENGTH	
5'43"W	76.64'	
9'15"W	43.91'	
3'05"E	72.95'	
8'47"W	31.50'	
6'09"E	14.11'	
7'23"E	32.50'	
5'04"E	32.50'	
2'37"E	38.42'	
4'35"E	13.95'	
5'58"W	14.29'	
2'27"W	14.29'	
8'06"E	13.95'	
7'23"W	14.14'	
2'37"W	14.14'	
7'23"W	14.14'	
2'37"E	14.14'	
4'58"W	14.14'	
5'34"W	14.14'	
5'02"E	14.14'	
7'23"E	14.14'	

LINE TABLE		
NO.	BEARING	LENGTH
L21	S44°32'37"W	14.14'
L22	N44°32'37"E	14.14'
L23	S45°27'23"E	14.14'
L24	N44°32'37"E	14.14'
L25	N45°27'23"W	14.14'
L26	N44°32'37"E	14.14'
L27	S44°32'37"W	14.14'
L28	N45°27'23"W	14.14'
L29	S45°27'23"E	14.14'
L30	S44°29'49"W	14.13'
L31	N45°27'23"W	14.14'
L32	N44°32'37"E	14.14'
L33	S44°32'37"W	14.14'
L34	N45°27'23"W	14.14'
L35	N44°32'37"E	14.14'
L36	S45°27'23"E	14.14'
L37	S44°32'37"W	14.14'
L38	N45°27'23"W	14.14'
L39	N44°32'37"E	14.14'
L40	S45°27'23"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S45°27'23"E	15.87'
L42	S44°32'37"W	15.87'
L43	S44°44'56"W	14.14'
L44	S66°48'59"W	35.22'
L45	S78°26'02"W	52.25'
L46	N13°19'37"E	40.69'
L47	N66°18'31"W	10.74'
L48	N68°52'17"W	32.05'
L49	N71°46'21"W	18.85'
L50	N73°28'37"W	13.30'
L51	N75°25'01"W	19.49'
L52	N78°22'47"W	25.81'
L53	N80°41'07"W	33.85'
L54	N86°26'11"W	31.03'
L55	N88°36'55"W	24.96'
L56	S89°33'37"W	16.66'
L57	S51°10'50"W	15.44'
L58	N21°24'35"W	3.86'
L59	N00°27'23"W	90.00'
L60	N89°32'37"E	75.00'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S00°27'23"E	94.96'
L62	S00°27'06"E	119.97'
L63	S89°32'54"W	20.00'
L64	N00°27'06"W	119.97'
L65	N15°26'11"W	69.27'
L66	N74°33'49"E	20.00'
L67	S15°26'11"E	69.27'
L68	N89°32'36"E	58.52'
L69	S00°27'24"E	25.00'
L70	S89°32'36"W	46.61'
L71	S72°05'23"E	26.99'
L72	S17°54'37"W	25.00'
L73	N72°05'23"W	26.82'
L74	S01°18'21"E	20.00'
L75	S88°47'03"W	34.82'
L76	N48°38'48"W	149.01'
L77	N26°08'48"W	124.63'
L78	N24°15'19"E	20.76'
L79	N20°47'19"W	35.18'
L80	S69°12'41"W	25.00'

E TABLE	
RING	LENGTH
7'19"E	10.44'
2'13"W	57.72'
7'17"W	71.52'
2'43"E	25.00'
7'17"E	40.56'
7'23"W	20.57'
6'52"W	34.99'
3'08"E	26.53'
8'08"E	146.85'
2'37"E	56.56'
2'37"W	28.46'
8'08"W	140.72'
3'08"W	20.22'
6'52"E	6.70'
1'12"E	51.42'
8'48"E	22.05'
8'48"E	128.94'
8'48"E	137.24'
7'03"E	27.00'

CURVE TABLE				
ELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
8'52"	300.00'	139.53'	N27°47'40"W	138.27'
0'57"	275.00'	313.65'	N08°26'37"W	296.93'
0'45"	1415.92'	498.68'	S79°56'35"W	496.10'
8'50"	50.00'	68.34'	S50°52'33"W	63.14'
0'31"	650.00'	138.12'	S05°37'52"W	137.86'
0'00"	50.00'	78.54'	S44°32'37"W	70.71'
0'00"	50.00'	78.54'	N45°27'23"W	70.71'
0'00"	50.00'	78.54'	N44°32'37"E	70.71'
3'14"	275.00'	113.05'	S12°28'25"W	112.26'
0'00"	50.00'	78.54'	S20°44'58"E	70.71'
2'26"	640.00'	275.98'	S78°06'10"E	273.85'
2'25"	349.00'	150.49'	S78°06'11"E	149.33'
3'18"	400.00'	143.50'	S10°44'02"E	142.73'
5'37"	470.00'	170.30'	S10°37'52"E	169.37'
1'12"	50.00'	23.58'	S01°43'55"E	23.36'
7'46"	57.50'	266.74'	S63°36'28"E	84.25'
5'19"	50.00'	58.84'	S35°34'46"W	55.50'
1'02"	50.00'	16.45'	S80°51'29"E	16.38'
7'50"	57.50'	272.10'	N17°12'13"E	80.51'
1'43"	50.00'	15.88'	N80°26'47"E	15.81'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	55°57'44"	50.00'	48.84'	N08°23'00"W	46.92'
C22	270°22'49"	57.50'	271.34'	S81°10'28"E	81.05'
C23	39°03'33"	50.00'	34.09'	N34°29'10"E	33.43'
C24	18°11'42"	50.00'	15.88'	S09°33'14"E	15.81'
C25	126°23'23"	50.00'	110.30'	N44°32'37"E	89.25'
C26	18°11'42"	50.00'	15.88'	N81°21'32"W	15.81'
C27	126°23'23"	50.00'	110.30'	S45°27'23"E	89.25'
C28	18°11'42"	50.00'	15.88'	N08°38'28"E	15.81'
C29	18°39'05"	50.00'	16.28'	N09°19'32"W	16.20'
C30	126°23'23"	50.00'	110.30'	S44°32'37"W	89.25'
C31	18°11'42"	50.00'	15.88'	N81°21'32"W	15.81'
C32	263°38'48"	57.50'	264.59'	S41°25'43"W	85.70'
C33	83°58'12"	15.50'	22.72'	N48°43'59"W	20.74'
C34	263°42'32"	57.50'	264.65'	S41°36'10"W	85.66'
C35	83°42'30"	15.50'	22.65'	N48°23'49"W	20.68'
C36	115°02'35"	50.00'	100.39'	N51°02'44"E	84.36'
C37	18°11'42"	50.00'	15.88'	N02°37'17"E	15.81'
C38	82°54'55"	15.50'	22.43'	N68°41'19"W	20.52'
C39	12°29'53"	190.00'	41.44'	N09°11'15"W	41.36'
C40	11°23'37"	210.00'	41.76'	S09°44'23"E	41.69'

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS AUBREY 81 WEST, L.P., THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 60.01 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY 81 WEST, L.P. RECORDED IN DOCUMENT NO. 2021-123566 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS (O.R.D.C.T.), AND ALL OF A CALLED TRACT 1 AND ALL OF A TRACT 2 DESCRIBED IN THE DEED TO AUBREY 81 WEST, L.P. RECORDED IN DOCUMENT NO. 2021-123337 O.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 (SPRING HILL ROAD), FOR THE SOUTHWEST CORNER OF A CALLED 12.381 ACRE TRACT DESCRIBED IN THE DEED TO GANESH V. RAMACHANDRULA AND NAGA SRIVALLI PARAMATHMUNI RECORDED IN DOCUMENT NO. 2020-156040 O.R.D.C.T., AND THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE SOUTH 89° 44' 56" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428, THE SOUTH LINE OF SAID TRACT 2 AND EASTERLY SOUTH LINE OF SAID 60.01 ACRE TRACT, 1256.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 AND THE SOUTHERLY LINE OF SAID 60.01 ACRE TRACT, AN ARC DISTANCE OF 381.54 FEET, THROUGH A CENTRAL ANGLE OF 18° 26' 00", HAVING A RADIUS OF 1185.92 FEET, AND A LONG CHORD WHICH BEARS SOUTH 80° 32' 31" WEST, 379.89 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET;

THENCE SOUTH 71° 24' 42" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 AND THE WESTERLY SOUTH LINE OF SAID 60.01 ACRE TRACT, 315.55 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 27.106 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY FARMS LLC RECORDED IN DOCUMENT NO. 2019-83125 O.R.D.C.T. AND THE SOUTHWEST CORNER OF SAID 60.01 ACRE TRACT;

THENCE NORTH 01° 48' 47" EAST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428, ALONG THE EAST LINE OF SAID 27.106 ACRE TRACT AND THE WEST LINE OF SAID 60.01 ACRE TRACT, 1678.54 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY SOUTH LINE OF A CALLED 357.561 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY BLACKJACK PARTNERS, LLC RECORDED IN DOCUMENT NO. 2021-213816 O.R.D.C.T., FOR THE NORTHEAST CORNER OF SAID 27.106 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 60.01 ACRE TRACT;

THENCE NORTH 89° 32' 37" EAST, ALONG THE EASTERLY SOUTH LINE OF SAID 357.561 ACRE TRACT, THE SOUTH LINE OF A CALLED 61.611 ACRE TRACT DESCRIBED IN THE DEED TO FM LAND INVESTMENTS I, LLC RECORDED IN DOCUMENT NO. 2021-31043 O.R.D.C.T., THE SOUTH LINE OF A CALLED 41.650 ACRE TRACT DESCRIBED IN THE DEED TO FM LAND INVESTMENTS I, LLC RECORDED IN DOCUMENT NO. 2021-102049 O.R.D.C.T., THE NORTH LINE OF SAID 60.01 ACRE TRACT, THE NORTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID TRACT 1, 2643.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET IN THE WEST LINE OF A CALLED 24.757 ACRE TRACT DESCRIBED IN THE DEED TO JEFFREY S. HARRISON, JR. RECORDED IN DOCUMENT NO. 2003-12933 O.R.D.C.T. AND CORRECTED IN DOCUMENT NO. 2003-97463 O.R.D.C.T., FOR THE SOUTHEAST CORNER OF SAID 41.650 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 01° 18' 21" EAST, ALONG THE WEST LINE OF SAID 24.757 ACRE TRACT AND THE EAST LINE OF SAID TRACT 1, 991.39 FEET TO A POINT ON THE CENTERLINE OF PECAN CREEK, FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 12.381 ACRE TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 24.757 ACRE TRACT, ALONG THE CENTERLINE OF PECAN CREEK, THE NORTHERLY LINES OF SAID 12.381 ACRE TRACT AND THE SOUTHERLY LINES OF SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67° 11' 54" WEST, 134.14 FEET;

NORTH 60° 12' 12" WEST, 47.31 FEET;

NORTH 00° 39' 21" EAST, 145.86 FEET;

NORTH 24° 22' 23" WEST, 181.86 FEET;

NORTH 76° 53' 43" WEST, 76.64 FEET;

SOUTH 41° 19' 15" WEST, 43.91 FEET;

SOUTH 06° 33' 05" EAST, 72.95 FEET;

SOUTH 53° 04' 26" WEST, 120.49 FEET;

SOUTH 15° 35' 17" WEST, 231.79 FEET;

NORTH 86° 39' 17" WEST, 169.91 FEET;

SOUTH 61° 41' 28" WEST, 156.28 FEET TO A POINT IN THE EAST LINE OF SAID TRACT 2, FOR THE WESTERNMOST NORTHWEST CORNER OF SAD 12.381 ACRE TRACT AND THE WESTERNMOST SOUTHWEST CORNER OF SAID TRACT 1;

THENCE SOUTH 01° 17' 30" EAST, ALONG THE WEST LINE OF SAID 12.381 ACRE TRACT AND THE EAST LINE OF SAID TRACT 2, 478.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,599,665 SQUARE FEET OR 82.637 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATIONS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AUBREY 81 WEST, L.P. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS KEENELAND, 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.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF AUBREY, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS.

WITNESS MY HAND THIS THE 5TH DAY OF DECEMBER, 2023.

BY: AUBREY 81 WEST, L.P.

BY: _____

STATE OF: TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BLUE LABA, 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 5TH DAY OF DECEMBER, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CECILIA TRAN
PRINTED NAME

MY COMMISSION EXPIRES: 2/4/27

CECILIA TRAN
My Notary ID # 130102672
Expires February 4, 2027

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 "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. LIFT STATION LOT 5X, BLOCK F TO BE DEDICATED TO THE CITY OF AUBREY.
13. WALLS SHALL BE MAINTAINED BY THE HOA.

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.

_____
JASON B. ARMSTRONG
TEXAS REGISTRATION NO. 5557

STATE OF TEXAS
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 30 DAY OF November, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSICA LEE
Notary Public, State of Texas
Comm. Expires 12-11-2023
Notary ID 124783924

Jessica Lee
PRINTED NAME

MY COMMISSION EXPIRES: 12-11-2023

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

30th day of November,

2023.

CITY OF AUBREY
OFFICIAL
SEAL
AUBREY, TEXAS

_____
Chris Rich, Mayor
City of Aubrey, Texas

Filed for
in the Of
Denton C
On: 1/5/2
In the Pl
KEENEL
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Number
Amount
Order#:
By: PN

Keeneland
82.637 ACRES TOTAL
279 RESIDENTIAL LOTS
(LOTS 1-67, BLOCK A; LOTS 1-13, BLOCK B; LOTS 1-20
LOTS 1-30, BLOCK D; LOTS 1-27, BLOCK E; LOTS 1-26
LOTS 1-20, BLOCK G; LOTS 27-53, BLOCK H; LOTS 1-3
5 OPEN SPACE LOTS (LOT 1X-2X, BLOCK A; LOT 3X, BLOCK J;
1 LIFT STATION LOT (LOT 5X)
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
DENTON COUNTY, TEXAS

Date of

Owner
AUBREY 81 WEST, L.P.
2727 South Street
Dallas, TX 75201 -

Engineer / Surveyor
Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
Phone: 469-213-1800
TX Firm No. 12207

PELOTON
LAND SOLUTIONS
RISCO STREET, SUITE 400 FRISCO, TEXAS 75033
10194468 PH.# 469-213-1800
E21006 November 30, 2023 PAGE 3 OF 3

APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2026.

APPENDIX C-1
ASSESSMENT ROLL – 2026-27

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035221	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035222	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035223	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($520.05)	$3,387.42
1035224	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($503.69)	$3,403.77
1035225	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035226	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035227	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035228	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035229	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035230	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035231	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035232	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035233	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($512.71)	$3,394.76
1035234	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($495.14)	$3,412.32
1035235	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035236	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035237	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035238	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035239	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035240	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035241	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035242	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.53)	$4,114.05
1035243	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035247	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035248	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035249	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035250	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035251	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035252	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035253	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035254	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035255	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035256	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035257	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($468.62)	$3,438.84
1035258	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035259	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035260	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035261	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.11)	$3,824.36
1035262	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($86.89)	$3,820.57

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035263	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035264	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035265	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($162.48)	$4,039.10
1035266	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035267	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035268	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035269	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035270	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035271	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035272	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035273	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035274	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035275	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($547.20)	$3,654.38
1035276	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035277	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035278	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035279	1	50	1	0.50	$25,939.14	$362.28	$1,510.35	$129.70	$98.47	($43.08)	$2,057.71
1035279-1				0.50	$25,939.14	$362.28	$1,510.35	$129.70	$98.47	($43.08)	$2,057.71
1035280	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035281	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035282	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035283	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($530.62)	$3,376.84
1035284	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035285	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035286	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035287	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035288	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($248.09)	$3,659.37
1035289	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035290	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035291	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035292	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035293	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035294	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035295	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035296	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035297	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035298	1	40	2	0.47	$24,123.40	$336.92	$1,404.62	$120.62	$91.57	($41.96)	$1,911.77
1035298-1				0.47	$24,123.40	$336.92	$1,404.62	$120.62	$91.57	($41.96)	$1,911.77
1035299	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035300	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035301	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035302	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035303	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035304	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035305	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035306	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035307	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035308	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035309	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035310	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035311	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($465.12)	$3,442.35
1035312	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035313	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035314	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035315	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035316	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035317	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035318	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035319	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($529.50)	$3,377.97
1035320	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035321	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035322	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035323	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035324	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035325	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035326	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035327	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035328	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($501.87)	$3,405.60
1035329	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035330	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035331	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	$0.00	$3,907.47
1035332	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035333	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035334	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035335	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035336	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035337	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035338	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($314.53)	$3,592.94

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035339	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035340	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035341	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035342	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035343	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035344	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($51.36)	$3,856.11
1035345	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035346	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($513.10)	$3,394.37
1035347	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035348	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035349	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($528.11)	$3,379.36
1035350	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.13)	$3,372.34
1035351	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($370.44)	$3,537.02
1035352	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035353	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($516.03)	$3,391.44
1035354	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035355	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035356	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035357	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035358	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035359	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035360	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035361	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035362	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($513.36)	$3,394.10
1035363	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($463.41)	$3,444.06
1035364	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035365	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035366	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035367	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035368	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($406.80)	$3,500.66
1035369	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($361.18)	$3,546.29
1035370	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035371	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035372	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035373	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035374	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035375	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035376	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035377	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035379	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035380	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035381	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035382	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035383	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035384	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035385	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035386	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035387	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035388	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($510.18)	$3,691.40
1035390	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($95.11)	$4,106.47
1035391	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035392	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035393	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035394	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035395	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035396	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035397	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035398	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.88)	$3,821.59
1035399	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($542.07)	$3,659.51
1035400	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($422.37)	$3,485.10
1035401	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($519.46)	$3,682.12
1035402	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($416.42)	$3,491.04
1035403	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035404	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035405	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.80)	$4,114.78
1035406	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035407	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($89.94)	$3,817.53
1035408	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($86.43)	$3,821.03
1035409	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035410	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035411	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035412	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035413	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.99)	$3,822.47
1035414	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($524.97)	$3,382.50
1035415	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($35.78)	$3,871.69
1035416	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035417	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035418	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035419	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035420	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035421	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($310.82)	$3,890.75
1035422	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($247.63)	$3,953.95
1035423	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035424	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035425	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035426				0.34	$17,638.61	$246.35	$1,027.04	$88.19	$66.96	($26.16)	$1,402.37
1035426-1	1	50	1	0.33	$17,119.83	$239.10	$996.83	$85.60	$64.99	($25.39)	$1,361.13
1035426-2				0.33	$17,119.83	$239.10	$996.83	$85.60	$64.99	($25.39)	$1,361.13
1035427	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035428	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035429	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	$0.00	$4,201.58
1035430	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035431	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035432	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035433	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($137.46)	$4,064.12
1035434	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035435	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($4.88)	$4,196.70
1035436	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.23)	$4,110.35
1035437	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.20)	$4,112.37
1035438	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.19)	$4,107.39
1035439	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.56)	$4,107.02
1035440	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.80)	$4,114.78
1035441	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.83)	$4,112.74
1035442	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.38)	$4,112.19
1035443	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($161.98)	$4,039.59
1035444	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($97.33)	$4,104.25
1035445	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($100.65)	$4,100.92
1035446	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($93.47)	$4,108.11
1035447	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($100.89)	$4,100.69
1035448	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.42)	$4,109.15
1035449	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.69)	$4,109.89
1035450	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.75)	$4,108.82
1035451	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.95)	$4,113.62
1035452	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.68)	$4,109.90
1035453	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035454	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035455	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035456	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035457	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035458	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035459	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($95.11)	$4,106.47
1035460	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.57)	$4,112.01
1035461	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.05)	$4,110.53
1035462	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035463	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($341.65)	$3,859.93
1035464	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.72)	$4,113.85
1035465	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.91)	$4,113.67
1035466	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.49)	$4,111.08
1035467	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.57)	$4,112.01
1035468	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035469	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035470	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035471	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035472	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035473	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24
1035474	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24
1035475	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035476	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035477	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035478	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035479	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.86)	$4,110.71
1035480	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035481	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($50.09)	$4,151.49
1035482	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035483	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035484	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035485	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035486	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.08)	$4,107.50
1035487	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.93)	$4,111.64
1035488	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.32)	$4,111.26
1035489	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035490	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035491	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035492	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035493	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035494	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035495	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035496	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035497	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035498	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($80.37)	$4,121.21
1035499	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035500	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035501	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035502	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035503	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($482.78)	$3,718.79
1035504	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($461.43)	$3,740.15
1035505	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($353.24)	$3,848.34
1035506	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035507	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035508	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035509	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035803	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**279**			**269.13**	**$13,962,000.00**	**$195,000.00**	**$812,960.00**	**$69,810.00**	**$53,000.00**	**($62,483.83)**	**$1,068,286.17**

APPENDIX C-2
TIRZ CALCULATION

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2025 Taxable Value[2]	2025 Tax Rate (per $100)[3]	2026-27 Incremental Taxes[3]	2026-27 Target Net Annual Installment Per Unit	City (38%)	Total 2026-27 Available TIRZ Credit	Gross 2026-27 Annual Installments (a)	2026-27 Maximum TIRZ Credit (b)	2026-27 Net Annual Installment (a + b)	Total 2026-27 Applicable TIRZ Credit
1035221	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035222	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035223	0.93	$0.00	$304,121.00	$0.450000	$1,368.54	$3,372.00	($520.05)	($520.05)	$3,907.47	($520.05)	$3,387.42	($520.05)
1035224	0.93	$0.00	$294,558.00	$0.450000	$1,325.51	$3,372.00	($503.69)	($503.69)	$3,907.47	($503.69)	$3,403.77	($503.69)
1035225	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035226	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035227	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035228	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035229	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035230	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035231	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035232	0.93	$0.00	$374,802.00	$0.450000	$1,686.61	$3,372.00	($640.91)	($640.91)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035233	0.93	$0.00	$299,828.00	$0.450000	$1,349.23	$3,372.00	($512.71)	($512.71)	$3,907.47	($512.71)	$3,394.76	($512.71)
1035234	0.93	$0.00	$289,558.00	$0.450000	$1,303.01	$3,372.00	($495.14)	($495.14)	$3,907.47	($495.14)	$3,412.32	($495.14)
1035235	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035236	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035237	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035238	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035239	1.00	$0.00	$367,725.00	$0.450000	$1,654.76	$3,625.00	($628.81)	($628.81)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035240	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035241	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035242	1.00	$0.00	$51,187.00	$0.450000	$230.34	$3,625.00	($87.53)	($87.53)	$4,201.58	($87.53)	$4,114.05	($87.53)
1035243	1.00	$0.00	$433,459.00	$0.450000	$1,950.57	$3,625.00	($741.22)	($741.22)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035247	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035248	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035249	0.93	$0.00	$320,000.00	$0.450000	$1,440.00	$3,372.00	($547.20)	($547.20)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035250	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035251	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035252	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035253	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035254	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035255	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035256	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035257	0.93	$0.00	$274,048.00	$0.450000	$1,233.22	$3,372.00	($468.62)	($468.62)	$3,907.47	($468.62)	$3,438.84	($468.62)
1035258	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035259	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035260	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035261	0.93	$0.00	$48,600.00	$0.450000	$218.70	$3,372.00	($83.11)	($83.11)	$3,907.47	($83.11)	$3,824.36	($83.11)
1035262	0.93	$0.00	$50,814.00	$0.450000	$228.66	$3,372.00	($86.89)	($86.89)	$3,907.47	($86.89)	$3,820.57	($86.89)
1035263	0.93	$0.00	$352,535.00	$0.450000	$1,586.41	$3,372.00	($602.84)	($602.84)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035264	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035265	1.00	$0.00	$95,017.00	$0.450000	$427.58	$3,625.00	($162.48)	($162.48)	$4,201.58	($162.48)	$4,039.10	($162.48)
1035266	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035267	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035268	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035269	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035270	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035271	1.00	$0.00	$355,000.00	$0.450000	$1,597.50	$3,625.00	($607.05)	($607.05)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035272	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035273	1.00	$0.00	$367,749.00	$0.450000	$1,654.87	$3,625.00	($628.85)	($628.85)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035274	1.00	$0.00	$402,000.00	$0.450000	$1,809.00	$3,625.00	($687.42)	($687.42)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035275	1.00	$0.00	$320,000.00	$0.450000	$1,440.00	$3,625.00	($547.20)	($547.20)	$4,201.58	($547.20)	$3,654.38	($547.20)
1035276	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035277	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035278	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035279	0.50	$0.00	$25,191.00	$0.450000	$113.36	$1,812.50	($43.08)	($43.08)	$2,100.79	($43.08)	$2,057.71	($43.08)
1035279-1	0.50	$0.00	$25,191.00	$0.450000	$113.36	$1,812.50	($43.08)	($43.08)	$2,100.79	($43.08)	$2,057.71	($43.08)
1035280	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035281	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035282	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035283	0.93	$0.00	$310,305.00	$0.450000	$1,396.37	$3,372.00	($530.62)	($530.62)	$3,907.47	($530.62)	$3,376.84	($530.62)
1035284	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035285	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035286	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035287	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035288	0.93	$0.00	$145,085.00	$0.450000	$652.88	$3,372.00	($248.09)	($248.09)	$3,907.47	($248.09)	$3,659.37	($248.09)
1035289	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035290	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035291	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035292	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035293	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035294	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035295	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035296	0.93	$0.00	$395,526.00	$0.450000	$1,779.87	$3,372.00	($676.35)	($676.35)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035297	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035298	0.47	$0.00	$24,537.00	$0.450000	$110.42	$1,567.98	($41.96)	($41.96)	$1,953.73	($41.96)	$1,911.77	($41.96)
1035298-1	0.47	$0.00	$24,537.00	$0.450000	$110.42	$1,567.98	($41.96)	($41.96)	$1,953.73	($41.96)	$1,911.77	($41.96)
1035299	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035300	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035301	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035302	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035303	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035304	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035305	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035306	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035307	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035308	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035309	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2025 Taxable Value[2]	2025 Tax Rate (per $100)[3]	2026-27 Incremental Taxes[3]	2026-27 Target Net Annual Installment Per Unit	City (38%)	Total 2026-27 Available TIRZ Credit	Gross 2026-27 Annual Installments (a)	2026-27 Maximum TIRZ Credit (b)	2026-27 Net Annual Installment (a + b)	Total 2026-27 Applicable TIRZ Credit
1035310	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035311	0.93	$0.00	$272,000.00	$0.450000	$1,224.00	$3,372.00	($465.12)	($465.12)	$3,907.47	($465.12)	$3,442.35	($465.12)
1035312	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035313	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035314	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035315	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035316	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035317	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035318	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035319	0.93	$0.00	$309,647.00	$0.450000	$1,393.41	$3,372.00	($529.50)	($529.50)	$3,907.47	($529.50)	$3,377.97	($529.50)
1035320	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035321	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035322	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035323	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035324	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035325	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035326	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035327	0.93	$0.00	$382,139.00	$0.450000	$1,719.63	$3,372.00	($653.46)	($653.46)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035328	0.93	$0.00	$293,491.00	$0.450000	$1,320.71	$3,372.00	($501.87)	($501.87)	$3,907.47	($501.87)	$3,405.60	($501.87)
1035329	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035330	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035331	0.93	$0.00	$325,610.00	$0.450000	$0.00	$3,372.00	$0.00	$0.00	$3,907.47	$0.00	$3,907.47	$0.00
1035332	0.93	$0.00	$315,055.00	$0.450000	$1,417.75	$3,372.00	($538.75)	($538.75)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035333	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035334	0.93	$0.00	$428,228.00	$0.450000	$1,927.03	$3,372.00	($732.27)	($732.27)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035335	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035336	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035337	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035338	0.93	$0.00	$183,934.00	$0.450000	$827.70	$3,372.00	($314.53)	($314.53)	$3,907.47	($314.53)	$3,592.94	($314.53)
1035339	0.93	$0.00	$343,572.00	$0.450000	$1,546.07	$3,372.00	($587.51)	($587.51)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035340	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035341	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035342	0.93	$0.00	$403,144.00	$0.450000	$1,814.15	$3,372.00	($689.38)	($689.38)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035343	0.93	$0.00	$392,077.00	$0.450000	$1,764.35	$3,372.00	($670.45)	($670.45)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035344	0.93	$0.00	$30,034.00	$0.450000	$135.15	$3,372.00	($51.36)	($51.36)	$3,907.47	($51.36)	$3,856.11	($51.36)
1035345	0.93	$0.00	$346,942.00	$0.450000	$1,561.24	$3,372.00	($593.27)	($593.27)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035346	0.93	$0.00	$300,055.00	$0.450000	$1,350.25	$3,372.00	($513.10)	($513.10)	$3,907.47	($513.10)	$3,394.37	($513.10)
1035347	0.93	$0.00	$446,410.00	$0.450000	$2,008.85	$3,372.00	($763.36)	($763.36)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035348	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035349	0.93	$0.00	$308,834.00	$0.450000	$1,389.75	$3,372.00	($528.11)	($528.11)	$3,907.47	($528.11)	$3,379.36	($528.11)
1035350	0.93	$0.00	$312,940.00	$0.450000	$1,408.23	$3,372.00	($535.13)	($535.13)	$3,907.47	($535.13)	$3,372.34	($535.13)
1035351	0.93	$0.00	$216,633.00	$0.450000	$974.85	$3,372.00	($370.44)	($370.44)	$3,907.47	($370.44)	$3,537.02	($370.44)
1035352	0.93	$0.00	$397,222.00	$0.450000	$1,787.50	$3,372.00	($679.25)	($679.25)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035353	0.93	$0.00	$301,770.00	$0.450000	$1,357.97	$3,372.00	($516.03)	($516.03)	$3,907.47	($516.03)	$3,391.44	($516.03)
1035354	0.93	$0.00	$334,134.00	$0.450000	$1,503.60	$3,372.00	($571.37)	($571.37)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035355	0.93	$0.00	$354,595.00	$0.450000	$1,595.68	$3,372.00	($606.36)	($606.36)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035356	0.93	$0.00	$433,868.00	$0.450000	$1,952.41	$3,372.00	($741.92)	($741.92)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035357	0.93	$0.00	$394,887.00	$0.450000	$1,776.99	$3,372.00	($675.26)	($675.26)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035358	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035359	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035360	0.93	$0.00	$383,018.00	$0.450000	$1,723.58	$3,372.00	($654.96)	($654.96)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035361	0.93	$0.00	$389,169.00	$0.450000	$1,751.26	$3,372.00	($665.48)	($665.48)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035362	0.93	$0.00	$300,211.00	$0.450000	$1,350.95	$3,372.00	($513.36)	($513.36)	$3,907.47	($513.36)	$3,394.10	($513.36)
1035363	0.93	$0.00	$271,000.00	$0.450000	$1,219.50	$3,372.00	($463.41)	($463.41)	$3,907.47	($463.41)	$3,444.06	($463.41)
1035364	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035365	0.93	$0.00	$329,311.00	$0.450000	$1,481.90	$3,372.00	($563.12)	($563.12)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035366	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035367	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035368	0.93	$0.00	$237,896.00	$0.450000	$1,070.53	$3,372.00	($406.80)	($406.80)	$3,907.47	($406.80)	$3,500.66	($406.80)
1035369	0.93	$0.00	$211,215.00	$0.450000	$950.47	$3,372.00	($361.18)	($361.18)	$3,907.47	($361.18)	$3,546.29	($361.18)
1035370	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035371	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035372	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035373	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035374	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035375	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035376	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035377	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035379	1.00	$0.00	$429,381.00	$0.450000	$1,932.21	$3,625.00	($734.24)	($734.24)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035380	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035381	1.00	$0.00	$422,503.00	$0.450000	$1,901.26	$3,625.00	($722.48)	($722.48)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035382	1.00	$0.00	$457,968.00	$0.450000	$2,060.86	$3,625.00	($783.13)	($783.13)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035383	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035384	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035385	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035386	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035387	1.00	$0.00	$358,245.00	$0.450000	$1,612.10	$3,625.00	($612.60)	($612.60)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035388	1.00	$0.00	$298,350.00	$0.450000	$1,342.58	$3,625.00	($510.18)	($510.18)	$4,201.58	($510.18)	$3,691.40	($510.18)
1035390	1.00	$0.00	$55,620.00	$0.450000	$250.29	$3,625.00	($95.11)	($95.11)	$4,201.58	($95.11)	$4,106.47	($95.11)
1035391	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035392	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035393	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035394	1.00	$0.00	$342,522.00	$0.450000	$1,541.35	$3,625.00	($585.71)	($585.71)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035395	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035396	1.00	$0.00	$410,198.00	$0.450000	$1,845.89	$3,625.00	($701.44)	($701.44)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035397	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035398	0.93	$0.00	$50,220.00	$0.450000	$225.99	$3,372.00	($85.88)	($85.88)	$3,907.47	($85.88)	$3,821.59	($85.88)
1035399	1.00	$0.00	$317,000.00	$0.450000	$1,426.50	$3,625.00	($542.07)	($542.07)	$4,201.58	($542.07)	$3,659.51	($542.07)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2025 Taxable Value[2]	2025 Tax Rate (per $100)[3]	2026-27 Incremental Taxes[3]	2026-27 Target Net Annual Installment Per Unit	City (38%)	Total 2026-27 Available TIRZ Credit	Gross 2026-27 Annual Installments (a)	2026-27 Maximum TIRZ Credit (b)	2026-27 Net Annual Installment (a + b)	Total 2026-27 Applicable TIRZ Credit
1035400	0.93	$0.00	$247,000.00	$0.450000	$1,111.50	$3,372.00	($422.37)	($422.37)	$3,907.47	($422.37)	$3,485.10	($422.37)
1035401	1.00	$0.00	$303,777.00	$0.450000	$1,367.00	$3,625.00	($519.46)	($519.46)	$4,201.58	($519.46)	$3,682.12	($519.46)
1035402	0.93	$0.00	$243,522.00	$0.450000	$1,095.85	$3,372.00	($416.42)	($416.42)	$3,907.47	($416.42)	$3,491.04	($416.42)
1035403	1.00	$0.00	$373,935.00	$0.450000	$1,682.71	$3,625.00	($639.43)	($639.43)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035404	0.93	$0.00	$324,988.00	$0.450000	$1,462.45	$3,372.00	($555.73)	($555.73)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035405	1.00	$0.00	$50,760.00	$0.450000	$228.42	$3,625.00	($86.80)	($86.80)	$4,201.58	($86.80)	$4,114.78	($86.80)
1035406	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035407	0.93	$0.00	$52,596.00	$0.450000	$236.68	$3,372.00	($89.94)	($89.94)	$3,907.47	($89.94)	$3,817.53	($89.94)
1035408	0.93	$0.00	$50,544.00	$0.450000	$227.45	$3,372.00	($86.43)	($86.43)	$3,907.47	($86.43)	$3,821.03	($86.43)
1035409	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035410	0.93	$0.00	$350,918.00	$0.450000	$1,579.13	$3,372.00	($600.07)	($600.07)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035411	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035412	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035413	0.93	$0.00	$49,702.00	$0.450000	$223.66	$3,372.00	($84.99)	($84.99)	$3,907.47	($84.99)	$3,822.47	($84.99)
1035414	0.93	$0.00	$307,000.00	$0.450000	$1,381.50	$3,372.00	($524.97)	($524.97)	$3,907.47	($524.97)	$3,382.50	($524.97)
1035415	0.93	$0.00	$20,922.00	$0.450000	$94.15	$3,372.00	($35.78)	($35.78)	$3,907.47	($35.78)	$3,871.69	($35.78)
1035416	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035417	1.00	$0.00	$346,342.00	$0.450000	$1,558.54	$3,625.00	($592.25)	($592.25)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035418	1.00	$0.00	$440,000.00	$0.450000	$1,980.00	$3,625.00	($752.40)	($752.40)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035419	1.00	$0.00	$471,337.00	$0.450000	$2,121.02	$3,625.00	($805.99)	($805.99)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035420	1.00	$0.00	$419,000.00	$0.450000	$1,885.50	$3,625.00	($716.49)	($716.49)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035421	1.00	$0.00	$181,766.00	$0.450000	$817.95	$3,625.00	($310.82)	($310.82)	$4,201.58	($310.82)	$3,890.75	($310.82)
1035422	1.00	$0.00	$144,811.00	$0.450000	$651.65	$3,625.00	($247.63)	($247.63)	$4,201.58	($247.63)	$3,953.95	($247.63)
1035423	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035424	1.00	$0.00	$412,777.00	$0.450000	$1,857.50	$3,625.00	($705.85)	($705.85)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035425	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035426	0.34	$0.00	$15,300.00	$0.450000	$68.85	$1,232.50	($26.16)	($26.16)	$1,428.54	($26.16)	$1,402.37	($26.16)
1035426-1	0.33	$0.00	$14,850.00	$0.450000	$66.83	$1,196.25	($25.39)	($25.39)	$1,386.52	($25.39)	$1,361.13	($25.39)
1035426-2	0.33	$0.00	$14,850.00	$0.450000	$66.83	$1,196.25	($25.39)	($25.39)	$1,386.52	($25.39)	$1,361.13	($25.39)
1035427	1.00	$0.00	$360,883.00	$0.450000	$1,623.97	$3,625.00	($617.11)	($617.11)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035428	1.00	$0.00	$372,420.00	$0.450000	$1,675.89	$3,625.00	($636.84)	($636.84)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035429	1.00	$0.00	$0.00	$0.450000	$0.00	$3,625.00	$0.00	$0.00	$4,201.58	$0.00	$4,201.58	$0.00
1035430	1.00	$0.00	$359,116.00	$0.450000	$1,616.02	$3,625.00	($614.09)	($614.09)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035431	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035432	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035433	1.00	$0.00	$80,384.00	$0.450000	$361.73	$3,625.00	($137.46)	($137.46)	$4,201.58	($137.46)	$4,064.12	($137.46)
1035434	1.00	$0.00	$345,341.00	$0.450000	$1,554.03	$3,625.00	($590.53)	($590.53)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035435	1.00	$0.00	$88,205.00	$0.450000	$12.83	$3,625.00	($4.88)	($4.88)	$4,201.58	($4.88)	$4,196.70	($4.88)
1035436	1.00	$0.00	$53,352.00	$0.450000	$240.08	$3,625.00	($91.23)	($91.23)	$4,201.58	($91.23)	$4,110.35	($91.23)
1035437	1.00	$0.00	$52,164.00	$0.450000	$234.74	$3,625.00	($89.20)	($89.20)	$4,201.58	($89.20)	$4,112.37	($89.20)
1035438	1.00	$0.00	$55,080.00	$0.450000	$247.86	$3,625.00	($94.19)	($94.19)	$4,201.58	($94.19)	$4,107.39	($94.19)
1035439	1.00	$0.00	$55,296.00	$0.450000	$248.83	$3,625.00	($94.56)	($94.56)	$4,201.58	($94.56)	$4,107.02	($94.56)
1035440	1.00	$0.00	$50,760.00	$0.450000	$228.42	$3,625.00	($86.80)	($86.80)	$4,201.58	($86.80)	$4,114.78	($86.80)
1035441	1.00	$0.00	$51,948.00	$0.450000	$233.77	$3,625.00	($88.83)	($88.83)	$4,201.58	($88.83)	$4,112.74	($88.83)
1035442	1.00	$0.00	$52,272.00	$0.450000	$235.22	$3,625.00	($89.38)	($89.38)	$4,201.58	($89.38)	$4,112.19	($89.38)
1035443	1.00	$0.00	$94,727.00	$0.450000	$426.27	$3,625.00	($161.98)	($161.98)	$4,201.58	($161.98)	$4,039.59	($161.98)
1035444	1.00	$0.00	$56,916.00	$0.450000	$256.12	$3,625.00	($97.33)	($97.33)	$4,201.58	($97.33)	$4,104.25	($97.33)
1035445	1.00	$0.00	$58,860.00	$0.450000	$264.87	$3,625.00	($100.65)	($100.65)	$4,201.58	($100.65)	$4,100.92	($100.65)
1035446	1.00	$0.00	$54,659.00	$0.450000	$245.97	$3,625.00	($93.47)	($93.47)	$4,201.58	($93.47)	$4,108.11	($93.47)
1035447	1.00	$0.00	$59,000.00	$0.450000	$265.50	$3,625.00	($100.89)	($100.89)	$4,201.58	($100.89)	$4,100.69	($100.89)
1035448	1.00	$0.00	$54,049.00	$0.450000	$243.22	$3,625.00	($92.42)	($92.42)	$4,201.58	($92.42)	$4,109.15	($92.42)
1035449	1.00	$0.00	$53,617.00	$0.450000	$241.28	$3,625.00	($91.69)	($91.69)	$4,201.58	($91.69)	$4,109.89	($91.69)
1035450	1.00	$0.00	$54,243.00	$0.450000	$244.09	$3,625.00	($92.75)	($92.75)	$4,201.58	($92.75)	$4,108.82	($92.75)
1035451	1.00	$0.00	$51,435.00	$0.450000	$231.46	$3,625.00	($87.95)	($87.95)	$4,201.58	($87.95)	$4,113.62	($87.95)
1035452	1.00	$0.00	$53,611.00	$0.450000	$241.25	$3,625.00	($91.68)	($91.68)	$4,201.58	($91.68)	$4,109.90	($91.68)
1035453	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035454	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035455	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035456	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035457	1.00	$0.00	$439,438.00	$0.450000	$1,977.47	$3,625.00	($751.44)	($751.44)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035458	1.00	$0.00	$368,832.00	$0.450000	$1,659.74	$3,625.00	($630.70)	($630.70)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035459	1.00	$0.00	$55,620.00	$0.450000	$250.29	$3,625.00	($95.11)	($95.11)	$4,201.58	($95.11)	$4,106.47	($95.11)
1035460	1.00	$0.00	$52,380.00	$0.450000	$235.71	$3,625.00	($89.57)	($89.57)	$4,201.58	($89.57)	$4,112.01	($89.57)
1035461	1.00	$0.00	$53,244.00	$0.450000	$239.60	$3,625.00	($91.05)	($91.05)	$4,201.58	($91.05)	$4,110.53	($91.05)
1035462	1.00	$0.00	$351,000.00	$0.450000	$1,579.50	$3,625.00	($600.21)	($600.21)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035463	1.00	$0.00	$199,796.00	$0.450000	$899.08	$3,625.00	($341.65)	($341.65)	$4,201.58	($341.65)	$3,859.93	($341.65)
1035464	1.00	$0.00	$51,300.00	$0.450000	$230.85	$3,625.00	($87.72)	($87.72)	$4,201.58	($87.72)	$4,113.85	($87.72)
1035465	1.00	$0.00	$51,408.00	$0.450000	$231.34	$3,625.00	($87.91)	($87.91)	$4,201.58	($87.91)	$4,113.67	($87.91)
1035466	1.00	$0.00	$52,920.00	$0.450000	$238.14	$3,625.00	($90.49)	($90.49)	$4,201.58	($90.49)	$4,111.08	($90.49)
1035467	1.00	$0.00	$52,380.00	$0.450000	$235.71	$3,625.00	($89.57)	($89.57)	$4,201.58	($89.57)	$4,112.01	($89.57)
1035468	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035469	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035470	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035471	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035472	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035473	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035474	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035475	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035476	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035477	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035478	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035479	1.00	$0.00	$53,136.00	$0.450000	$239.11	$3,625.00	($90.86)	($90.86)	$4,201.58	($90.86)	$4,110.71	($90.86)
1035480	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035481	1.00	$0.00	$29,290.00	$0.450000	$131.81	$3,625.00	($50.09)	($50.09)	$4,201.58	($50.09)	$4,151.49	($50.09)
1035482	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035483	1.00	$0.00	$416,659.00	$0.450000	$1,874.97	$3,625.00	($712.49)	($712.49)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035484	1.00	$0.00	$378,984.00	$0.450000	$1,705.43	$3,625.00	($648.06)	($648.06)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035485	1.00	$0.00	$391,410.00	$0.450000	$1,761.35	$3,625.00	($669.31)	($669.31)	$4,201.58	($576.58)	$3,625.00	($576.58)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	**EU**	**Base Year Taxable Value (2022)[1]**	**2025 Taxable Value[2]**	**2025 Tax Rate (per $100)[3]**	**2026-27 Incremental Taxes[3]**	**2026-27 Target Net Annual Installment Per Unit**	**City (38%)**	**Total 2026-27 Available TIRZ Credit**	**Gross 2026-27 Annual Installments (a)**	**2026-27 Maximum TIRZ Credit (b)**	**2026-27 Net Annual Installment (a + b)**	**Total 2026-27 Applicable TIRZ Credit**
1035486	1.00	$0.00	$55,015.00	$0.450000	$247.57	$3,625.00	($94.08)	($94.08)	$4,201.58	($94.08)	$4,107.50	($94.08)
1035487	1.00	$0.00	$52,591.00	$0.450000	$236.66	$3,625.00	($89.93)	($89.93)	$4,201.58	($89.93)	$4,111.64	($89.93)
1035488	1.00	$0.00	$52,817.00	$0.450000	$237.68	$3,625.00	($90.32)	($90.32)	$4,201.58	($90.32)	$4,111.26	($90.32)
1035489	1.00	$0.00	$451,823.00	$0.450000	$2,033.20	$3,625.00	($772.62)	($772.62)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035490	1.00	$0.00	$396,463.00	$0.450000	$1,784.08	$3,625.00	($677.95)	($677.95)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035491	1.00	$0.00	$386,819.00	$0.450000	$1,740.69	$3,625.00	($661.46)	($661.46)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035492	1.00	$0.00	$409,000.00	$0.450000	$1,840.50	$3,625.00	($699.39)	($699.39)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035493	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035494	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035495	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035496	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035497	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035498	1.00	$0.00	$47,000.00	$0.450000	$211.50	$3,625.00	($80.37)	($80.37)	$4,201.58	($80.37)	$4,121.21	($80.37)
1035499	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035500	1.00	$0.00	$466,283.00	$0.450000	$2,098.27	$3,625.00	($797.34)	($797.34)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035501	1.00	$0.00	$523,196.00	$0.450000	$2,354.38	$3,625.00	($894.66)	($894.66)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035502	1.00	$0.00	$463,762.00	$0.450000	$2,086.93	$3,625.00	($793.03)	($793.03)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035503	1.00	$0.00	$282,329.00	$0.450000	$1,270.48	$3,625.00	($482.78)	($482.78)	$4,201.58	($482.78)	$3,718.79	($482.78)
1035504	1.00	$0.00	$269,839.00	$0.450000	$1,214.28	$3,625.00	($461.43)	($461.43)	$4,201.58	($461.43)	$3,740.15	($461.43)
1035505	1.00	$0.00	$206,573.00	$0.450000	$929.58	$3,625.00	($353.24)	($353.24)	$4,201.58	($353.24)	$3,848.34	($353.24)
1035506	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035507	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035508	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035509	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035803	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
Total	**269.13**	**$0.00**	**$40,482,279.00**		**$180,320.95**	**$975,465.96**	**($68,521.96)**	**($68,521.96)**	**$1,130,770.00**	**($62,483.83)**	**$1,068,286.17**	**($62,483.83)**

1- According to the Project and Finance plan, the TIRZ base year is 2023.

2 - According to Denton Central Appraisal District as of June 30, 2026.

3 - According to the Denton County Tax Office.

APPENDIX C-3
PROJECTED ASSESSMENT SCHEDULES

Appendix C-3

Aubrey Public Improvement District No. 1

Summary of Projected Annual Installments

Parcel	All Parcels
Outstanding Assessment	$13,962,000
Total Estimated Units	269.13

Assessment Year ending 09/01[1]	Outstanding Cumulative Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2027	$13,962,000	$195,000	$882,770	$53,000	$1,130,770
2028	$13,767,000	$204,000	$882,045	$86,595	$1,172,640
2029	$13,563,000	$213,000	$870,825	$88,326	$1,172,151
2030	$13,350,000	$223,000	$859,110	$90,093	$1,172,203
2031	$13,127,000	$234,000	$846,845	$91,895	$1,172,740
2032	$12,893,000	$285,000	$831,928	$55,000	$1,171,928
2033	$12,608,000	$303,000	$813,759	$55,275	$1,172,034
2034	$12,305,000	$322,000	$794,443	$55,551	$1,171,994
2035	$11,983,000	$342,000	$773,915	$55,829	$1,171,744
2036	$11,641,000	$364,000	$752,113	$56,108	$1,172,221
2037	$11,277,000	$387,000	$728,908	$56,389	$1,172,296
2038	$10,890,000	$411,000	$704,236	$56,671	$1,171,907
2039	$10,479,000	$437,000	$678,035	$56,954	$1,171,989
2040	$10,042,000	$465,000	$650,176	$57,239	$1,172,415
2041	$9,577,000	$494,000	$620,533	$57,525	$1,172,058
2042	$9,083,000	$525,000	$589,040	$57,813	$1,171,853
2043	$8,558,000	$559,000	$555,571	$58,102	$1,172,673
2044	$7,999,000	$594,000	$519,935	$58,392	$1,172,327
2045	$7,405,000	$632,000	$481,325	$58,684	$1,172,009
2046	$6,773,000	$673,000	$440,245	$58,978	$1,172,223
2047	$6,100,000	$717,000	$396,500	$59,273	$1,172,773
2048	$5,383,000	$763,000	$349,895	$59,569	$1,172,464
2049	$4,620,000	$812,000	$300,300	$59,867	$1,172,167
2050	$3,808,000	$865,000	$247,520	$60,166	$1,172,686
2051	$2,943,000	$920,000	$191,295	$60,467	$1,171,762
2052	$2,023,000	$980,000	$131,495	$60,769	$1,172,264
2053	$1,043,000	$1,043,000	$67,795	$61,073	$1,171,868
Total		**$13,962,000**	**$15,960,555**	**$1,685,603**	**$31,608,158**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Series 2023 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE AUBREY PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Lot Type	50 Ft
Outstanding Assessment	$51,878
Equivalent Unit	1.00

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$51,878	$725	$3,280	$197	$4,202
2027	$51,154	$758	$3,277	$322	$4,357
2028	$50,396	$791	$3,236	$328	$4,355
2029	$49,604	$829	$3,192	$335	$4,356
2030	$48,776	$869	$3,147	$341	$4,358
2031	$47,906	$1,059	$3,091	$204	$4,355
2032	$46,847	$1,126	$3,024	$205	$4,355
2033	$45,721	$1,196	$2,952	$206	$4,355
2034	$44,525	$1,271	$2,876	$207	$4,354
2035	$43,254	$1,353	$2,795	$208	$4,356
2036	$41,902	$1,438	$2,708	$210	$4,356
2037	$40,464	$1,527	$2,617	$211	$4,354
2038	$38,937	$1,624	$2,519	$212	$4,355
2039	$37,313	$1,728	$2,416	$213	$4,356
2040	$35,585	$1,836	$2,306	$214	$4,355
2041	$33,749	$1,951	$2,189	$215	$4,354
2042	$31,799	$2,077	$2,064	$216	$4,357
2043	$29,722	$2,207	$1,932	$217	$4,356
2044	$27,515	$2,348	$1,788	$218	$4,355
2045	$25,166	$2,501	$1,636	$219	$4,356
2046	$22,666	$2,664	$1,473	$220	$4,358
2047	$20,001	$2,835	$1,300	$221	$4,356
2048	$17,166	$3,017	$1,116	$222	$4,355
2049	$14,149	$3,214	$920	$224	$4,357
2050	$10,935	$3,418	$711	$225	$4,354
2051	$7,517	$3,641	$489	$226	$4,356
2052	$3,875	$3,875	$252	$227	$4,354
Total		**$51,878**	**$59,304**	**$6,263**	**$117,446**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE AUBREY PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Lot Type	40 Ft
Outstanding Assessment	$48,247
Equivalent Unit	0.93

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$48,247	$674	$3,050	$183	$3,907
2027	$47,573	$705	$3,048	$299	$4,052
2028	$46,868	$736	$3,009	$305	$4,050
2029	$46,132	$771	$2,969	$311	$4,051
2030	$45,361	$809	$2,926	$318	$4,052
2031	$44,553	$985	$2,875	$190	$4,050
2032	$43,568	$1,047	$2,812	$191	$4,050
2033	$42,521	$1,113	$2,745	$192	$4,050
2034	$41,408	$1,182	$2,674	$193	$4,049
2035	$40,226	$1,258	$2,599	$194	$4,051
2036	$38,969	$1,337	$2,519	$195	$4,051
2037	$37,631	$1,420	$2,434	$196	$4,050
2038	$36,211	$1,510	$2,343	$197	$4,050
2039	$34,701	$1,607	$2,247	$198	$4,051
2040	$33,094	$1,707	$2,144	$199	$4,050
2041	$31,387	$1,814	$2,035	$200	$4,049
2042	$29,573	$1,932	$1,920	$201	$4,052
2043	$27,641	$2,053	$1,797	$202	$4,051
2044	$25,589	$2,184	$1,663	$203	$4,050
2045	$23,405	$2,326	$1,521	$204	$4,051
2046	$21,079	$2,478	$1,370	$205	$4,053
2047	$18,601	$2,637	$1,209	$206	$4,052
2048	$15,965	$2,806	$1,038	$207	$4,051
2049	$13,159	$2,989	$855	$208	$4,052
2050	$10,170	$3,179	$661	$209	$4,049
2051	$6,991	$3,386	$454	$210	$4,051
2052	$3,604	$3,604	$234	$211	$4,049
Total		**$48,247**	**$55,153**	**$5,825**	**$109,224**

1 - Annual Installment billed by the Denton County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Bonds and will not increase during the life of the bonds.Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE AUBREY PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Aubrey Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Hold a Public Hearing and consider and act on Ordinance 962-26 adoptingan amendment to Chapter 10A, Subdivision Ordinance, Article 3, Subdivision Design Standards of the Code of Ordinances to adopt a new "Technical Construction Standards and Specifications Manual" codified as Section 13.01, "TCSS Manual Adopted", to adopt the City of Aubrey Technical Construction Standards and Specifications (2026) set forth in Exhibit A thereto; providing a penalty for violation and providing an effective date.

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

Summary
This ordinance adopts engineering standards referenced in the subdivision ordinance and provides for a standard design and implementation of orderly, safe, healthy and uniform development of the area within the corporate city limits and within our ETJ. Our current standards were last adopted in 2024 and as we have been working through new development, it was necessary to update some additional standards. Aubrey Special Provisions to the NCTCOG Standard Specifications for Public Works Construction as adopted by the city are referenced in these standards. These standards set forth the minimum requirements for materials and workmanship for streets, street lighting, street signs, parking lots, sidewalks, drainage, water and wastewater systems. These standards shall be considered as the minimum requirements, and it is the responsibility of the developer to determine if more stringent requirements are necessary for a particular development. Some of the major areas of amendment include:

- Residential drive approaches
- Concrete strength & reinforcement requirements
- Pavement & subgrade requirements
- ADA ramp requirements/details
- Water line pipe requirements
- Fire hydrant requirements
- Water valve requirements
- Water service materials
- Sanitary sewer line pipe requirements
- Sanitary sewer manhole requirements
- Water and sanitary sewer pipe embedment
- General construction notes

Financial Summary
NA

Staff Recommended Action
Approve

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

ORDINANCE NO. 962-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING THE AUBREY CODE OF ORDINANCES CHAPTER 10(A), "SUBDIVISION ORDINANCE"; ARTICLE 3, "SUBDIVISION DESIGN STANDARDS", OF SECTION 13 "STANDARD OF DESIGNS" TO REPEAL SECTION 13.01, "ADOPTED" THAT ADOPTED THE 2024 "TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL" ("2024 TCSS MANUAL") AND TO ADOPT A NEW SECTION 13.01 "ADOPTED" IN ORDER TO ADOPT THE 2026 TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL ("2026 TCSS")"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A PENALTY OF A FINE NOT TO EXCEED FIVE HUNDRED DOLLARS ($500.00) FOR EACH VIOLATION AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey ("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;

WHEREAS, on April 15, 2014, the Aubrey City Council adopted Ordinance No. 533.14 amending Chapter 10, Subdivision Regulations of the Code of Ordinances of the City to adopt the 2014 Technical Construction Standards and Specifications Manual (the "TCSS Manual"); and

W**HEREAS,** in 2024, the City was experiencing significant population growth which increased traffic and increased stress on roads and other infrastructure, and as a result, the City determined that it would be prudent to update its standards for public infrastructure and to make to require updated standards for infrastructure improvements; and

WHEREAS, in 2024, after providing notice and holding a public hearing as required by Chapter 212 of the Texas Local Government Code, the City adopted Ordinance No. 871-24 adopting a new Subsection 13.1, entitled Technical Construction Standards and Specifications Manual" of the Code of Ordinances of the City of Aubrey, Texas, and adopted the 2024 TCSS Manual as set forth in its entirety in **Exhibit A**, attached thereto (the "2024 TCSS Manual"); and

WHEREAS, the City continues to experience significant growth, and based upon the amount and kind of travel over streets, the City Council has determined it is necessary to adopt updated specifications providing reasonable specifications for the construction of streets and to adopt updated reasonable specification to provide adequate drainage for each street in accordance with standard engineering practices; and

WHEREAS, as required by Chapter 212, the City has published notice of public hearing to be held before the City Council on July 23, 2026, in the official newspaper of the City in order to receive public comment and again consider updating its Design Standards for roads and drainage with the adoption

of the 2026 Technical Construction Standards and Specifications Manual (the "2026 TCSS Manual"), a copy of which is attached to this Ordinance as **Exhibit A;** and

WHEREAS, on July 23, 2026, the City Council held a public hearing, provided an opportunity for public input. and received input from Staff recommending that Section 13, "Standards of Design" of Article 3, "Subdivision Design Standards" of Chapter 10A, "Subdivision Regulations" of the Code of Ordinances be updated to adopt the 2026 TCSS set forth in **Exhibit A**, attached hereto and incorporated herein, and has determined that the adoption of the updates to the engineering standards set forth therein will be beneficial to the City; and

WHEREAS, the City Council finds and determines that the adoption of the 2026 Technical Construction Standards and Specifications Manual provides minimum standards to safeguard the health, property, and welfare of the citizens of Aubrey by regulating and controlling engineering and design standards with in the City and therefore serves the best interest of the public and the City.

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

SECTION 1. INCORPORATION OF PREMISES. The recitals set forth above are legislative findings of the City Council and are incorporated into the body of his Ordinance as if fully set forth herein.

SECTION 2 . AMENDMENTS.

2.01 Subsection 13.01, "Adopted" of Section 13, "Standards of Design" of Article 3, "Subdivision Design Standards", of Chapter 10(A), "Subdivision Ordinance", of the Code of Ordinances of the City of Aubrey, adopting the 2024 TCSS Manual is hereby repealed, and a new Section 13.01, "TCSS Manual Adopted" adopting Exhibit A, the City of Aubrey Technical Construction Standards and Specifications Manual (2026) is hereby adopted, and Subsection 13.01 shall be and read in its entirety as follows with all other provisions of Section 13 of Article 3 not herein expressly amended to remain in full force and effect:

§13 Standards of Design.

"13.01 TCSS Manual Adopted. The City of Aubrey Technical Construction Standards and Specifications Manual (2026) set forth in **Exhibit A** to Ordinance No.962-26, attached and incorporated therein, is hereby adopted as set forth in its entirety in **Exhibit A.**"

SECTION 3. PENALTY. Any person, firm, or corporation violating any of the provisions of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City, and upon conviction, shall be punished by a fine not to exceed five hundred dollars ($500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and/or continues.

SECTION 4. SAVINGS AND REPEALING CLAUSES. 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 5. 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 6. CODIFICATION. The City Secretary is hereby directed to authenticate this Ordinance by seal and signature and properly codifying this Ordinance and providing a printed copy for public review as required by Section 3.16 of the Aubrey Home Rule Charter.

SECTION 7. EFFECTIVE DATE. The Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS THIS THE _____ DAY OF _____, 2026.

APPROVED:

_____
Jeff Perry, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

Exhibit "A"
City of Aubrey Technical Construction Standards and Specifications (TCSS) Manual (2026)



TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS (TCSS) MANUAL

PUBLIC WORKS DEPARTMENT

MAY 2026

TABLE OF CONTENTS

Section 1. General Requirements

Section 2. Streets

Section 3. Storm Drainage Design Criteria and Procedures

Section 4. Vegetation

Section 5. Water System

Section 6. Wastewater System

Section 7. Miscellaneous Requirements

1. GENERAL REQUIREMENTS

1.1 Introduction:

The "Standards of Design" are designed to implement the provisions of the Subdivision Ordinance and to provide for the orderly, safe, healthy and uniform development of the area within the corporate city limits and within the area surrounding the City, extraterritorial jurisdiction (ETJ).

The 5th Edition of the NCTCOG Standard Specifications for Public Works Construction dated October 2017 are made a part of these Standards of Design. These documents are to be considered as the minimum requirements of engineering design. The adherence to the requirements of these documents and/or the approval by the City of Aubrey and its agents in no way relieves the developer of the responsibility for adequacy of design, which may require more stringent standards than these, the completeness of plans and specifications or the suitability of the completed facilities. In unusual circumstances, the City of Aubrey may determine that designs other than those of the Standards are necessary and will inform the developer of such requirements before final engineering review.

The developer shall obtain authorization from the City of Aubrey, in writing, for any deviations from the requirements set forth in the Standards of Design, Standard Specifications for Construction or Standard Details.

1.2 Standards of Design:

The Standards of Design, as adopted by the City of Aubrey, are set forth herein. These standards shall be considered as the minimum requirements, and it shall be the responsibility of the developer to determine if more stringent requirements are necessary for a particular development. It is not intended that the Standards of Design cover all aspects of a development. For those elements omitted, the developer will be expected to provide designs and facilities in accordance with good engineering practice and to cause the facilities to be constructed utilizing first class workmanship and materials.

1.3 Standard Specifications for Construction:

These Standard Specifications for construction set forth the minimum requirements for materials and workmanship for streets, parking lots, sidewalks, drainage, water and wastewater systems. These specifications should be considered as minimum requirements and such additional requirements as the developer of the City may consider appropriate should be added as supplements.

1.4 Standard Details:

In an effort to have uniformity and to facilitate maintenance, the City has adopted the North Central Texas Council of Governments (NCTCOG) Standard Drawings for certain facilities such as manholes, street sections, sidewalks, water, wastewater, storm water, curb inlets, barrier free ramps, etc. The NCTCOG Standard Specifications can be obtained from the North Central Texas Council of Governments at 616 Six Flags Drive, Suite 200, Arlington, Texas, 76005, (817) 640-3300.

The City's General Notes for Construction shall be included in all construction plans. A copy of the City's General Construction Notes is included in the City's Standard Construction Details.

1.5 Materials Testing and Quality Control

Testing of materials and quality control for all development construction shall be performed by an approved materials testing laboratory and payment for such services shall be made by the contractor. The City Engineer shall approve the testing laboratory nominated to perform the service. It is the contractor's responsibility to show, through test procedures and results, that the work is in conformance with these design standards.

1.6 Utilities to be Underground:

All utilities within a residential development shall be placed underground. Utilities are defined for this purpose as water pipelines, wastewater pipelines, storm water pipelines, natural gas pipelines, telephone wires, cable TV wires and electric wires. In case of special or unique circumstances, the City may grant variances or exceptions to this requirement. Any request for variance or exception should be submitted in writing to the City Manager setting forth the justification for an exception. The granting of a variance or exception by the City will be in writing. No work will be accepted without written approval from the City Manager or his/her City designee, or in the case of franchise utilities, the City Council. Commercial developments may have overhead utilities as approved by the City.

1.7 Submittal to Utility Companies:

The developer shall be responsible for submittal of information needed to design private utilities for the development. This information shall be submitted to TXU-Electric, ONCOR, Southwestern Bell, ATMOS-Gas, the cable TV franchise and any other appropriate utility.

Written confirmation shall be submitted with the final engineering drawings, verifying that the affected Utility companies have reviewed the final plat and easement description and agree that the easement locations and sizes are adequate and consistent with the design requirements of the utilities.

1.8 Requirements of the Final Engineering Drawings:

The final engineering drawings shall conform to the established "Engineering Drawings Checklist" and these Standards of Design.

The final engineering drawings will consist of drawings showing all information necessary to completely review the engineering design of improvements proposed for or affected by the site and sealed by a Registered Professional Engineer, licensed in the State of Texas.

1.9 Final Acceptance:

After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings" mylars and one (1) set of "Black line prints". The City will not accept the subdivision until the prints are submitted to the City. Prints shall be sized 11"X17". The City shall also be furnished pdf images of each sheet named according to the sheet title and sheet number and AutoCAD 2018 or later format drawings on a CD-ROM (No XREFS) of the "As Built" or "Record Drawings" (digital).

1.10 Warranty

As a condition of final acceptance the contractor shall furnish a two (2) year maintenance bond in the amount of 100% of the public improvements, which shall become effective from the date of acceptance.

2. STREETS

2.1 General:

The street system, including the street layout, shall be in accordance with generally accepted engineering practices and in compliance with the Comprehensive Plan, the latest Thoroughfare Plan, the Zoning Ordinances, the Subdivision Regulations and other applicable regulations. The drainage system, as incorporated into the street system, shall comply with Section 3 of this document. The plans and specifications, design computations, if required, and other applicable data shall be submitted to the City for review. Construction shall not commence prior to approval of the plans and specifications by the City. All changes during construction shall be submitted to the City's Engineer for approval and acceptance by the City prior to any construction modifications.

2.2 Street Arrangement:

Unless otherwise approved by the City, provisions shall be made for the extension of existing major arterials, collector streets and local streets in accordance with the Thoroughfare Plan and any specific street alignments as adopted by the City Council.

Off-center intersections will be considered for approval only for minor collector and local streets and only when there is a minimum property line separation of 125' unless otherwise approved by the City's Engineer.

Within residential areas, the following design elements are encouraged: (A) Developing only a limited number of access points to arterial streets bordering the subdivision; (B) Incorporating curvilinear streets into the plan; (C) More than one point of access; and (D) Incorporating a discontinuous residential street network, which utilizes three-way intersections in lieu of four-way intersections. When these factors are incorporated into a residential street plan, the result is enhanced character and traffic safety.

2.3 Thoroughfare and Street Geometry:

Geometric design standards are presented in two formats within this section. Table 2.1 identifies specific design criteria for each standard roadway type. Figure 2.1A and 2.1B shows the typical cross-section for each standard roadway type. It is noted that dimensions shown are to the face of curb, unless specifically identified otherwise.

Each roadway type is keyed to the City Thoroughfare Plan, with the exception of local streets. The reader is referred to this document for information as to the locations where these roadways are to be used.

2.4 Turn Lanes:

All left turn storage areas shall be ten (10) feet wide with minimum storage requirements for left-turn lanes as in Figure 2.2. The transition curves used in left-turn lanes shall be two (2), 250-foot radius reverse curves with a total transition length of 100 feet.

TABLE 2.1

GEOMETRIC DESIGN STANDARDS

Design Element	Principal Arterial	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local (Residential)
Number Traffic Lanes	6	6	4	4	2	2
Minimum Lane Width (Feet)	12	12	12	11	11 + 2 Parking	15
Minimum R.O.W. Width* (Feet)	140	120	100	80	60	50
Design Speed (M.P.H.)	45	45	40	40	40	30****
Stopping Sight Distance (Feet)	360	360	305	305	305	200
Median Width ** (Feet)	16	16	14	--	--	--
Minimum Lateral Clearance (Feet)	6	6	6	6	6	--
Parking Permitted	NO	NO	NO	NO	Com. Some Res. Yes	Res. Yes
Minimum Horizontal Centerline Curvature (Feet)	1200	1200	850	Com. 700 Res. 600	Com. 500 Res. 350	Res. 250 ELBOW – 50'

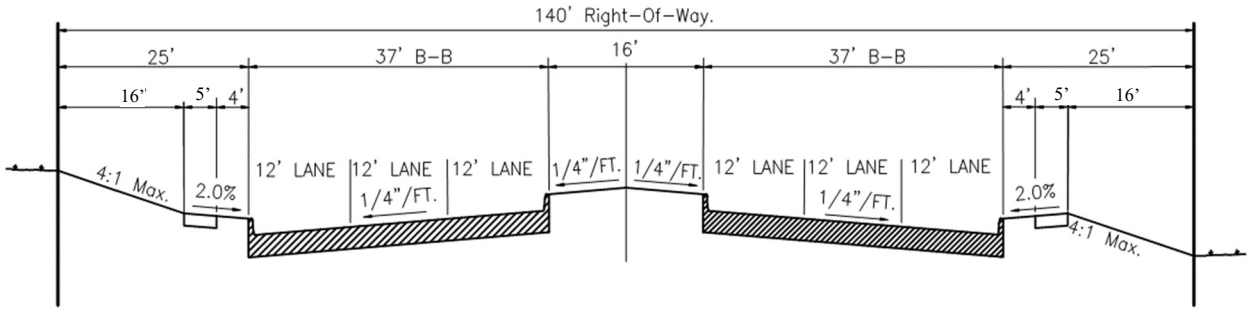
* **RIGHT-OF-WAY REQUIREMENTS FOR STATE HIGHWAYS AND OUTER LOOP AND/OR THE PROVISION OF RIGHT TURN LANES OR OTHER INTERSECTION IMPROVEMENTS MAY EXCEED THIS MINIMUM R.O.W. STANDARDS**

** **LARGER MEDIANS MAY BE REQUIRED TO PROVIDE FOR MULTIPLE TURN LANES.**

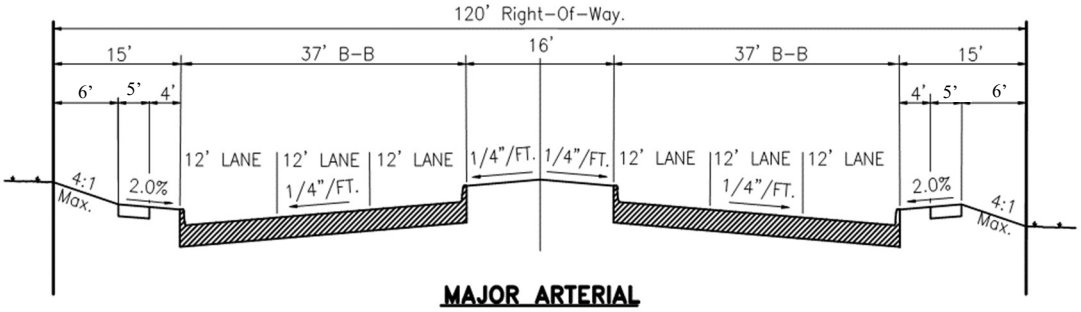
*** **LOCAL RESIDENTIAL CUL-DE-SACS SHALL HAVE A MINIMUM R.O.W. RADIUS OF FIFTY-SEVEN AND ONE-HALF FEET (57.5').**

**** **A LOWER DESIGN SPEED MAY BE USED IF, IN THE JUDGEMENT OF THE CITY'S ENGINEER, SITE FEATURES (TOPOGRAPHY, STREET PATTERN, ETC.) DICTATE. IN NO CASE SHALL THE DESIGN SPEED BE LOWER THAN 20 MPH.**

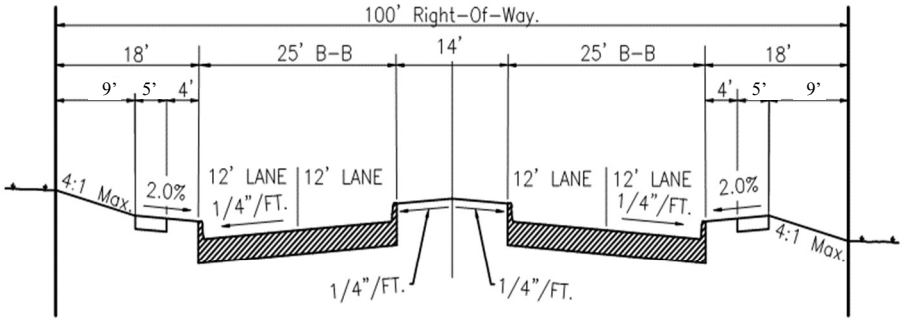
THE SPEED LIMIT WITHIN THE CITY LIMITS SHALL BE 25 MPH. SPEED LIMIT SIGNS SHALL BE INCLUDED IN STREET DESIGN PLANS AND APPROVED BY THE CITY OF AUBREY.



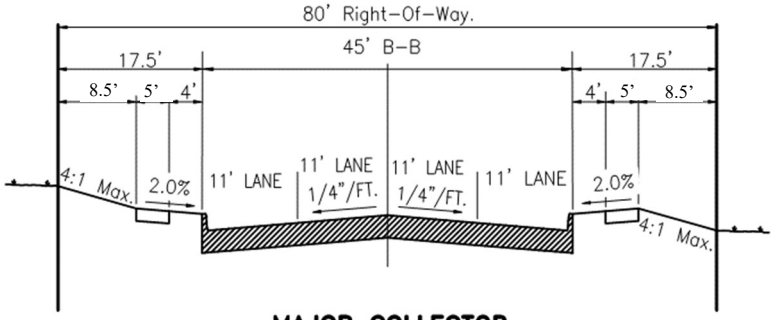
PRINCIPAL ARTERIAL



MAJOR ARTERIAL

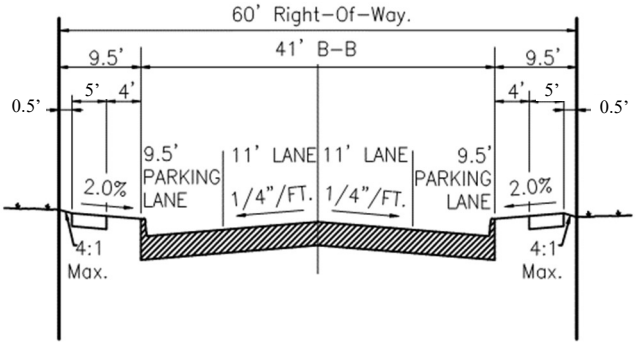


MINOR ARTERIAL

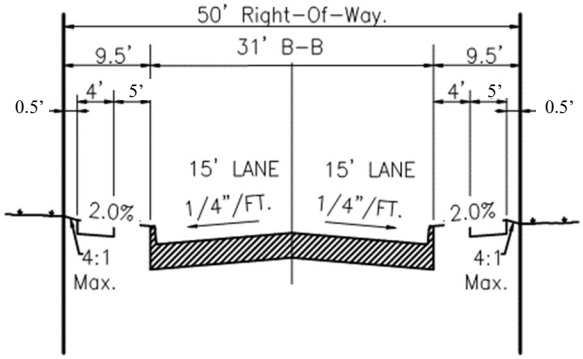


MAJOR COLLECTOR

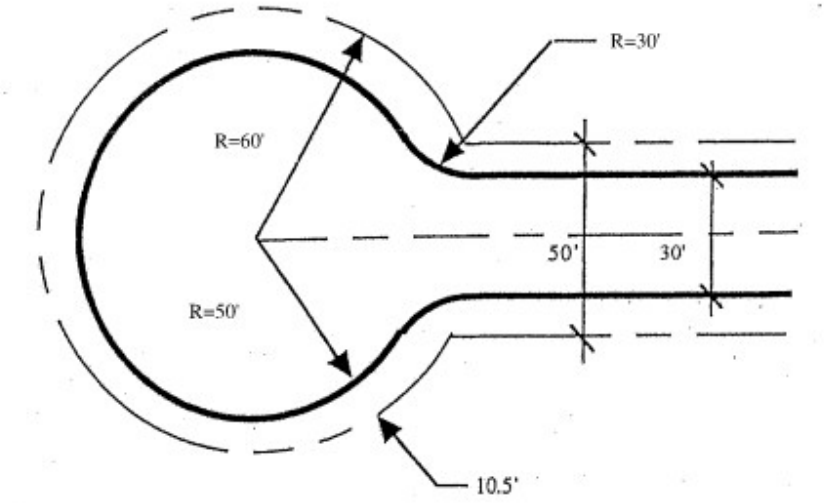
FIGURE 2.1A



MINOR COLLECTOR



RESIDENTIAL STREET

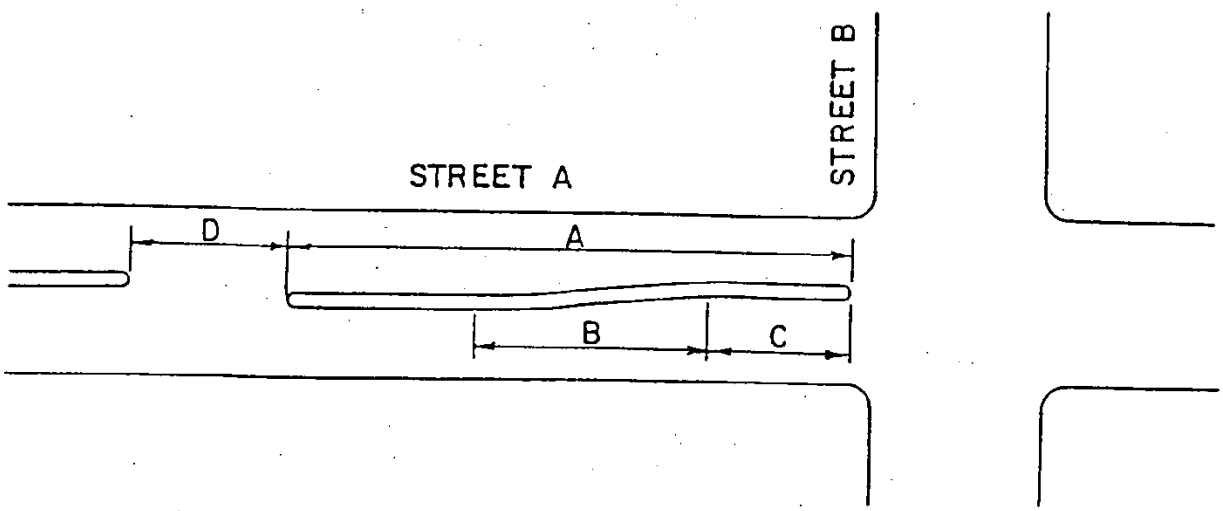


TYPICAL CUL-DE-SAC PLAN VIEW

Typical Cross Sections - Collector and Local Streets

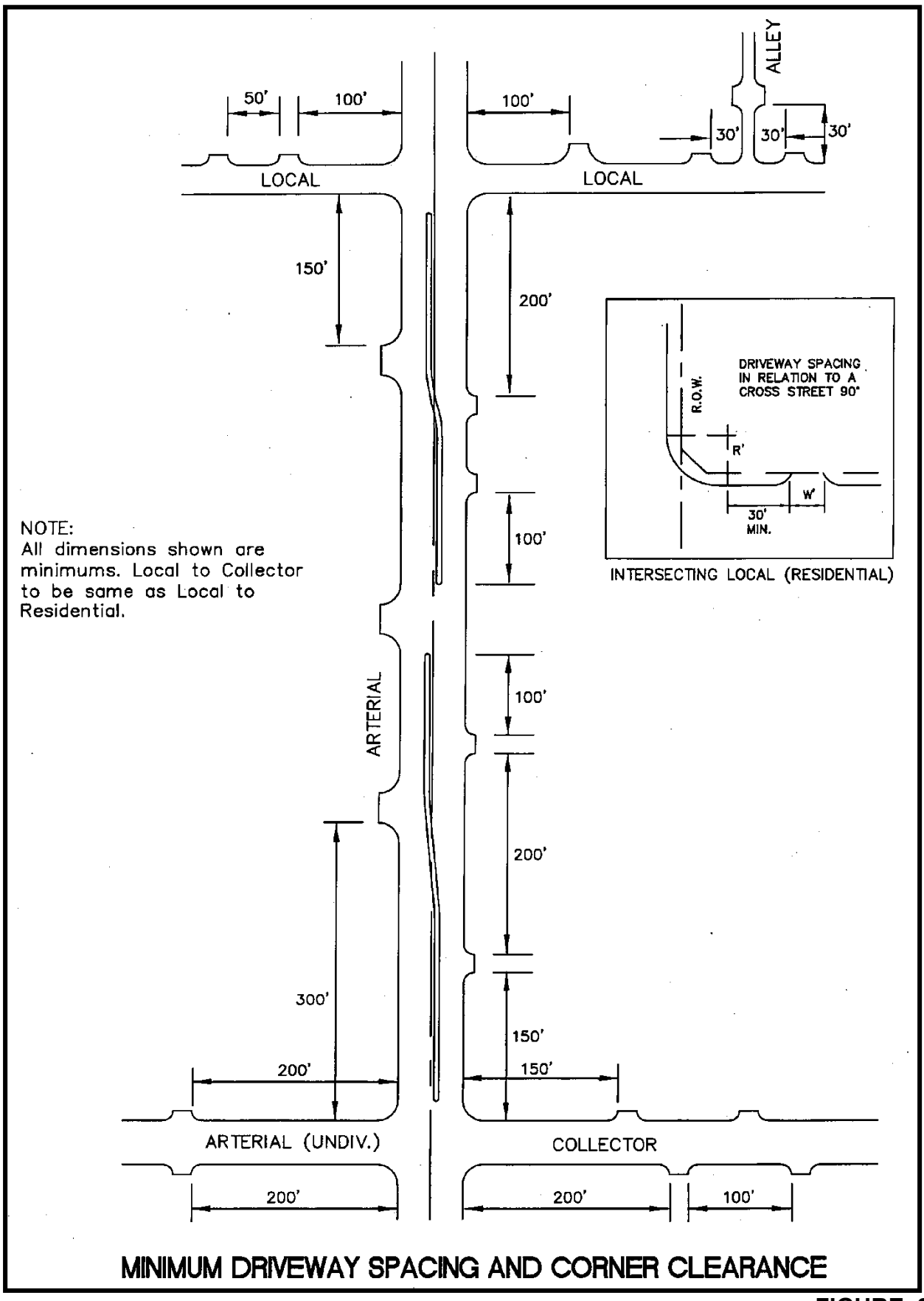
FIGURE 2.1B

FIGURE 2.2
MEDIAN DESIGN STANDARDS



INTERSECTING STREET TYPE		MINIMUM LENGTH (FEET)			
STREET A	STREET B	A	B	C*	D**
Principal Arterial	Principal Arterial Major Arterial	310	100	150	60
Principal Arterial	Minor Arterial	260	100	100	60
Principal Arterial	Major Collector Minor Collector	260	100	100	60
Principal Arterial	Local/Private	220	100	60	60
Minor Arterial	Principal Arterial	310	100	150	60
Minor Arterial	Minor Arterial	260	100	100	60
Minor Arterial	Major Collector Minor Collector	260	100	100	60
Minor Arterial	Local/Private	220	100	60	60

LEFT-TURN STORAGE AREA WIDTH 10' MINIMUM
MEDIAN WIDTH (SEE GEOMETRIC DESIGN STANDARD FOR PRINCIPAL ,MAJOR AND MINOR ARTERIAL).
*** MINIMUM LENGTH – ACTUAL LENGTH DEPENDENT UPON ANTICIPATED TURN VOLUME**
**** OR STREET WIDTH + 8 FEET – WHICHEVER IS GREATER**



MINIMUM DRIVEWAY SPACING AND CORNER CLEARANCE

FIGURE 2.3

2.5 Median Openings, Width, Location and Spacing:

Arterial thoroughfares in the City of Aubrey are to have raised medians. Arterials having two-way left turn lanes are discouraged and may be allowed only in special circumstances with the approval of the City Council.

Median openings at intersections shall be from right-of-way to right-of-way of the intersecting street, unless otherwise approved by the City's Engineer.

The width of mid-block median openings shall not be less than 60 feet, or greater than 70 feet.

Using the above requirements, examples of the minimum distance between median openings on a divided street where left-turn storage is provided in both directions are:

A. 310 feet from nose to nose of the median from the intersection of two arterials to a street or drive (see Figure 2.2);

B. 260 feet from nose to nose of the median from the intersection of two collectors or a collector and an arterial to a residential street or a drive, and;

C. 220 feet from nose to nose of the median for intersection combinations of drives and/or residential streets.

2.6 Driveway Locations:

Minimum standards for driveway separation accessing the same site are shown in Figure 2.3. This standard applies to all non-residential uses.

There is a minimum distance upstream and downstream from adjacent intersections within which driveways should not be located. This separation distance varies with the classification of street and is shown in Figure 2.3. This standard applies to all non-residential users.

At mid-block access points, there is a minimum distance from a median nose, within which driveways should not be located. This is shown in Figure 2.3 and is equally applicable along both major and minor arterials for non-residential uses.

2.7 Block Lengths:

In general, streets shall be provided at such intervals as to serve cross traffic adequately and to intersect with existing streets. Where no existing plats control, the blocks shall be not more than 1,200 feet in length. Block arrangements must provide access to all lots, and in no case, shall a block interfere with traffic circulation.

2.8 Street Intersections:

More than two streets intersecting at one point shall not be allowed. All streets and thoroughfares should intersect other streets and thoroughfares at an angle of ninety (90) degrees unless otherwise approved by the City's Engineer.

Arterial and collector street intersections shall have property line corner clips with a minimum tangent distance of thirty (30) feet. Residential streets shall not normally be required to have a corner clip at their intersection with other streets or thoroughfares, but a 10-foot by 10-foot sidewalk corner easement will be required.

Curb radii at intersections shall have a minimum radius of thirty (30) feet along arterials, twenty-five (25) feet along collectors and twenty (20) feet along residential streets.

In any case where streets intersect at an angle of other than ninety (90) degrees, the City shall review and comment regarding non-standard right-of-way corner clips and curb return radii.

2.9 Relation to Adjoining Streets:

The system of streets designed for the development, except in approved cases, must connect with streets already dedicated in adjacent developments. Where no adjacent connections are platted, the streets must be the reasonable projection of streets in the nearest subdivided tracts and must be continued to the boundaries of the tract development, so that other developments may eventually connect with the proposed development.

At the intersection of a new subdivision street with an existing arterial, the Developer of the subdivision shall construct a median opening in the arterial, unless otherwise directed by the City in writing.

Strips of land controlling access to or egress from other property or any street or alley or having the effect of restricting or damaging the adjoining property for development or subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any development unless such reserve strips are conveyed to the City on fee simple. The City Planning Director or the City's Engineer makes this determination. When such access is needed to maintain permanent City owned utilities, the roadway will be an improved right-of-way. If the utilities are temporary, an improved easement may be approved.

2.10 Dead End Streets, Cul-de-Sacs and Courts:

Cul-de-sacs are permitted and encouraged within residential subdivisions. Use of this design shall provide proper access to all lots and shall not exceed six hundred (600) feet in length, measured from the center of the cul-de-sac to the center of the intersecting street (not a dead end street). Specific aspects of the standard cul-de-sac design are given in Figure 2.1B. In lieu of the typical design shown, the City may approve alternative concepts for a specific application.

2.11 Alleys and Alley Widths:

Alleys shall be provided in all residential areas and shall be properly designed and paved with concrete. No alley may be over 1,000 feet long. Prior to the approval of the preliminary plat, the City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City. Alleys may be required in commercial and industrial districts. The City may waive this requirement where other definite and assured provisions are made for service access such as off-

street loading, unloading and parking consistent with and adequate for the uses proposed. The minimum mid-block right-of-way width of an alley shall be seventeen (17) feet. Dead-end alleys shall not be permitted. The City may waive this requirement where such dead-end alleys are unavoidable and where adequate turnaround facilities have been provided. Adequate provisions shall be made at all intersections in order that equipment, such as garbage collection vehicles and maintenance vehicles, can maneuver the corners. The interior edge of the pavement, at the corners, shall have a minimum radius of twenty (20) feet. The exterior edge of the pavement, at the corners, shall have a minimum radius of thirty (30) feet. The right-of-way limits shall be expanded, if necessary, beyond the minimum requirement in order to include all of the paved section and utilities within the, right-of-way of the alley. Alley turnouts shall be paved to the property line and shall be fifteen (15) feet wide at that point. All alleys shall have a minimum of twelve (12) feet of paved concrete width with 2'-6" parkway widths. The concrete shall be reinforced and have a minimum compressive strength of 4,000 psi (NCTCOG Item 303.3.4.2 Class P1) within 28 days and have a minimum thickness of eight (8) inches.

2.12 Street Grades:

Arterial streets may have a maximum grade of seven and one-half (7½) percent, for a maximum continuous distance of two hundred (200) feet. Collector streets may have a maximum grade of seven and one-half (7½) percent. Residential streets may have a maximum grade of ten (10) percent, unless otherwise approved by the City, where the natural topography is such as to require steeper grades. All streets must have a minimum grade of at least five-tenths (0.5) of one (1) percent. Centerline grade changes with an algebraic difference of more than one (1) percent shall be connected with vertical curves in compliance with the minimum length requirements set forth in Table 2.2.

2.13 Pavement Design:

Pavement and pavement subgrades (Roadway and Alley) shall be designed based on a minimum 20-year design life and a geotechnical evaluation utilizing onsite sub-surface soil samples. Pavement design calculations shall be prepared by Professional Engineer licensed in the State of Texas, and be submitted with the preliminary construction plans for review as part of the construction plan review process. The submittal shall include the pavement design traffic loadings and design life.

At a minimum, all concrete paving, driveway paving, curb, gutter, and sidewalks shall conform to NCTCOG Item 303.3.4.2, Class P-1 (4,000 psi compressive strength at 28-days) and be reinforced with No. 4 deformed bars spaced 18-inches on center each way. Concrete shall have a cement content of not less than 6 sacks per cubic yard. If the pavement design differs from these minimum standards, the more stringent requirements shall apply.

All new City streets, alleys and rehabilitation of existing streets shall be constructed in accordance the latest City of Aubrey Technical Construction Standards and Specifications and the North Central Texas Council of Governments (NCTCOG) Public Works Construction Standards. The following pavement and subgrade standards are minimum design criteria only:

A. Residential Pavement: Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than eight (8) inches. Subgrade preparation and thickness shall be in accordance with section 2.13 C. Refer to the City Standard Construction Details.

B. Arterial, Minor Collector and Major Collector Pavement: Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than eight (8) inches. Subgrade preparation and thickness shall be based on pavement design calculations and shall be no less than eight (8) inches in depth.

C. Subgrade: Subgrade design shall be based on representative onsite subsurface soil conditions and testing. Testing shall be in accordance with the NCTCOG Standard Specifications for Public Works Construction and be completed by a geotechnical testing lab. The geotechnical investigation shall be submitted to the City as part of the pavement design submittal. In general, the soils testing shall be based on onsite sub-surface soil samples and the testing of Atterburg limits. Based on the testing results, the pavement design shall provide the type of the subgrade stabilization proposed (Lime Stabilized, Cement Stabilized or Flexible Base). Stabilization shall span the width of the street, back-of-curb to back-of-curb, plus twelve (12) inches beyond the back of curb on each side. Subgrades shall be mechanically compacted to ninety-five (95) percent standard proctor densities at optimum moisture, or as directed by the Geotechnical Report. Density testing shall be performed every 150 feet of the road.

To minimize cutting new streets and curbs, all driveway locations need to be planned and located, to the greatest extent possible, in the field prior to street paving. Driveway pavement and reinforced concrete curbs shall be constructed at the time of street paving ending at the right of way line unless otherwise approved by the City. Driveway pavement slope shall not exceed 2% across portions of the driveway that will be utilized as a sidewalk.

Future driveway cuts on existing streets shall have proposed driveway pavement constructed within 48-hours of driveway excavation or a temporary concrete mud mat shall be constructed to protect the existing street subgrade from excessive moisture penetration or moisture evaporation. No street shall be cut within 48-hours of predicted precipitation unless otherwise approved by the City.

TABLE 2.2

CREST VERTICAL CURVES

Design Speed	Coeff. of Friction	Stopping Sight Dist.	Stopping Sight Dist. Rounded	K	K Rounded for

(MPH)	(a)	(Ft.)	for Design (Ft.)		Design
15	0.42	72.98	75	4.01	5
20	0.40	106.83	125	8.59	10
25	0.38	146.70	150	16.19	20
30	0.36	193.58	200	28.20	30
35	0.34	248.72	250	46.55	50
40	0.32	313.67	325	74.03	80
45	0.31	383.12	400	110.44	120

(a) AASHTO, p. 316

TABLE 2.2 Cont'd

CREST VERTICAL CURVES

ROUNDED
MINIMUM LENGTH OF VERTICAL CURVE IN FEET
For Speeds and K Values Shown Below
(L - KA)

Algebraic Grade Diff. (%) (A)	MPH K	15 5	20 10	25 20	30 30	35 50	40 80	45 120
1		5	10	20	30	50	80	120
2		10	20	40	60	100	160	240
3		15	30	60	90	150	240	360
4		20	40	80	120	200	320	480
5		25	50	100	150	250	400	600
6		30	60	120	180	300	480	720
7		35	70	140	210	350	560	840
8		40	80	160	240	400	640	960
9		45	90	180	270	450	720	1080
10		50	100	200	300	500	800	1200
11		55	110	220	330	550	880	1320
12		60	120	240	360	600	960	1440
13		65	130	260	390	650	1040	1560
14		70	140	280	420	700	1120	1680
15		75	150	300	450	750	1200	1800

TABLE 2.2 Cont'd

SAG VERTICAL CURVES

Design Speed (MPH)	Coeff. of Friction (a)	Stopping Sight Dist. (Ft.)	Stopping Sight Dist. Rounded for Design (Ft.)	K	K Rounded for Design
15	0.42	72.98	75	8.13	10
20	0.40	106.83	125	14.75	20
25	0.38	146.70	150	23.56	30
30	0.36	193.58	200	34.78	40
35	0.34	248.72	250	48.69	50
40	0.32	313.67	325	65.69	70
45	0.31	383.12	400	84.31	90

(a) AASHTO, p. 316

(b) AASHTO, p. 312

TABLE 2.2 Cont'd

SAG VERTICAL CURVES

ROUNDED
MINIMUM LENGTH OF VERTICAL CURVE IN FEET
For Speeds and K Values Shown Below
(L - KA)

Algebraic Grade Diff. (%) (A)	MPH K	15 10	20 20	25 30	30 40	35 50	40 70	45 90
1		10	20	30	40	50	70	90
2		20	40	60	80	100	140	180
3		30	60	90	120	150	210	270
4		40	80	120	160	200	280	360
5		50	100	150	200	250	350	450
6		60	120	180	240	300	420	540
7		70	140	210	280	350	490	630
8		80	160	240	320	400	560	720
9		90	180	270	360	450	630	810
10		100	200	300	400	500	700	900
11		110	220	330	440	550	770	990
12		120	240	360	480	600	840	1080
13		130	260	390	520	650	910	1170
14		140	280	420	560	700	980	1260
15		150	300	450	600	750	1050	1350

2.14 Parkways, Grades and Sidewalks:

All parkways shall be constructed to conform to top of curb grades with a standard transverse slope of one-quarter (¼) inch per foot rise from top of curb to right-of-way.

Where the natural topography is such as to require steeper grades, transverse slopes (except for sidewalk) up to three-quarter (¾) inch per foot may be used with approval of the City.

Sidewalks shall be provided for all residential streets in subdivisions zoned for one or two family dwellings and on all streets designated on the adopted Master Thoroughfare Plan. Barrier free ramps shall be installed by the developer. Sidewalks along screening walls, landscaped areas, trails or in parks, shall be installed by the Developer with street construction and the sidewalks in front of residential lots shall be installed by the home builder. Barrier free ramps shall be directional type ramps (See Section 2.18). The City may require sidewalks in other locations. Where provided, there shall not be less than five (5) feet in width with the inside edge of the sidewalk to be placed four (4) feet off the back of the street curb and located wholly within the dedicated street right-of-way, sidewalk corner easement or road easement in the case of private streets. Crosswalk striping shall be provided and in accordance with ADA and State TDLR requirements. This requirement may be waived by the City Council.

Sidewalks placed adjacent to the back of the curb must be five (5) feet wide and approved by the City's Engineer.

Sidewalks shall be of concrete having a minimum of 4,000-psi compressive strength in 28 days. The concrete thickness shall be four (4) inches reinforced with No. 4 bars at eighteen (18) inch centers both ways. Sidewalks crossing driveways will need to support the weight of vehicular traffic and shall match the driveway pavement section. A minimum of 2 inches of sand must be placed under sidewalk. Subgrade (including sand) shall be compacted to 95% density.

2.15 Driveways:

Residential: Residential driveways shall be six (6) inch concrete; on2 inch leveling sand minimum; Single car garages shall not be less than twelve (12) feet, carports and/or storage areas shall be not less than eighteen (18) feet nor more than twenty-four (24) feet in width at the property line. Two car garages shall not be less than twenty (20) feet, nor more than twenty-four (24) feet in width at the property line. The width of the driveway will be larger at the garage for a three car (width to be twenty-eight (28) feet) or larger garage (case by case basis). Residential driveways shall be separated from one another by a distance of at least ten (10) feet. The radii of all residential driveway returns shall be a minimum of five (5) feet and shall not extend past the adjoining property line. The driveway approaches devoted to one use shall not occupy more than sixty percent (60%) of the frontage abutting the roadway or alley. All residential driveways shall be constructed of concrete or asphalt pavement, to match the same strength and type as the adjacent driveway approach and street. Refer to the City of Aubrey Standard Construction Details for further information.

Multi-Family and Non-Residential: Driveways shall be eight (8) inch thick concrete on 6-inch thick flexible base ()inches ofsand #5 deformed bars on twelve (12) inch centers

each way providing access to multi-family or non-residential uses shall generally have widths between twenty four (24) and forty five (45) feet when measured at their narrowest point near, or at, the property line. The minimum radius for these uses shall be twenty-five (25) feet. Larger radii are encouraged. Limitations on permissible locations for these driveways are addressed in Section 2.6, Driveway Locations. Driveway radii returns shall not extend across abutting property lines.

2.16 Traffic Information and Control Devices:

The developer shall arrange for the installation of all pavement striping, regulatory, warning and guide signs, including posts, as shown on the approved plans. Street name signs shall be installed at each intersection. Examples of regulatory, warning, information and guide signs are as follows:

A. Regulatory signs shall include, but are not limited to, STOP, 4-WAY, YIELD, KEEP RIGHT and speed limit signs.

B. Warning signs shall include, but are not limited to, DEAD END, NO OUTLET, DIVIDED ROAD and PAVEMENT ENDS.

C. Guide signals shall include, but are not limited to, street name signs, DETOUR, direction arrow and advance arrow.

D. Traffic striping shall be provided by the developer as shown on the approved plans.

The materials and fabrication of sign posts shall be in accordance with the Standard Specifications for Construction. The developer shall be responsible for the expenses incurred by the City for manufacture and installation of these signs.

House street numbers shall be placed on the curbs for each lot and shall comply with the requirements of the Standard Specifications for Construction.

2.17 Street Lighting:

All developments shall be provided with streetlights. In, general, lights should be located at street intersections and at intervals no greater than four hundred (400) feet apart. Streetlights should be LED with a minimum wattage of 175 watt type fixtures on minor residential streets. All collector and arterial, or commercial streets shall have LED with a minimum wattage of 250 or 400 watts as directed, in writing, by the City. In some instances, the City may require greater wattageand a photometric study. The development plans shall include photometrics in the plan set. Refer to City Standard Construction Details for required style of lights. All street lights shall be installed 2-feet from back of curb.

2.18 Barrier Free Ramps:

Barrier free ramps shall be provided in all areas which have sidewalks. Ramps shall be directional type and be located to provide access in accordance with the standards set by the Americans with Disabilities Act (A.D.A.) at all pedestrian sidewalks and meet all Texas Accessibility Standards (TAS). Lay down curbs and ramps shall be constructed at all street intersections and driveways whether or not sidewalks are being

installed. Lay down curbs and ramps shall be constructed by the developer. The developer shall be responsible for paying for and arranging for all TAS design reviews and post construction inspections. Results of TAS inspections shall be provided to the City. The developer shall provide a post construction inspection report for barrier free ramps from TDLR prior to acceptance on the improvements. Results shall be provided to the City.

A detectible surface shall be provided for each sidewalk at the ramp location (i.e. not along the curb return). Detectible surfaces shall include ADA approved coated steel truncated domes. The detectible surface shall be cast with or pressed into the ramp. Bolted or glue down detectible surfaces are not acceptable. Truncated dome pavers are not permitted. Textured or grooved concrete detectible surfaces are permitted. A minimum of two (2) detectible surfaces is required at each street intersection.

The clear space, or bottom landing, shall be a minimum of 5-feet wide in both directions measured from the face of the curb return opening to the back of the adjacent curb return opening. No portion of the bottom landing shall extend past the back of curb.

2.19 Off-Street Parking:

A. All parking areas and spaces shall be designed and constructed in accordance with the following requirements:

1. All parking areas and spaces shall be designed and constructed so as to have free ingress and egress at all times.

2. No parking space or parking area shall be designed so as to require a vehicle to back into a public street or across a public sidewalk, except in the case of one and two family dwelling units and parallel parking where specifically approved in writing by the Director of Public Works or City Manager.

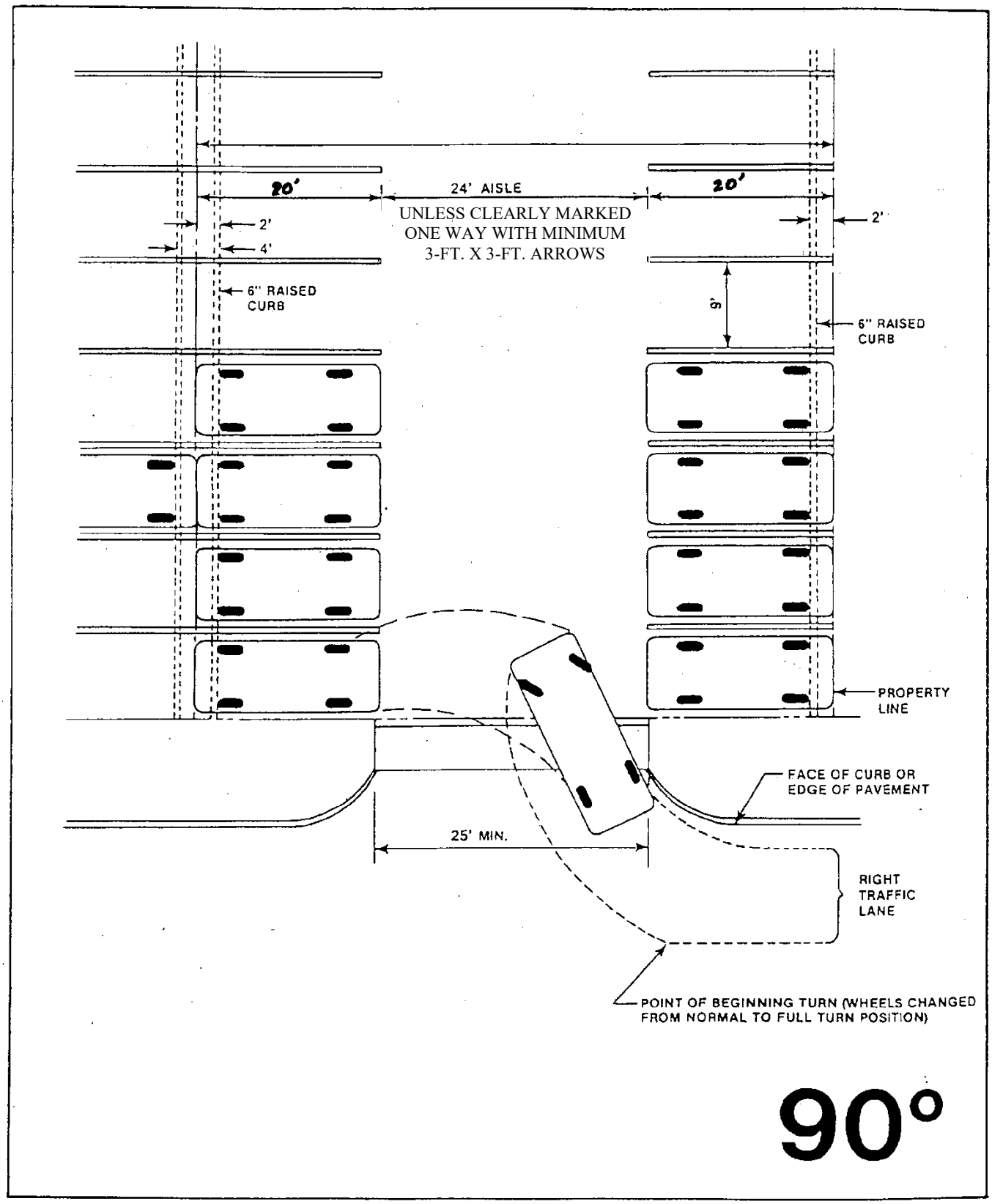
3. Minimum Dimensions for Off-Street Parking:

a) Ninety-degree parking (‘Figures 2.4a and 2.4b) — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length with two (2) feet of over hang between curb and sidewalk or property line. Dual head in parking spaces should be a minimum of twenty (20) feet in length; Maneuvering space shall not be less than twenty-four (24) feet.

b) “Economy Car” parking spaces shall be eight (8) feet wide and sixteen (16) feet long where specifically approved in writing by the Public Works Director or City Manager. “Economy Car” parking spaces shall be clearly labeled as “Economy Car Parking Only” using minimum 4-inch high block letters.

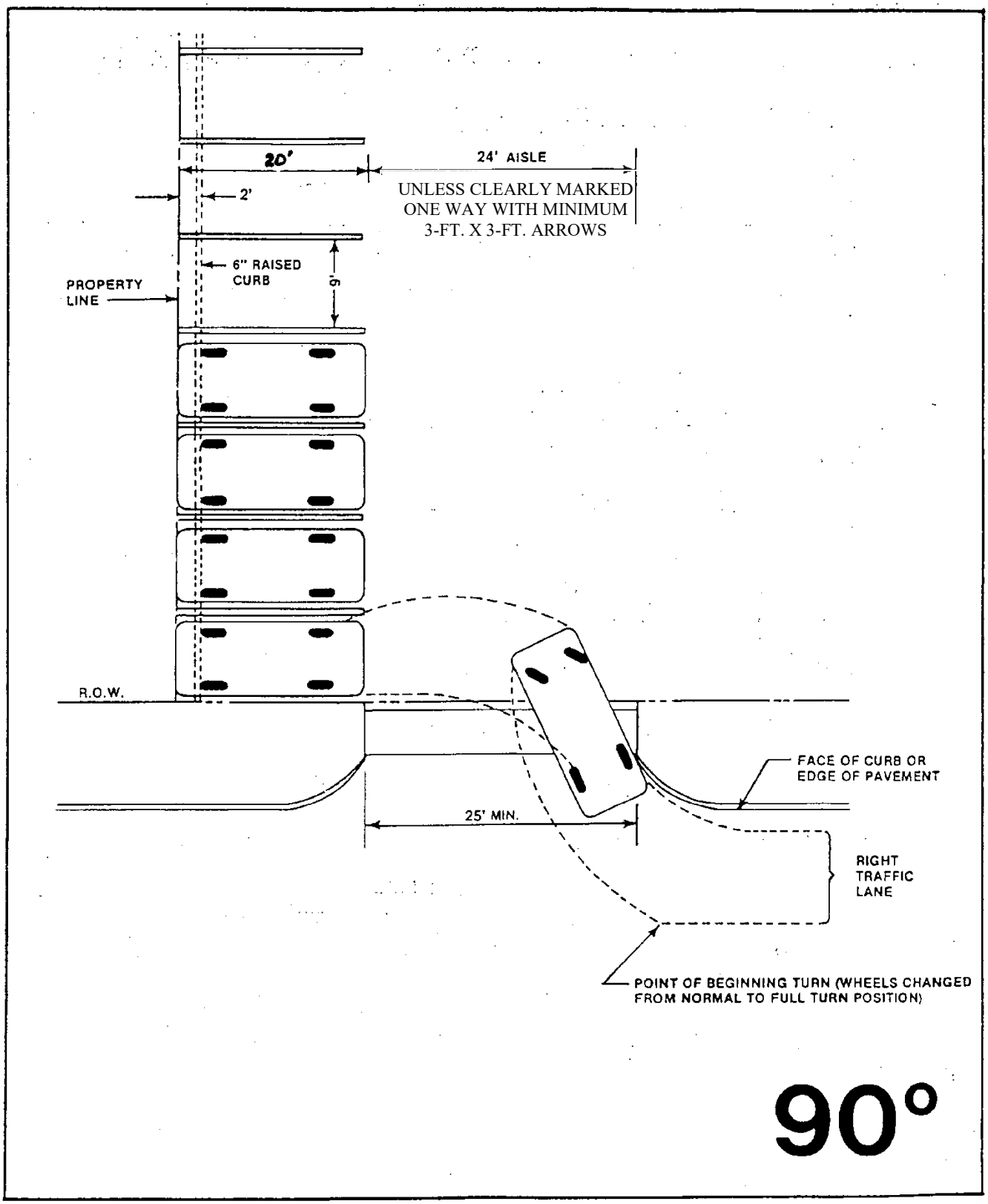
c) Sixty-degree angle parking (Figures 2.5a and 2.5b) — Each parking space shall be not less than nine (9) feet wide perpendicular to the parking angle nor less than twenty and one tenth (20.1) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than fourteen and one-half (14½) feet for one way traffic or twenty two (22) feet for two way traffic perpendicular to the building or parking line.

d) Forty-five degree angle parking (Figures 2.6a and 2.6b) — Each parking space shall not be less than nine (9) feet wide perpendicular to the parking angle nor less than nineteen (19) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than twelve (12) feet for one way traffic or twenty-one (21) feet for two-way traffic perpendicular to the building or parking line.



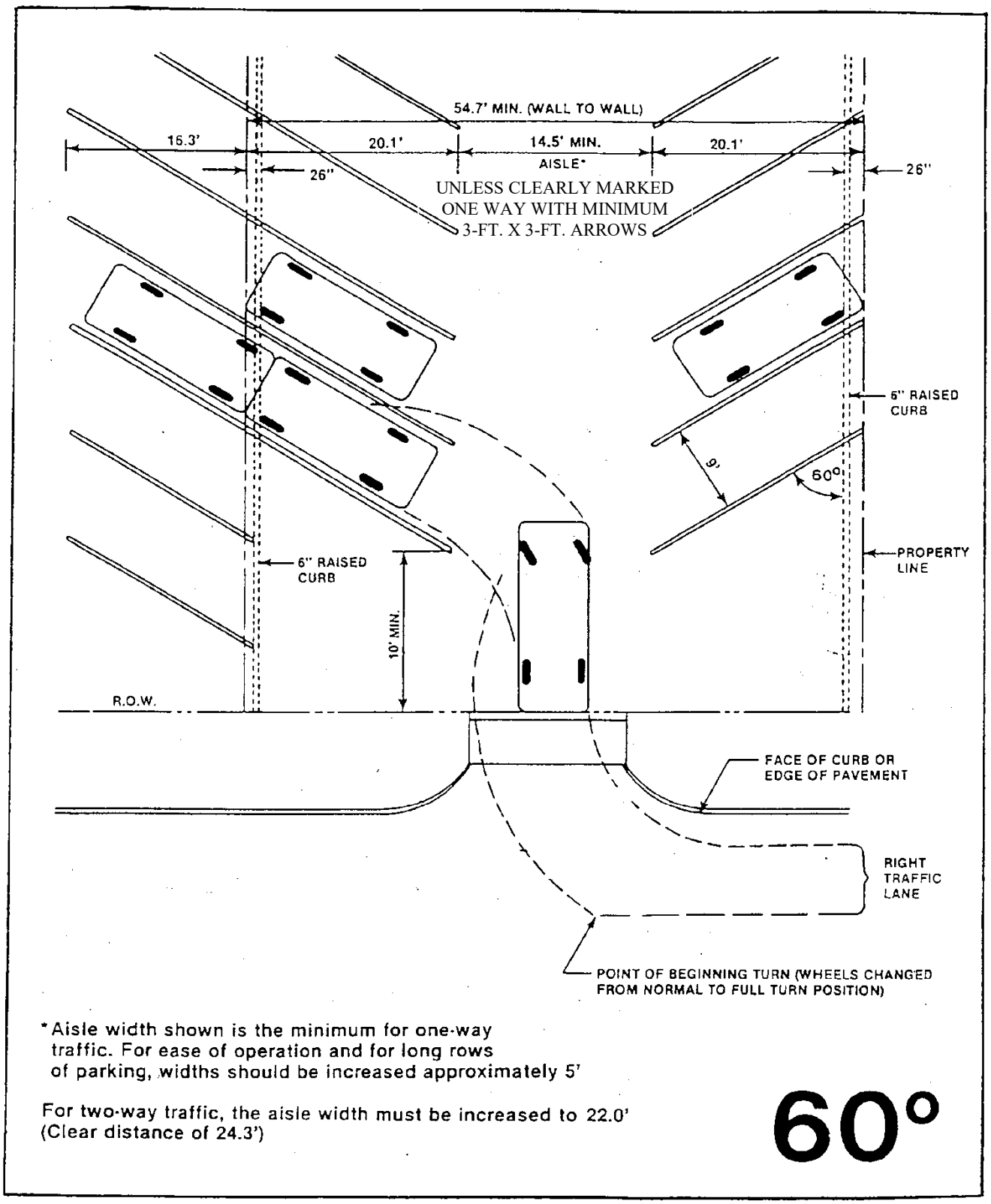
90º Parking – Double Row.

FIGURE 2.4a



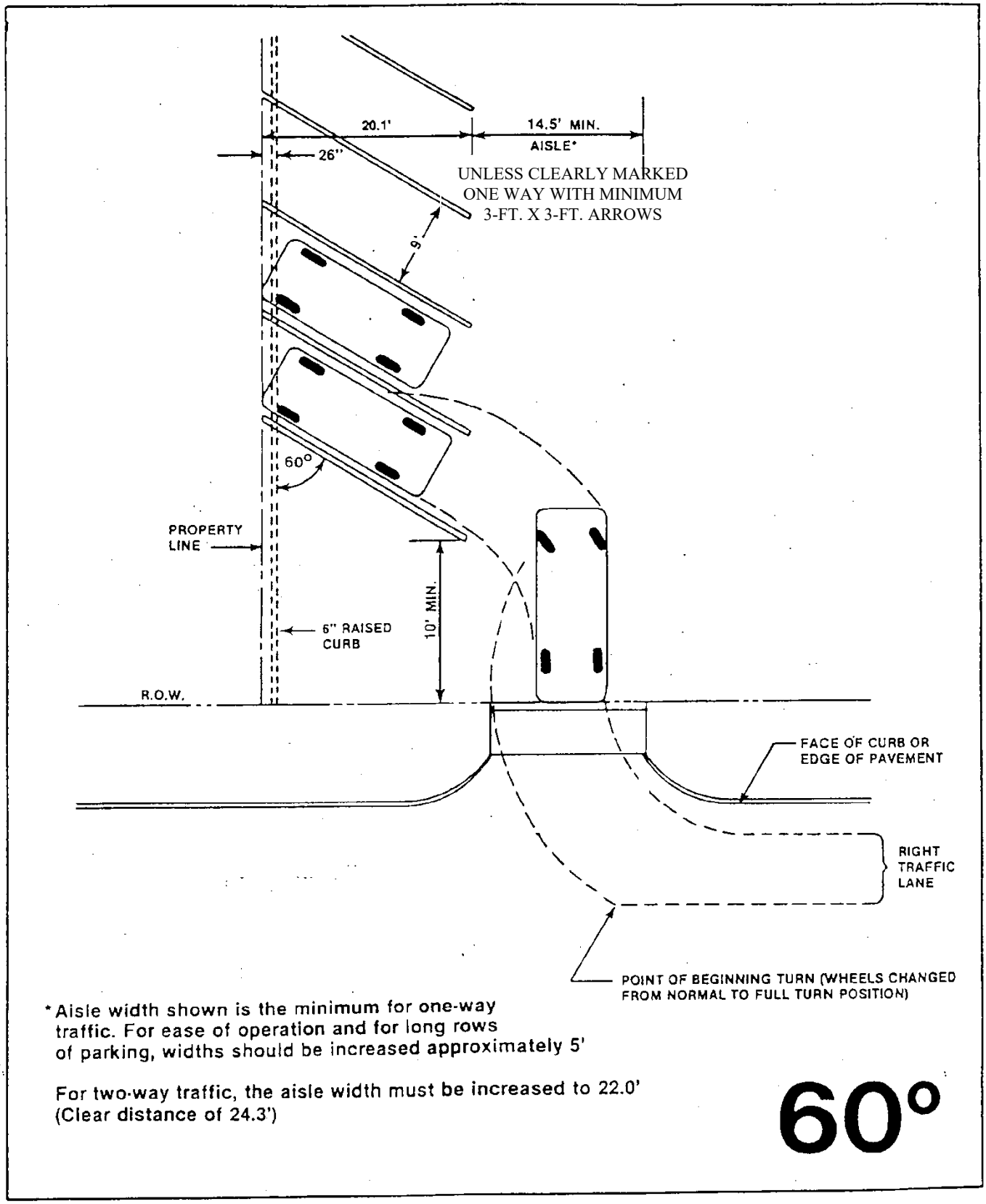
90º Parking – Single Row.

FIGURE 2.4b



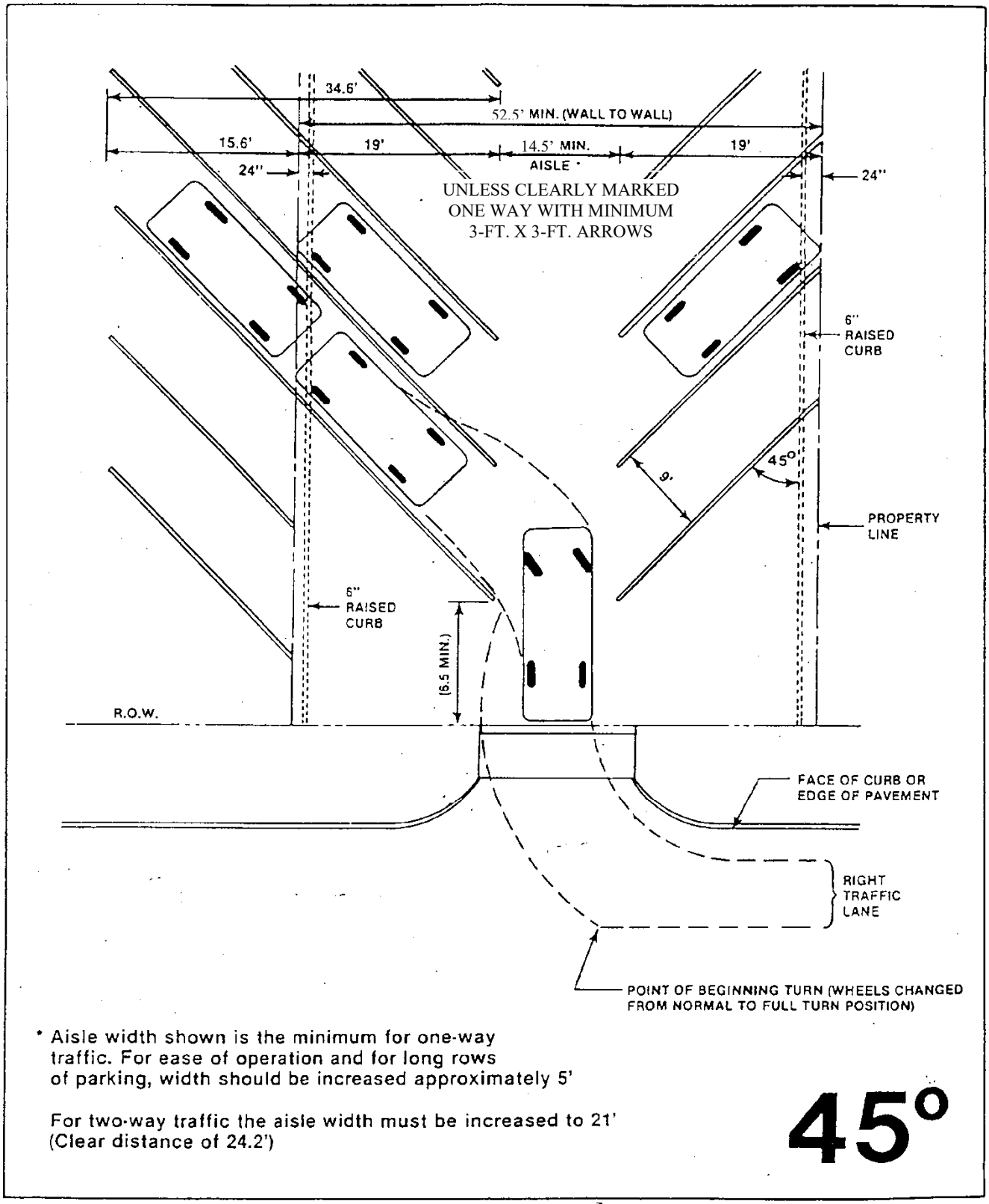
60º Parking – Double Row.

FIGURE 2.5a



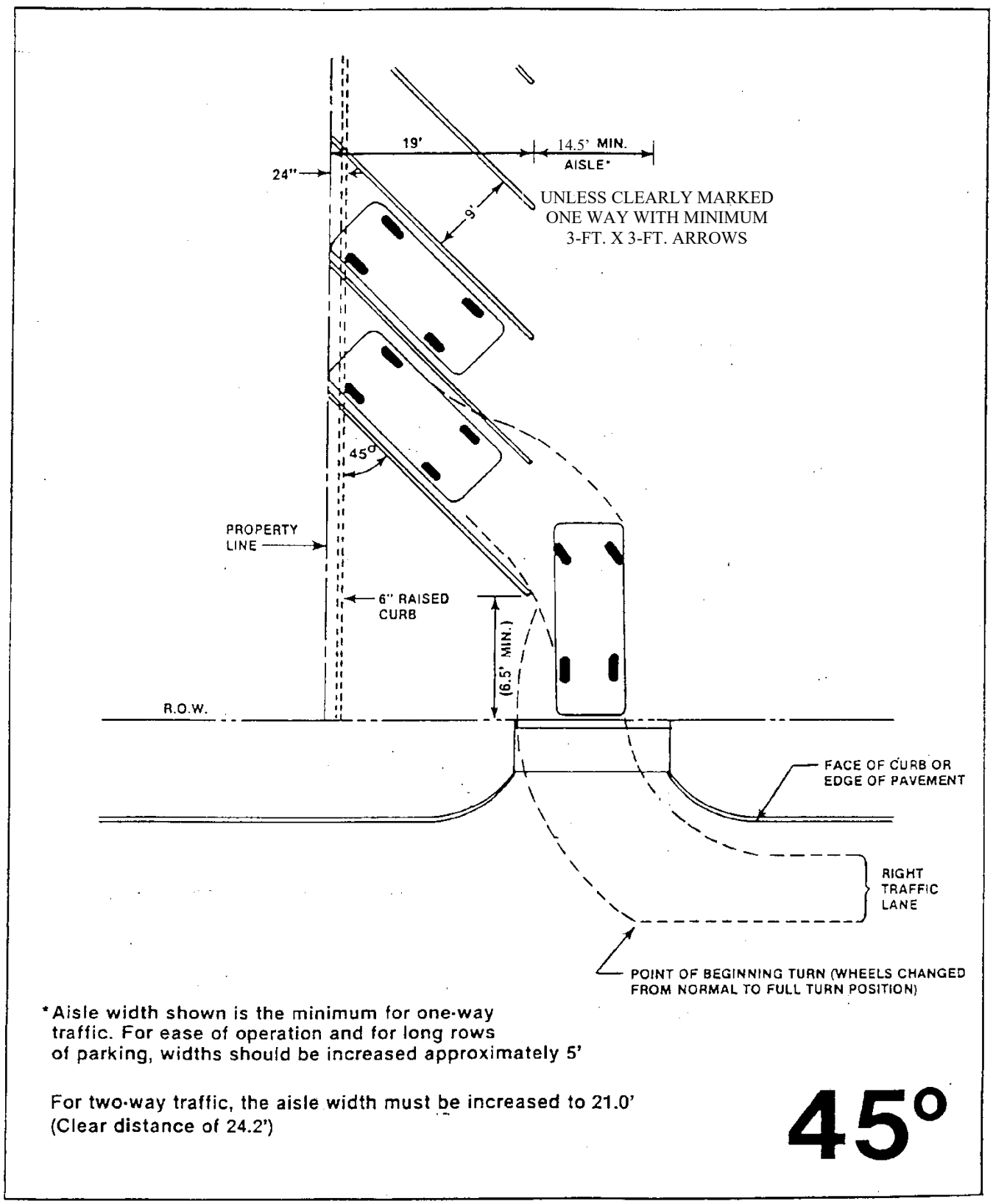
60º Parking – Single Row.

FIGURE 2.5b



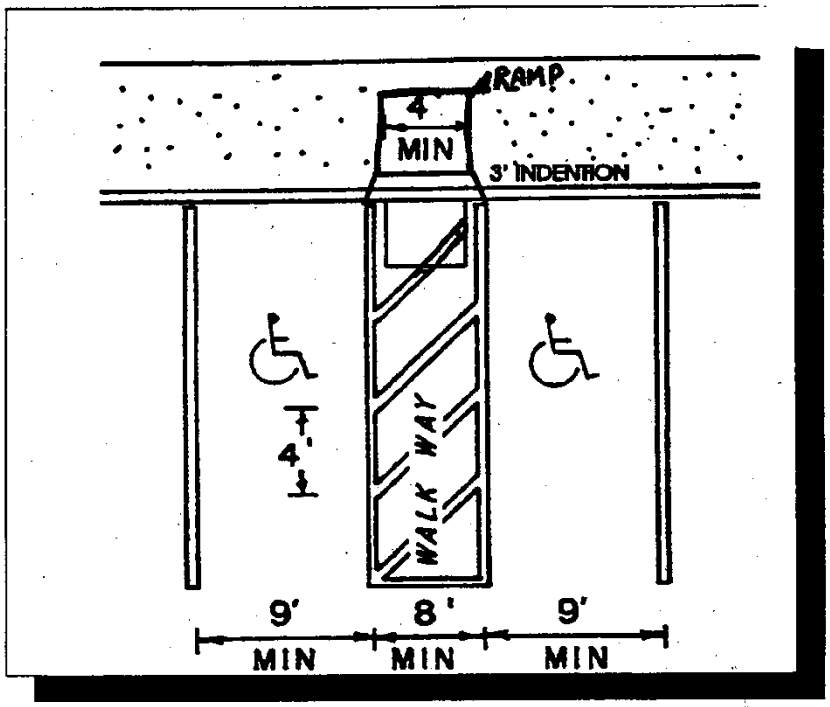
45° Parking – Double Row.

FIGURE 2.6a

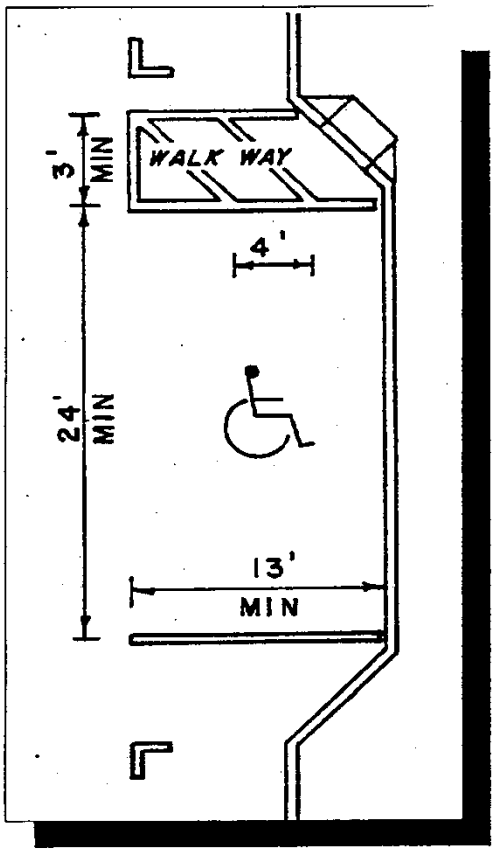


45º Parking – Single Row.

FIGURE 2.6b



HANDICAPPED PARKING STANDARDS Head-in or Angle parking Dimensions



HANDICAPPED PARKING STANDARDS Parallel parking Dimensions

FIGURE 2.7

d) Parallel Parking — Each parking space shall not be less than eight (8) feet in width and twenty-two (22) feet in length. Maneuvering space shall not be less than twenty (20) feet or 12-feet next to a City street where specifically approved in writing by the Director of Public Works or the City Manager.

e) Handicap Space Parking — Where handicapped parking is required or installed, the design shall be as in Figure 2.7.

f) When off-street parking facilities are located adjacent to a public alley, the width of said alley may be utilized as a portion of the maneuvering space requirement, provided the alley is paved.

g) When off-street parking facilities are provided in excess of minimum amounts herein specified, or when off-street parking facilities are provided, but not required by this chapter, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

4. Paving Standards:

a) Unless otherwise approved by the City Council or as specified in these standards, all parking lots shall be paved with concrete and designed according to City standards and specifications. The parking lanes must be clearly marked by approved paint, buttons or other material. All driveway approaches shall be constructed of concrete in the same strength as the adjacent street and shall be curbed per City standards. All residential driveways shall be constructed of concrete or asphalt pavement, to match the same strength and type as the adjacent driveway approach and street.

b) All parking lot pavement and drive isles shall be concrete except for new car dealership's display area parking and existing asphalt parking lots being rehabilitated. A concrete or asphalt pavement (parking lot) design shall be provided to the City's Engineer for review. The minimum concrete design shall be six (6) inch, NCTCOG Item 303.3.4.2. Class P1 (4000 psi in 28-days) concrete and minimum asphalt design shall be four (4) inch asphalt base course on two (2) inch asphalt surface course on compacted subgrade.

c) Industrial and commercial parking lot pavement shall be concrete and designed by a Professional Engineer licensed in the State of Texas. Pavement design shall be submitted to the City's Engineer for review.

d) The pavement within a designated loading area shall be designed and constructed to carry the additional loading of merchandise, goods, sanitation pick-up, etc., in order to prevent any unnecessary failure in the pavement itself. The pavement design shall be included in the engineering construction plans and specifications and submitted to the City's Engineer for review.

e) Fire lane pavement shall be a minimum of eight (8) inches — Concrete strength shall be NCTCOG Item 303.3.4.2. Class P1 (4000 psi in 28-days).

5. No parking area more than three (3) parking spaces in depth shall be designed or constructed which ends in a dead end, unless adequate turnaround space is provided.

6. All entrances or exits in a parking lot shall be a minimum of thirty (30) feet from the beginning point of any corner radius.

7. All entrances or exits in a parking lot shall be a minimum of twenty-four (24) feet and a maximum of forty-five (45) feet in width, unless One-way, in which case they shall both be a minimum of twelve (12) feet, or as approved by the City Council.

8. The driveway approach angle to any parking area shall be a maximum of sixteen (16) degrees; the departure angle a maximum often (10) degrees; the ramp angle a maximum of eleven (11) degrees; or otherwise shall be approved by the City's Engineer.

9. No parking areas or parking spaces shall be allowed to pave over or utilize public right-of-way, with the exception of approved entrances and exits, unless the Board of Adjustment and City Council grants an exception.

10. Any lighting used to illuminate any off-street parking area shall be so designed and constructed as to direct the light onto the property and away from any adjoining property or street.

11. All multi-family and commercial parking areas and parking spaces shall be designed and constructed to protect adjacent residences from the direct glare of headlights of vehicles using the parking area.

12. All multi-family, retail, commercial and industrial parking lots shall be required to provide a fire lane with a minimum width of twenty (20) feet (requires minimum thirty (30) foot inside curve radius) or a width of twenty-four (24) feet (requires minimum twenty (20) foot inside curve radius) and shall be approved by the City's Engineer and Fire Marshall.

13. All fire lanes shall loop back to another fire lane or street or have a circular turnaround at the end with a minimum outside pavement radius of forty (40) feet. Dead end fire lanes up to one hundred fifty (150) feet long will be allowed with the Fire Chief and City's Engineer's approval.

14. No City Street curb, alley or street pavement may be cut without a permit from the City.

2.20 Roundabouts:

All developers shall design roundabouts with general guidance information provided by the National Cooperative Highway Research Program (NCHRP) Report 672, or their latest edition for information and guidance on all aspects of roundabouts or the Federal Highway Administration for Roundabout Geometric Design Guidance. Reference general details in the City of Aubrey Standard Construction Details.

3. STORM DRAINAGE DESIGN CRITERIA AND PROCEDURES

3.1 General:

This section contains storm drainage design criteria and demonstrates the design procedures to be employed on drainage projects in the City of Aubrey.

Applicable forms that can be used for the design of various storm drainage facilities are contained in this manual or online at the City of Aubrey Development Services page and shall be part of the drainage submittal to the City. These forms and spreadsheets or other reports from approved software shall be reproduced in the plans. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

3.2 Rainfall Intensities and Determination of Design Discharge

Rainfall intensities for storm sewers shall be based on the Intensity-Duration-Frequency formula presented in the most recent version of the North Central Texas Council of Governments integrated Storm Water Management (iSWM) program for Denton County, Texas. The current table for Denton County is on page 3-3 of this manual.

The formula to calculate intensity for Rational Method flows is:

$I = b/(t + d)^e$

Where I is the rainfall intensity in inches per hour and t is the time of concentration in minutes. Values for b, d, and e are listed on the following Table 5.3 for various events.

Example Problem: Calculate intensities for the 100-year and 10-year events with a time of concentration of 16 minutes.

$I_{100} = 95.776 / (16 + 12)^{0.75660} = 7.70$ in/hr

$I_{10} = 70.683 / (16 + 11)^{0.78388} = 5.34$ in/hr

Prior to hydraulic design of drainage facilities, the amount of runoff from the particular drainage area must be determined. The Rational Method, the Modified Rational Method, and the HEC-HMS Computer Program are the accepted methods, for computing volumes of storm water runoff depending on the size of the overall drainage basin. Data from the Flood Insurance Study shall be used in lieu of Rational Method,

Unit Hydrograph or HEC-HMS for determination of drainage and floodway easement elevations and design discharge flows, if such data is available. There shall be three models developed for large drainage basins (over 300 acres), including pre-project (existing) conditions on-site and offsite, post-project (developed) conditions on-site and existing conditions offsite, and full development of the drainage basin as outlined on the current zoning maps available from the City or using 1/8 acre Residential Lots for future development where the Zoning Map does not provide detailed information. If the Flood Insurance Study is not based on current zoning, the study should be reanalyzed, revised and submitted to FEMA for acceptance. If the revised study indicates a water surface is less than that shown in the Flood Insurance study the higher of the two values shall be used if the study is not submitted to FEMA.

The Rational Method for computing storm water runoff is to be used for hydraulic design of storm sewer facilities serving a drainage area of less than 300 acres. The Modified Rational Method can be used in calculation of runoff for detention and retention facilities for drainage basins less than 100 acres; however, this method is based on a multiple of the time of concentration and does not determine the peak flow over a 24-hour event, which is less conservative than the unit hydrograph method. Therefore, all detention and/or retention facilities designed using the Modified Rational Method shall provide increased freeboard of 3.0 feet above the calculated 100-year water surface elevation. The runoff calculation model for pre-developed and post-developed flows shall be included for review and shall include plots for both pre-developed and post-developed conditions. Several software programs are available for the modified rational method and design of detention and retention ponds such as PondPac, HydroCAD, and Hydrology Studio. The modified rational method is not acceptable for design of drainage basins larger than 100 acres.

For drainage areas of more than 300 acres and less than 600 acres, the runoff shall be calculated by both the Rational Method and the Unit Hydrograph Method for a 24-hour event, using a software program such as HEC-HMS with the larger of the two values being used for hydraulic design. For drainage areas larger than 600 acres the runoff shall be calculated by the Unit Hydrograph Method for a 24-hour event using a software program such as HEC-HMS, or as approved.

The SCS Type II Unit Hydrograph Method is used for a HEC-HMS (Flood Hydrograph) Computer Analysis. The City at its option can require the use of HEC-HMS Computer Analysis in lieu of the Unit Hydrograph Method. The HEC-HMS Computer Program is available from the U.S. Army Corps of Engineers, the Hydrologic Engineering Center,

609 Second Street, Davis, California 95616, 916/440-2105 or can be downloaded from their website. User-friendly versions are available from several vendors.

Total 24-hour rainfall amounts for hydrologic calculations shall be based on NOAA Atlas 14 data. The Aubrey, Texas NOAA Atlas 14 table is included on page 3-4 of this manual.

Table 5.3 Denton County Rainfall Data

		Return Period (Years)						
	Coefficients	1	2	5	10	25	50	100
	e	0.82089	0.80553	0.79891	0.78388	0.76912	0.76817	0.75660
	b	43.381	50.455	65.467	70.683	78.538	89.853	95.776
	d	T8	9	11	11	11	12	12
Hours	Minutes	Rainfall Intensity (inches per hour)						
0.083	5	5.28	6.02	7.15	8.04	9.31	10.19	11.23
	6	4.97	5.70	6.81	7.67	8.89	9.76	10.75
	7	4.70	5.41	6.50	7.33	8.50	9.36	10.32
	8	4.46	5.15	6.23	7.03	8.16	9.00	9.93
	9	4.24	4.92	5.98	6.75	7.84	8.67	9.57
	10	4.04	4.71	5.75	6.50	7.55	8.36	9.24
	11	3.87	4.52	5.54	6.27	7.29	8.08	8.93
	12	3.71	4.34	5.35	6.05	7.04	7.82	8.65
	13	3.56	4.18	5.17	5.85	6.82	7.58	8.39
	14	3.43	4.04	5.00	5.67	6.61	7.36	8.14
0.250	15	3.31	3.90	4.85	5.50	6.41	7.14	7.91
	16	3.19	3.77	4.70	5.34	6.23	6.95	7.70
	17	3.09	3.66	4.57	5.19	6.05	6.76	7.50
	18	2.99	3.55	4.44	5.05	5.89	6.59	7.31
	19	2.90	3.44	4.32	4.91	5.74	6.43	7.13
	20	2.81	3.35	4.21	4.79	5.60	6.27	6.96
	21	2.73	3.26	4.11	4.67	5.46	6.12	6.80
	22	2.66	3.17	4.01	4.56	5.34	5.99	6.65
	23	2.59	3.09	3.91	4.45	5.21	5.85	6.50
	24	2.52	3.02	3.82	4.35	5.10	5.73	6.36
	25	2.46	2.95	3.74	4.26	4.99	5.61	6.23
	26	2.40	2.88	3.66	4.17	4.89	5.50	6.11
	27	2.34	2.81	3.58	4.08	4.79	5.39	5.99
	28	2.29	2.75	3.51	4.00	4.69	5.28	5.88
	29	2.24	2.69	3.44	3.92	4.60	5.18	5.77
0.500	30	2.19	2.64	3.37	3.85	4.51	5.09	5.66
	31	2.14	2.58	3.31	3.77	4.43	5.00	5.56
	32	2.10	2.53	3.24	3.71	4.35	4.91	5.47
	33	2.06	2.49	3.18	3.64	4.28	4.83	5.38
	34	2.02	2.44	3.13	3.58	4.20	4.75	5.29
	35	1.98	2.39	3.07	3.51	4.13	4.67	5.20
	36	1.94	2.35	3.02	3.46	4.06	4.59	5.12
	37	1.91	2.31	2.97	3.40	4.00	4.52	5.04
	38	1.87	2.27	2.92	3.35	3.94	4.45	4.96
	39	1.84	2.23	2.88	3.29	3.88	4.38	4.89
	40	1.81	2.19	2.83	3.24	3.82	4.32	4.82
	41	1.78	2.16	2.79	3.19	3.76	4.26	4.75
	42	1.75	2.13	2.74	3.15	3.71	4.20	4.68
	43	1.72	2.09	2.70	3.10	3.65	4.14	4.62
	44	1.69	2.06	2.66	3.06	3.60	4.08	4.56
0.750	45	1.67	2.03	2.63	3.01	3.55	4.02	4.50
	46	1.64	2.00	2.59	2.97	3.50	3.97	4.44
	47	1.62	1.97	2.55	2.93	3.46	3.92	4.38
	48	1.59	1.94	2.52	2.89	3.41	3.87	4.32
	49	1.57	1.92	2.49	2.85	3.37	3.82	4.27
	50	1.55	1.89	2.45	2.82	3.33	3.77	4.22
	51	1.53	1.86	2.42	2.78	3.28	3.73	4.17
	52	1.51	1.84	2.39	2.75	3.24	3.68	4.12
	53	1.49	1.82	2.36	2.71	3.21	3.64	4.07
	54	1.47	1.79	2.33	2.68	3.17	3.60	4.02
	55	1.45	1.77	2.30	2.65	3.13	3.55	3.98
	56	1.43	1.75	2.28	2.62	3.09	3.51	3.93
	57	1.41	1.73	2.25	2.59	3.06	3.48	3.89
	58	1.39	1.71	2.22	2.56	3.03	3.44	3.85
	59	1.37	1.69	2.20	2.53	2.99	3.40	3.81
1	60	1.36	1.67	2.17	2.50	2.96	3.36	3.77
2	120	0.81	1.01	1.33	1.55	1.85	2.11	2.38
3	180	0.59	0.74	0.99	1.15	1.38	1.58	1.79
6	360	0.34	0.43	0.58	0.68	0.83	0.95	1.09
12	720	0.19	0.25	0.34	0.40	0.49	0.57	0.65
24	1440	0.11	0.14	0.20	0.23	0.29	0.33	0.39

NOAA Atlas 14, Volume 11, Version 2
Location name: Aubrey, Texas, USA*
Latitude: 33.3017°, Longitude: -96.98°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.422 (0.319-0.557)	0.488 (0.374-0.642)	0.599 (0.457-0.788)	0.689 (0.517-0.917)	0.810 (0.588-1.10)	0.900 (0.637-1.26)	0.989 (0.682-1.42)	1.08 (0.725-1.58)	1.20 (0.778-1.80)	1.28 (0.813-1.98)
10-min	0.675 (0.511-0.892)	0.782 (0.599-1.03)	0.960 (0.732-1.26)	1.10 (0.829-1.47)	1.30 (0.945-1.78)	1.45 (1.02-2.02)	1.59 (1.10-2.27)	1.73 (1.16-2.53)	1.90 (1.24-2.87)	2.03 (1.28-3.13)
15-min	0.843 (0.638-1.11)	0.973 (0.746-1.28)	1.19 (0.909-1.57)	1.37 (1.03-1.82)	1.61 (1.17-2.19)	1.79 (1.26-2.50)	1.96 (1.35-2.81)	2.14 (1.44-3.13)	2.37 (1.54-3.57)	2.54 (1.61-3.92)
30-min	1.17 (0.889-1.55)	1.35 (1.04-1.78)	1.65 (1.26-2.18)	1.90 (1.42-2.52)	2.22 (1.61-3.03)	2.46 (1.74-3.44)	2.70 (1.86-3.87)	2.95 (1.98-4.32)	3.28 (2.13-4.94)	3.53 (2.23-5.44)
60-min	1.52 (1.16-2.01)	1.76 (1.35-2.32)	2.16 (1.65-2.85)	2.49 (1.87-3.31)	2.93 (2.12-3.99)	3.25 (2.30-4.54)	3.58 (2.47-5.12)	3.92 (2.63-5.74)	4.38 (2.85-6.61)	4.74 (3.00-7.31)
2-hr	1.86 (1.42-2.43)	2.18 (1.68-2.82)	2.70 (2.08-3.51)	3.13 (2.37-4.12)	3.73 (2.74-5.03)	4.19 (2.99-5.78)	4.66 (3.24-6.59)	5.17 (3.50-7.47)	5.87 (3.84-8.74)	6.42 (4.09-9.77)
3-hr	2.06 (1.58-2.67)	2.43 (1.88-3.11)	3.03 (2.34-3.91)	3.54 (2.70-4.62)	4.25 (3.13-5.69)	4.81 (3.45-6.59)	5.39 (3.77-7.56)	6.02 (4.10-8.63)	6.89 (4.53-10.2)	7.59 (4.86-11.4)
6-hr	2.42 (1.88-3.11)	2.89 (2.25-3.65)	3.63 (2.83-4.63)	4.27 (3.29-5.52)	5.18 (3.86-6.86)	5.90 (4.27-7.99)	6.66 (4.70-9.22)	7.49 (5.14-10.6)	8.65 (5.73-12.6)	9.59 (6.18-14.3)
12-hr	2.86 (2.24-3.62)	3.42 (2.69-4.27)	4.31 (3.40-5.43)	5.08 (3.94-6.48)	6.16 (4.63-8.06)	7.02 (5.12-9.39)	7.93 (5.63-10.8)	8.92 (6.17-12.4)	10.3 (6.88-14.8)	11.5 (7.43-16.8)
24-hr	3.35 (2.65-4.20)	4.01 (3.19-4.95)	5.06 (4.02-6.30)	5.95 (4.67-7.51)	7.22 (5.47-9.32)	8.22 (6.05-10.8)	9.27 (6.64-12.5)	10.4 (7.27-14.4)	12.1 (8.11-17.1)	13.4 (8.76-19.3)
2-day	3.90 (3.12-4.83)	4.66 (3.74-5.69)	5.86 (4.71-7.22)	6.89 (5.46-8.59)	8.34 (6.38-10.6)	9.48 (7.05-12.4)	10.7 (7.73-14.2)	12.0 (8.45-16.3)	13.9 (9.43-19.4)	15.5 (10.2-22.0)
3-day	4.26 (3.43-5.24)	5.08 (4.11-6.16)	6.38 (5.16-7.80)	7.50 (5.98-9.28)	9.08 (6.98-11.5)	10.3 (7.71-13.3)	11.7 (8.46-15.4)	13.1 (9.26-17.7)	15.2 (10.3-21.0)	16.9 (11.2-23.8)
4-day	4.51 (3.65-5.52)	5.39 (4.36-6.49)	6.76 (5.49-8.22)	7.94 (6.36-9.78)	9.64 (7.44-12.1)	11.0 (8.23-14.1)	12.4 (9.05-16.3)	14.0 (9.92-18.7)	16.3 (11.1-22.4)	18.1 (12.0-25.4)
7-day	5.04 (4.11-6.11)	6.03 (4.91-7.17)	7.55 (6.18-9.09)	8.89 (7.18-10.8)	10.8 (8.45-13.5)	12.4 (9.39-15.8)	14.1 (10.4-18.3)	16.0 (11.4-21.2)	18.7 (12.9-25.5)	20.9 (14.0-29.0)
10-day	5.51 (4.51-6.63)	6.58 (5.38-7.77)	8.23 (6.76-9.84)	9.69 (7.86-11.7)	11.8 (9.26-14.7)	13.6 (10.3-17.2)	15.4 (11.4-19.9)	17.5 (12.5-23.0)	20.5 (14.1-27.7)	23.0 (15.4-31.5)
20-day	7.13 (5.90-8.48)	8.42 (7.00-9.87)	10.4 (8.69-12.4)	12.2 (10.0-14.6)	14.7 (11.6-17.9)	16.7 (12.8-20.8)	18.8 (14.0-23.8)	21.1 (15.2-27.3)	24.4 (16.9-32.4)	27.0 (18.3-36.6)
30-day	8.49 (7.07-10.0)	9.95 (8.35-11.6)	12.3 (10.3-14.5)	14.3 (11.8-17.0)	17.1 (13.5-20.7)	19.2 (14.8-23.7)	21.5 (16.1-27.0)	23.9 (17.4-30.7)	27.4 (19.1-36.1)	30.2 (20.5-40.5)
45-day	10.4 (8.71-12.2)	12.1 (10.2-14.1)	14.9 (12.6-17.4)	17.2 (14.3-20.3)	20.5 (16.4-24.6)	23.0 (17.8-28.2)	25.5 (19.2-31.9)	28.3 (20.6-36.0)	32.1 (22.5-41.8)	35.0 (23.9-46.5)
60-day	12.1 (10.2-14.1)	14.0 (11.9-16.3)	17.2 (14.6-20.0)	19.9 (16.6-23.3)	23.6 (18.9-28.2)	26.4 (20.5-32.1)	29.2 (22.1-36.3)	32.2 (23.6-40.8)	36.3 (25.5-47.0)	39.4 (26.9-52.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

3.3 Design Storm Frequency

Drainage design requirements for open and closed systems shall provide protection for property during a 100-year Design Frequency Storm, with this projected flow carried in the streets and closed drainage systems in accordance with the following:

a) Residential Streets: The 100-year design frequency flow shall not exceed a depth of the top of curb. A maximum flow of 20 cfs will be allowed in each gutter or where gutter capacity is reached. Bypass from upstream inlets shall not exceed 5 cfs through residential street intersections for the 100-year event.

b) Collector Streets: One dry lane a minimum of 8 feet wide shall be provided for all collector streets. A maximum flow of 20 cfs will be allowed in each gutter. Bypass from upstream inlets shall not exceed 5 cfs through collector street intersections for the 100-year event.

c) Major and Secondary Thoroughfares: One dry lane a minimum of 11 feet wide shall be provided in each direction for all major and secondary thoroughfares. Major thoroughfares shall be designed to provide at least one 8-foot wide dry lane in each direction where 2 lanes of a future 3 lane roadway are being constructed. The 100-year design frequency flow shall not exceed the elevation of the lowest top of curb. A maximum of 35 cfs will be allowed in the street. Bypass from upstream inlets shall not exceed 1 cfs through thoroughfare intersections for the 100-year event.

d) Alleys: Based on a slope of a positive 4% outside the edge of pavement, the 100-year design frequency flows shall not exceed a depth of 1” above the edge of pavement.

e) Excavated Channels: Excavated channels shall have concrete pilot channels if the slope is less than 2% or if deemed necessary by the City’s Engineer, for maintenance or erosion control as outlined below. All excavated channels shall have a design water surface with 2 feet of freeboard. Concrete lined channels shall be designed according to the City of Aubrey Standard Construction Details unless otherwise approved by the City’s Engineer.

f) Minimum Lot and Floor Elevations: Minimum lot and floor elevations shall be established as follows:

   i) Lots abutting a natural or excavated channel shall have a minimum elevation for the buildable area of the lot at least 1-foot above the 100-year water surface elevation of the channel. Retaining walls abutting channels shall be designed to withstand hydrostatic forces resulting from a 100-year

event and shall be provided with appropriately designed underdrains to relieve hydrostatic pressures after the rainfall event. Retaining walls adjacent to channels shall be included in the drainage and floodway easement described in (g) Easements.

ii) Any habitable structure on property abutting a natural or excavated channel shall have a finished floor elevation at least 2-feet above the 100-year design storm water surface elevation, and the lowest adjacent grade shall be at least 1-foot above the 100-year design storm water surface elevation. The minimum finished floor elevation shall be at least 1-foot above the fully developed 100-year water surface elevation where that is more than 1-foot above the proposed 100 year water surface elevation.

iii) Where lots do not abut a natural or excavated channel, minimum finished floor elevations shall be a minimum of 1-foot above the street curb or edge of alley; whichever is lower. In no case, shall the minimum finished floor elevation be lower than the adjacent street, unless otherwise approved by the City's Engineer.

g) Easements: Drainage and floodway easements shall be provided for all open channels and for all underground storm sewer crossing property lines. Drainage and floodway easements for storm sewer pipe shall be the outside diameter of the conduit plus 10-feet with the minimum being 15 feet, and easement width for open or lined channels shall be at least 20 feet wider than the top of the channel, 15 feet of which shall be on one side to serve as an access for maintenance purposes. The easement language shall include a requirement that fences constructed across drainage and floodway easements may be removed and the cost of replacement shall be the property owner's responsibility.

h) Positive Overflow: The approved drainage system shall provide for positive overflow at all low points or sags. The term "Positive Overflow" means that when the inlets do not function properly or when the design capacity of the conduit is exceeded, the excess flow can be conveyed overland without excessive ponding. It is preferred for conveyance along a street or alley but can require the dedication of special drainage easements on private property. Reasonable judgment should be used to limit the easements on private property to a minimum. In specific cases where the chances of substantial flood damage could occur, the City of Aubrey may require special investigations and designs by the design engineer. Alternatively, where positive overflow is not practical, inlets at low points may be designed to provide

200% of the calculated length required to allow for up to 50% blockage by debris with approval of the City's Engineer.

i) Inlet Design: Inlet spacing shall be in accordance with the design criteria contained in this manual with a minimum distance between inlets of 300 feet, or as required in Section 3.12. Maximum length of inlets at one location shall not exceed 20 feet on each side of street without prior approval from the City's Engineer.

j) Culverts and Bridges: All drainage structures shall be designed for the 100-year design frequency flow capacity with 2-feet of freeboard to the top of curb for culverts and 2-feet of freeboard to the lowest beam elevation for bridges. Bridges and culverts shall be designed for a water surface elevation as outlined in Section 3.5.

k) Minimum Street or Alley Elevations: Streets or alleys adjacent to an open channel shall be designed with an elevation not lower than 1-foot above the 100-year water surface elevation or 1-foot above the drainage and floodway easements defined in (g) above or as directed by the City's Engineer.

3.4 Runoff Coefficients and Time of Concentration

Runoff coefficients, as shown in TABLE 1, shall be used, based on total development under existing land zoning regulations. Where land uses other than those listed in TABLE 1 are planned, a coefficient shall be developed utilizing values comparable to those shown.

Times of concentration for inlets shall be based on the minimum time of concentration shown on TABLE 1. Time of concentration for storm sewers shall be the actual time of concentration to the upstream inlet. This time is a combination of sheet flow time and shallow flow time for water to flow over the surface of the ground from the upper limit of the drainage area to the first storm sewer inlet and shall be calculated using the USDA NRCS TR-55 approach and use of the WinTR-55 software is encouraged. Sheet flow shall not exceed 100 feet in length and shall use a Manning's "n" value of 0.24 for residential lawns, and 0.13 for pasture and open space. The flow time in the conduit or channel to the point of concentrated discharge will be calculated. The flow time in the conduit or channel is computed by dividing the length of the conduit by the average velocity in the conduit. Time of concentration for drainage areas less than 200 acres shall be determined using the USDA NRCS TR-55 approach. Time of concentration of 200 acres or larger areas may use the SCS Method, or the USDA NRCS TR-55 approach.

3.5 Criteria for Channels, Bridges and Culverts

Discharge flows and water surface elevations shall be based on the City's design criteria for the 100-year design storm frequency. Channels and culverts shall be provided with 2-feet of freeboard from the top of slope for channels and below the top of curb for culverts. Bridges shall be designed to provide 2-feet of freeboard above the lowest beam elevation.

3.6 Procedure for Determination of Design Discharge

Drainage area calculations shall be included on an excel spreadsheet available from the City of Aubrey's website under the Development Services Department tab. Use of this spreadsheet or an approved similar spreadsheet or approved software such as StormCAD is required. In general, this form will be used in calculation of runoff for design of open channels, culverts, and bridges. Explanation for use of the spreadsheet and Forms A through D are included at the end of this section. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

3.7 Flow in Gutters and Inlet Design

Unless there are specific agreements to the contrary prior to beginning design of the storm drainage project, the City of Aubrey requires a storm drain conduit to begin, and consequently the first inlet to be located, at the point where the street gutter flows full based upon the appropriate design storm frequency. If, in the opinion of the City's Engineer, the flow in the gutter would be excessive under these conditions, then the storm sewer shall be extended to a point where the gutter flow can be intercepted by more reasonable inlet locations.

3.8 Capacity of Straight Crown Streets

An excel spreadsheet is available from the City of Aubrey's website under the Development Services Department tab, use of this spreadsheet or an approved similar spreadsheet or software such as StormCAD is required. The excel spreadsheet applies to all width streets having a straight cross slope varying from 1.00% to 4.00% which are the minimum and maximum allowable slopes. Cross slopes other than 2.00% shall not be used without the City's approval.

3.9 Capacity of Parabolic Crown Streets

The design engineer shall provide calculations to illustrate the capacity and depth of flow in parabolic crown streets for each inlet location. The capacity of gutters in streets with parabolic crowns shall be calculated and shown on the plans. The following formulas can be used for determining the gutter capacity or refer to the figures for solution.

$$Q = \frac{1.486 \; AR^{2/3} \; S^{1/2}}{n} \qquad \text{(Equation 2)}$$

$$R = \frac{A}{P} \qquad \text{(Equation 3)}$$

$$A = \frac{W_o \; C_o}{2} - 8 \, C_o \int_{W_o^2}^{\frac{W_o}{2}} X^2 \, dx \qquad \text{(Equation 4)}$$

A simplified equation for the gutter area is:

$$A = (C_O \times W/2) / 3 \qquad \text{(Equation 4A)}$$

Where:

- “n” is the coefficient of roughness; (use a value of 0.0175 for concrete pavement)
- “A” is the cross section flow area in square feet.
- “R” is the hydraulic radius in feet.
- “S” is the longitudinal slope of the street gutter in feet per foot.
- “P” is the wetted perimeter in feet.
- “Q” is quantity of gutter flow in cubic feet per second.
- "W_o" is the width of the street in feet.
- "C_o" is the crown height of the street in feet.

3.10 Street Intersection Drainage

The use of surface drainage to convey storm water across a street intersection is subject to the following criteria:

a) A major thoroughfare shall not be crossed with more than 1 cfs of surface drainage unless approved by the City’s Engineer.

b) Wherever possible, a collector street shall not be crossed with surface drainage and cross drainage shall not exceed 5 cfs unless approved by the City’s Engineer.

c) Wherever possible, a residential street shall not be crossed with surface cross drainage shall not exceed 5 cfs unless approved by the City's Engineer.

d) At any intersection, only one street shall be crossed with surface drainage, and this shall be the lower classified street.

3.11 Alley Capacities

The storm drain capacity of various alley sections shall be calculated and shown on the plans. In residential areas where the standard 10-foot wide alley section capacity is exceeded, a wider alley may be used to provide storm drain capacity.

The 20-foot wide alley section is the largest available. Curbs shall not be added to alleys to increase capacity unless approved by the City's Engineer. Where a standard 10-foot width alley does not provide adequate capacity, a wider alley, such as a 12-foot or 16-foot width, may be required for greater capacity. Appropriate increased right-of-way widths will be necessary. Alley capacities are calculated for the entire alley right-of-way carrying flow, not to exceed 1" above paving edge and based on 4% positive slope outside the edge of pavement.

3.12 Inlet Design

An excel spreadsheet is available from the City of Aubrey's website under the Development Services Department tab, use of this spreadsheet or an approved similar spreadsheet or software such as Storm CAD is required. Calculations shall be reproduced in the plans. Explanation for use of the spreadsheet and Forms A through D are included at the end of this section. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

Inlets shall be sized to intercept all flow in the approaching gutter. In cases where the selection of an inlet size results in intercepting more than 90% of the gutter flow, consideration may be given to such an inlet on a residential or collector street. Refer to Section 3.3 Design Storm Frequency, for the maximum allowable bypass at residential and collector street intersections.

3.13 Procedure for Sizing and Locating Inlets

The minimum distance between inlets on streets, especially major thoroughfares, shall be 300 feet or as required in Section 3.3. Remainder of flow is to be collected offsite before flowing into street unless approved by the City's Engineer.

All precast storm sewer inlets and junction boxes shall have penetrations (knockouts) sized appropriately for the pipe diameters coming into and exiting the structure. The storm sewer pipe shall be properly secured to the structure per the City's details. All connections between storm sewer pipes, or boxes, and drainage structures shall be water tight.

3.14 Hydraulic Gradient of Conduits

A storm drainage conduit must have sufficient capacity to convey a 100-year design storm with a minimum of interruption and inconvenience to the public using streets and thoroughfares. The elevation of the hydraulic gradient shall not exceed the bottom of subgrade unless approved by the City's Engineer.

All closed conduit designs shall include calculation of hydraulic gradient for the 100-year event and the hydraulic gradient shall be plotted on the storm sewer profile sheets with the flow capacity, slope of hydraulic gradient and velocity labeled. Conduits in a partial flow condition shall include calculations for partial flow depth and velocity based on the hydraulic conditions and that information shall be plotted on plotted on the storm sewer profile sheets with the partial flow depth and the velocity labeled. An example of a partial flow hydraulic calculator that uses the Manning's equation can be found at www.engineersedge.com.

The size of the conduit is determined by accumulating runoff from contributing inlets and calculating the slope of a hydraulic gradient from Manning's Equation:

$$S = \left(\frac{Qn}{1.486 \ AR^{2/3}} \right)^2$$

Beginning at the upper most inlet on the system a tentative hydraulic gradient for the selected conduit size is plotted approximately 2 feet below the gutter between each contributing inlet to ensure that the selected conduit will carry the design flow at an elevation 1-foot below the gutter profile. As the conduit size is selected and the tentative hydraulic gradient is plotted between each inlet pickup point, a head loss due to a change in velocity and pipe size must be incorporated in the gradient profile. (See Table 5 for VELOCITY HEAD LOSS COEFFICIENTS FOR CLOSED CONDUITS.)

Also, at each point where an inlet lateral enters the main conduit the gradient must be sufficiently low to allow the hydraulic gradient in the inlet to be below the pavement subgrade unless a variance is granted by the City's Engineer.

At the discharge end of the conduit (generally a creek, stream or channel) the hydraulic gradient of the creek or channel for the 100-year design storm must coincide with the gradient of the storm drainage conduit. Discharge velocity of the conduit shall not exceed 6 fps unless grouted rock riprap, a minimum of 12-inches thick is provided at least 10 feet downstream of discharge for all velocities between 6 fps and 8 fps. A velocity dissipater device shall be provided for any discharge velocity exceeding 8 fps. No discharge velocity greater than 10 fps will be allowed. An adjustment is usually required in the tentative conduit gradient and, necessarily, the initial pipe selection could also change. The hydraulic gradient of the creek or stream for the design storm can be calculated by use of the HEC-RAS Computer Program.

Concrete pipe conduit shall be used to carry stormwater in City right-of-way, fire lanes and other areas maintained by the City. An excel spreadsheet for storm sewer calculations can be found on the City of Aubrey's website under the Development Services Department tab, use of this spreadsheet or an approved spreadsheet or approved software such as Storm CAD is required. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

With the hydraulic gradient established, considerable latitude is available for establishment of the conduit flow line. The inside top of the conduit should be at or below the hydraulic gradient thus allowing the conduit to be lowered where necessary. The hydraulic gradient for the storm sewer line and associated laterals shall be plotted directly on the construction plan profile worksheet and adjusted as necessary.

Hydraulic conditions can cause the conduits to flow partially full. An example of an acceptable partial flow hydraulic calculator that uses the Manning's equation can be found at EngineersEdge.com. Conduits in partial flow usually have a greater velocity than full flowing pipes on the same slope. All storm sewers with velocities greater than 10 fps in full or partial flow conditions shall either be increased in size or provided with cement stabilized backfill or modified flowable fill.

3.15 Velocity in Closed Conduits

TABLE 2 is a tabulation of minimum pipe grades, which will produce a velocity of not less than 2.5 fps when flowing full Grades less than those shown will not be allowed. Only those pipe sizes shown in TABLE 3 should be used in designing pipe storm sewer systems. All storm sewer pipes in City right-of-way, fire lanes or other areas maintained

by the City shall be a minimum of 18-inch diameter reinforced concrete pipe unless approved by the City's Engineer.

TABLE 3 shows the maximum allowable velocities in closed conduits. All storm sewers with velocities greater than 10 fps in full or partial flow conditions shall either be increased in size or installed with cement stabilized backfill or modified flowable fill.

3.16 Roughness Coefficients for Conduits

Recommended values for the roughness coefficient "n" are tabulated in TABLE 4. Where engineering judgment indicates values other than those shown should be used, special note of this variance should be taken, and the appropriate adjustments made in the calculations. Materials other than concrete pipe and box culverts shall only be allowed with the approval of the City's Engineer.

3.17 Minor Head Losses

The values of K_j to be used are tabulated for various conditions in TABLE 5. In designing storm sewer systems, the head losses that occur at points of turbulence shall be computed and reflected in the profile of the hydraulic gradient.

3.18 Procedure for Hydraulic Design of Closed Conduits

An excel spreadsheet is available for storm sewer design calculations from the City of Aubrey's website under the Development Services Department tab, use of this spreadsheet or an approved similar spreadsheet or approved software such as StormCAD is required. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

3.19 Open Channels

Open channels are to be used to convey storm waters where closed conduits are not justified. Consideration must be given to such factors as relative location to streets, schools, parks and other areas subject to frequent pedestrian use as well as basic economics.

Type II Channel is an improved section recommended for use where larger storm flows are to be conveyed or where the grade creates a velocity under 2-feet per second. The concrete flume or pilot channel in the channel bottom is to be used as a maintenance aid where the minimum slope along the ditch is less than 1%, a concrete flume is

required. The minimum slope of the concrete flume is 0.50%. The indicated width of the flume is a minimum width and as the width of the channel increases, the required width of the flume may be required to increase.

Type III Channel is a concrete lined section to be used for large flows in higher valued property areas and where exposure to pedestrian traffic is limited.

The recommended side slope is 4 feet vertical for one foot rise and the maximum side slope is 3 feet vertical for one foot rise for open channels. The Engineer shall use the recommended slope unless prior approval has been obtained from the City's Engineer, soil conditions allow for a steeper slope, or embankment stabilization or protection will be provided to eliminate erosion.

The most efficient cross section of an open channel, from a hydraulic standpoint, is one that, with a given slope, area, and roughness coefficient, has the maximum capacity. This cross section is the one having the smallest wetted perimeter. There are usually practical obstacles to using cross sections of the greatest hydraulic efficiency, but the dimensions of such sections should be considered and adhered to as closely as conditions will allow.

Landscaping is intended to protect the channel right-of-way from erosion, as well as an aesthetically pleasing view. The Engineer shall include in his plans the type of grass and placement. Full coverage of grass must be established prior to acceptance by the City.

Erosion and sediment control shall be included in the design and shown on the construction plans. These controls shall meet EPA and TCEQ requirements.

Special care must be taken at entrances to closed conduits, such as culverts, to provide for the headwater requirements. HEC-RAS includes procedures to account for these conditions. Refer to Paragraph 3.30, PROCEDURE FOR HYDRAULIC DESIGN OF CULVERTS.

On all channels the water surface elevations, which may be assumed as coincident with the hydraulic gradient, shall be calculated, and shown on the construction plans. One exception to the water surface coinciding with the hydraulic gradient would be when the channel is in supercritical flow, which generally is not encountered, and discouraged in this geographical area. Designs utilizing supercritical flow should be discussed with the City of Aubrey and approved by the City's Engineer in the preliminary stages of design. The channel velocity shall also be shown on the construction plans. Channel velocities

shall not exceed 6 fps or be less than 2.5 fps where practical. Velocities greater than 6 fps may require special armoring and velocities less than 2.5 fps will require a pilot channel.

The preferred method for performing hydraulic calculations on existing and Type I Channels is to use an approved software such as HEC-RAS. The other procedure utilizes Bernoulli's Energy Equation to establish the water surface elevations at succeeding points along the channel.

Hydraulic calculations for other channels shall be made using a HEC-RAS model developed for the purpose, and the cross section plots shown from the model output.

In general, the use of existing channels in their natural condition or with a minimum of improvement and with reasonable safety factors is encouraged. Care should be taken to minimize the impact to “Waters of the US” (WOUS) to avoid 404 Permit implications. It shall be the developer's responsibility to determine if a 404 Permit is required and to secure all necessary 404 Permits.

3.20 Types of Channels

Types I, II, and III channels are defined below and are to be used wherever possible.

A Type I Channel is to be used when the development of land allows its use. It is intended to be left as nearly as possible in its natural state with improvements primarily limited to those which will allow the safe conveyance of storm waters, minimize public health hazards, and make the floodplain usable for recreation purposes. In some instances, it may be desirable to remove undergrowth.

Type II and Type III channels are improved or manmade channel sections. The general dimensions of bottom with and side slope may be adjusted within the limitations described earlier to efficiently convey the design flow.

3.21 Quantity of Flow for Channels

In the design of open channels, it is usually necessary that quantities of flow be estimated for several points along the channel. These are locations where recognized discharge points enter the channel and the flows are calculated as previously outlined under "Determination of Design Discharge." The channel shall be designed for the maximum anticipated 100-year flow downstream of all points where design flow has been calculated.

3.22 Channel Alignment and Grade

While it is recognized that channel alignments must necessarily be controlled primarily by existing topography and right-of-way, changes in alignment should be as gradual as possible. Whenever practicable, changes in alignment should be made in sections with flatter grades.

Normally, the grade of channels will be established by existing conditions, such as an existing channel at one end and a storm sewer at the other end. There are times, however, when the grade is subject to modification, especially between controlled points and to provide the appropriate freeboard.

Whenever possible the grades should be sufficient to prevent sedimentation (Velocity > 2.5 fps) and should not be overly steep to cause excessive erosion (Velocity > 6.0 fps).

For any given discharge and cross-section of channel, there is always a slope just sufficient to maintain flow at critical depth. This is termed critical slope and a relatively large change in depth corresponds to relatively small changes in energy. Because of this instability, slopes at or near critical values should be avoided.

Maximum allowable velocities are shown in TABLE 7. When the normal available grade would cause velocities more than the maximums, plans shall include details for any special structures required to retard this flow.

3.23 Roughness Coefficients for Open Channels

Roughness coefficients to be used in solving Manning's Equation are shown in TABLE 6, together with maximum allowable velocities. Channels designed using less than the normal value shown on TABLE 6 shall be required to be perpetually maintained by the property owner or an HOA with a drainage easement so the City can maintain the channel if necessary.

3.24 Procedure for Calculation of Water Surface Profile for Unimproved Channels

The HEC-RAS Computer Program is the preferred method for calculation of water surface elevations on unimproved channels and may be required by the City. Roughness coefficients for unimproved channels are shown in TABLE 6. The Engineer shall provide an explanation for the use of roughness coefficients less than the normal value shown on TABLE 6 those areas may be required to be perpetually maintained by the property owner or an HOA with a drainage easement so the City can maintain the channel if necessary.

3.25 Procedure for Hydraulic Design of Open Channels

An excel spreadsheet from the City of Aubrey's website under the Development Services Department tab is available for the design of simple trapezoid channel sections. Use of this spreadsheet or an approved similar spreadsheet is required unless the HEC-RAS Computer Program is used. The use of HEC-RAS is encouraged for calculations for unimproved channels, channels with variable geometry and/or variable roughness coefficients.

3.26 Hydraulic Design of Culverts

The function of a culvert or bridge is to pass storm water from the upstream side of a roadway to the downstream side without submerging the roadway, creating hydraulic gradient problems for connecting storm sewer systems, or causing increased water surface elevations on upstream properties.

The Engineer shall keep head losses and velocities within reasonable limits while selecting the most economical structure. In general, this means selecting a structure that creates a headwater condition and has a maximum velocity of flow safely below the allowed maximums.

The vertical distance between the upstream design water surface and the roadway elevation should be maintained to provide a safety factor to protect against unusual clogging of the culvert and to provide a margin for future modifications in surrounding physical conditions. In general, a minimum of two feet shall below the lowest top of curb or edge of pavement shall be considered reasonable when the structure is designed to pass a 100-year design storm frequency as calculated by Aubrey's design criteria. Unusual surrounding physical conditions may cause for an increase in this freeboard requirement as determined by the City's Engineer.

3.27 Quantity of Flow for Culverts

The quantity of flow which the culvert must convey shall be based on the 100-year event.

3.28 Headwalls and Entrance Conditions

Headwalls are used to protect the embankment from erosion and the culvert from displacement. The headwalls, with or without wingwalls and aprons, shall be constructed in accordance with TxDOT standard drawings or special design as required by the physical conditions of the particular installation.

In general, straight or parallel headwalls should be used where the approach velocities in the channel are below 6 feet per second, where headwater pools are formed and where no downstream channel protection is required. Headwalls with wingwalls and aprons should be used where the approach velocities are from 6 to 12 feet per second and downstream channel protection is desirable.

Special headwalls and wingwalls may be required where approach velocities exceed 12 to 15 feet per second. This requirement varies according to the axis of the approach velocity with respect to the culvert entrance.

3.29 Culvert Discharge Velocities

Velocities in culverts shall be limited to no more than 10 feet per second, but downstream conditions may impose more stringent controls. Consideration must be given to the effect of high velocities and turbulence on the channel, adjoining property and embankment. TABLE 7 is a tabulation of maximum allowable velocities based on downstream channel conditions. Discharge velocities greater than 6 fps and less than 8 fps may require special armoring and discharge velocities greater than 8 fps and less than 10 fps will require armoring. Discharge velocities greater than 10 fps are discouraged and will require velocity dissipators and armoring. The head loss for velocity dissipators shall be included in the calculation of hydraulic gradient at the downstream side of the culvert.

3.30 Procedure for Hydraulic Design of Culverts

HY-8 software or HEC-RAS software may be used for the calculation of culvert hydraulics. HY-8 should only be used for the calculation of residential culverts. The use of HEC-RAS is encouraged for the design of all other culverts.

3.31 Hydraulic Design of Bridges

Wherever possible the proposed bridge should be designed to span a channel section equal to the approaching channel section. If a reduction in channel section is desired this should be accomplished upstream of the bridge and appropriate adjustments made in the hydraulic gradient.

Wherever possible bridges should be constructed to cross channels at a 90-degree angle, which normally will result in the most economical construction. Wherever the bridge structure is skewed the bents should be constructed parallel to the flow of water. Values of K_b, head loss coefficient, normally will vary from 0.2 to 0.5 with the exact value to be determined by an appraisal of the hydraulic conditions associated with the specific

project. With a minimum of constriction and change in velocity, a clear span bridge would have a minimum coefficient. This would increase for a multi-span bridge, skewed or with piers not placed perpendicular to the flow. The Bureau of Public Roads "Hydraulic of Bridge Waterways" should be used for determining the K coefficient.

In more complex bridge design such as long multiple spans and relief structures crossing an irregular channel section, the procedures outlined in the Texas Highway Department "Hydraulic Manual" or the Bureau of Public Roads "Hydraulics of Bridge Waterways", should be utilized.

A minimum distance of 2-feet between the maximum 100-year design water surface and the lowest point of the bridge beams shall be maintained.

3.32 Quantity of Flow for Bridges

The quantity of flow which the structure must convey shall be the 100-year flow. The Rational Method can be used for drainage areas under 200 acres. The HEC-HMS Computer Program is the required method for areas 200 acres or larger and may be required by the City depending on the size of the drainage area. 24-hour rainfall intensities for various storm events shall be based on NOAA Atlas 14 data for the City of Aubrey. Soil data shall either be assumed to be Hydrologic Group D (clay) or shall be obtained from the US Geologic Service Web Soil Survey at the NRCS website. A detailed listing of the soil characteristics and SCS Curve number used in the design shall be provided.

3.33 Procedure for Hydraulic Design of Bridges

A HEC-RAS model is required by the City for the design of all bridges.

The Engineer should investigate several different bridge configurations on each project to determine the most economical that can be constructed within the velocity limitations and other criteria included in this manual.

3.34 Procedure for Filling in a Floodplain or Adjacent to a Stream

Fill and development of floodplains, which is not damaging to the environment is permitted where it will not create other flood problems or adverse conditions to any properties adjacent to, upstream or downstream of the development. The requirements of the Flood Damage Prevention Ordinance and the following minimum criteria must be met before requesting a Floodplain Development Permit:

a) Alterations of the floodplain shall result in no increase in water surface elevation on other properties. No alteration of the channel or adjacent floodplain will be permitted which could result in any increased flood risk to other properties, adjacent, upstream, or downstream. Increased flood elevation could cause inundation and damage to areas not presently inundated by the "design flood". The "design flood" for a creek or stream is defined by either the 100-year flood (the event having a one percent chance of being equaled or exceeded at least once in any given year, or flow from the Flood Insurance Study (FIS) for Denton County, Texas, whichever results in the highest peak flood discharges. Streams on the Federal Insurance Rate Maps must be designed using the FIS 100-year flow or the City design 100-year flow, whichever is greater.

b) Alterations of the floodplain shall not create an erosive water velocity on or off site. The mean velocity of stream flow at the downstream end of the site after development shall be no greater than the mean velocity of the stream flow under existing conditions.

No alteration to the floodplain will be permitted which would increase velocities of flood waters to above 6 fps. Soil erosion results in loss of existing vegetation as well as augments destructive sedimentation downstream. Eventual public costs in channel improvements and maintenance (such as removal of debris and dredging of lakes) can be expected as a result.

c) Alterations of the floodplain shall be permitted only to the extent permitted by equal conveyance reduction on both sides of the natural channel without increased 100-year water surface elevation or increased velocities. The impact of the proposed alteration will be based on the "equal conveyance" principle to ensure equitable treatment for all property owners. Under equal conveyance, if the City allows a change in the flood carrying capacity (capacity to carry a particular volume of water per unit of time) on one side of the creek due to a proposed alteration of the flood plain, it must also allow an equal change to the owner on the other side. The combined change in flood carrying capacity, due to the proposed alteration plus a corresponding alteration to the other side of the creek, may not cause either an increase in flood elevation or an erosive velocity (Criteria 1 and 2) or violate the other criteria.

d) Alterations to the floodplain shall not be permitted that reduce the predevelopment valley storage for all developments discharging runoff to any stream shown with a Zone A or Zone AE floodplain on the appropriate Flood Insurance Rate Map where

the development is located. The predeveloped floodplain storage for all other streams shall not be reduced by more than 5%.

e) The toe of any fill slope shall parallel the natural channel to prevent an unbalancing of stream flow in the altered floodplain. If the alignment of the proposed fill slope departs from the contours of the natural floodplain, the flow characteristics of the floodwaters may be altered, causing possible damaging erosion and deposition in the altered floodplain. If the fill slope follows the natural channel, it will also tend to minimize the visual impact of the alteration.

f) To ensure maximum accessibility to the floodplain for maintenance and other purposes and to lessen the probability of slope erosion during periods of high water, maximum slopes of filled area shall usually not exceed 4 to 1. Vertical walls, terracing and other slope treatments will be considered only as a part of a landscaping plan submission and if no unbalancing of stream flow results and shall be designed based on the appropriate hydrodynamic forces. The purposes of the slope restrictions are to maintain stability and prevent erosion of the slopes, to ease maintenance (e.g., mowing) on the slopes themselves, and to provide accessibility to the areas below the slopes. Being more frequently inundated and therefore subject to greater hazard of erosion, cut slopes must be shallower than fill slopes.

g) Landscaping plan submission shall include plans for erosion control of cut and fill slopes, restoration of excavated areas, and tree protection where possible in and below the fill area. Landscaping should incorporate natural materials (earth, stone, wood) on cut or fill slopes wherever possible. The applicant shall show in plan the general nature and extent of existing vegetation on the tract, and which areas will be preserved, altered, or removed resulting from the proposed alterations. Locations and construction details should be provided showing how trees will be preserved in areas which will be altered by filling or paving within the drip line of those trees. The applicant shall also submit plans showing location, type, and size of new plant materials and other landscape features planned for altered flood plain areas. Trees and landscape planting are not permitted within any detention or retention pond or required visibility triangles. Privacy and solid fencing shall not be allowed within the 100-year floodplain.

h) Erosion control plans should demonstrate how the developer intends to minimize soil erosion and sedimentation from his site during and after the fill operation. Plans should include a timing schedule showing anticipated start and completion dates for each step of the proposed operation. Area and time of exposed soils should be

minimized, and existing vegetation should be retained and protected wherever feasible. Disturbed areas should be sodded or covered with mulch and/or temporary vegetation immediately. Structural measures (e.g., drop structures, sediment ponds, etc.) should be utilized where necessary for effective erosion control, but measures should also minimize structures and materials that detract from the natural appearance of the floodplain.

i) A detailed downstream assessment will be required for all developments impacting a FEMA Mapped Floodplain and a CLOMR may be required by the Floodplain Administrator. Downstream Assessments and CLOMRs shall be followed by a LOMR after final grading is completed and before any habitable structures are built in the FEMA Mapped Floodplain. A detailed engineering report such as a downstream assessment and/or a flood study shall be provided for review and approval by the City's Engineer for all other areas along streams. The downstream assessment and/or flood study shall include at least the items described under Engineering Report under Section 3.35.

3.35 Filling in a 100 Year Floodway Fringe

a) Definitions

i) 100 Year Floodplain Elevation (100 Year F.P.El.): That water surface elevation established by applying the Manning Equation (Q = 1.486/n AR 1/2 S 1/2) to the backwater analysis of a stream (river, creek or tributary) using the 100-year storm as the rate of flow (Q). The 100-Year Floodplain Elevations are those based on the Corps of Engineer's analysis or letters of map revision approved by the Federal Emergency Management Agency (FEMA) and form the basis of the Flood Insurance Rate Map (FIRM) as adopted by the Federal Insurance Administration, or subsequent amendments.

ii) Flood Plain or Floodplain: Area of land lying at or below the 100-year floodplain elevation.

iii) Floodway: That central portion of the floodplain which would remain clear of filling or other obstructions unless modifications are made within or along the stream bed to offset the effect of additional filling or obstructions within the floodway. This term does not apply to most of the streams in the City of Aubrey since the City of Aubrey does not allow for increases to the floodplain elevations. Alterations of the stream are subject to 404 Permit requirements.

iv) Floodway Fringe: Area between floodplain limit and the floodway limit that, if filled, would not produce an adverse rise in the 100-year floodplain elevation.

v) Significant Rise: A rise in the 100-year water surface elevation greater than 0.01-foot.

vi) Base Flood: A 100-year frequency storm event.

vii) Floodway Line: The inter-boundary of the floodway fringe determined by filling within a flood plain along the entire reach of a stream in such a manner that the total cumulative effect of the filling will not create a significant rise in the 100-year water surface elevation.

viii) Equal Conveyance Principle: An area of the cross section of a stream in its existing condition carrying a percentage of the stream flow, will continue to carry the same percentage of the stream flow after filling in the floodplain occurs without creating a significant rise in the 100-year floodplain elevation.

b) Criteria for Filling in the 100 Year Floodway Fringe

i) Applies only to creeks or portions of creeks with a drainage area of five (5) square miles, or less.

ii) Fill and development of the floodplains shall not create an adverse impact on any adjacent property or the 100-year flood plain elevation.

iii) Fill and/or other development within the floodway is not allowed.

iv) In beginning a backwater analysis for development within a floodplain, the downstream water surface elevation will be determined as follows:

- Use the studied elevation for the next effective section downstream of the development for streams in a Zone AE floodplain.
- Use the normal depth method to determine the beginning water surface elevation for a section located at least 500 feet downstream of the development with the energy gradient equal to the slope of the stream from the most downstream section to the first section within the development.

v) Alterations of the floodway are not allowed.

vi) The Floodway Line shall be established in accordance with the definition in (a) above.

vii) Equal Conveyance shall be required in accordance with the definition of Equal Conveyance Principle in (a) above.

viii) The requirements of 3.36, Paragraphs d, e and f shall apply.

ix) Preparation of an Engineering Report that includes at a minimum

Flood Study:

- Description of the project and the hydrologic and hydraulic analyses used and a summary of the results.
- Vicinity Map.
- Summary Table comparing existing and proposed base flood elevations and velocities.
- Documentation that the principle of equal conveyance has been achieved.
- Documentation that the City requirement for valley storage was achieved.
- Copies of input and output data for hydrologic and hydraulic models for the existing and proposed conditions for the existing base flood (100-year) and the fully developed base flood (100-year) together with the 10-year, 50-year and 500-year floods. Input/output reports should include summary tables for “n” values, reach lengths and expansion and contraction coefficients with Standard Table 1. The report should be in landscape format with narrow margins and small font minimizing text wrapping on Standard Table 1.
- Prints of the existing base flood profile and the proposed base flood profile.
- Prints of the existing cross sections and the proposed cross sections with the “n” values, base flood water surface elevation and energy gradient shown.
- Evaluation of the effective floodway and any proposed modifications to the floodway for the existing base flood and the fully developed base flood.
- Engineering plans shall include the following recommended elements: (a) existing and proposed water surface profiles including existing and proposed channel flow lines showing the location and number designation of cross sections, (b) existing and proposed floodplain and floodway limits, boundary lines (property lines and city limits), streets, lots and existing and proposed contours showing the location and number designation of cross sections, (c) the location, dimensions, etc., of all other associated

improvements or alterations to the creek or floodplain, (d) the location of all existing and proposed easements and other dedications, (e) plots of cross sections showing scale, existing and proposed ground elevations with cut and/or fill areas labeled, limits and values for existing and proposed “n” values and equal conveyance reduction from both sides.

Downstream Assessment:

- All elements required by the North Central Texas Council of Governments (NCTOG) Integrated Storm Water Management (iSWM) Technical Manual.

x) Final approval shall be required by FEMA through submittal of an application for a Letter of Map Revision for any development requesting to alter the existing floodplain boundary or development on a stream with a Zone A floodplain boundary to revise it to a Zone AE floodplain or to alter an existing Zone AE floodplain boundary.

3.36 Detention and Retention Ponds

On-site detention shall be used to control post-development runoff. Developments shall be required to provide adequate detention so that post-development 100-year peak flows do not exceed the peak flows calculated for the area using the rational method with the coefficient for runoff and time of concentration appropriate for the conditions prior to development. Inflow volumes shall be calculated for the 2, 10, and 100-year storm frequencies. Peak flows for the developed 2-year and 10-year frequency events shall not be more than 5% higher than the predevelopment flows for those events. For total areas less than 100 acres a form of the Rational Method will be acceptable; however, if the Modified Rational Method is used the freeboard will be increased from 2.0 feet to 3.0 feet. Design using a 24-hour rainfall event with HEC-HMS or other approved software based on a 24-hour rainfall event will require a minimum freeboard of 2.0 feet. Several software programs are available for the modified rational method and design of detention and retention ponds such as PondPac, HydroCAD, and Hydrology Studio. The modified rational method is not acceptable for design of drainage basins 100 acres or larger. For total areas 100 acres and larger a 24-hour duration will be required using the HEC-HMS software or other approved software. A hydraulic study that illustrates no adverse conditions are created downstream resulting from development may be accepted in lieu of storm water detention. The City Council may waive storm water detention requirements upon determination by the Council that such waiver is in the best interest of the City.

The detention or retention system shall be designed for the 100-year storm frequency, 24-hour design storm duration and the pond shall be greater than 90% empty within 24 hours after the 100-year event. All types of pond design shall be designed with a freeboard of 30% the nominal depth of the pond, but not less than 2.0 feet. The maximum allowable headwater must be kept within the range of slope stability of the embankment construction. All design calculations shall be a part of the construction plans.

An outlet control structure such as an orifice or a weir shall be placed at the inlet end of the outfall pipe provides an integrated stage-discharge such that a wide range of storms can be effectively controlled. Perforated riser pipes, weirs and special outlet control boxes are acceptable. Pipe/culvert type outlet control will only be allowed with written approval from the City. All vertical structures shall have anti-vortex and trash rack devices. Emergency overflow structures and paved positive overflow channels shall be included with the design of detention systems.

Whenever possible, detention and retention ponds shall fit in the natural contour of the land, be aesthetically pleasing and be free draining. A grading plan with 2-foot intervals shall be included with the construction plans and submitted with the CLOMR, LOMR, Flood Study or Downstream Assessment. Maintenance access shall be provided for each pond. The bottom slope shall be a minimum of 2% to the outfall structure. A concrete flume will be required where the 2% slope cannot be achieved. Detention basins shall be designed with short and long term erosion control.

A detention system maintenance program shall be prepared and submitted to the City for approval before final acceptance of the construction plans.

Retention ponds shall be designed to include a safety shelf no more than 6-inches below the normal water surface elevation. Retention ponds shall also be designed to have a minimum depth of 6 feet below the normal water surface to reduce the growth of aquatic plants and shall include some form of aeration to reduce mosquitoes and other undesirable vectors. A maintenance plan shall be submitted to the City for approval before acceptance of the construction plans.

Detention and Retention Options

a) Detention Storage: Detention storage facilities are generally designed to control short, high-intensity local storms, as these are the major cause of flooding on small streams. Detention storage serves to attenuate the peak flow by reducing the peak outflow to a rate less than the peak inflow, which effectively lengthens the time base

of the outflow hydrograph. The total volume of water discharged is the same; it is merely distributed over a long period of time. Discharge from detention storage facilities begins immediately at the start of the storm, and the facility shall be completely drained 24 hours after the storm event.

A minimum of one (1) dry fire hydrant shall be incorporated into the design of all retention “wet” ponds as directed by the City. Refer to TCSS Section 5.

b) Retention Storage: Retention storage refers to those facilities where stormwater is collected and stored above a normal water surface in the pond during flood events. The stored water is released after the flood event by means of controlled outlets. Alternatively, the water may be allowed to infiltrate into the ground or evaporate. For maximum effectiveness, the water contained in the retention storage facility must be released or lost before the next flood event occurs. In some cases, it may be desirable to maintain a permanent pool within the retention area. Such a facility is called wet storage. The volume of water above the normal pond shall drain within 24 hours after the storm event.

c) Conveyance Storage: As stormwater enters and flows in channels, floodplains, drains, and storm sewers, the flow is being stored in a transient form and is termed conveyance storage. Conveyance storage is generally obtained by constructing low-velocity channels with large cross-sectional areas.

d) Upstream Storage: This storage occurs upstream of the design area to be protected. It is intended to contain runoff, which originates upstream and beyond the area to be protected. Upstream storage is only possible with written permission of other impacted property owners.

e) Within-Area Storage: This storage occurs in the area to be protected. It is intended to store runoff originating in and around the area to be protected. It is common for such storage to be provided at the development sites.

f) Downstream Storage: This is storage located downstream from the area to be protected. The general purpose of downstream storage is to manage storm flows from the area to be protected and to control any detrimental downstream effects from development in the protected area. Downstream storage is only possible with written permission of other impacted property owners.

g) Rainfall Storage: Rainfall storage refers to the storage of water in the vicinity of the rainfall occurrence or before storm water accumulates significantly. This storage classification is similar to "within-area storage" as described above.

h) Runoff Storage: Runoff storage refers to the storage of larger quantities of water, which have accumulated significantly and have begun to flow in the drainage system. This storage classification is similar to "upstream storage" and "downstream storage" described above.

i) Driveway Storage: This storage method involves the construction of a depressed section in the driveway such that runoff from the lot and/or roof may be routed and stored there. A properly designed outlet system will regulate the discharge of this runoff into the drainage system.

j) Cistern/Infiltration: A cistern or tank can be located within the property area to collect runoff from the lot and roof. If local subsurface soil properties and geologic conditions permit, the water can be infiltrated after the storm subsides. If soil conditions are not conducive to draining the underground facility of 90% of runoff within 24-hours then appropriately designed pumps may be used to empty runoff within 24-hours.

k) Cistern/Irrigation: This method is identical to the "cistern/infiltration" method except that the option is provided for the water in the cistern to be used for an irrigation water supply or to be discharged into the storm sewer system if allowed.

l) Rooftop Storage: This storage method is most applicable to industrial, commercial, and apartment buildings with large flat roofs. Rooftop storage is often an economical and effective alternative. Since it is common for buildings to be designed for snow loads, it is possible to accommodate an equivalent depth of water without significant structural changes. A six-inch depth of water is equivalent to 31.2 pounds per square foot, less than most snow load requirements in the northern United States and Canada (4).

   Special roof drains with controlled outlet capacity are typically installed as an integral part of the rooftop storage method. With proper installation of such drains, peak runoff from roofs may be reduced by up to 90 percent.

   An important consideration for the rooftop storage method would be to provide overflow mechanisms to ensure that the structural capacity of the roof is not exceeded. An additional consideration would be the watertightness of the rooftop.

m) Parking Lot Storage: Parking lots can be graded to route runoff to desired storage areas or areas of infiltration. If the flow is routed to a storage area, outlet works such as grated inlets or overflow weirs serve to regulate the design flow. Normally the depth of flow within the parking lot is limited to not greater than 6-inches. Parking

lots shall also have a minimum slope of 1.00% for drainage purposes. Alternatively, the runoff may be routed to grassed or gravel filled areas for infiltration and percolation if soil conditions are appropriate.

n) On-Site Ponds: On-site ponds provide for the collected stormwater to be released in a controlled manner by overflow weirs or orifices. When properly designed, on-site ponds can serve the hydraulic function while providing recreational and aesthetic benefits.

o) Slow-Flow Drainage Patterns: This storage method involves the design of conveyance systems with reduced grades to provide reduced flow velocities. The desired effect is to obtain temporary ponding and a form of transient storage. Slow flow drainage may be augmented by providing controls (e.g., weirs, checks) along channels to create a system of linear reservoirs (2). The use of such controls will provide temporary storage while allowing for a possible increase in infiltration. This method is usually not appropriate for clay soils.

p) Open Space Storage: Open spaces such as parks and recreation fields generally have a substantial area of grass covering and provide increased infiltration opportunities. Such open spaces produce only minimal quantities of runoff. Therefore, open spaces provide excellent opportunities for the temporary storage of storm runoff, provided the primary use of the open space is not altered. This is generally not a problem since recreation areas are seldom used during storm events. Excess siltation shall be avoided when using this method.

q) Retention Reservoirs: Retention reservoirs located in a watershed generally represent major storage facilities (2). They are most effective when located in valleys or recessed areas and should have the ability to regulate stream flow. Retention reservoirs maintain a permanent pool in the form of ponds or lakes. As such, they are sometimes well suited for water-oriented recreational features.

r) Detention Reservoirs: Detention reservoirs are generally located on streams and are frequently located above the reaches where there is a continuous flow (2). Since a permanent pool is not maintained, detention reservoirs do not provide opportunities for water-oriented recreation. However, they may be conveniently integrated into a park and open space plan.

s) Underground Detention: Detention basins located underground and generally under parking lots or other paved areas. These facilities are similar to Cistern/Infiltration or Cistern/Irrigation and may use infiltration with appropriate soil conditions or other

means to empty the detention basin within 24 hours after a rainfall event. Geotechnical investigation is required to show 95% volume available after drainage and percolation 24 hours after 100-year event.

t) Gravel Pits and Quarries: Gravel pits and quarries are located off-channel such that a side-channel spillway is necessary to intercept and direct the peak flow to the pit location. Outfall from such storage facilities must generally be pumped or integrated with a staged discharge returning flow to the channel. The volume used for detention shall be emptied within 24 hours after a rainfall event.

Table 1

Coefficients of Runoff and Minimum Inlet Times

Land Use	Runoff Coefficient C	Minimum Inlet Time In Minutes For Inlet Calculations
Residential		
Single Family Residential (<= 1/8 acre)	0.65	15
Single Family Residential (<= 1/4 acre)	0.60	15
Single Family Residential (<= 1/2 acre)	0.55	15
Single Family Residential (> 1/2 acre)	0.45	15
Multi-Family Apartments	0.80	10
Patio Homes/Duplexes	0.60	15
Open Space	0.40	15
Business		
Downtown	0.90	10
Commercial and Light Industrial	0.80	10
Heavy Industrial	0.90	10
Retail and Shopping Centers	0.90	10
Railroad Yards	0.70	10
Miscellaneous Developed Areas		
Churches	0.80	10
Schools	0.70	15
Parks, Playgrounds, and Cemeteries	0.40	15
Street right-of-way	0.90	10
Undeveloped Floodplain (Good Condition)	0.35	15
Pasture	0.40	15
Woods	0.30	15
Cultivated	0.50	20

Note: Minimum Inlet Times are only for inlet design, initial time for storm sewers shall be calculated based on the TR-55 approach and the minimum initial time for storm sewers shall be 5 minutes.

Table 2

Minimum Slopes for Pipes & Box Culverts (n = 0.013)

Pipes

Pipe Diameter (Inches)	Slope (Feet/100 Feet)
18	.180
21	.150
24	.120
27	.110
30	.090
33	.080
36	.070
39	.062
42	.056
45	.052
48	.048
51	.045
54	.041
60	.036
66	.032
72	.028
84	.023
90	.021
96	.020*
* Min. Slope = 0.02' /100 For Constructability	

Box Culverts

Pipe Diameter (Inches)	Slope (Feet/100 Feet)
3' x 2'	.120
4' x 2'	.104
3' x 3'	.090
4'x 3'	.074
5' x 3'	.066
6' x 3'	.061
4' x 4'	.061
5' x 4'	.053
6' x 4'	.048
7' x 4'	.044
8' x 4'	.042
5' x 5'	.045
6' x 5'	.040
7'x 5'	.037
8' x 5'	.034
9' x 5'	.033
10' x 5'	.031
6' x 6'	.036
7' x 6'	.032
* Min. Slope = 0.02' /100 For Constructability	

NOTE: Minimum pipe diameter to be used in construction of storm sewers shall be 18-inches.
Minimum velocity = 2.50 fps

Table 3

Maximum Velocities in Closed Conduits

Type of Conduit	Maximum Velocity
Culverts	15 f.p.s.
Inlet Laterals	30 f.p.s.
Storm Sewers	12 f.p.s.

Storm sewers discharging into open channels shall have a maximum velocity of 8-feet per second (f.p.s.). Channel protection shall be provided for the reach from the point of discharge until velocity is less than 6-feet per second in the channel. This maximum velocity of 8 f.p.s. must be maintained in the last 200-feet of storm sewer conduit. Flow dissipaters and channel protection will both be required for discharge velocities greater than 8 f.p.s. with approval of the City's Engineer.

All storm sewers and laterals with velocities greater than 10 f.p.s. shall be provided with cement stabilized backfill or flowable fill to a minimum 3-inches above the top of pipe.

TABLE 4

ROUGHNESS COEFFICIENTS FOR CLOSED CONDUITS

Material of Construction	Recommended Roughness Coefficient "n"
New Monolithic Concrete Conduit	0.015
Concrete Pipe Storm Sewer	
Good Alignment, Smooth Joints	0.013
Fair Alignment, Ordinary Joints	0.015
Poor Alignment, Poor Joints	0.017
Concrete Pipe Culverts	0.012
Monolithic Concrete Box Culverts	0.012

NOTE: Reinforced concrete pipe is the accepted material for construction of storm sewers. The use of other materials for the construction of storm sewers shall have prior approval from the City's Engineer. For design of all pipe material an "n" of 0.013 shall be used unless otherwise shown.

TABLE 5

VELOCITY HEAD LOSS COEFFICIENTS FOR CLOSED CONDUITS

MANHOLE AT CHANGE IN PIPE DIRECTION		
Description	**Angle**	**Head Loss Coefficient Kj**
	> 90	1.25
	90	1.00
	60	0.80
	45	0.65
Angle	30	0.50
BEND IN PIPES		
Description	**Angle**	**Head Loss Coefficient Kj**
	*90^{O}	0.80
	*60^{O}	0.60
	**45^{O}	0.50
Angle	**30^{O}	0.45
ENLARGEMENTS IN PIPE SIZES WITH CONSTANT FLOW		
Description	**Ratio of Upstream Diameter to Downstream Diameter**	**Head Loss Coefficient Kj**
	<= 0.80	1.20
	0.81	1.00
	0.82	0.90
	0.84	0.80
	0.85	0.70
	0.86	0.60
	0.88	0.50
	0.90	0.40
	0.92	0.30

* Only as authorized by City's Engineer.

** Horizontal curves are the accepted method of construction. Joints shall not be deflected more than 80% of manufacturer's recommendation.

TABLE 6

ROUGHNESS COEFFICIENTS FOR OPEN CHANNELS

Channel Description	Roughness Coefficient			Maximum Velocity Ft/sec
	Minimum	Normal	Maximum	
MINOR NATURAL STREAMS –TYPE I CHANNEL				
Moderately Well Defined Channel				
• Grass and Weeds, Little Brush	0.025	0.030	0.033	8
• Dense Weeds, Little Brush	0.030	0.035	0.040	8
• Weeds, Light Brush on Banks	0.030	0.035	0.040	8
• Weeds, Heavy Brush on Banks	0.035	0.050	0.060	8
• Weeds, Dense Willows on Banks	0.040	0.060	0.080	8
Irregular Channel with Pools and Meanders				
• Grass and Weeds, Little Brush	0.030	0.036	0.042	8
• Dense Weeds, Little Brush	0.036	0.042	0.048	8
• Weeds, Light Brush on Banks	0.036	0.042	0.048	8
• Weeds, Heavy Brush on Banks	0.042	0.060	0.072	8
• Weeds, Dense Willows on Banks	0.048	0.072	0.096	8
Flood Plain, Pasture				
• Short Grass, No Brush	0.025	0.030	0.035	8
• Tall Grass, No Brush	0.030	0.035	0.050	8
Flood Plain, Cultivated				
• No Crops	0.025	0.030	0.035	8
• Mature Crops	0.030	0.040	0.050	8
Flood Plain, Uncleared				
• Heavy Weeds, Light Brush	0.035	0.050	0.070	8
• Medium to Dense Brush	0.070	0.100	0.160	8
• Trees with Flood Stage below Branches	0.080	0.100	0.120	8
MAJOR NATURAL STREAMS - TYPE I CHANNEL				
The roughness coefficient is less than that for minor stream of similar description because banks offer less effective resistance.				
• Moderately Well Defined Channel	0.025	---	0.060	8
• Irregular Channel	0.035	---	0.100	8
UNLINED VEGETATED CHANNELS - TYPE II CHANNEL				
• Mowed Grass, Clay Soil	0.025	0.030	0.035	8
• Mowed Grass, Sandy or Sandy Loam Soil	0.025	0.030	0.035	6

TABLE 7

CULVERT DISCHARGE VELOCITIES

Culvert Discharges On	Maximum Allowable Velocity (f.p.s.)
Earth (Sandy or Sandy Loam)	6
Earth (Clay)	8
Sodded Earth (Stapled)	8
Rock Gabions (Engineered)	12
Concrete Riprap	15
Shale (Limestone)	10

LIST OF FORMS AND SPREADSHEETS

Form

A. Storm Water Runoff Calculations (Integrated Spreadsheet Available)

B. Inlet Design Calculations (Integrated Spreadsheet Available)

C. Storm Sewer Calculations (Integrated Spreadsheet Available)

D. Open Channel Calculations (Spreadsheet Available)

Use HEC-RAS or other approved software for

Water Surface Profile Calculations, Hydraulic Design of Culverts, and Bridge Design Calculations

NOTES:

1. An excel spreadsheet that links the runoff calculations, inlet design calculations and storm sewer calculations is available for download. A similar approved spreadsheet or software such as StormCAD may be used to perform these calculations based on City of Wylie Design Criteria.

2. A copy of each applicable form or spreadsheet must be submitted with the drainage plans to the City to review. Final plans must include these forms in the drainage plans.

3. The design engineer is solely responsible for verifying the accuracy and completeness of all design calculations and the City of Aubrey and the City's Engineer do not accept any responsibility for use of forms or electronic files provided for use in design.

FORM "A"
STORM WATER RUNOFF CALCULATION SPREADSHEET

Lines that are to receive user input are highlighted in a light blue color.

Row 1	Input the date the calculation spreadsheet is completed or insert the TODAY() function to have this automatically update each time the spreadsheet is saved.
Row 2	Input the project name or identifier on the left and the initials of the person preparing the calculations on the right.
Row 3	Input the calculation conditions. (i.e., Existing, Proposed, Fully Developed)
Rows 12 to 72	The sheet starts with 10 rows per area. To add a row, insert a row then copy and paste the previous row. Note, this will require all subsequent linked spreadsheets to be updated.
Column 1	Input the name of the drainage area.
Column 2	Input the size of inlet. Note this is completed later.
Column 3	No input required unless additional columns are required. This cell includes a formula to add areas for up to three different land uses. If less than three land uses are required leave one as 0.0. If more than three land uses are required this will require inserting a column and updating the formula in Column 3.
Column 4	Input brief land use description in Row 7 and the appropriate runoff coefficient in Row 9. Size of the drainage area tributary to the Area shown in Column 1 in acres. The sheet can also convert from square feet to acres by updating the formula to divide the square feet input by the value in cell B77.
Columns 5 and 6	Input brief land use description in Row 7 and the appropriate runoff coefficient in Row 9. Size of the drainage area tributary to the Area shown in Column 1 in acres. See directions for Column 4 to input square feet.
Column 7	No input required unless additional land use columns are required. This cell includes a formula to calculate an effective runoff coefficient based on the values in Columns 4, 5, and 6.
Column 8	No input required. This cell includes a formula that calculates the incremental "CA" for the drainage area in Column 1.
Column 9	No input required. This cell includes a formula that calculates the accumulated "CA" for the drainage areas in Column 1 for the same basin.
Column 10	Input the inlet time of concentration. The value may be greater than the minimum inlet time with a TR-55 calculation but shall not be less than 5 minutes.
Column 11	No input required. Storm drainage calculations are all based on a 100-year event.
Column 12	No input required. The intensity comes from the linked lookup table.
Column 13	No input required. The amount of flow is calculated from previous inputs.

RUNOFF CALCULATIONS FORM "A" EXAMPLE

CITY OF AUBREY, TEXAS - RUNOFF CALCULATIONS Date:

Project: By:

Condition:

FORM "A" - PROPOSED

		Incremental Drainage Area										
Area. No.	Inlet Size	Total Area (Ac.)	ROW Area 0.90	SFR-0.5 Area 0.55	Open Area 0.40	Effective Runoff "C"	Incremental "CA"	Accumulated "CA"	Inlet Time of Concentration (Min.)	Design Storm Frequency (Yrs.)	Intensity (I) (In./Hr.)	Total Flow (Q) (c.f.s.)
1	2	3	4	5	6	7	8	9	10	11	12	13
Name												
A-1		2.250	0.250	1.000	1.000	0.522	1.175	1.175	10.00	100-yr.	9.20	10.80
A-2		2.750	0.250	1.000	1.500	0.500	1.375	2.550	10.00	100-yr.	9.20	23.45
A-3		2.750	0.250	1.000	1.500	0.500	1.375	3.925	10.00	100-yr.	9.20	36.09
A-4		2.750	0.250	1.000	1.500	0.500	1.375	5.300	10.00	100-yr.	9.20	48.73
A-5		2.750	0.250	1.000	1.500	0.500	1.375	6.675	10.00	100-yr.	9.20	61.38
A-6		2.750	0.250	1.000	1.500	0.500	1.375	8.050	10.00	100-yr.	9.20	74.02
A-7		2.750	0.250	1.000	1.500	0.500	1.375	9.425	10.00	100-yr.	9.20	86.66
A-8		2.750	0.250	1.000	1.500	0.500	1.375	10.800	10.00	100-yr.	9.20	99.31
A-9		2.750	0.250	1.000	1.500	0.500	1.375	12.175	10.00	100-yr.	9.20	111.95
A-10		2.750	0.250	1.000	1.500	0.500	1.375	13.550	10.00	100-yr.	9.20	124.60
Name												
B-1		2.803	0.173	1.000	1.630	0.484	1.358	1.358	10.00	100-yr.	9.20	12.48
B-2		1.202	0.202	1.000	0.000	0.609	0.732	2.090	10.00	100-yr.	9.20	19.22
B-3		2.309	0.166	1.000	1.143	0.501	1.157	3.246	10.00	100-yr.	9.20	29.85
B-4		2.506	0.200	1.000	1.306	0.500	1.252	4.499	10.00	100-yr.	9.20	41.37
B-5		5.000	0.250	1.000	3.750	0.455	2.275	6.774	10.00	100-yr.	9.20	62.29
B-6		3.057	0.300	1.000	1.757	0.498	1.523	8.297	10.00	100-yr.	9.20	76.29
B-7		1.206	0.306	0.900	0.000	0.639	0.770	9.067	10.00	100-yr.	9.20	83.37
B-8		2.393	1.393	0.250	0.750	0.707	1.691	10.758	10.00	100-yr.	9.20	98.92
B-9		1.119	0.119	1.000	0.000	0.587	0.657	11.415	10.00	100-yr.	9.20	104.97
B-10		1.178	0.178	1.000	0.000	0.603	0.710	12.125	10.00	100-yr.	9.20	111.50
Name												
C-1		2.000	1.000	1.000	0.000	0.725	1.450	1.450	10.00	100-yr.	9.20	13.33
C-2E		0.820	0.320	0.500	0.000	0.687	0.563	0.563	10.00	100-yr.	9.20	5.18
C-2W		0.820	0.320	0.500	0.000	0.687	0.563	0.563	10.00	100-yr.	9.20	5.18
C-3		1.229	0.229	1.000	0.000	0.615	0.756	3.332	10.00	100-yr.	9.20	30.64
C-4		1.555	0.555	1.000	0.000	0.675	1.050	4.382	10.00	100-yr.	9.20	40.29
C-5		1.182	0.182	1.000	0.000	0.604	0.713	5.095	10.00	100-yr.	9.20	46.85
C-6		4.800	0.000	1.000	3.800	0.431	2.070	7.165	10.00	100-yr.	9.20	65.89
C-7		5.000	0.000	1.000	4.000	0.430	2.150	9.315	10.00	100-yr.	9.20	85.66
C-8		1.226	0.226	1.000	0.000	0.614	0.753	10.068	10.00	100-yr.	9.20	92.58
C-9		3.000	2.000	1.000	0.000	0.783	2.350	12.418	10.00	100-yr.	9.20	114.19
C-10		1.647	0.381	1.000	0.266	0.607	0.999	13.418	10.00	100-yr.	9.20	123.38
Name												
D-1		4.000	0.000	1.000	3.000	0.438	1.750	1.750	12.00	100-yr.	8.60	15.05
D-2		1.224	0.224	1.000	0.000	0.614	0.752	2.502	10.00	100-yr.	9.20	23.00
D-3		2.012	0.364	1.000	0.648	0.565	1.137	3.639	10.00	100-yr.	9.20	33.46
D-4		1.175	0.175	1.000	0.000	0.602	0.708	4.347	10.00	100-yr.	9.20	39.97
D-5		3.587	0.000	1.000	2.587	0.442	1.585	5.932	10.00	100-yr.	9.20	54.54
D-6		3.901	0.000	1.000	2.901	0.438	1.710	7.642	10.00	100-yr.	9.20	70.27
D-7		1.231	0.231	1.000	0.000	0.616	0.758	8.399	10.00	100-yr.	9.20	77.23
D-8		2.145	0.387	1.000	0.758	0.560	1.202	9.601	10.00	100-yr.	9.20	88.29
D-9		1.163	0.163	1.000	0.000	0.599	0.697	10.298	10.00	100-yr.	9.20	94.69
D-10		3.500	0.000	1.000	2.500	0.443	1.550	11.848	10.00	100-yr.	9.20	108.94
Name												
E-1		4.500	0.500	1.000	3.000	0.489	2.200	2.200	12.50	100-yr.	8.46	18.62
E-2		3.900	0.800	1.000	2.100	0.541	2.110	4.310	10.00	100-yr.	9.20	39.63
E-3		4.600	0.300	1.000	3.300	0.465	2.140	6.450	10.00	100-yr.	9.20	59.31
E-4		3.300	0.000	1.000	2.300	0.445	1.470	7.920	10.00	100-yr.	9.20	72.83
E-5		1.100	0.100	1.000	0.000	0.582	0.640	8.560	10.00	100-yr.	9.20	78.71
E-6		4.750	0.000	1.000	3.750	0.432	2.050	10.610	10.00	100-yr.	9.20	97.56
E-7		4.900	0.000	1.000	3.900	0.431	2.110	12.720	10.00	100-yr.	9.20	116.96
E-8		4.900	0.450	1.000	3.450	0.477	2.335	15.055	10.00	100-yr.	9.20	138.43
E-9		3.790	0.950	1.000	1.840	0.565	2.141	17.196	10.00	100-yr.	9.20	158.12
E-10		1.500	0.500	1.000	0.000	0.667	1.000	18.196	10.00	100-yr.	9.20	167.32

Intensity Lookup Based on City of Wylie Drainage design Criteria Values for e, b and d
I = b / (Tc + d)^e

Sf to Ac. = 43560 sf/Ac.

= Inlet time greater than 10 minutes per TR-55
Special Formula for Low Point Inlet Accumulated CA

FORM "B"
INLET DESIGN CALCULATION SPREADSHEET

Lines that are to receive user input are highlighted in a light blue color.

Row 1	This row includes "All Curb Inlets Assumed 10% Blocked". The amount will need to be increased for curb inlets at low points.
Row 2	Input the date the calculation spreadsheet is completed or insert the TODAY() function to have this automatically update each time the spreadsheet is saved.
Row 3	Input the project name or identifier on the left and the initials of the person preparing the calculations on the right.
Rows 4 to 11	No input required.
Rows 12 to 72	The sheet starts with 10 inlet rows for Lines A, B, D, and E. Line C includes two rows for a Low Point Inlet to be described below. To add a row, insert a row then copy and paste the previous row. Note, this will require all linked spreadsheets to be updated.
Column 1	Input the inlet number, sometimes corresponds with the drainage area number.
Column 2	No input required. This is linked with the runoff calculation spreadsheet.
Column 3	Input the approximate roadway centerline station for the inlet.
Columns 4 to 14	No input required. This information is linked to the runoff calculation spreadsheet. Note, Columns 7 and 8 are the same, area does not accumulate for inlet calculations. Column 13 is the bypass calculated for the previous inlet. Column 14 is the total flow for each inlet including bypass as appropriate.
Column 15	Input the inverse of the pavement cross slope. Value starts as 50 for a 2% cross slope =(1/.02).
Column 16	No input required. This value is calculated based on the inverse of the cross slope divided by 0.0175 ("n" value for concrete pavement).
Column 17	Input the longitudinal slope of the pavement where the inlet is located. Note, this value will need to be calculated if the inlet is located in a vertical curve. Also note this value is assumed as 0.20% for low point inlets in a vertical curve. The calculated slope at the end of recess may be used in lieu of 0.20%. Area C-2 is an example of a low point inlet with flow divided to approach from both sides of the area. Note under Column 32 the cells for C-2E and C-2W are combined into one inlet description.
Column 18	No input required. This cell includes a formula that calculates the depth of flow for a triangular street section based on information provided.
Column 19	No input required. This cell calculates the spread of flow (ponded width) for a triangular street section based on information provided.
Column 20	No input required unless inlet depression is other than 4-inches.

Column 21	No input required. This cell calculates the flow intercepted per foot of length based on other input information based on 90% of the maximum capacity. The 0.9 should be revised to 0.75 for a low point standard or recessed inlet with positive overflow, or 0.5 for low point inlets without positive overflow as approved by the City's Engineer, or as appropriate based on the type of inlet.
Column 22	No input required. This cell calculates the minimum inlet length required to intercept 100% of the gutter flow.
Column 23	Input the total length of inlet opening provided.
Column 24	No input required. This cell calculates the ratio of the length of inlet provided to the length of inlet required to intercept 100% of the flow. (less than 1.0 will result in carryover to the next inlet.
Column 25	No input required. This cell calculates the ratio of inlet recess to street flow depth.
Column 26	No input required. This cell calculates the ratio of capacity to calculated flow.
Column 27	No input required. This cell calculates the capacity of the length provided.
Column 28	No input required. This cell calculates the bypass for inlets unable to intercept 100% of the calculated flow.
Column 29	No input required. This cell calculates the depth of total flow for a drop inlet.
Column 30	Input 0.8 times the total length of drop inlet opening to account for 25% blockage.
Column 31	No input required. There should be no bypass for drop inlets.
Column 32	Input a description of the length and type of inlets provided.

INLET CALCULATIONS FORM "B" EXAMPLE

(This form is set up for 11" x 17" print)

CITY OF AUBREY, TEXAS - INLET DESIGN CALCULATION SPREADSHEET — **Date:**

Project: — **By:**

All Inlets Curb Assumed 10% Blocked For Capacity

100-Year Frequency Flows

Pavement "n" = 0.0175

Inlet Number	Area No.	Approx. Centerline Station	ROW Area (Ac.) "CA"	SFR-0.5 Area (Ac.) "CA"	Open Area (Ac.) "CA"	Runoff Calculations: Effective Runoff Coeff. "C"	Increm. Area "CA"	Accum. Area "CA"	* Time Upstr. Inlet (Min.)	Design Storm Freq. (Yrs.)	Intensity (I) (In./Hr.)	Flow Q (C.f.s.)	Carry Over Flow (C.f.s.)	Total Flow Q (C.f.s.)	Z in Gutter (Transition)	Z"n"	Gutter Capacity Calculations: Gutter Slope (Ft./Ft.)	Y (Ft.)	Ponded Width T (Ft.)	a (C.f.s.)	Minimum Length Required (Ft.)	Curb Inlet Calculations (Type I): Length Supplied (Ft.)	Lat.I / a=Y	Q/Qa	Qa= Qo*(Q/Qa)	Carryover (C.f.s.)	Drop Inlet Calculations: Head at Throat	Inlet Opening Length (Ft.)	Carryover (C.f.s.)	Remarks
	A-1		0.25	1.00	1.00	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0100	0.36	18.20	0.33	0.85	12.78	14.00	1.10	0.92	1.10	11.84	0.00	---	---	6' & 8' Recessed Inlets
	A-2		0.25	1.00	1.50	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0060	0.42	21.24	0.33	0.92	13.92	14.00	1.01	0.78	1.02	12.94	0.00	---	---	6' & 8' Recessed Inlets
	A-3		0.25	1.00	1.50	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0070	0.41	20.64	0.33	0.91	13.92	14.00	1.01	0.81	1.01	12.72	0.00	---	---	6' & 8' Recessed Inlets
	A-4		0.25	1.00	1.50	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0060	0.42	21.24	0.33	0.92	13.68	14.00	1.02	0.78	1.02	12.94	0.00	---	---	6' & 8' Recessed Inlets
	A-5		0.25	1.00	1.50	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0060	0.44	21.98	0.33	0.94	13.38	14.00	1.04	0.80	1.04	13.25	0.00	---	---	6' & 8' Recessed Inlets
	A-6		0.25	1.00	1.50	0.52	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0060	0.46	22.81	0.33	0.97	14.45	16.00	1.11	0.73	1.11	15.46	0.00	---	---	6' & 8' Recessed Inlets
	A-7		0.25	1.00	1.50	0.50	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0050	0.46	22.81	0.33	0.97	14.45	14.00	0.97	0.73	0.97	13.53	0.43	---	---	6' & 8' Recessed Inlets
	A-8		0.25	1.00	1.50	0.50	1.175	1.175	10.00	100	9.20	10.80	0.00	10.80	500	2857	0.0050	0.44	21.98	0.33	0.94	13.39	12.00	0.90	0.76	0.90	11.33	1.31	---	---	6' & 8' Recessed Inlets
	A-9		0.25	1.00	1.50	0.50	1.375	1.375	10.00	100	9.20	12.64	0.00	12.64	500	2857	0.0060	0.43	21.51	0.33	0.93	14.03	14.00	1.00	0.77	1.00	13.04	0.03	---	---	6' & 8' Recessed Inlets
	A-10		0.25	1.00	1.50	0.50	1.375	1.375	10.00	100	9.20	12.64	0.03	12.68	500	2857	0.0060	0.43	21.26	0.33	0.92	13.70	14.00	1.02	0.78	1.02	12.95	0.00	---	---	6' & 8' Recessed Inlets
	B-1		0.17	1.00	1.63	0.48	1.308	1.308	10.00	100	9.20	12.40	0.00	12.40	500	2857	0.0050	0.44	21.06	0.33	0.94	13.26	12.00	0.90	0.76	0.90	11.30	1.19	---	---	2-6' Recessed Inlets
	B-2		0.20	1.00	0.00	0.61	0.732	1.039	10.00	100	9.20	8.73	1.19	7.92	500	2857	0.0050	0.37	18.45	0.33	0.85	9.30	10.00	1.08	0.90	1.08	8.52	0.00	---	---	10' Recessed Inlet
	B-3		0.17	1.00	1.14	0.50	1.157	1.157	10.00	100	9.20	10.64	0.00	10.64	500	2857	0.0050	0.41	20.60	0.33	0.91	11.72	12.00	1.02	0.81	1.02	10.89	0.00	---	---	2-6' Recessed Inlets
	B-4		0.20	1.00	1.31	0.50	1.252	1.252	10.00	100	9.20	11.52	0.00	11.52	500	2857	0.0050	0.42	21.23	0.33	0.92	12.46	12.00	0.96	0.79	0.96	11.09	0.43	---	---	2-6' Recessed Inlets
	B-5		0.25	1.00	3.75	0.46	2.275	2.275	10.00	100	9.20	20.92	0.43	21.35	500	2857	0.0050	0.54	26.75	0.33	1.07	19.87	20.00	1.01	0.62	1.01	21.48	0.00	---	---	2-10' Recessed Inlets
	B-6		0.30	1.00	1.76	0.50	1.523	1.523	10.00	100	9.20	14.00	0.00	14.00	500	2857	0.0060	0.44	22.07	0.33	0.95	14.79	14.00	0.95	0.76	0.95	13.25	0.75	---	---	6' & 8' Recessed Inlets
	B-7		0.31	0.90	0.00	0.64	0.770	1.470	10.00	100	9.20	7.08	0.75	7.84	500	2857	0.0060	0.36	17.75	0.33	0.83	9.40	10.00	1.06	0.94	1.06	8.34	0.00	---	---	10' Recessed Inlet
	B-8		1.39	0.25	0.75	0.71	1.891	1.891	10.00	100	9.20	15.55	0.00	15.55	500	2857	0.0050	0.48	23.76	0.33	0.99	15.68	16.00	1.02	0.70	1.02	15.87	0.00	---	---	2-8" Recessed Inlets
	B-9		0.12	1.00	0.00	0.59	0.657	0.657	10.00	100	9.20	6.04	0.00	6.04	500	2857	0.0060	0.33	16.67	0.33	0.81	7.49	8.00	1.07	1.00	1.07	6.45	0.00	---	---	8" Recessed Inlet
	B-10		0.18	1.00	0.00	0.60	0.710	0.710	10.00	100	9.20	6.53	0.00	6.53	500	2857	0.0050	0.34	17.16	0.33	0.82	7.97	8.00	1.00	0.97	1.00	6.55	0.00	---	---	8" Recessed Inlet
	C-1		1.00	1.00	0.00	0.73	1.450	1.450	10.00	100	9.20	13.33	0.00	13.33	500	2857	0.0050	0.46	22.42	0.33	0.96	13.95	14.00	1.00	0.74	1.00	13.38	0.00	---	---	6' & 8' Recessed Inlets
	C-2		0.32	1.00	0.00	0.69	1.453	1.453	10.00	100	9.20	13.36	0.00	13.36	500	2857	0.0020	0.37	18.67	0.33	0.71	7.24	8.00	1.10	0.89	1.10	5.72	0.00	---	---	2-6' Recessed Inlets (Low Point)
	C-2A		0.23	1.00	0.00	0.69	1.453	1.453	10.00	100	9.20	13.36	0.00	13.36	500	2857	0.0050	0.37	18.67	0.33	0.91	9.08	8.00	0.88	0.69	0.88	7.04	0.00	---	---	8" Recessed Inlet
	C-3		0.23	1.00	0.00	0.67	1.050	1.050	10.00	100	9.20	6.66	0.00	6.66	500	2857	0.0050	0.35	17.57	0.33	0.85	8.06	8.00	0.95	0.85	0.95	6.85	0.00	---	---	2-6" Recessed Inlets
	C-4		0.56	1.00	0.00	0.67	1.050	1.050	10.00	100	9.20	9.65	0.32	9.97	500	2857	0.0068	0.38	18.98	0.33	0.87	11.52	11.00	1.04	0.88	1.04	10.09	0.00	---	---	8" Recessed Inlet
	C-5		0.18	1.00	0.00	0.60	0.713	0.713	10.00	100	9.20	6.56	0.00	6.56	500	2857	0.0068	0.32	16.23	0.33	0.80	8.25	8.00	0.97	1.03	0.97	6.36	0.20	---	---	2-10' Recessed Inlets
	C-6		0.00	1.00	3.80	0.43	2.070	2.070	10.00	100	9.20	19.03	0.20	19.23	500	2857	0.0068	0.49	24.28	0.33	1.01	19.11	20.00	1.05	0.69	1.05	20.12	0.00	---	---	2-10' Recessed Inlets
	C-7		0.00	1.00	4.00	0.43	2.150	2.150	10.00	100	9.20	19.77	0.00	19.77	500	2857	0.0068	0.49	24.54	0.33	1.01	19.52	20.00	1.02	0.68	1.02	20.26	0.00	---	---	2-10' Recessed Inlets
	C-8		0.23	1.00	0.00	0.61	0.753	0.753	10.00	100	9.20	6.93	0.00	6.93	500	2857	0.0068	0.33	16.56	0.33	0.80	8.92	12.00	1.39	1.01	1.39	9.65	0.00	---	---	2-6" Recessed Inlets
	C-9		2.00	1.00	0.00	0.78	2.350	2.350	10.00	100	9.20	21.61	0.00	21.61	500	2857	0.0050	0.51	25.37	0.33	1.04	20.86	20.00	0.96	0.65	0.96	20.72	0.89	---	---	2-10' Recessed Inlets
	C-10		0.38	1.00	0.27	0.61	0.999	0.999	10.00	100	9.20	8.19	0.89	10.08	500	2857	0.0068	0.38	19.06	0.33	0.87	11.62	12.00	1.03	0.87	1.03	10.41	0.00	---	---	2-6" Recessed Inlets
	D-1		0.00	1.00	3.00	0.44	1.750	1.750	12.00	100	8.60	15.05	0.00	15.05	---	---	---	---	---	---	---	---	---	---	---	---	---	---	0.688	12.80	---	4' Opening Drop Inlet
	D-2		0.22	1.00	0.00	0.61	0.752	0.752	10.00	100	9.20	6.91	0.00	6.91	500	2857	0.0250	0.26	12.96	0.33	0.72	9.66	10.00	1.04	1.29	1.04	7.16	0.00	---	---	10' Recessed Inlet
	D-3		0.36	1.00	0.65	0.57	1.137	1.137	10.00	100	9.20	10.46	0.00	10.46	500	2857	0.0050	0.46	16.67	0.33	0.93	10.72	10.00	0.93	0.72	0.93	9.75	0.70	---	---	10' Recessed Inlet
	D-4		0.18	1.00	0.00	0.60	0.708	0.708	10.00	100	9.20	6.51	0.70	7.21	500	2857	0.0080	0.37	13.28	0.33	0.85	8.47	8.00	0.94	0.90	0.94	6.81	0.40	---	---	8" Recessed Inlet
	D-5		2.00	1.00	0.00	0.78	2.350	2.350	10.00	100	9.20	14.97	0.40	14.97	500	2857	0.0050	0.30	15.21	0.33	0.77	19.43	20.00	1.03	1.10	1.03	15.41	0.00	---	---	2-10' Recessed Inlets
	D-6		0.00	1.00	2.60	0.44	1.710	1.710	10.00	100	9.20	15.73	0.00	15.73	500	2857	0.0050	0.31	15.49	0.33	0.76	20.23	20.00	0.99	1.08	0.99	15.55	0.16	---	---	2-10' Recessed Inlets
	D-7		0.23	1.00	0.00	0.62	0.758	0.758	10.00	100	9.20	6.97	0.18	7.15	500	2857	0.0050	0.23	11.52	0.33	0.68	10.48	10.00	0.95	1.45	0.95	6.82	0.33	---	---	10' Recessed Inlet
	D-8		0.39	1.00	0.76	0.56	1.202	1.202	10.00	100	9.20	11.05	0.33	11.38	500	2857	0.0500	0.27	13.72	0.33	0.73	15.50	16.00	1.03	1.21	1.03	11.74	0.00	---	---	2-8" Recessed Inlets
	D-9		0.16	1.00	0.00	0.60	0.697	0.697	10.00	100	9.20	6.41	0.00	6.41	500	2857	0.0200	0.22	11.06	0.33	0.67	9.55	10.00	1.05	1.51	1.05	6.71	0.00	---	---	10' Recessed Inlet
	D-10		0.00	1.00	2.50	0.44	1.550	1.550	10.00	100	9.20	14.25	0.00	14.25	500	2857	0.0300	0.30	14.93	0.33	0.76	18.67	20.00	1.07	1.72	1.07	19.27	0.00	---	---	2-10' Recessed Inlets
	E-1		0.50	1.00	3.00	0.49	2.200	2.200	12.50	100	8.46	18.62	0.00	18.62	500	2857	0.0050	0.51	25.42	0.33	1.04	17.95	18.00	1.00	0.65	1.00	18.67	0.00	---	---	8" & 10" Recessed Inlets
	E-2		0.80	1.00	2.10	0.54	2.110	2.110	10.00	100	9.20	19.40	0.00	19.40	500	2857	0.0050	0.52	25.81	0.33	1.05	18.51	18.00	0.97	0.65	0.97	18.86	0.54	---	---	8" & 10" Recessed Inlets
	E-3		0.30	1.00	3.30	0.47	2.140	2.140	10.00	100	9.20	19.00	0.44	20.22	500	2857	0.0050	0.52	26.21	0.33	1.06	19.09	20.00	1.05	0.64	1.05	21.19	0.09	---	---	2-10' Recessed Inlets
	E-4		0.00	1.00	2.30	0.45	1.470	1.470	10.00	100	9.20	13.52	0.00	13.52	500	2857	0.0050	0.45	22.54	0.33	0.96	14.10	14.00	0.99	0.74	0.99	13.43	0.09	---	---	6' & 8' Recessed Inlets
	E-5		0.10	1.00	0.00	0.56	0.640	0.640	10.00	100	9.20	5.86	0.00	5.86	500	2857	0.0050	0.33	16.60	0.33	0.80	7.43	8.00	1.08	1.00	1.08	6.44	0.00	---	---	8" Recessed Inlet
	E-6		0.00	1.00	3.75	0.43	2.050	2.050	10.00	100	9.20	18.85	0.00	18.85	500	2857	0.0050	0.51	25.53	0.33	1.04	18.12	18.00	0.99	0.65	0.99	18.73	0.12	---	---	8" & 10" Recessed Inlets
	E-7		0.00	1.00	3.90	0.43	2.110	2.110	10.00	100	9.20	19.40	0.12	19.53	500	2857	0.0050	0.52	25.87	0.33	1.05	18.60	18.00	0.97	0.64	0.97	18.89	0.63	---	---	2-10" Recessed Inlets
	E-8		0.45	1.00	3.45	0.48	2.335	2.335	10.00	100	9.20	21.47	0.63	22.10	500	2857	0.0050	0.54	27.10	0.33	1.08	20.39	20.00	0.98	0.61	0.98	21.68	0.42	---	---	8" & 10" Recessed Inlets
	E-9		0.95	1.00	1.84	0.56	2.141	2.141	10.00	100	9.20	19.69	0.42	20.11	500	2857	0.0050	0.52	26.16	0.33	1.06	19.01	18.00	0.95	0.64	0.95	19.04	1.07	---	---	8" & 10" Recessed Inlets
	E-10		0.60	1.00	0.00	0.67	1.000	1.000	10.00	100	9.20	9.20	1.07	10.27	500	2857	0.0050	0.41	20.33	0.33	0.90	11.40	12.00	1.05	0.82	1.05	10.81	0.00	---	---	2-8" Recessed Inlets

- Depth of flow and spread at LOW POINT INLETS is based on 0.20% grade
- 25-ft. F-F pavement provided (Target Max. Spread 16-ft. @ Low Point)

FORM "C"
STORM SEWER CALCULATIONS SPREADSHEET

Lines that are to receive user input are highlighted in a light blue color.

Row 1	Input the date the calculation spreadsheet is completed or insert the TODAY() function to have this automatically update each time the spreadsheet is saved.
Row 2	Input the project name or identifier on the left and the initials of the person preparing the calculations on the right.
Rows 3 to 8	No input required.
Rows 9	Input name of storm sewer line.
Rows 12 to 72	The sheet starts with 10 inlet rows for each line. Line C includes a Low Point Inlet adding the area from each side of the inlet together. To add a row, insert a row then copy and paste the previous row. Note, this will require all linked spreadsheets to be updated.
Column 1	Input the storm sewer ID.
Column 2	This column lists the upstream storm sewer stations. The stationing begins with 0.00 at the downstream end with the change of flow listed in Column 2 and the Downstream Station in Column 3.
Column 3	Input the downstream storm sewer station.
Columns 4 to 9	No input required. This information is linked to the runoff spreadsheet. Note, Column 4 is the length of storm sewer between flow change points. Column 5 is the name of the drainage area from the runoff calculation sheet and will need to be renamed for low point inlets. Columns 6 through 9 are from the runoff calculation sheet. Column 9 accumulates CA from the previous upstream inlet.
Column 10	Input the actual time of concentration for the most upstream inlet. This value should be calculated using the TR-55 method. Use 5 minutes as minimum.
Column 11	No input required. This value is calculated based on the pipe velocity and length.
Column 12	No input required. This value is the previous time plus time of flow.
Column 13	No input required. All storm sewers are designed based on 100-year flow.
Column 14	No input required. The intensity comes from the linked lookup table.
Column 15	No input required. The value is calculated from previously input information.
Column 16	No input required. This value is calculated from the selected number and size of the storm sewer pipes. Note box culvert example Row 19.
Column 17	Input the number of identical pipes (or boxes) selected. Row 19 includes and example of a box culvert selection.
Column 18	Input the size of the identical pipes (or boxes) selected. Row 19 includes an example of a box culvert selection.

Column 19	No input required. This cell calculates pipe velocity based on full flow. Line A includes an option for a box culvert to reduce velocity below 6 fps. The procedure for using this option is described after the normal description.
Column 20	Input the appropriate head loss coefficient based on the Wylie manual. The default value shown is 0.60 for a 60^0 pipe bend or true Y at a lateral.
Column 21	No input required. This cell calculates the Velocity Head Loss based on the pipe or box velocity in Column 19 and the coefficient in Column 20.
Column 22	No input required. This cell calculates the flow time in the pipe between sections based on the length of pipe calculated in Column 4 and the velocity calculated in Column 19.
Column 23	No input required. This cell calculates the time at the downstream station of the storm sewer.
Column 24	Input the design slope of the storm sewer.
Column 25	No input required. This cell calculates the capacity of the storm sewer pipe based on the size .
Column 26	Input remarks regarding initial time of concentration and other notes for reviewer.
Column 27	No input required. This cell calculated the upstream hydraulic gradient elevation based on input beginning hydraulic gradient elevation in Column 28.
Column 28	No input required except the beginning hydraulic gradient elevation input below the last line of a storm sewer calculation.
Column 29	Input the top of curb elevation or top of inlet elevation.
Column 30	No input required. This cell calculates the difference between the top of curb or inlet and the hydraulic gradient. Note, normally this value should be > 2.0 feet to place hydraulic gradient below subgrade.
Rows 77 to 89	These cells include information for box culverts. The light blue shaded cells are to be calculated and input by the design engineer. Other cells will be calculated based on the information input into the light blue cells.

STORM SEWER CALCULATIONS FORM "C" EXAMPLE

(This form is set up for 11" x 17" print)

CITY OF AUBREY, TEXAS - STORM SEWER CALCULATIONS — **100-YEAR FREQUENCY FLOWS** — Date:

Project: — By:

Storm Sewer ID	Runoff Collection Point: Upstream Station	Downstream Station	Distance Between Collection Points	Area No.	Drainage Area (Ac.)	Incremental Drainage Area: Effective Runoff Coeff. ("C")	Incremental "CA"	Accum. ulated "CA"	Time (Min.)	Time of Concentration (Min.): Inlet	Along Sewer Line	Used in Design (Min.)	Design Storm Freq. (Yrs.)	Intensity (I) (In./Hr.)	Runoff (Q) (CFS)	Slope of Hydraulic Gradient (FL/FL)	No. of Pipes	Selected Diameter (In.)	Velocity Between Points (f.p.s.)	Head Loss Coeff. "K"	Velocity Head Loss Upstream (Feet)	Flow Time Distance (Ver*60) (Min.)	Time at Downstream Station (Min.)	Design Slope (FL/FL)	Design Capacity (c.f.s.)	Remarks	US HGL	DS HGL	TC	HG - TC
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Name																													
	1250.00	1022.00	228.00	A-1	2.25	0.522	1.175	1.175	6.00	0.00	6.00	100	10.74	12.63	0.0031	1	24	4.02	0.60	0.25	0.95	6.95	0.0100	22.62	Tc from TR-55	509.08	508.37	512.00	**-2.92**
	1022.00	912.00	110.00	A-2	2.75	0.500	1.375	2.550	6.00	0.95	6.95	100	10.33	26.33	0.0041	1	30	5.36	0.60	0.34	0.33	7.29	0.0060	31.78		508.08	507.62	511.00	**-2.92**
	912.00	778.00	133.00	A-3	2.75	0.500	1.375	3.925	6.95	0.34	7.29	100	10.19	39.98	0.0036	1	36	5.66	0.60	0.23	0.39	7.68	0.0070	55.81		507.40	506.92	510.00	**-2.60**
	778.00	640.00	138.00	A-4	2.75	0.500	1.375	5.300	7.29	0.39	7.68	100	10.03	53.15	0.0043	1	36	7.52	0.60	0.28	0.51	7.99	0.0060	51.67		506.34	505.45	509.00	**-2.66**
	640.00	568.00	72.00	A-5	2.75	0.500	1.375	6.675	7.68	0.31	7.99	100	9.91	66.13	0.0043	1	42	6.67	0.60	0.28	0.17	8.16	0.0060	71.15		505.25	504.94	508.00	**-2.75**
	568.00	428.00	142.00	A-6	2.75	0.500	1.375	8.050	7.99	0.17	8.16	100	9.84	79.20	0.0062	1	42	8.23	0.60	0.61	0.29	8.45	0.0050	71.15		504.32	503.44	507.00	**-2.68**
	428.00	393.00	78.00	A-7	2.75	0.500	1.375	9.425	8.16	0.29	8.45	100	9.73	91.74	0.0041	1	48	7.30	0.60	0.20	0.17	8.62	0.0050	101.58		503.25	502.94	506.00	**-2.75**
	393.00	361.10	89.90	A-8	2.75	0.500	1.375	10.800	8.45	0.17	8.62	100	9.67	104.41	0.0053	1	48	8.31	0.60	0.38	0.18	8.80	0.0050	101.58		502.36	501.89	505.00	**-2.64**
	361.10	125.00	136.10	A-9	2.75	0.500	1.375	12.175	8.62	0.18	8.80	100	9.60	116.91	0.0053	1	48	9.30	0.60	0.70	0.24	9.05	0.0060	111.28		501.19	500.29	504.00	**-2.81**
	125.00	0.00	125.00	A-10	2.75	0.500	1.375	13.550	8.80	0.24	9.05	100	9.52	128.97	0.0023	1	6 x 4	5.83	0.60	0.00	0.38	9.42	0.0060	207.82		500.29		503.00	**-2.71**
Name																									Box Culvert hr = 0.01ft	Begin HG	500.00		
	1780.00	1623.00	157.00	B-1	2.80	0.484	1.358	1.358	8.50	0.00	8.50	100	9.71	13.18	0.0069	1	21	5.48	0.60	0.18	0.48	8.98	0.0050	11.21	Tc from TR-55				
	1623.00	1400.00	223.00	B-2	1.20	0.809	0.732	2.090	8.50	0.48	8.98	100	9.54	19.94	0.0024	1	30	4.06	0.60	0.00	0.91	9.89	0.0050	28.01		509.13	508.80	512.00	**-1.78**
	1400.00	1250.00	150.00	B-3	2.31	0.501	1.157	3.246	8.98	0.51	9.89	100	9.23	29.97	0.0053	1	30	6.10	0.60	0.43	0.41	10.30	0.0050	28.01		508.18	507.38	511.00	**-1.87**
	1250.00	1000.00	250.00	B-4	2.51	0.500	1.252	4.499	9.89	0.41	10.30	100	9.10	40.94	0.0038	1	36	5.79	0.60	0.29	0.72	11.02	0.0050	47.17		507.20	506.26	510.00	**-1.82**
	1000.00	720.00	280.00	B-5	5.00	0.455	2.275	6.774	10.30	0.72	11.02	100	8.88	60.15	0.0038	1	42	6.25	0.60	0.29	0.75	11.77	0.0050	71.15		505.97	504.97	508.00	**-2.03**
	720.00	615.00	105.00	B-6	3.08	0.488	1.523	8.297	11.02	0.75	11.77	100	8.67	71.90	0.0051	1	42	7.47	0.60	0.50	0.23	12.00	0.0060	77.94		504.46	503.93	507.00	**-2.54**
	615.00	420.00	195.00	B-7	1.21	0.639	0.770	9.067	11.77	0.23	12.00	100	8.60	77.97	0.0060	1	42	8.10	0.60	0.50	0.40	12.40	0.0060	77.94		503.43	502.26	506.00	**-2.57**
	420.00	266.00	154.00	B-8	2.39	0.707	1.691	10.758	12.00	0.40	12.40	100	8.49	91.34	0.0040	1	48	7.27	0.60	0.21	0.35	12.76	0.0050	101.58		502.05	501.43	505.00	**-2.95**
	266.00	140.00	126.00	B-9	1.12	0.587	0.657	11.415	12.40	0.35	12.76	100	8.40	95.87	0.0045	1	48	7.63	0.60	0.41	0.28	13.03	0.0050	101.58		501.01	500.45	504.00	**-2.99**
	140.00	0.00	140.00	B-10	1.18	0.903	0.710	12.125	12.76	0.28	13.03	100	8.33	100.98	0.0026	1	54	6.35	0.60	0.09	0.37	13.40	0.0050	139.07	Provide Erosion Control	500.37	500.00	503.00	**-2.63**
Name																										Begin HG	500.00		
	1467.00	1320.00	147.00	C-1	2.00	0.725	1.450	1.450	9.30	0.00	9.50	100	9.36	13.57	0.0036	1	24	4.32	0.60	0.00	0.57	10.07		0.00	Tc from TR-55				
	1320.00	1065.00	255.00	C-2E + C2-W	1.64	0.697	1.126	2.576	9.30	0.57	10.07	100	9.18	23.64	0.0056	1	27	5.04	0.60	0.55	0.83	10.70		0.00	Lowe Point Collection				
	1065.00	960.00	105.00	C-3	1.23	0.615	0.756	3.332	10.70	0.53	11.23	100	8.98	29.92	0.0053	1	30	6.09	0.60	0.58	0.53	11.23		0.00		508.59	507.62	509.00	**-1.38**
	960.00	789.00	171.00	C-4	1.56	0.675	1.050	4.382	10.70	0.53	11.23	100	8.82	38.64	0.0089	1	30	7.87	0.60	0.46	0.24	11.47		0.00		507.62	506.64	508.00	**-1.81**
	789.00	680.00	109.00	C-5	1.18	0.604	0.713	5.095	11.23	0.24	11.47	100	8.75	44.59	0.0045	1	36	6.31	0.60	0.44	0.29	11.75		0.00		506.19	505.71	508.00	**-2.16**
	680.00	620.00	60.00	C-6	4.80	0.431	2.070	7.165	11.47	0.29	11.75	100	8.67	62.11	0.0097	1	36	8.79	0.60	0.11	0.11	11.87		0.00		504.84	504.32	507.00	**-2.42**
	620.00	460.00	160.00	C-7	5.00	0.430	2.150	9.315	11.75	0.11	11.87	100	8.64	80.46	0.0064	1	42	8.36	0.60	0.14	0.32	12.19		0.00		503.58	502.55	506.00	**-2.42**
	460.00	326.00	134.00	C-8	1.23	0.614	0.753	10.068	11.87	0.32	12.19	100	8.55	86.08	0.0036	1	48	6.85	0.60	0.15	0.33	12.51		0.00		502.40	501.92	505.00	**-2.60**
	326.00	155.00	171.00	C-9	3.00	0.783	2.350	12.418	12.19	0.33	12.51	100	8.46	105.07	0.0054	1	48	8.36	0.60	0.72	0.34	12.85		0.00		501.20	500.29	504.00	**-2.80**
	155.00	0.00	155.00	C-10	1.65	0.607	0.999	13.418	12.51	0.34	12.85	100	8.37	112.33	0.0019	1	60	5.72	0.60	0.00	0.45	13.31		0.00		500.29		503.00	**-2.71**
																										Begin HG	500.00		
Name																													
	1320.00	1200.00	120.00	D-1	4.00	0.438	1.750	1.750	12.00	0.45	12.45	100	8.48	14.83	0.0043	1	24	4.72	0.60	0.04	0.42	12.88		0.00	Tc from TR-55				
	1200.00	1080.00	120.00	D-2	1.22	0.614	0.752	2.502	12.45	0.42	12.88	100	8.37	20.93	0.0096	1	24	6.66	0.60	0.89	0.30	13.18		0.00		509.57	508.54	512.00	**-1.22**
	1080.00	960.00	120.00	D-3	2.01	0.565	1.137	3.639	12.88	0.30	13.18	100	8.29	30.17	0.0054	1	30	6.15	0.60	0.59	0.33	13.50		0.00		507.96	507.31	511.00	**-1.43**
	960.00	840.00	120.00	D-4	1.18	0.602	0.708	4.347	13.18	0.33	13.50	100	8.21	35.68	0.0029	1	36	5.05	0.60	0.40	0.40	13.90		0.00		507.31	506.57	510.00	**-2.04**
	840.00	720.00	120.00	D-5	3.69	0.442	1.585	5.932	13.50	0.40	13.90	100	8.11	48.12	0.0032	1	36	6.61	0.60	0.71	0.29	14.19		0.00		506.96	506.43	509.00	**-2.09**
	720.00	600.00	120.00	D-6	3.90	0.438	1.708	7.642	13.90	0.29	14.19	100	8.04	61.45	0.0085	1	42	8.69	0.60	0.76	0.23	14.42		0.00		506.61	505.85	508.00	**-1.94**
	600.00	480.00	120.00	D-7	1.23	0.616	0.758	8.399	14.19	0.23	14.42	100	7.99	67.09	0.0044	1	42	6.97	0.60	0.40	0.29	14.71		0.00		505.85	503.25	507.00	**-2.33**
	480.00	320.00	160.00	D-8	2.16	0.560	1.202	9.601	14.42	0.29	14.71	100	7.92	76.07	0.0057	1	42	7.97	0.60	0.73	0.34	15.04		0.00		503.25	501.98	506.00	**-2.75**
	320.00	160.00	160.00	D-9	1.16	0.599	0.697	10.298	14.71	0.34	15.04	100	7.85	80.81	0.0032	1	48	6.43	0.60	0.21	0.41	15.46		0.00		501.98	500.35	505.00	**-3.02**
	160.00	0.00	160.00	D-10	3.50	0.443	1.550	11.848	15.04	0.41	15.46	100	7.76	91.91	0.0022	1	54	5.78	0.60	0.00	0.46	15.92		0.00		500.35	500.00	504.00	**-3.14**
																										Begin HG	500.00		
Name																													
	1330.00	1200.00	130.00	E-1	4.50	0.489	2.200	2.200	12.00	0.46	12.46	100	8.47	18.64	0.0066	1	24	5.93	0.60	0.24	0.37	12.83		0.00	Tc from TR-55				
	1200.00	1080.00	120.00	E-2	3.90	0.541	2.110	4.310	12.46	0.37	12.83	100	8.38	36.12	0.0078	1	30	7.36	0.60	0.84	0.27	13.10		0.00		514.26	513.38	512.00	**2.26**
	1080.00	962.00	118.00	E-3	4.60	0.465	2.140	6.450	12.83	0.27	13.10	100	8.31	53.60	0.0066	1	36	7.58	0.60	0.89	0.26	13.36		0.00		512.54	511.61	511.00	**1.54**
	962.00	851.00	111.00	E-4	3.30	0.445	1.470	7.920	13.10	0.26	13.36	100	8.24	65.30	0.0096	1	36	9.24	0.60	1.33	0.20	13.56		0.00		510.71	509.95	510.00	**0.71**
	851.00	725.00	126.00	E-5	1.10	0.582	0.640	8.560	13.36	0.20	13.56	100	8.20	70.15	0.0049	1	42	7.29	0.60	0.50	0.29	13.85		0.00		508.62	507.56	509.00	**-0.38**
	725.00	611.00	114.00	E-6	4.75	0.432	2.050	10.610	13.56	0.29	13.85	100	8.12	86.20	0.0073	1	42	8.96	0.60	0.74	0.21	14.06		0.00		507.06	506.45	508.00	**-0.94**
	611.00	483.00	128.00	E-7	4.90	0.431	2.110	12.720	13.85	0.21	14.06	100	8.07	102.71	0.0051	1	48	8.17	0.60	0.90	0.26	14.32		0.00		505.71	504.87	507.00	**-1.29**
	483.00	330.00	153.00	E-8	4.90	0.477	2.335	15.055	14.06	0.26	14.32	100	8.01	120.64	0.0071	1	48	9.60	0.60	0.94	0.27	14.59		0.00		504.37	503.71	506.00	**-1.63**
	330.00	185.00	145.00	E-9	3.79	0.565	2.141	17.196	14.32	0.27	14.59	100	7.95	136.72	0.0048	1	54	8.69	0.60	0.95	0.28	14.87		0.00		503.08	502.00	505.00	**-1.92**
	185.00	0.00	185.00	E-10	1.50	0.667	1.000	18.196	14.59	0.28	14.87	100	7.89	143.52	0.0030	1	60	7.31	0.60	0.08	0.42	15.29		0.00		501.54	500.64	504.00	**-2.66**
											Alternative Box				0.0026	1	7' x 4'	5.28	0.06	0.39	0.58	15.45	(0.0040)	209.07	Provide Erosion Control	500.56	500.00	503.00	**-2.44**
																									Box Culvert hr = 0.01ft	Begin HG	500.00		

FORM "D"
OPEN CHANNEL CALCULATION SPREADSHEET

Lines that are to receive user input are highlighted in a light blue color.

Row 3	Input the Names of Channels calculated on the spreadsheet. Input the date the calculation spreadsheet is completed or insert the TODAY() function to have this automatically update each time the spreadsheet is saved.
Row 4	Input the project name or identifier on the left and the initials of the person preparing the calculations on the right.
Row 12	Input name of channel with calculations below.
Rows 12 to 72	The sheet starts with 10 rows for each channel. To add a row, insert a row then copy and paste the previous row. For unnecessary rows either leave "0" as the input value or delete the unnecessary row.
Column 1	This column lists the downstream channel station on the first line, after that it automatically shows the upstream station input into Column 2.
Column 2	This column lists the upstream channel stations. The stationing should include breaks at all significant changes in flow or changes in slope, Manning's "n", or channel geometry.
Column 3	Input the type of channel section "V" for no bottom width and "Trapezoid" for channels with a bottom width greater than 0.
Column 4	Input the design flow for the channel section.
Column 5	Input the Manning's "n" value for the channel based on Wylie's design manual.
Column 6	Input the channel design slope in (ft/ft). Not less than 0.004 or 0.40%.
Columns 7 & 8	No input required. Note, Column 7 is the square root of the slope entered in Column 6. **Column 8 is the shape number required to convey the flow.**
Column 9	Input the bottom width of the design channel. Input "0" for a "V" channel with no bottom width. Usual width for trapezoid channel sections starts with 2 feet and increase by even foot increments.
Column 10	Input the design depth of flow. Start with the approximate depth desired. Adjust the depth until the design shape number in Column 16 matches or slightly exceeds the shape number in Column 8. Adjust bottom width (Column 9) and or side slopes (Column 11) until depth is close to desired and shape number (Column 16) matches or slightly exceeds the shape number in Column 8.
Column 11	Input the side slope for both sides of the channel. The minimum value is 3, for a channel with 3' horizontal to 1' vertical slope on an unlined channel.
Column 12	No input required. This cell calculates area of flow based on previously input data.
Column 13	No input required. This cell calculates wetted perimeter based on previously input data.

Column 14	No input required. This cell calculates hydraulic radius based on previously input data.
Column 15	No input required. This cell calculates the hydraulic radius raised to 2/3 based on previously input data.
Column 16	No input required. This cell calculates the shape number based on data input for Columns 9, 10, and 11. Match or slightly exceed the shape number in Column 8.
Column 17	No input required. This cell calculates the channel velocity based on data input for Columns 4, 9, 10, and 11. Note, channel velocities between 6 fps and 8 fps may require armoring to protect against erosion and all velocities greater than 8 fps shall be armored to protect against erosion.
Column 18	No input required. This cell calculates the velocity head based on the channel velocity from Column 17.
Column 19	Add remarks related to lined or unlined, pilot channel, etc.

Form "E" should be used only to size open channels of uniform size and slope. HEC-RAS or other approved hydraulic software should be used to calculate stream water surface profiles.

OPEN CHANNEL CALCULATIONS FORM "D" EXAMPLE

(This form is set up for 8-1/2" X 11" landscape print)

FORM "D"
OPEN CHANNEL CALCULATIONS
CHANNELS NAMES
PROJECT NAME

Date:
By:

CHANNEL STATION		Channel Type	Flow "Q" (c.f.s.)	Roughness Coeff. "n"	Slope "S" (ft./ft.)	$S^{1/2}$	$\frac{Q \times n}{1.486 \times S^{1/2}}$	Width "b" (feet)	Depth "d" (feet)	Side Slope	Area "A" (sq. ft.)	Wetted Perimeter "WP" (feet)	Hydraulic Radius "R" = $\frac{A}{WP}$ (feet)	$R^{2/3}$	A x $R^{2/3}$	Velocity $V = \frac{Q}{A}$ (f.p.s.)	Velocity Head $\frac{V^2}{2g}$ (ft.)	REMARKS
From	To																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CHANNEL NAME																		
0	250	V	42.00	0.035	0.0050	0.0707	13.99	0	1.90	4	14.440	15.20	0.950	0.966	13.95	2.91	0.13	Unlined
250	500	Trapezoid	75.00	0.035	0.0050	0.0707	24.98	2	2.13	4	22.408	19.04	1.177	1.115	24.98	3.35	0.17	Pilot Channel Only
500	750	Trapezoid	120.00	0.035	0.0050	0.0707	39.97	2	2.58	4	31.786	22.64	1.404	1.254	39.86	3.78	0.22	Pilot Channel Only
750	1000	Trapezoid	155.00	0.035	0.0050	0.0707	51.63	3	2.76	4	38.750	25.08	1.545	1.337	51.80	4.00	0.25	Pilot Channel Only
1000	1250	Trapezoid	250.00	0.040	0.0050	0.0707	95.17	8	3.06	4	61.934	32.48	1.907	1.538	95.26	4.04	0.25	Unlined
1250			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
0			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
0			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
0			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
0			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
CHANNEL NAME																		
0	250	V	42.00	0.035	0.0050	0.0707	13.99	0	1.90	4	14.440	15.20	0.950	0.966	13.95	2.91	0.13	Unlined
250	500	Trapezoid	75.00	0.030	0.0050	0.0707	21.41	2	2.00	4	20.000	18.00	1.111	1.073	21.46	3.75	0.22	Gabion Mattress Lined
500	750	Trapezoid	120.00	0.030	0.0050	0.0707	34.26	2	2.43	4	28.480	21.44	1.328	1.209	34.42	4.21	0.28	Gabion Mattress Lined
750	1000	Trapezoid	160.00	0.018	0.0050	0.0707	26.65	3	2.08	4	23.546	19.64	1.199	1.129	26.57	6.80	0.72	Concrete Lined
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
CHANNEL NAME																		
0	250	V	42.00	0.035	0.0050	0.0707	13.99	0	1.90	4	14.440	15.20	0.950	0.966	13.95	2.91	0.13	Unlined
250	500	Trapezoid	75.00	0.040	0.0050	0.0707	28.55	2	2.25	4	24.750	20.00	1.238	1.153	28.53	3.03	0.14	Unlined
500	750	Trapezoid	120.00	0.040	0.0050	0.0707	45.68	2	2.72	4	35.034	23.76	1.474	1.296	45.39	3.43	0.18	Unlined
750	1000	Trapezoid	160.00	0.040	0.0050	0.0707	60.91	3	2.95	4	43.660	26.60	1.641	1.392	60.76	3.66	0.21	Unlined
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
			0.00	0.000	0.0000	0.0000	#DIV/0!	0	0.00	0	0.000	0.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

4. VEGETATION

4.1 General:

All seeding, sodding and fertilizer requirements are to be completed in accordance with the North Central Texas Council of Governments (NCTCOG) Standards and Specifications (Item 202.1 through 202.7) and as modified by the City of Aubrey, herein.

Block sod may be utilized for erosion control and primary source for establishing grass. Block sod shall be growing grass sod of the type specified in the plans. Sod shall have a healthy and dense root system, be stored and maintained in a moist condition from the time of harvest until planted and be free from noxious weeds.

Seed shall be used at the approval of the City (in lieu of block sofrom previous season's crop meeting the Texas Seed Law, including testing and labeling for pure live seed (PLS = Purity x Germination). Furnish seed of designated species, in labeled unopened bags or containers for inspection by the City's Public Works Department. Seed shall be used within 12-months from the date of the season harvested. When Buffalo grass is utilized, use seed that is treated with Potassium Nitrate to overcome dormancy.

4.2 Coverage:

The developer shall establish grass and maintain the sodded or seeded area, including watering, until a "Stand of Grass" is obtained. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height. If a "Stand of Grass" has not been established within four weeks, re-sodding or re-seeding shall be required. Re-grading, Re-sodding and re-seeding will be required in all washed areas and areas that do not grow.

4.3 Planting Season for Seeding:

- February 1 through May 15 **(Permanent Rural** Seed Mix)
  Green Spangletop – 0.3 LB. PLS/Ac.
  Bermuda Grass – 1.2 LB. PLS/Ac.
  Sideoats Grama (El Reno) 2.7 LB. PLS/Ac.
  Little Bluestem (Native) 2.0 LB. PLS/Ac.
  Buffalogras (Texoka) 1.6 LB. PLS/Ac.
  Illinois Bundleflower 1.0 LB. PLS/Ac.

- February 1 through May 15 (**Permanent Urban** Seed Mix)
  Green Spangletop – 0.3 LB. PLS/Ac.
  Bermuda Grass – 2.4 LB. PLS/Ac.
  Sideoats Grama (El Reno) 3.6 LB. PLS/Ac.
  Buffalogras (Texoka) 1.6 LB. PLS/Ac.

- September 1 through November 30 (**Temporary Cool** Season Seeding)
  Tall Fescue – 4.5 LB./Ac.
  Western Wheatgrass – 5.6 LB./Ac.
  Wheat 34 LB./Ac.

- May 1 through August 31 (**Temporary Warm** Season Seeding)
  Foxtail Millet – 34 LB./Ac.

A mix of seed shall be used in overlapping planting seasons.

No Seeding shall occur during the months of December and January.

5. WATER SYSTEM

5.1 General:

The design and construction of the water distribution system to serve the development shall be in accordance with good engineering principles, with these Standards of Design, the Standard Specifications for Construction and the Standard Details and with the requirements of the Texas Commission on Environmental Quality (TCEQ). All off-site water mains shall be sized and located to conform to projected demands in accordance with the latest Water Master Plan and the computer model with regard to the impact of each development on the existing and proposed water distribution system. No construction shall commence prior to the approval of the complete construction plans and specifications by the City.

All facilities shall be of sufficient size to provide adequate capacity for ultimate development. The pipelines shall be sized to meet the maximum instant domestic requirements plus an appropriate allowance for fire protection water. The design criteria for water demand shall be submitted to the City with the plans and specifications. The City reserves the right to require larger pipelines than required for the proposed development in order to provide capacities for areas outside the development. The developer will be responsible to construct water lines adjacent to his property in accordance with the latest Water Master Plan or as required by the City's Engineer.

The minimum pipeline size to serve residential areas shall be eight (8) inches in diameter, and the minimum pipeline size serving commercial, business, industrial, etc. shall be twelve inches (12"). In general, all lines shall be looped with no dead-ends. Dead-end lines will be considered on a case-by-case basis and shall be furnished with an approved flush valve assembly. The developer shall provide facilities sufficient for fire flows in accordance with the minimum criteria of the State Board of Insurance or the Fire Code adopted by the City.

Fire flows to be calculated with a minimum of thirty five pounds per square inch (35psi) of residual pressure at the fire hydrant with a 35 psi residual in the water distribution system.

5.2 Connections to Existing Distribution System:

Preliminary discussions concerning take-off points in the distribution system should be conducted with the City of Aubrey's Public Works Department prior to finalizing the preliminary designs of the distribution system, which will serve the development. Connections to the City's existing system will be allowed only at locations where the City has determined that sufficient quantity and pressures are available to meet the projected requirements of the development. In general, the connections to the existing distribution system shall be made in such a manner to keep "shut-downs" to a minimum. Preference will be given to tapping sleeve and valve connections.

In a proposed development where City water is not adjacent to the property but is accessible, the developer shall provide, at his expense, an off-site water main of

sufficient size to serve his development or as shown on the City's Water Master Plan, which ever is larger. The City may participate or collect pro-rata for the oversizing of the required line. The City participation must be approved by the City Council, prior to plans approval. The proposed development will normally require a loop into the existing water distribution system in order to provide adequate water pressure. The loop will be at the developer's expense.

In general, the City will not approve a development, which cannot be served by extensions to the City distribution system. Some areas in the City may be served by private water companies. In those cases, the Developer shall contact and make proper arrangements with the private water company. The Developer shall always be responsible to construct water facilities that meet City requirements and as shown on the City's Water Master Plan. The City will observe the facilities during construction for compliance with these standards. This in no way relieves or reduces the obligations of the developer to comply fully with these requirements. Under certain circumstances, the City may consider approval of a private water system, which will supply an adequate quantity of potable water for all uses, including residential, commercial and fire fighting requirements. Such systems must meet the approval of the City, the TCEQ, the State Board of Insurance and all other appropriate regulatory agencies. In addition, an agreement between the City and the developer shall be executed whereby the City may acquire the system when it can be connected into the City's owned and operated distribution network. In all cases, the engineering drawings shall show the source of water for the development.

5.3 Location of Facilities:

A. Pipelines: Water pipelines shall be located in the parkways between the back of the curb and the concrete sidewalk, within the street right-of-way. The location shall be at least two feet (2') from the back of curb. A blue EMS Locator Pad will be located as shown in the Standard Drawings, and a mark as a vertical cut "I" (painted blue) on the concrete curb.

B. Gate Valves: Gate valves shall be located outside the paved streets and shall be two feet (2') from back of curb of the intersecting street. In general, gate valves shall be located at street intersections (except for fire hydrant leads). Unless otherwise approved by the City, valves shall be located in the northwest quadrant of the street intersection. All valve boxes shall be encased in a concrete pad that shall be twelve inches by twelve inches by six inches (12" x 12" x 6") and reinforced with No. 3 steel bars.

C. Fire Hydrants: In general, fire hydrants shall be located at each street intersection and at intervals on the interior of each block. All fire hydrants shall have isolation valves constructed as described above. No services lines or other connections will be allowed to the fire hydrant leads. All fire hydrants shall be ordered from the manufacturer per "Aubrey Spec".

1. Residential and Duplex: Residential and duplex areas shall have a fire hydrant at each street intersection and at four hundred foot (400') intervals on the interior

of each block. In no case, shall there be more than four hundred feet (400') of hose lay from a fire hydrant and fire lane to any main building.

2. Multi-Family: Multi-Family areas shall have a fire hydrant at each street intersection and at three hundred foot (300') intervals on the interior of each block and along fire lanes. In no case, shall there be more than one hundred and fifty feet (150') of hose lay from a fire lane or two hundred and fifty feet (250') from a fire hydrant to any portion of a building.

3. Commercial, Retail and Industrial: Commercial, retail and industrial areas shall have a fire hydrant at each street intersection and at a maximum of three hundred foot (300') intervals on the interior of each block and along fire lanes. In no case, shall there be more then one hundred and fifty feet (150') from a fire hydrant and fire lane to any portion of a building in any development.

All fire hydrants, which are placed in off street rights-of-way, shall have a paved concrete access road and proper pavement markings, which have been accepted by the Fire Marshall and City's Engineer.

All fire hydrants shall be marked in the center of the adjacent street with a Blue Stimsonite (or approved equal) Model 88-SSA Fire Hydrant Marker

The spacing of fire hydrants shall be measured along the street frontage or fire lanes. The City Fire Marshall and City's Engineer shall review all fire hydrant spacing. When a special condition exists due to land use, the Fire Marshall or City's Engineer may require additional hydrants for fire protection.

A reinforced concrete splash pad shall be constructed at each fire hydrant location per the City Standard Details. The splash pad shall be of sufficient length and width to prevent flush water from the hydrant directly contacting the ground. Splach pads adjacent to streets with open ditch drainage shall have a minimum length of four (4) feet from the outside of the hydrant to the end of the splash pad and be a minimum three (3) feet in width. Splash pads behind the back of curb shall extend from the hydrant to the back of curb.

5.4 Water Service Connections:

A water service pipeline shall be laid to each lot with fittings and a meter box in accordance with the Standard Specifications for Construction and the Standard Details. All fittings necessary to connect the service line to the meter shall be included on the water service. For 1-inch services, this includes a meter coupling. For 2-inch services, this includes flanged meter fittings. All service pipelines, which supply water to each single-family lot, shall be constructed of 1-inch SDR 9 Polyethylene (Poly) Pipe with tracer wire or Endotrace underground detectable polyethylene water pipe system, with 1-inch Meter Standard having a minimum size of 1-inch (1") from the service tap to the curb stop.

All water services under pavement shall be sleeved in a minimum 2" diameter SDR 21 PVC encasement pipe or approved equivalent.

All residential services shall be tapped to the PVC water main with 1-inch (1") or 2-inch (2") double strap brass saddles or City approved equal. Tapping tees required for all services 3-inches and larger will be mechanical joint or flanged tapping tees.

Meter box tops shall be set one-half inch to one and one-half inch (½" to 1½") above the curb, and an angle meter stop shall be set six inches (6") below the meter box top. Meter boxes shall have a one-inch (1") wide slot from five inches (5") below the top of the box to the bottom of the box on the side facing the lot for service connection. All meter boxes shall be set at least five feet (5') behind the curb. Single and multi-family units will have one service per unit.

A. Installation of Multiple Meter Boxes: Installation of multiple meter boxes for multi-family, condominium and townhouse developments may be installed only at approved locations. Each service box shall service one (1) single-family unit or two (2) single-family units (one or two water meters with a maximum capacity of approximately twenty (20) gallons per minute each). The minimum size service line for multiple meter box installations is tabulated in Table 5.1.

   Service pipeline size for commercial and industrial developments shall be designed by the developer in accordance with the City's adopted Uniform Plumbing Code.

   1-inch (1") meter boxes shall be DFW37C-14-AF1MQF Small Aubrey. 2-inch (2") meter boxes shall be DFW65C-14-AF1MQF Large Aubrey.

5.5 Materials and Installation:

A. Pipe: 4" through 12" diameter Water pipelines shall be PVC pipe conforming to the Standard Specifications for Construction. In general, the water pipelines shall be AWWA Standard C-900, (minimum DR 14 – 305 psi rating), with cast-iron outside dimensions, and installed with a minimum of four feet (4') of cover, unless otherwise approved by the City.

   14" through 24" diameter water lines shall be AWWA C900 (DR 18 – 235 psi rating) or Ductile Iron AWWA C151 (Class 150) with cement mortar lined interior, zinc coating and polyethylene encased exterior, and installed with a minimum of six feet (6') of cover. For diameters larger than 24", pipe material and cover shall be approved by the City's engineer or designee.

B. All pipes not under pavement shall be installed in embedment material as shown on the Standard Drawings and in conformance with the Standard Specifications for Construction.

C. All water pipe shall be installed with a "tracer wire or tape" blue in color over the top of the pipe. The tape shall be Terra Tape "D" Detectable as supplied by Griffolyn Co., Inc. of Houston, Texas or approved equal. Terminal access points shall be SnakePit Lite Duty as supplied by Copperhead Industries or approved equal. Locator marker pads shall be installed at 250 feet along water lines. Marking tape shall also be placed in the trench above all water lines to identify the utility.

TABLE 5.1

MINIMUM-SIZE SERVICE CONNECTIONS FOR MULTIPLE UNITS

Water Caps

Maximum Number of Family Unit Connections (Water Meters at 20 gpm)	Minimum Size Service Pipeline (Inches)
2	1
5	4
10	4

D. Gate Valves: All gate valves shall be ductile iron body conforming to AWWA C-515 standards, shall be approved by the City, be manufactured by Pratt/Mueller, M&H, Clow, American Flow Control, J&S, Kennedy& EJ with resilient seat and American made fittings and valve bodies only and shall conform to and shall be installed according to the Standard Specifications for Construction. Valves shall have a minimum pressure rating of 250 psi and be coated with fusion bonded epoxy per AWWA C550. Valve covers hall be Bison CIP Valve Boxes.

E. Fire Hydrants: Fire hydrants shall be approved by the City, M&H, Mueller,, or Clow, with 5-inch Storz connector, bonnet, and caps. Contractor shall order fire hydrants from the manufacture per “Aubrey Spec”. Storz connection shall be provided by the manufacturer. Fire hydrant shall conform to the requirements set forth in the Standard Specifications for Construction. All fire hydrants shall be installed with a six-inch (6”) gate valve on the hydrant lead and located 3.5-feet off the back of curb. The installation shall be as set forth in the Standard Specifications for Construction shall be American made fittings and valve bodies. Fire hydrants shall be painted to meet the City’s requirements for color code as set forth in the Standard Specifications. In general, the fire hydrant will be painted aluminum with differing cap color, which corresponds to the size of hydrant feeder line, as detailed in Table 5.2. Fire hydrants shall be installed at the end of each dead end line. Minimum main size for a fire hydrant for residential and non-residential uses shall be eight inches (8”).

Fire hydrants shall be three-way breakaway type and conform to AWWA C-502 specifications.

Fire hydrants shall be painted aluminum bodies with primer bonnet caps. Paint shall be Protective and Marine Coatings. Ultra Deep base (B55 T 104 136-0064) in accordance with Table 5.2.

A minimum of one (1) dry fire hydrant shall be incorporated into the design of all retention ponds as directed by the City and placed in an approved location. Refer to the City Standard details for dry hydrant requirements.

F. Water Service Connections: Service pipelines shall be in accordance with the designs shown on the Standard Drawings. The materials shall be Mueller or approved equal and shall be installed in accordance with the Standard Specifications

for Construction. All one (1) inch connections shall be compression type or approved equal. All two (2) inch connections shall be flanged. Materials shall be brass fittings and ball valves. All service connections shall include an angle stop with meter coupling. No risers shall be installed.

G. Bends: Mega-lugs or approved equal shall be installed at horizontal change in directions 45º or greater and at all vertical change in directions that require a bend. The restraints shall be placed at the bend and at the next pipe joint in each direction from the bend.

H. Commercial irrigation meters shall have a testable double check backflow preventer.

TABLE 5.2

FIRE HYDRANT COLOR CODE

Fire hydrants should be color coded to NFPA Standard 291 *Recommended Practice for Fire Flow Testing and Marking of Hydrants,* 2013 Edition. Color-coded fire hydrants provide an immediate visual indication of available hydrant flow. Without color-coding, firefighters probably do not have a clue of the flow potential from a hydrant, especially if the firefighters are responding to a mutual aid call.

Paint the top (bonnet) and nozzle caps (discharges) appropriate colors to indicate hydrant capacity (NFPA 291 **§** 5.2.1.2).

Fire hydrant bonnets and caps shall be coded as follows (NFPA 291 **§** 5.2.1.2):

COLOR	CLASS	AVAILABLE FLOW @ 20 psi residual
BLUE	AA	1500 GPM or more
GREEN	A	1000-1499 GPM
ORANGE	B	500-999 GPM
RED	C	Below 500 GPM

5.6 Test Stations and AUI Flush Systems:

Test Stations and Auto Flush Systems shall be provided throughout the development utilizing City approved equipment. Auto Flush Systems shall be K-Rain, Test Stations shall be Eclipse Stainless Steel Sampling Station Model No. 88-SS.

6. WASTEWATER SYSTEM

6.1 General:

The design and construction of the wastewater collection system to serve the development shall be in accordance with good engineering principles, these Standards of Design, the Standard Specifications for Construction, the Standard Details and the requirements of the Texas Commission on Environmental Quality (TCEQ). No construction shall commence prior to the approval of the plans and specifications by the City of Aubrey. All sewer mains and lift stations shall be sized and located to conform to the projected flows in accordance with the latest Wastewater Master Plan.

All facilities shall be of sufficient size to provide adequate capacity for the ultimate development. The wastewater lines shall be sized to meet the peak wet weather flow plus an appropriate allowance for infiltration of storm water. The minimum wastewater pipeline size (other than service lines) for all developments shall be eight inches (8") in diameter. The design criteria and calculations shall be submitted to the City with the plans and specifications. The City reserves the right to require a pipeline of a larger size than that required by the development in order to provide capacities for areas outside of the development.

All wastewater lines shall be installed at a depth sufficient to permit all water pipelines to be above the wastewater when the water pipeline has a minimum cover of four feet (4'). In such cases where water pipelines either cross or otherwise come within nine feet (9') of a wastewater pipeline, the wastewater pipe may be PVC pressure pipe with a minimum working pressure class of 150 psi. The pressure rating shall be clearly stated on the manufactures material submittal and/or certification.

6.2 Connections to Existing Wastewater Collection System:

Preliminary discussion concerning entrance points in the collection system shall be conducted with the City of Aubrey's Public Works Department prior to finalizing the preliminary designs of the collection system. In a proposed development where City waste water collection facilities are not adjacent to the property but are accessible, the developer shall provide, at his expense, a wastewater interceptor of sufficient size to serve his development and the contributing service area (using fully developed flows).

In general, the City will not approve a development which cannot be served by extensions to the City's wastewater collection system.

6.3 Location of Facilities:

A. Wastewater Pipelines: Wastewater pipelines shall be located along and under the centerline of the proposed street pavement, unless approved otherwise by the City. A green EMS Locator Pad is to be installed. Main sanitary sewer lines with depths greater than ten feet (10') shall include a parallel sanitary sewer line so that no wastewater services can be connected to wastewater mains at depths greater than ten feet (10').

B. Wastewater Service Pipelines: Wastewater service pipelines shall be laid to each lot. Residential and commercial service pipelines shall be PVC pipes having a minimum diameter of four inches (4") and of six inches (6") respectively and shall both extend to the property corner. The same diameter service shall be installed up to the cleanout near the building. Wastewater service pipelines shall be located at alternating corners of each lot and as approved on the final construction plans by the City. Special wastewater service sizing may be required. No sewer line shall be located nearer than five feet (5') from any tree or structure, nor any closer than ten feet (10)' from any water service or main.

All residential sewer services shall be connected to the main using a wye connection with a 45-degree bend to complete the connection. No tee connections will be allowed.

The service shall be stubbed out a minimum of 10-feet from the back of curb and at a depth no greater than five feet (5'). The stub-out shall be capped with a proper fitting and shall have a single stack sweep cleanout towards the sewer main, installed within five feet (5') of the lot corner and which extends to at least two feet (2') above the finished lot grade. The cleanout stack shall be set to grade during construction of the structure to be served and before a certificate of occupancy will be issued. After the street paving is complete, two vertical cuts "II" shall be cut into the concrete curb to locate the service, and painted green.

All commercial wastewater service connections shall include grease traps, sand traps, or oil water separators. All grease traps shall include a concrete basin with a sample well. All commercial services shall include a manhole at the connection to the main. The minimum size shall be approved by the Public Works Director.

C. Manholes: In general, manholes shall be located at all intersections of wastewater pipelines, changes in grade, changes in alignment and at distances not to exceed five hundred feet (500'). All manholes will be hydrostatically or vacuum tested. For sewer line flowlines connecting eighteen inches (18") or greater above invert, an internal drop manhole shall be constructed. Manhole size shall be per Table 6.1. Construct manholes at both ends of lines that are installed by other than open cut and at each end of aerial crossing lines. All manhole concrete mix design shall include antimicrobial concrete additive, Conshield, Penetron or City approved equal. Refer to Section 6.5.C.

TABLE 6.1

MINIMUM MANHOLE SIZES

Sanitary Sewer Line Size	Minimum Manhole Diameter
6", 8" and 10"	4.0 feet
12", 15", 18", 21", 24" and 27"	5.0 feet
30" and 36"	6.0 feet

D. Cleanouts shall be installed at the ends of all lines that do not end with manholes. The maximum distance between a manhole and an upstream cleanout is 300 feet. Cleanouts may be used in residential developments and located at the ends of lines only. Commercial and industrial developments require manholes at the ends of all lines.

6.4 Flows in Wastewaters and Their Appurtenances:

A. Minimum Grades: Wastewater lines should operate with velocities of flow sufficient to prevent excessive deposits of solid materials, otherwise objectionable clogging may result. The controlling velocity with regard to sediment deposition is near the bottom of the conduit and considerably less than the mean velocity flowing full of 2.0 feet per second (f.p.s.). TABLE 6.2 indicates the minimum grades for wastewater pipe with a Manning's "n" = 0.013 and flowing at 2.0 f.p.s.

B. Maximum Velocities: The slope of a wastewater should also be such that excessive velocities will not damage the pipeline. The maximum desirable velocities for wastewater wastewaters shall be based upon the pipe manufacturer recommendations not to exceed 10 feet per second (fps).

TABLE 6.2

MINIMUM GRADES FOR WASTEWATER PIPELINES

Pipe Size (Inches)	Slope in Foot/Foot (n = 0.013)
8	0.00335
10	0.0025
12	0.0020
15	0.0015
18	0.00115
21	0.00095
24	0.0008
27	0.0007
30	0.0006
33	0.00055
36	0.00045
39	0.0004
42	0.00037
45	0.000335
48	0.00031
54	0.00026
60	0.00023
66	0.0002
72	0.00018
78	0.00016
84	0.000145
96	0.000122

6.5 Materials and Installation:

A. Pipe: Pipe used for wastewater collection systems shall be PVC pipe conforming to the Standard Specifications for Construction, green in color. The wastewater pipeline shall conform to ASTM D3034 for sewer pipe and fittings from 4" to 15" in diameter and with ASTM F679, for Sewer pipes and fittings greater than 15" in diameter and shall have a minimum earth cover of three feet (3'). All sanitary sewer pipe shall have a minimum pipe stiffness of 115-psi (SDR 26).

All pipes shall be installed in embedment material as shown on the Standard Details, and in conformance for the Standard Specification for Construction. All pipelines shall be tested as specified in the NCTCOG Standard Specifications for Public Works Construction and shall include tracer tap green in color.

B. Curved Sewers: No vertical curves will be allowed. Horizontal curvature may be by joint deflection or pipe flexure but not both. The Engineer must specify on the plans the method of deflection allowed and the allowable radius or joint deflection for each pipe size.

When pipe flexure is used, the minimum radius of curvature shall be equal to that recommended by the pipe manufacturer or $300*D_0$, where D_0 is the average outside diameter of the pipe in inches, whichever is greater. The Engineer shall note on the plans that when using pipe flexure, all joints are to remain fully seated.

If a joint deflection will be used to provide horizontal curvature, the allowable deflection shall be 5^o or 80% of the Manufacturer's recommended maximum joint deflection, or 80% of the National Reference Standard maximum recommended joint reflection, whichever is less. When joint reflection is used, the Engineer must specify the size of mandrel used for deflection testing. The mandrel shall be sized to verify that the maximum joint deflection has not been exceeded.

Horizontal curves shall match change in street direction as near as possible but will not be allowed across residential single family and duplex lots.

Slopes on curved sewers shall be a minimum of 3% greater than the corresponding minimum slope of sewers on a straight line.

Manholes on curved sewers shall be located at the P.C. and P.T. of the curve and at a maximum spacing of three hundred feet (300') along the curve.

D. Manholes: Manholes shall be of pre-cast concrete or cast in place and shall conform to Standard Details and the Standard Specifications for Construction and M/H ring and lid Aubrey logo. Concrete mix design shall include antimicrobial concrete additive, Conshield, Penetron, or City approved equal.

Exterior of manhole joints shall be sealed with exterior joint sealing compound, Gator Wrap, or City approved equal.

D. Cleanouts: In general, manholes shall be installed at the upper end of all wastewater collector mains. Cleanouts may be installed in lieu of manholes at some locations subject to the approval of the final engineering plans by the City. Cleanouts shall not be more than three hundred feet (300') from a manhole. Cleanouts shall conform to the Standard Details and the Standard Specifications for Construction.

6.6 Testing:

All wastewater lines shall be tested for infiltration in accordance with the procedures set forth in the NCTCOG Standard Specifications for Construction. A television survey shall be performed at the end of the construction period and will again be performed as part of the final testing in the tenth (10^{th}) month of the maintenance period. Deficiencies noted shall be promptly corrected by the developer. The City's representative shall be present at all testing and copies of the testing reports shall be provided to the City upon completion. All expenses for this work shall be the developer's responsibility.

6.7 Wastewater Lift Stations and Force Mains:

All lift station design plans and specifications shall be submitted to the City Public Works Department and TCEQ for review and approval prior to construction. Developments which increase the flow to existing lift stations will be subject to a pro-rata charge if sufficient capacity is available in the existing lift station or will be required to increase the capacity of the existing facility. Lift stations and force mains shall be designed and built for the upstream drainage area using a fully developed condition. This will include off-site areas if applicable. Developers are responsible for the construction of regional lift stations and force mains, as required by the Wastewater Master Plan. Developers may request a pro-rata agreement be executed with the City, where the City collects a pro-rated amount as other developments connect to the system and then reimburses the developer for the portion of the oversized system. The pro-rata agreement requires approval by City Council, prior to approval of the plans.

No butterfly valves shall be used at the lift stations or force mains; only plug valves shall be used.

7 MISCELLANEOUS REQUIREMENTS

7.1 Grading

A sheep-foot roller shall be utilized for compaction of all fill material.

7.2 Grading Permit

A grading permit (Exhibit 7.1) shall be obtained prior to stockpiling or filling property within the City limits. Care shall be taken to avoid filling in drainage swales, creeks, wetlands, etc. Erosion protection shall be installed around stockpiled or stored material until grass is established. If fill is placed for use other than stockpiling or storage, a grading plan shall be prepared by a Professional Engineer and submitted with the grading permit. Densities shall be taken and proper compaction techniques used when placing the fill. In all cases a Professional Engineer shall certify that the proposed fill location is not within a stream or creek (flowing or not) flood plain. If the City's Engineer determines the fill is to be placed near a creek or stream or possible drainage way, the 100-year floodplain shall be staked by a registered surveyor.

7.3 Private Utility Construction

A. Trench Backfill — City Right-of-Way

1. No concrete streets shall be open cut by utility companies without City approval, by permit. Utilities crossing concrete streets shall be tunneled or bored.

2. Asphalt streets may be open cut, by permit. Backfill above utilities shall be concrete stabilized sand or cement. The asphalt pavement shall be repaired per City detail.

3. All trench backfill is to be compacted to 95% Standard Proctor Density within City rights-of-way. The compaction may be obtained by mechanical tamping, rolling, etc. No water jetting is allowed. In the parkway, the backfill material may be from the excavated trench, except no rocks larger than two inches (2") shall be used. Material from rock or shale excavation shall not be used. The contractor for the utility company or the utility company shall furnish density reports from a materials testing company verifying the densities. Densities shall be taken at each twelve-inch (12") lift at a maximum spacing of 150 feet.

B. Parkway Cleanup

The contractor for the utility company or utility company shall remove any rocks or excess trench material from the parkway and replace any disturbed areas with grass sod.

CITY OF AUBREY CITY

FILL MATERIAL REQUEST FORM

The following property owner has requested to place fill material at the below noted property location(s). All fill material placed is to be relatively clean and free from debris. The City of Aubrey is not responsible for any placement, distribution, removal or testing of material that is placed at the below noted location. The City may require that fill material be removed from the site, if discovered that non-suitable material has been placed.

Any fill material placed or dispersed at the designated site shall be graded and compacted so as to not significantly affect or impede any existing drainage flow nor is it to be placed in any area designated as flood plain. An engineered grading plan shall be submitted to the City for review, if deemed necessary by the City Engineer. Methods of placement and compaction of fill material shall comply with City of Aubrey specifications. Laboratory testing may be required at the discretion of the City Engineer. Placement of material can only occur after a site review has been conducted by a City of Aubrey Engineering Department representative and approval to place fill has been granted by the City Engineer. Signature of all below noted parties are to be in place prior to fill material placement.

Proper erosion control devices may be required at the discretion of the City of Aubrey. If required silt fencing and other erosion control devices are to be installed and inspected by the City prior to any fill material placement.

Areas or Locations of Fill Material Placement:

_____

_____

Signature of Property Owner(s): Phone: _____

_____

_____

Name of Project Where Material Originated:

_____

Name of Contact/Representative: Phone: _____

_____

Signature of Project Contractor/Representative:

_____

Signature of City of Aubrey Representative:

_____

City Engineer Comments:

_____

_____

(SEE BACK FOR INSTRUCTIONS)

EXHIBIT 7.1

INSTRUCTIONS FOR
CITY OF AUBREY FILL REQUEST
(- -2026)

I. Permanent Placement

A. Grading Plan prepared by Professional Engineer. Grading plan should have proposed and existing topography, including creeks, draws, floodplains and existing tree locations.

B. Limits of fill to be staked in the field.

C. Erosion control shall be in the form of an approved SW3P.

D. No fill in drainage ways, floodplains, or wetlands.

E. No trees to be removed without approval of City Planning Department.

F. Maximum slope is 3:1.

G. Grass to be established within 21 days of placement.

H. Compaction to be 95% density using a sheep foot roller in 8" to 12" lifts.

I. Density to be verified by certified materials testing lab.

2. Temporary Stockpiling

A. A stockpile location map shall be prepared by engineer showing stockpile location, existing topography, including existing creeks, draws, floodplains, and tree locations.

B. Items 1-B through 1-G shall apply.

C. Material may not be spread without City approval.

D. If stockpile material is decided to be used as permanent fill material, it shall be re-spread and placed per 1-H and 1-I.

3. Signatures

A. Property owner must sign permit.

B. All Contractors furnishing material to the site shall sign the Fill Material Permit and have a copy at the receiving site or on each truck.

C. Contractors without a signed permit shall be turned away from the site.

4. Miscellaneous

A. Violations of this permit can result in citations for owner and dirt generator with fines up to $2.000.00 per violation.

B. City will inspect dirt placement.

C. All fill material placed is to be relatively clean and free form debris.

CATMIS102 Fill Request
CAT/em

EXHIBIT 7.1 Cont'd.

7.4 Additional Permits or Approvals

Developer or developer's representative is responsible for obtaining any other approvals or permits needed for their development, for example: TCEQ, City of Dallas, FEMA, railroads, etc., prior to start of construction. Permitting from TxDOT must be through the City. The developer shall be responsible to prepare all necessary studies and documents required to complete this process. Copies of the permits/approvals shall be furnished to the City.

7.5 Retaining Walls

A. Retaining walls or concrete slope protection shall be installed where lot slope is greater than 3:1.

B. No railroad tie retaining walls shall be constructed.

C. All retaining walls shall be stone, masonry or reinforced concrete.

D. Retaining walls four feet (4') and higher shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City.

E. Gabion retaining walls may be used only with City's Engineer's approval for walls less than four feet (4') along drainage ways.

7.6 Franchise Utilities

Franchise utilities shall be located behind the parkways and sidewalks in a 7 ½-foot private utility easement.

7.6.1 Fiber Optic Network Conduit and Fiber Optic Cable

(1) Requirements. All subdivisions and road improvement and other capital improvements projects involving the creation of new improved streets, alleys, roadways, sidewalks or walkways by the City or any other person or entity, including private developers, or the installation of any new drainage or sewer pipes or infrastructure within City property, easements or public rights-of-way, or where feasible the resurfacing, overlaying, refurbishment, replacement and/or widening of existing public streets, alleys, roadways, sidewalks or walkways, shall include as part of their projects and the costs thereof the construction and installation of fiber optic network conduit that contains at least one fiber optic cable within City property, easements, or public rights-of-way to which the City has access or ownership as well as installation and construction of proper appurtenances and attendant facilities thereto, which shall be located parallel to the nearest public street or roadway and meets or exceeds specifications of emerging industry standards for provision of ultra-speed broadband service, with the exact locations of such infrastructure and the specifications of which to be determined by the City Engineer or his or her designee in reliance on such industry standards and consideration of the

needs, objectives and findings of the City's department. The following additional requirements shall also apply:

(A) In addition to installing fiber optic network conduit, the party constructing the street will be required to install such vaults, manholes, hand-holes and other appurtenances and facilities as are necessary or needed to accommodate installation and connection of fiber optic cable within the fiber optic network conduit.

(B) All construction and installation required in this Subsection shall be accomplished according to construction standards adopted by the City Engineer or the City's designee in consideration of the needs of the City's Gigabit City Initiative. Such standards shall be adopted with due consideration given to existing and anticipated technologies and industry standards.

(C) All fiber optic network conduit, fiber optic cable, facilities and appurtenances installed by private parties or developers or by persons or entities other than the City pursuant to this Section shall be conveyed and dedicated to the City either with or as part of the dedication and conveyance of the public street and/or right-of-way to the City or otherwise.

(D) All construction and installation costs shall be the responsibility of the party constructing the public street, roadway or improvements project that falls within the purview of this Ordinance.

(2) Definitions. For purposes of this Subsection, the following terms have the meanings ascribed below:

Fiber optic network conduit means a minimum four inch (4") conduit containing a minimum of four (4) inner-ducts used to enclose or carry fiber optic cable or other wires or lines and attendant parts and accessories buried alongside a roadway or surface mounted on bridges, overpasses and other facilities where below-ground placement is impossible or impractical, all in accordance with emerging industry standards and as determined by the City Engineer or his or her designee.

Fiber optic cable means a minimum 288-count fiber cable bundle.

(3) Use by Broadband Service Providers. Whenever fiber optic network conduit and/or fiber optic cable installed or to be installed under this Subsection is available or will become available within a newly constructed public street or right-of-way or other improvements project that falls with the scope or purview of this Subsection upon dedication, all

broadband service providers thereafter locating fiber optic cable, wire or lines within or along such street or right-of-way shall be required to use available dark fiber (currently unused fiber optic strands) within the then-existing infrastructure or to locate their cable, wire or lines within such fiber optic network conduit unless it can be demonstrated to the reasonable satisfaction of the City Engineer that such use or location is not technologically feasible or reasonably practicable or unless such provider is exempt or otherwise not required by other law to comply with the provisions of this Subsection. Fiber optic cable and strands as well as fiber optic network conduit capacity shall be allocated to broadband service providers on a first-come, first served basis; provided, however, that the City may reserve capacity within such fiber and conduits for its own use; and provided further, that the City Engineer may adopt additional reasonable rules for fiber optic cable or strand and fiber optic network conduit allocation in order to ensure that all broadband service providers have reasonable access to the City's rights-of-way and that no barriers to entry or competition result from the allocation of cable, strand or conduit space.

(4) Depth Details. The minimum depth of cover for Cable TV and Copper Cable Communication Lines shall be twenty-four inches (24").

The minimum depth of cover for Fiber Optic Facilities shall be forty-two inches (42").

The minimum depth of cover for Cable Television and Copper Cable Communication Lines shall be twenty-four inches (24") under ditches or eighteen inches (18") beneath the bottom of pavement structure, whichever is greater.

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS

APRIL 2026

SECTION	DESCRIPTION	SHEET NO.
GENERAL NOTES	GENERAL CONSTRUCTION NOTES	00
STREET	PAVING / SECTIONS	01
STREET	PAVING / SECTIONS	02
STREET	PAVING / SECTIONS	03
STREET	PAVING / SECTIONS / DETAILS	04
STREET	PAVING / JOINTS	05
STREET	PAVING / DETAILS	06
STREET	PAVING / ALLEY / DRIVEWAYS	07
STREET	PAVING / DRIVEWAYS	08
STREET	PAVING / ALLEY / GEOMETRICS	09
STREET	PAVING / DETAILS / EROSION	10
STREET	PAVING / SIDEWALKS	11
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STORM SEWER	STORM SEWER / INLET	13
STORM SEWER	STORM SEWER / INLET	14
STORM SEWER	STORM SEWER / INLET / DETAILS	15
STORM SEWER	CHANNELS / CONCRETE	16
STORM SEWER	CHANNELS / GABIONS	17
WATER	WATER	18
WATER	WATER	19
WATER	METER VAULT	20
WATER	METER VAULT	21
WATER	WATER	22
SANITARY SEWER	SANITARY SEWER	23
SANITARY SEWER	SANITARY SEWER / MANHOLES	24
SANITARY SEWER	SANITARY SEWER	25
EMBEDMENT	TYPICAL EMBEDMENTS	26
WALL	THIN BRICK SCREENING WALL	27
WALL	BRICK SCREENING / RETAINING	28
FENCE	FENCING	29
FENCE	FENCING	30
FENCE	FENCING	31
MISCELLANEOUS	DUMPSTER DETAILS	32
MISCELLANEOUS	DUMPSTER DETAILS	33
MISCELLANEOUS	MISCELLANEOUS	34
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SIGNS	GROUND MOUNTED STREET NAME BLADE	36
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REVISED: 4/16/26 – JJacobs H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-000.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

GENERAL CONSTRUCTION NOTES

1. All construction, materials and workmanship shall conform to the City of Aubrey Standard Construction Details, the City's Technical Construction Standard Specifications (TCSS), and the Standard Specifications for Public Works Construction, North Central Texas Council of Governments (NCTCOG Standard Specifications) Fifth Edition unless otherwise noted. Contractor shall be responsible for obtaining these details and specifications.
2. The Contractor shall provide temporary drainage measures during construction.
3. Bracing of utility poles may be required by utility companies when trenching or excavation is in close proximity to the poles. The cost of bracing poles will be borne by the Contractor. There is no separate pay item for this work. The cost shall be considered incidental work.
4. The locations, elevations and dimensions of existing utilities shown on the plans were obtained from Dig Tess and/or available utility company records and plans and are considered approximate. It shall be the Contractor's responsibility to verify locations, elevations, and dimensions of adjacent and/or conflicting utilities sufficiently in advance of construction in order that adjustments can be made to provide adequate clearances. The Contractor shall preserve and protect public utilities at all times during construction. Any damage to utilities resulting from Contractor's operations shall be restored at the Contractor's expense. The Engineer shall be notified when proposed improvements conflict with utility grades.
5. The Contractor shall immediately repair or replace any physical damage to private property, including, but not limited to fences, walls, pavement, grass, trees, planters and lawn sprinkler and irrigation systems at no cost to the owner. This work shall be subsidiary to the contract, unless otherwise noted.
6. The Contractor shall cut and plug all irrigation lines to be crossed along the project prior to construction. After construction is complete, the Contractor shall reconnect the systems to original or better condition, at no cost to the owner. All work shall be completed by an irrigator licensed in the State of Texas.
7. The Contractor shall remove and properly dispose of surplus material from the project area. This work shall be subsidiary to the contract and is not a separate pay item.
8. The Contractor shall sawcut, remove and properly dispose of existing pavements, curb and gutter, inlets, driveways and sidewalks.
9. The Contractor shall vegetate all areas disturbed by construction. The Contractor shall provide whatever measures are needed, including temporary irrigation and mowing, to ensure establishment of grass. Unless otherwise noted, private lawn areas and parkways in front of private lawn areas disturbed by construction shall be replaced with block sod of a similar grass to that existing. Contractor to water and establish vegetation twice a day for a period of 4 weeks or until grass is established as determined by the City. Work shall be in accordance with NCTCOG Item 202.
10. The Contractor shall protect all trees in the project area and temporary easements during construction. No tree shall be removed unless marked and approved for removal by the City.
11. The Contractor shall be responsible for taking measures to minimize damage to tree limbs, tree trunks, and tree roots along the route of the project. All such measures shall be considered incidental work. Contractor shall inspect the work site in advance and arrange to have any tree limbs pruned that might be damaged by equipment operations. The City shall be notified at least 24 hours prior to any tree trimming work. Nothing shall be stored over the tree root system within the drip line limits of any tree. The Contractor shall employ a qualified landscaper for all work required for tree care to ensure utilization of the best agricultural practices and procedures.
12. All fences to remain in original undisturbed condition unless otherwise noted.
13. It will be the responsibility of the contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. not shown to be abandoned, must be adjusted to finished grade by the contractor. All utility location and grade adjustment are subsidiary except for those included as pay items.

GENERAL NOTES FOR WATER LINES

1. Fittings shall be full body, domestically sourced ductile iron meeting AWWA Standard C110 and shall be cement lined per AWWA C104 inside and bituminous coated on the outside. Where connections are made to pipes of dissimilar materials, suitable bond breakers shall be used. All fitting submittals shall specify lead free or no lead.
2. All ductile iron fittings shall be mechanical joint or slip joint type (Class 125 Drilling) and be rated for minimum 250 psi working pressure. Fittings shall be mortar lined and bituminous coated on the exterior.
3. Pipe joints shall be of the push-on type unless otherwise noted.
4. Valves, vault lids, fire hydrants and meter boxes shall be located outside of sidewalk areas, unless otherwise shown in the plans.
5. All trenching, embedment and backfill shall be incidental to the unit cost of pipe.
6. Water line sections crossing wastewater mains or laterals shall be a minimum of 18 feet long and shall be centered over the wastewater main or lateral such that the joints of the water line are equidistance and at least nine feet horizontally from the center line of the wastewater main or lateral. Whenever possible, the crossing shall be centered between the joints of the wastewater main or lateral.
7. Water Lines shall meet AWWA standards as called for in the construction plans.
8. All trench backfill shall be placed in maximum 8-inch loose lifts and mechanically compacted. Testing shall be in accordance with NCTCOG as a minimum.
9. Work to make connections shall be continuous and shall occur during times of low usage.
10. All valves shall be ductile iron body in accordance with AWWA C515 rated at a minimum of 250-psi and coated with fusion bonded epoxy per AWWA C550.
11. All valves shall be resilient seated gate valves. Gate valves on laterals shall be attached to flanged outlet, tee or cross. Valves larger than 24-inches may be butterfly valves with prior approval from the city.
12. Dewatering of water line trench may be required during construction. Dewatering is subsidiary to pipe installation.
13. Contractor to construct water line to grade shown in the plans. All water lines shall have a minimum cover of 4 feet.
14. During water line testing contractor to dechlorinate in accordance with TCEQ requirements prior to releasing water overland and into storm drainage systems.
15. All exterior surfaces of valves, fire hydrants, pipe, support structures, nuts, bolts and metal appurtenances shall be properly prepared to paint manufacturers specifications and coated with one coat high performance epoxy (3 mils dryfilm thickness) and two coats of high performance polyethylene (2 mils dry film thickness). Hydrants shall be coated by the manufacturer. The hydrant color shall be selected by the City.
16. Contractor to support all existing utilities as construction of new water line crosses these utilities. No separate pay item.
17. All new water services shall be AWWA C901, 1" minimum DR-9 (250 psi) HDPE poly pipe with PE4710 as specified in ASTM F714, from the service tap to the curb stop, 1-inch minimum compression fitting angle stop, and meter box, unless otherwise indicated on the plans. Curb stops will be located within the meter box and facing toward the lot.
18. All water service lines shall be embedded with 6-inch sand below and around the pipe and 1-ft of sand over the top of the pipe; from the water main to the meter. Water service lines within City roadway right-of-way shall be compacted to a minimum of the 95% Standard Proctor density with a +/- 3% wet of optimum moisture content.
19. Bolts and nuts for mechanical joints will be of a high-strength low-alloy corrosion resistant steel conforming to ASTM A325 (Type 3).
20. Assembly of pipe to be performed as required by pipe manufacturer. Gaskets shall be clear and lubricated. Do not swing or stab the joint. Align the spigot to the bell, insert spigot into bell and contact gasket. The spigot end is marked with insertion mark. Insert pipe to the mark, do not over-insert.
21. All valve stacks shall be set at finished grade. Valve stem extensions shall be provided to bring the operating nut within 6-inches of the valve cover.
22. All water lines and water service lines shall be installed with tracer wire taped to the top of the pipe and detectable warning tape within 4-feet of finished grade.
23. Contractor shall field locate pipelines at connection points prior to ordering or fabricating proposed pipe. Contractor shall verify pipe size, type, elevation and horizontal location. Contractor shall make all necessary adjustments to connect to existing line after approval from the engineer.

GENERAL NOTES FOR SANITARY SEWER LINES

1. Unless otherwise noted on plans, sanitary sewer pipes shall be PVC ASTM designation D3034 up through 15" in diameter. Pipes larger than 15" in diameter shall be designated PVC ASTM F679.
2. All residential sanitary sewer laterals shall include a 4” tee wye bend, pipe and stopper. Sewer laterals shall be laid on a minimum slope of +2.00% from the main line to the street right-of-way.
3. All sanitary sewer lines and laterals shall be tested by pulling a mandrel, air pressure test, and television video. The television video shall be provided to the City in a DVD format.
4. All sanitary sewer manholes within flood plains or flood prone areas require Type “S” manhole lids and shall be properly sealed and vented per TCEQ requirements. Outlet of vent shall be minimum 1.5 feet above the 100-year water surface.
5. All manholes shall be vacuum tested in accordance to NCTCOG requirements.
6. All manhole covers and clean outs shall be set at finished grade unless otherwise noted. In open spaces, the top of the sanitary sewer manhole shall be installed a minimum of 12 inches above the surrounding ground.
7. All manhole concrete mix design shall include antimicrobial concrete additive, Conshield, or City approved equal. Refer to Section 6.5.C. of City of Aubrey Technical Construction Standards and Specifications (TCSS) Manual.
8. Contractor to construct sewer line to grade shown in the plans.
9. Contractor to support all existing utilities as construction of new sewer line crosses these utilities. No separate pay item. Include in cost of sewer line.
10. Assembly of pipe to be performed as required by pipe manufacturer. Gaskets shall be clear and lubricated. Do not swing or stab the joint. Align the spigot to the bell, insert spigot into bell and contact gasket. The spigot end is marked with insertion mark. Insert pipe to the mark, do not over-insert.
11. Contractor shall field locate pipelines at connection points prior to ordering or fabricating proposed pipe. Contractor shall verify pipe size, type, elevation and horizontal location. Contractor shall make all necessary adjustments to connect to existing line after approval from the engineer.
12. All sewer pipe shall be installed with a "tracer wire or tape" green in color over the top of the pipe. The tape shall be terra Tape "D" Detectable as supplied by Griffolyn Co., Inc. of Houston, Texas or approved equal. Terminal access points shall be SnakePit Lite Duty as supplied by Copperhead Industries or approved equal. Locator marker Pads shall be installed at 250 feet along sewer lines.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

APRIL, 2026

SHEET NO. **00A**

GENERAL NOTES FOR STORM SEWERS

1. All storm sewer pipe shall be RCP (Class III) unless indicated otherwise on the plans. Private storm sewers may utilize a different pipe material when not under public areas and with prior written approval from the city. Alternate materials will require additional testing per NCTCOG 508.4-508.6. The minimum allowable storm sewer diameter shall be 18-inches.
2. Storm sewer structures may be precast or cast-in-place. All penetrations into storm sewer structures shall be sized for the inlet and/or outlet pipes and include a water tight seal. Storm sewer structures with knockouts or penetrations not sized for the specific storm sewer pipe will not be allowed.
3. Concrete for storm sewer structures shall reach a minimum 28-day compressive strength of 4,000 psi, NCTCOG Class P-1.
4. Storm sewer joint sealer shall be Butyl rubber or polyurethane sealant in conformance with NCTCOG 508.3.3. The sealant shall be placed in a manner to make joint water tight but not allow excess material inside the storm sewer. Joints with excess sealant present during video testing will require excess material to be removed, the joint properly cleaned and grout wiped. In high traffic areas, areas where root intrusion may be present, or areas with the potential for significant movement, the city may require an approved exterior joint wrap.
5. Curved sewers may be installed by deflecting the pipe joint. Joint deflection shall not exceed 80% of the manufacturers recommended joint deflection. Where this can not be achieved, manufactured pipe or radius pipe shall be used and called out in the plans.
6. At all changes in pipe sizes, except at manholes or junction boxes, a pipe collar or factory fabricated fitting, as shown in the construction plan details, shall be provided (NCTCOG 508.3.4).
7. All storm sewers shall be video inspected post construction and the inspection reports (along with video) provided to city inspectors a minimum of 21-days prior to any project walk through. Joint gap ranges shall conform to NCTCOG Table 508.3.3.2.(A). Storm sewer video inspections shall conform to TxDOT Special Specification 7019, maximum speed of 25-feet per minute. The inspection reports shall include approximate width of cracks and joint gaps. Videos and inspection reports shall be reviewed and approved by the engineer of record prior to city review.

PAVING NOTES

1. Concrete for all streets, alleys, & driveways shall be in accordance with NCTCOG class "P-1" concrete (4,000 p.s.i. compressive strength @ 28 days). Driveways shall be hand poured. Concrete for all sidewalks shall be in accordance with NCTCOG class "P-1" concrete (4,000 p.s.i. compressive strength @ 28 days).
2. Reinforcing steel shall be deformed bars No. 4 on 18 inch centers. Reinforcing shall be in both directions on center. Reinforcing steel shall be in accordance with ASTM 615, 616 and 617
3. All reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters.
4. Expansion joints shall be spaced every 200 feet and at all intersections. Alleys shall have a minimum of two expansion joints.
5. Sawed transverse dummy joints shall be spaced every 20 feet on paving 8 inches or thicker and every 15 feet for paving thickness less than 8 inches sawing shall occur within 5 to 12 hours after the pour including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
6. Subgrade design shall be based on representative onsite subsurface soil conditions and testing. Testing shall be in accordance with the NCTCOG Standard Specifications for Public Works Construction and be completed by a geotechnical testing lab. The geotechnical investigation shall be submitted to the City as part of the pavement design submittal. In general, the soils testing shall be based on onsite sub-surface soil samples and the testing of Atterburg limits. Based on testing results, the pavement design shall provide the type of the subgrade stabilization proposed (Lime Stabilized, Cement Stabilized or Flexible Base). Stabilization shall span the width of the street, back-of-curb to back-of-curb, plus twelve (12) inches beyond the back of curb on each side. Subgrades shall be mechanically compacted to ninety-five (95) percent standard proctor densities at optimum moisture, or as directed by the Geotechnical Report. Density testing shall be performed every 150 feet of road.
7. All fill shall be compacted by mechanical methods. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory approved by the City. Density requirement shall be as shown on the plans for the type of material called for in the plans.
8. All disturbed areas of roadway work shall have grass established immediately. Grass shall meet the requirements of Item 3.8, 3.9, 3.10 & 3.11 of NCTCOG.
9. All areas to be excavated or filled shall have erosion control placed prior to commencing earthwork. Erosion control devices shall be maintained throughout the project in accordance with NCTCOG item 3.12.
10. All sidewalks shall include barrier-free ramps at intersecting streets, alleys, driveways, etc. Barrier free ramps shall meet current ADA requirements and be approved by the Texas licensing board.
11. Crosswalk shall be placed at crosswalk location with barrier free ramps. Crosswalk locations to be approved by the City of Aubrey.
12. No vehicles shall be permitted on concrete pavement without approval from the City. The City will make determination based on concrete break report.
13. Sidewalks require 2-inch sand cushion on subgrade compacted within 95% standard proctor density.
14. Pours shall require a pre-pour inspection for formwork, reinforcement and geometry. Visual inspections may be made after the pour to address tooled joints, finish, subgrade integrity, etc.
15. Ensure that flatwork does not obscure above-ground appurtenances (1.E. Valves, MH lids).
16. Exposed aggregate concrete is not acceptable for sidewalk within public right-of-way.
17. Sidewalks shall be 5' wide minimum width.

PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

1. All newly constructed sidewalks, curb ramps and crosswalks installed shall be considered a pedestrian access route and shall be considered a pedestrian access route and shall conform to the most current "Draft" Guidelines for Public Rights-of-Way created by the United States Access Board. *http://www.access-board.gov/prowac/draft.htm*
2. Curb Ramps shall conform to all federal guidelines, but shall generally adhere to the following criteria:
   - 2.a. 8.3% maximum running slope
   - 2.b. 2.0% maximum cross slope
   - 2.c. Minimum 5.0-ft width
   - 2.d. Minimum 5.0-ft x 5.0-ft landings at top and bottom of ramps with 2.0% maximum running slope and cross slope. All ramps and landings shall meet TDLR requirements.
   - 2.e. Detectable warning surface placed at point of entry into roadway.
3. Detectable warning surface shall be pre-manufactured plates with truncated dome material built in. Only plates from TxDOT approved vendors shall be permitted and shall be installed per manufacturer's specifications. Brick pavers will not be allowed. Final color shall be approved by the City.
4. The contractor shall provide a clear and safe route for pedestrians adjacent to the site for the duration of construction. A temporary pedestrian route shall be provided when any existing sidewalk is closed due to construction activity.
5. Construction materials shall be kept off existing sidewalks and consolidated in areas within the City right-of-way, unless otherwise approved by the City.
6. Sidewalk removal shall be from joint to joint. Sawcut shall be at existing joint. Connection to existing sidewalk shall be with reflex expansion joint material (J D Russell Company). Full panel replacement required.

BACKFILL NOTE

1. All trench backfill shall be placed in maximum 8-inch loose lifts and be mechanically compacted. Density testing shall be in accordance with NCTCOG as a minimum and as directed by the City. The NCTCOG minimum for density testing is once per 300-feet per 1-foot of compacted depth, or as recommended by the Geotechnical Engineer. (NCTCOG Item 504.5.3.2)

APPROVED MATERIAL LIST (DOMESTICALLY SOURCED ONLY)

Gate Valves:	Pratt/Mueller, Clow, American Flow Control, J&S, M&H Kennedy & EJ, refer to the City TCSS.
Butterfly Valves:	Only for larger than 24-inch with prior approval from the city.
Fire Hydrants:	Mueller, Clow, M&H supplier shall provide (and contractor shall bid) per "Aubrey Spec".

CONCRETE STRENGTH (28-DAY COMPRESSIVE)

Item	NCTCOG Concrete Class Item 303.3.4.2(2)		
Paving:	Class	P-1	4000 psi
Driveways:	Class	P-1	4000 psi
Sidewalks:	Class	P-1	4000 psi
Curb & Gutter:	Class	P-1	4000 psi

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

APRIL, 2026

SHEET NO. 00B

REVISED: 4/16/26 – JJacobs H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–00.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

EROSION CONTROL & VEGETATION NOTES

1. Every soil disturbing activity shall have an accompanying Erosion Control Plan (ECP), and either Construction Site Notice (CSN) for those activities disturbing more than 1 but less than 5 acres, or Notice of Intent (NOI) for those activities disturbing 5 or more acres including those activities less than 5 acres, but are part of a common plan of development totaling 5 or more acres. A copy of the appropriate CSN or NOI shall be provided to the City.
2. The CSN or NOI shall be posted in a location viewable to the public until construction is complete and Notice of Termination (NOT) submitted. The Storm Water Pollution Prevention Plan (SW3P) shall be readily available for review by Federal, State, or local officials.
3. No soil disturbing activities will occur prior to the SW3P, ECP, and associated Best Management Practices (BMP) being fully implemented. A copy of the SW3P shall be provided to the City.
4. The contractor shall employ measures as necessary to prevent dirt, mud, debris from being tracked off site. Any dirt, mud, debris tracked offsite shall be cleaned up by the contractor immediately.
5. The site shall be reviewed by the operator or his representative weekly, and after any major storm. Adjustments/repairs to the erosion control measure will be made as needed.
6. A completed NOT shall be submitted to the State and a copy of this NOT shall be provided to the City prior to final acceptance.

TREE PROTECTION NOTES

1. Unless shown on the plans to be removed, all trees within the construction area shall be protected during construction with temporary fencing or other measures as needed including pruning of limbs and roots.
2. Protective measures shall be taken prior to the start of any work in the area and shall be maintained throughout the duration of the project.
3. Pruning of limbs to provide clearance for construction equipment shall take place before construction begins to prevent damage to trees by ripping and tearing of branches.
4. It is anticipated that in some instances trenches will encroach in the drip line of protected trees. Encroachment in these instances is permitted. Fencing will be installed outside the trench in such a manner as to limit the amount of encroachment while allowing all necessary trench safety measures.
5. Any roots exposed during construction activities shall be pruned flush with the soil. If exposed root areas are not backfilled with topsoil within two days of initial exposure, they shall be covered with organic material in a manner that reduces the soil temperature and minimizes water loss due to evaporation.
6. No topsoil dressing greater than 4 inches shall be permitted within drip line areas.

GENERAL NOTES FOR TRAFFIC CONTROL

1. The temporary traffic control measures shown on these plans are to be considered a minimum. Additional measures shall be furnished when necessary for traffic safety and to meet the latest Texas Manual on Uniform Traffic Control Devices (TMUTCD).
2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow shall be an integral element of every traffic control zone. All traffic control devices shall be in accordance with the latest TMUTCD.
3. The contractor shall be responsible for maintaining all traffic control devices on an around-the-clock basis, whether or not work is active. Any deficiencies shall be corrected by the contractor immediately, regardless of time of day.
4. Lane closures will not be permitted on arterial roadways before 9:00 am or after 4:00 pm. Violations may result in suspension of all work at the job site for a minimum of 48-hours.
5. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48-hours.

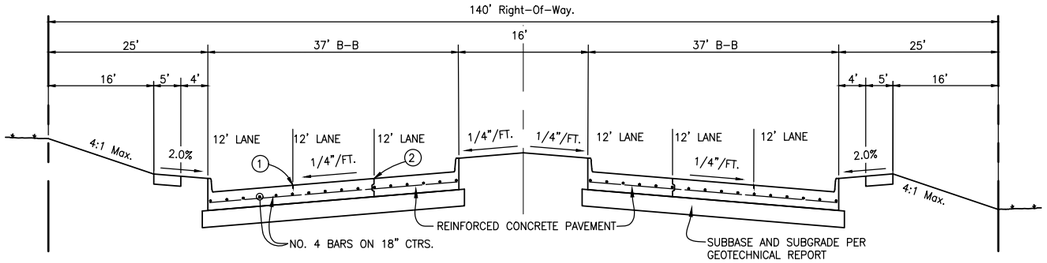
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

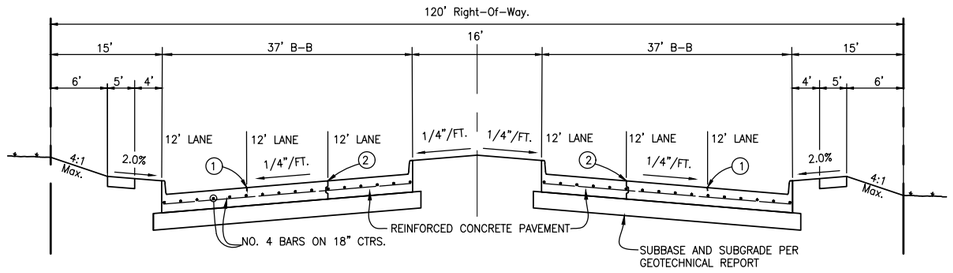
APRIL, 2026

SHEET NO. 00C



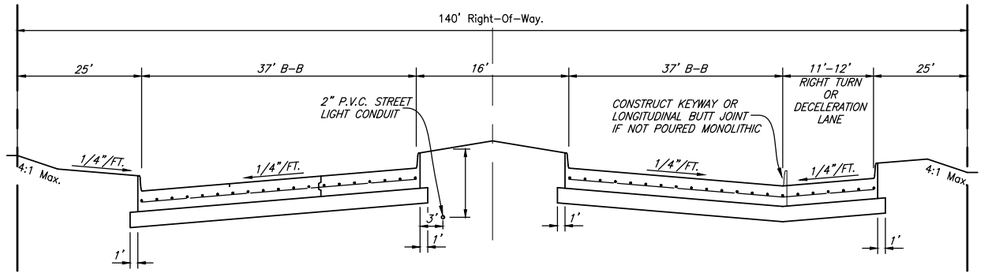
PRINCIPAL ARTERIAL REGULAR SECTION

(Typical TxDOT Section)
N.T.S.



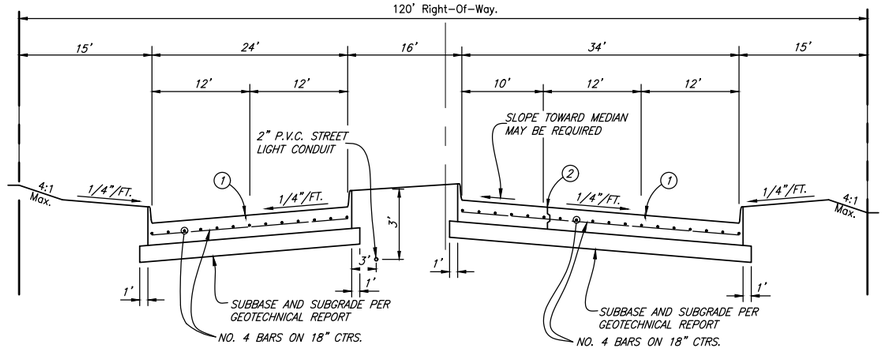
MAJOR ARTERIAL REGULAR SECTION

N.T.S.



PRINCIPAL ARTERIAL RIGHT TURN OR DECELERATION LANE SECTION

(Typical TxDOT Section)
N.T.S.

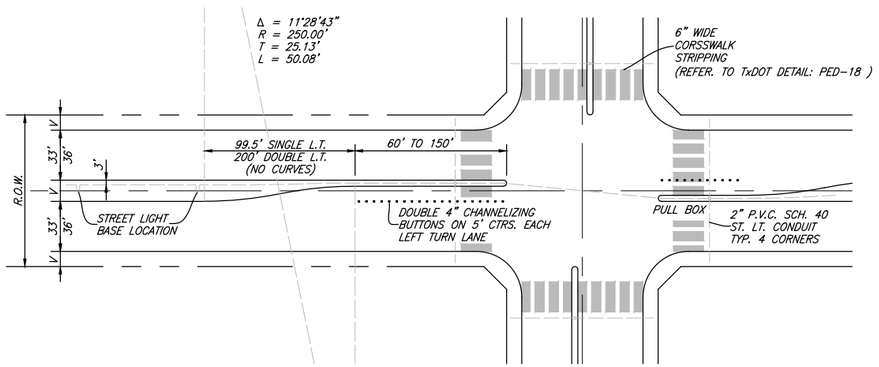


NOTE:
FOR RETROFIT TURN LANES AND MEDIAN OPENINGS. TWO ADDITIONAL INCHES OF CONCRETE CAN BE PLACED IN LIEU OF LIME STABILIZATION.

MAJOR ARTERIAL LEFT TURN SECTION

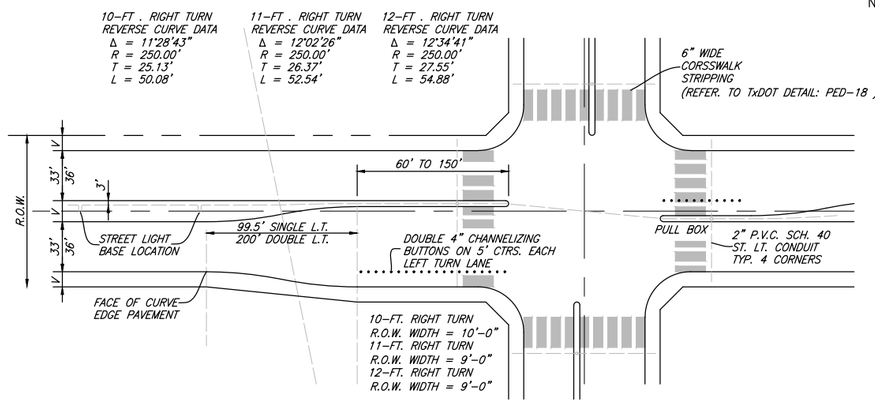
N.T.S.

NOTE
1. CONCRETE SECTION SHALL CONFIRM TO THE CITY OF AUBREY TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL



LEFT TURN PLAN

N.T.S.



RIGHT TURN PLAN

N.T.S.

LEGEND

① – SAWED LONGITUDINAL DUMMY JOINT

A. CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY).

② – B. DELETE IT WHEN PAVING IS 25 FT. WIDTH TO BE WIDENED IN FUTURE.

C. INSTALL CURB IF PAVING IS LESS THAN FULL WIDTH OF 33'–36'.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / MAJOR ARTERIAL, MINOR ARTERIAL & LEFT TURN PLAN

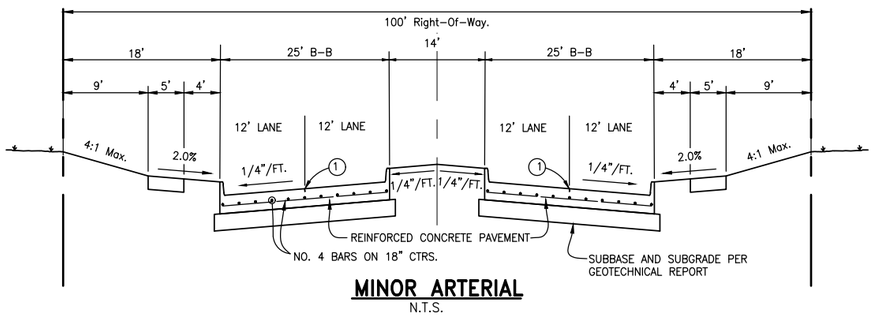
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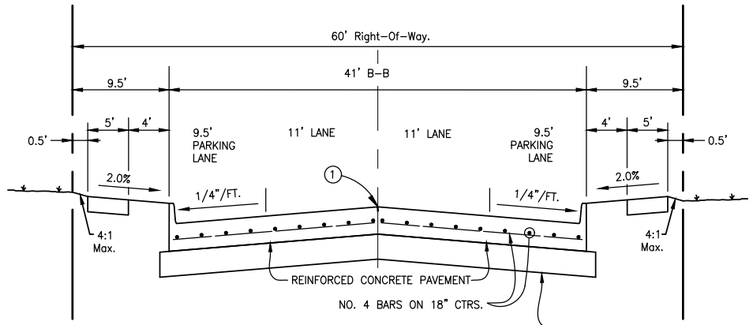
REVISED: 3/4/26 – JJacobs

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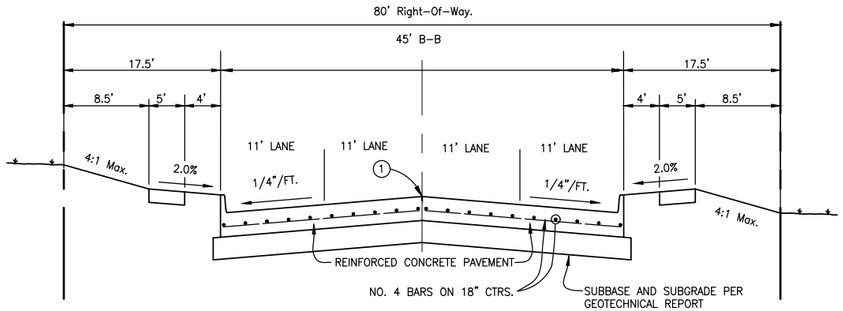
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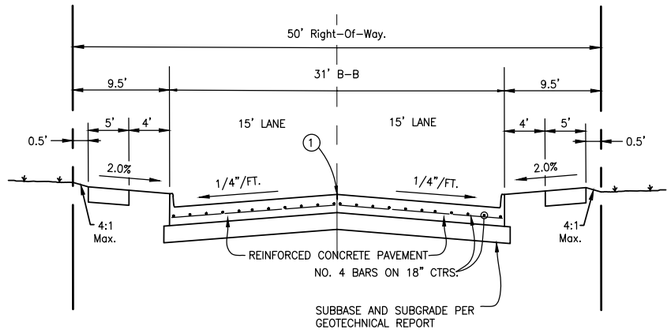
MINOR ARTERIAL
N.T.S.



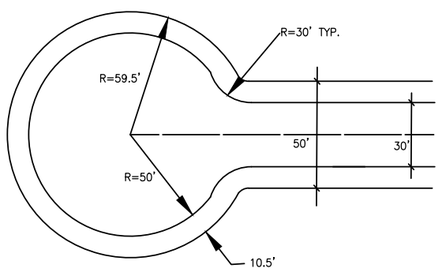
MINOR COLLECTOR
N.T.S.



MAJOR COLLECTOR
N.T.S.



LOCAL (RESIDENTIAL STREET)
N.T.S.



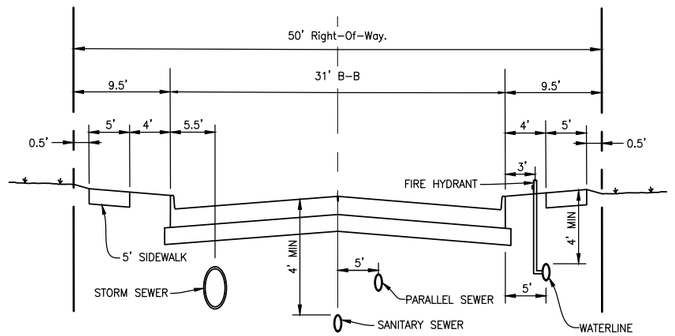
TYPICAL CUL-DE-SAC PLAN VIEW
N.T.S.

LEGEND

(1) – *SAWED LONGITUDINAL DUMMY JOINT*

(2) – *A. CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY CITY).*
B. DELETE IT WHEN PAVING IS 25 FT. WIDTH TO BE WIDENED IN FUTURE.
C. INSTALL CURB IF PAVING IS LESS THAN FULL WIDTH OF 33'-36'.

NOTE
1. CONCRETE SECTION SHALL CONFIRM TO THE CITY OF AUBREY TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL



TYPICAL UTILITY SECTION
N.T.S.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / MINOR ARTERIAL, LOCAL & COLLECTOR STREETS & CUL-DE-SAC

APRIL, 2026

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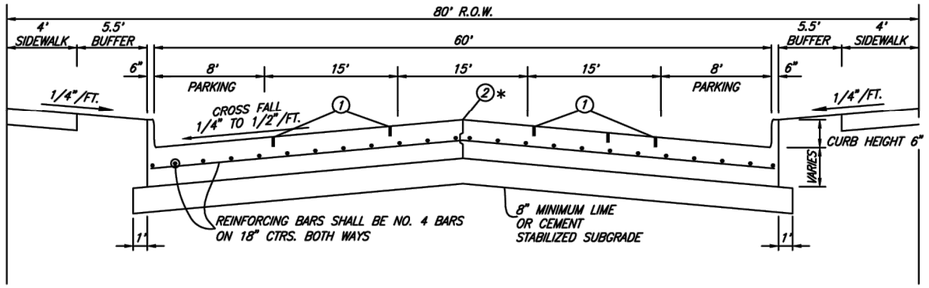
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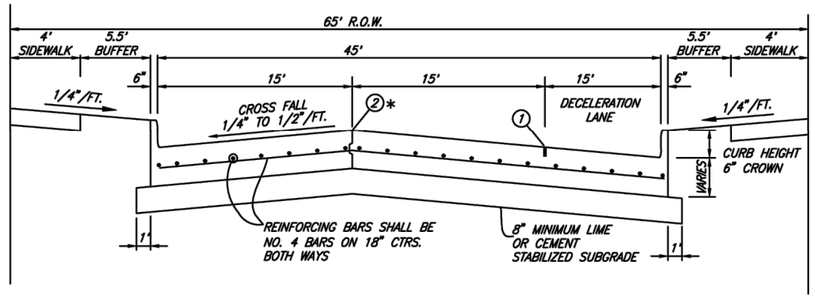
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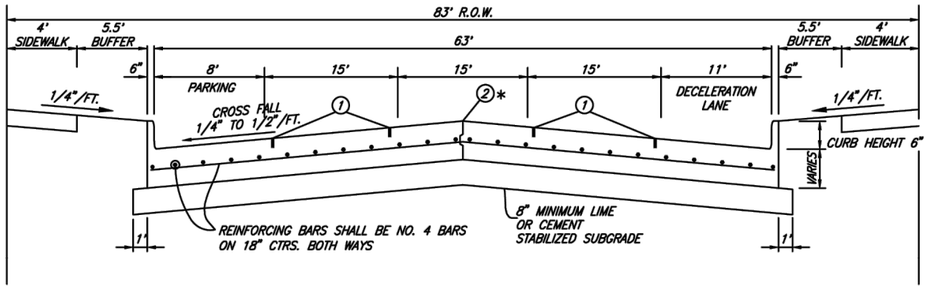
CONCRETE INDUSTRIAL STREET WITH PARKING SECTION

N.T.S.



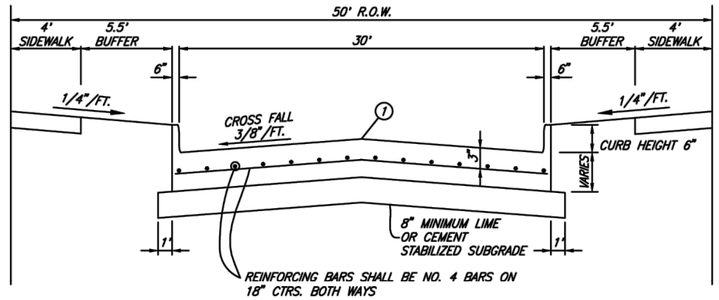
CONCRETE INDUSTRIAL LOCAL STREET WITH RIGHT TURN DECELERATION LANE SECTION

N.T.S.



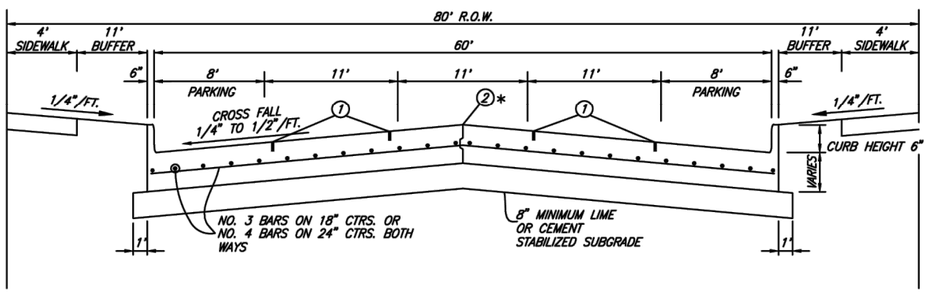
CONCRETE INDUSTRIAL STREET WITH DECELERATION LANE SECTION

N.T.S.



CONCRETE INDUSTRIAL STREET REGULAR SECTION

N.T.S.



MAJOR COLLECTOR WITH PARKING SECTION

N.T.S.

LEGEND

① – SAWED LONGITUDINAL DUMMY JOINT

② – CONSTRUCTION JOINT (FULL WIDTH PVMT. IS ALLOWED WHERE APPROVED BY THE CITY)

Maximum Thickness	Arterial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

NOTES:
LIME, CEMENT, OR FLEXIBLE BASE SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHINICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / INDUSTRIAL STREETS

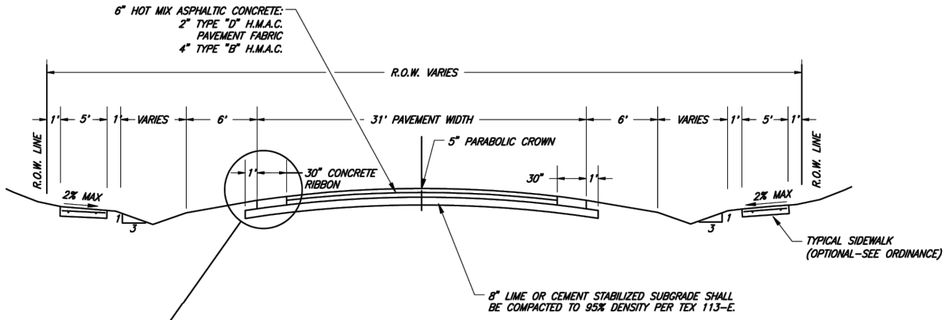
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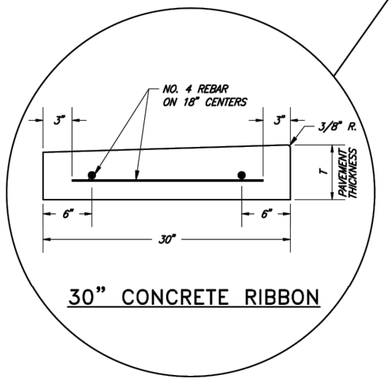
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REVISED: 3/4/26 – JJacobs

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PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026



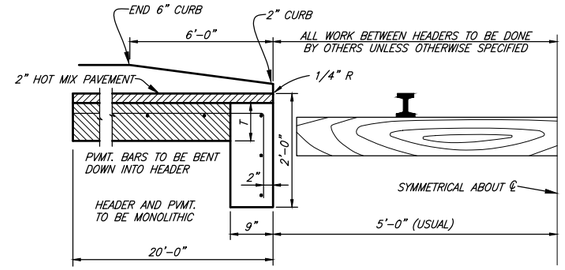


30" CONCRETE RIBBON

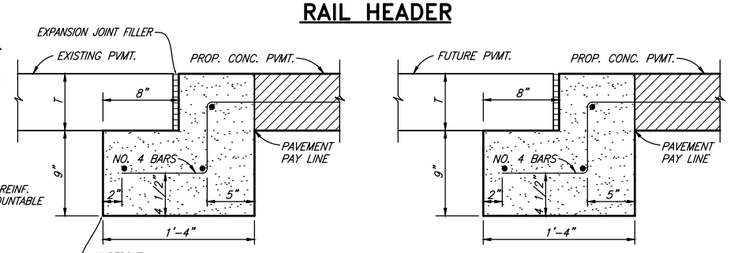
31' HMAC PAVEMENT SECTION
ESTATE LOT
TYPICAL CROSS SECTION

NOTES:

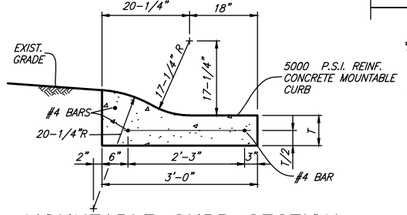
1. BAR DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN. NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.
5. A 5-INCH CROWN IS REQUIRED ON ALL ASPHALT STREETS. SUBGRADE AND/OR BASE SHALL BE RESHAPED, AND/OR FLEXBASE PROVIDED TO PROVIDE A 5-INCH CROWN.
6. THE TARGET ASPHALT COMPACT SHALL BE PER TXDOT 304 (96% MAXIMUM THEORETICAL DENSITY). IN NO CASE SHALL ASPHALT BE COMPACTED LESS THAN 94% MTD.
7. ALL ASPHALT PAVEMENT (NEW OR REHABILITATION) SHALL BE SUBJECT TO RIDABILITY AND/OR STRAIGHT EDGE TESTING PER NCTCOG 302.9.6.8.



RAIL HEADER

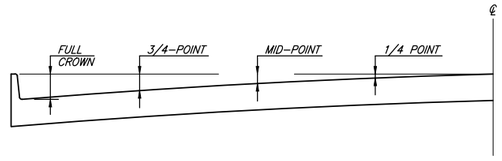


NOTE:
PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.



MOUNTABLE CURB SECTION

STREET HEADER

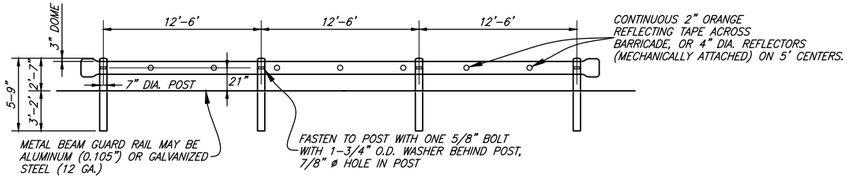


ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

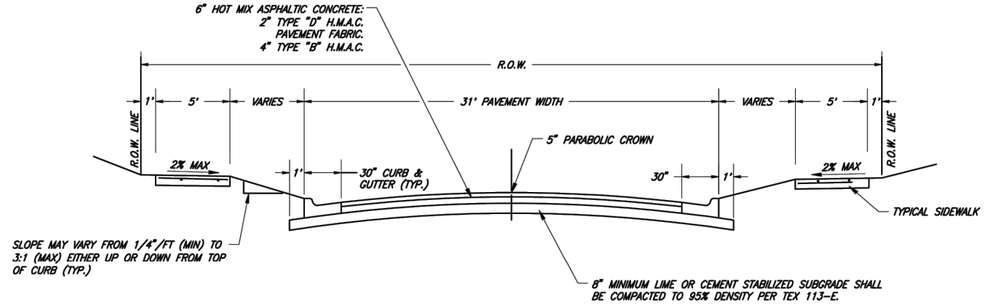
SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS



NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT GF(TD)-87 METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

TYPICAL PERMANENT BARRICADE DETAIL

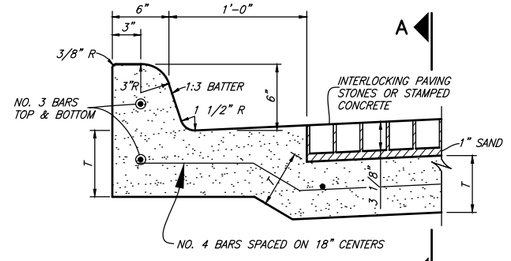


31' HMAC PAVEMENT SECTION
LOCAL STREET
TYPICAL CROSS SECTION

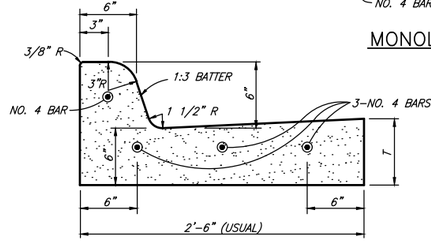
NOTES:

1. FOR 30" GUTTER DETAIL, SEE "SEPERATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.
5. A 5-INCH CROWN IS REQUIRED ON ALL ASPHALT STREETS. SUBGRADE AND/OR BASE SHALL BE RESHAPED, AND/OR FLEXBASE PROVIDED TO PROVIDE A 5-INCH CROWN.
6. THE TARGET ASPHALT COMPACT SHALL BE PER TXDOT 304 (96% MAXIMUM THEORETICAL DENSITY). IN NO CASE SHALL ASPHALT BE COMPACTED LESS THAN 94% MTD.
7. ALL ASPHALT PAVEMENT (NEW OR REHABILITATION) SHALL BE SUBJECT TO RIDABILITY AND/OR STRAIGHT EDGE TESTING PER NCTCOG 302.9.6.8.

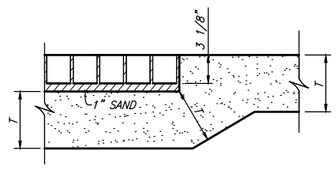
NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.



MONOLITHIC CURB



SEPARATE CURB AND GUTTER



SECTION A-A

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.1.6 AND 8.17

CURB AND CURB AND GUTTER

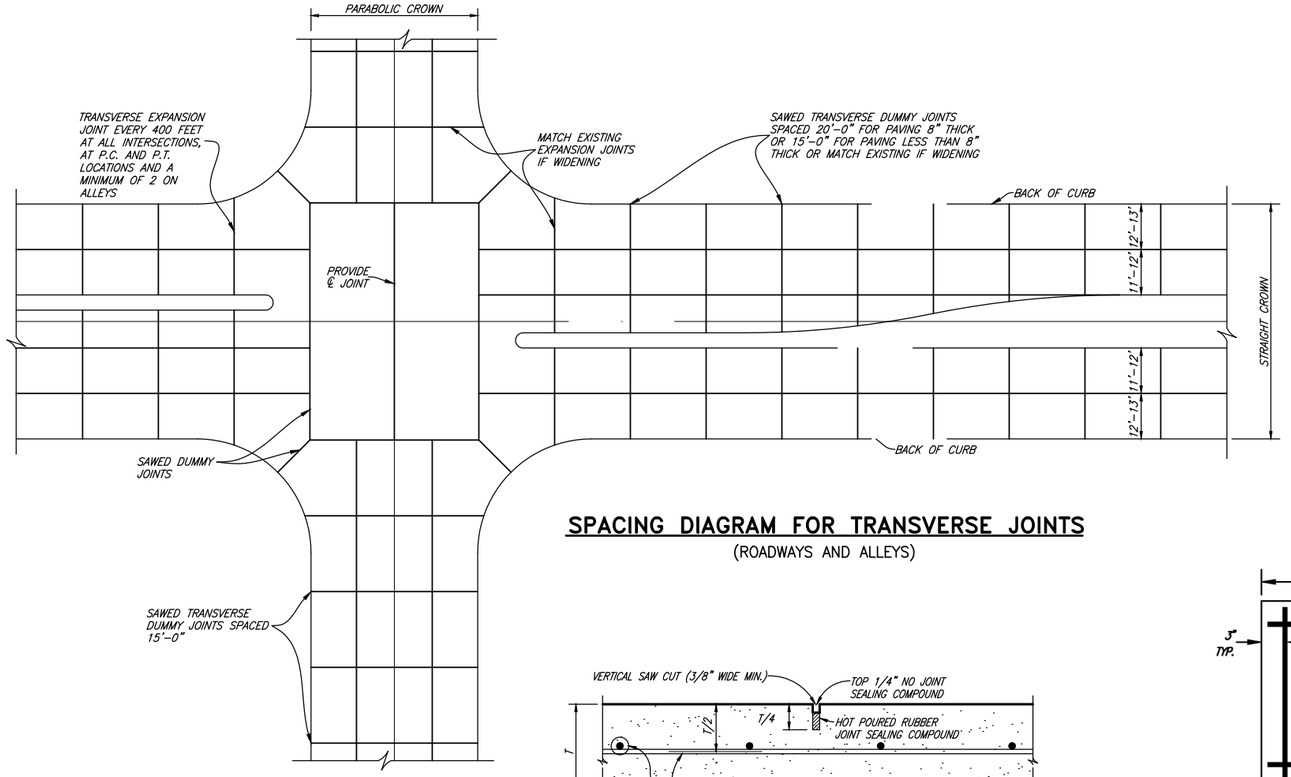
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / DETAILS

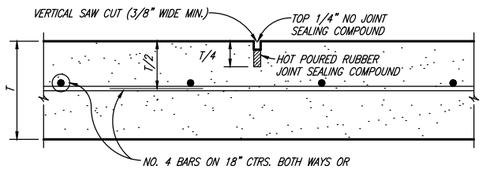
APRIL, 2026

SHEET NO. 04



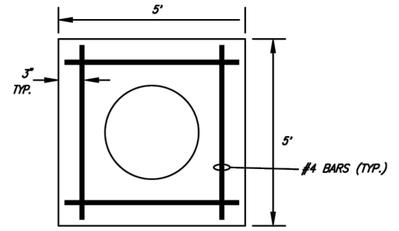
SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

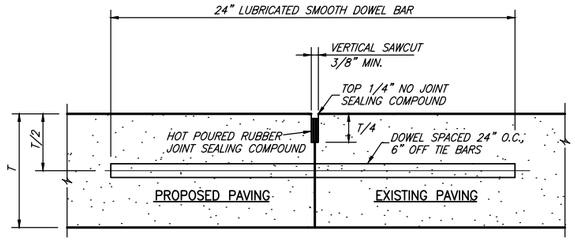


TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

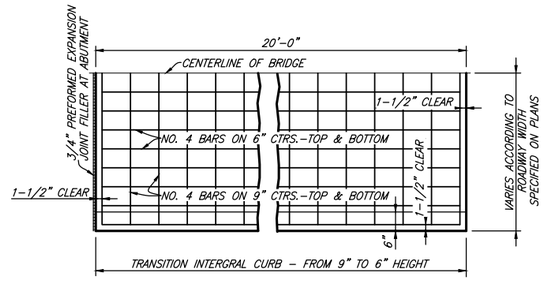


MANHOLE PAD PLAN

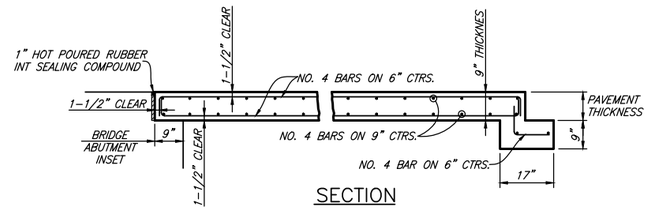


NOTE:
1. T=8" OR GREATER USE NO. 6 BAR, T=6" OR LESS USE NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE TO EXISTING PAVEMENT SHALL BE REMOVED BY CONTRACTOR AND JOINT CONSTRUCTED AT CONTRACTORS EXPENSE.
4. DOWEL BAR SHOWN IS IN ADDITION TO TIE BARS (12" O.C.-6" OFF DOWELS).
5. TIE BARS SHALL BE NO. 5 BAR DEFORMED. TIE BAR SHALL HAVE A LENGTH OF 24 INCHES.

LONGITUDINAL BUTT JOINT

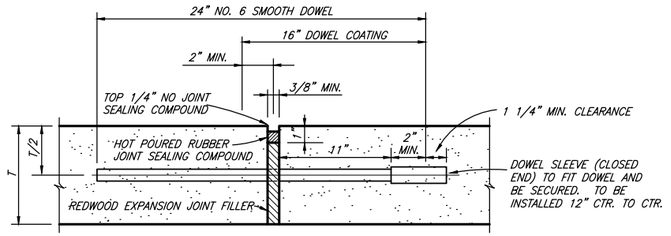


PLAN



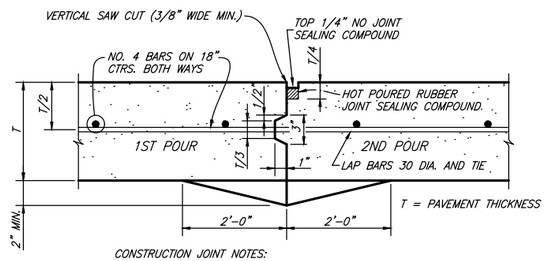
SECTION

BRIDGE APPROACH SLAB



TRANSVERSE EXPANSION JOINT NOTES:
1. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FT. MAXIMUM AND AT ALL INTERSECTIONS.

TRANSVERSE EXPANSION JOINT



CONSTRUCTION JOINT NOTES:
1. CONTRACTOR SHALL PROTECT KEYWAY PRIOR TO SECOND POUR. IF LONGITUDINAL KEYWAY IS DAMAGED, CONTRACTOR SHALL REPAIR WITH THE USE OF LONGITUDINAL BUTT JOINT (DRILL DOWELS INTO FIRST POUR).
2. THICKENED EDGES ARE REQUIRED FOR FUTURE WIDENING ONLY.

CONSTRUCTION JOINT

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
PAVING / JOINTS

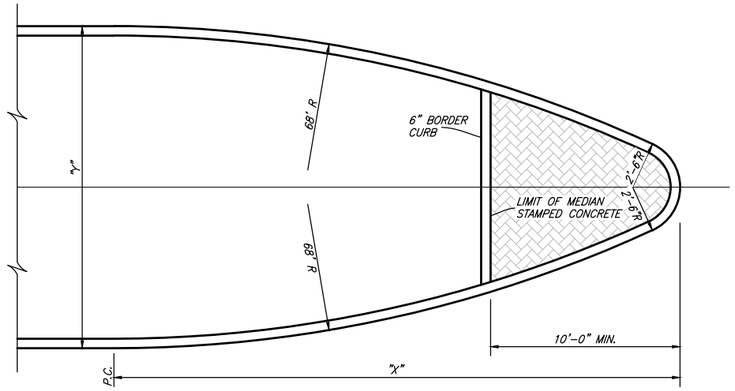
APRIL, 2026

SHEET NO. 05

REVISED: 3/5/26 – JJacobs

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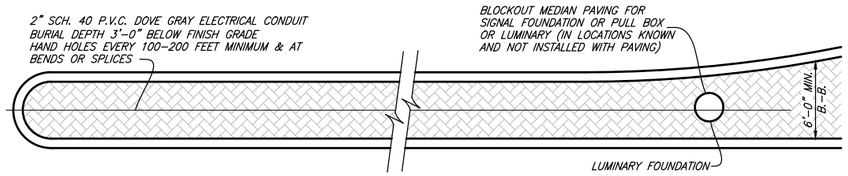
PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026



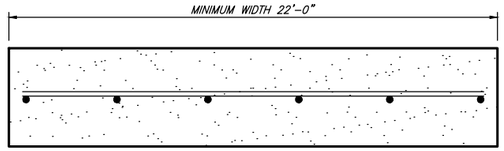
DETAIL OF NOSE FOR MEDIAN ISLAND

DIMENSIONS OF MEDIAN NOSE

X = 13.90'	Y = 7.0'	X = 26.36'	Y = 14.0'
X = 16.44'	Y = 8.0'	X = 29.89'	Y = 17.0'
X = 18.06'	Y = 9.0'	X = 32.93'	Y = 20.0'
X = 20.42'	Y = 10.0'	X = 36.47'	Y = 24.0'



DETAIL OF MEDIAN PAVEMENT

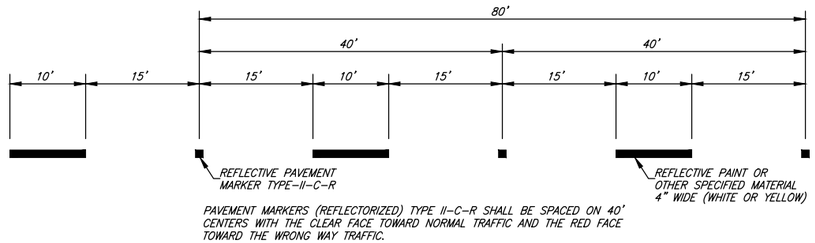


1. ALL FIRE LANES SHALL BE PAVED WITH A MINIMUM OF 8 INCHES OF 3000 P.S.I. CONCRETE REINFORCED WITH #3 REBAR PLACED ON 18 INCH CENTERS EACH WAY ON A 6 INCH LIME STABILIZED SUBGRADE THE SUBGRADE SHALL BE STABILIZED WITH HYDRATED LIME IN SUFFICIENT AMOUNT TO REDUCE THE PLASTICITY INDEX BELOW FIFTEEN (15). IF NO LABORATORY CONTROL IS USED, THE AMOUNT OF LIME SHALL BE EQUAL TO SEVEN AND ONE HALF (7-1/2) PERCENT BY UNIT DRY WEIGHT OF SOIL ESTIMATED AT 75 POUNDS PER CUBIC FEET OF 32 POUNDS OF LIME PER SQUARE YARD OF SURFACE AREA TREATED TO A 6 INCH THICKNESS.

2. ALL FIRE LANES MAY BE PAVED WITH 6 INCHES OF 3000 P.S.I. CONCRETE (28 DAYS COMPRESSIVE STRENGTH) REINFORCED WITH #3 REBAR PLACED ON 18 INCH CENTERS EACH WAY ON A SUBGRADE SCARIFIED AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 15.5 FEET ON CENTERS EACH WAY. CONTRACTION JOINTS MAY BE DUMMY OR SAWED JOINTS T A DEPTH OF AT LEAST ONE (1) INCH DEEP. TO INSURE PROPER RUNOFF IN ORDER TO PREVENT PONDING, THE PAVEMENT SURFACE SHOULD HAVE A MINIMUM SLOPE OF 1%(12" PER 100 FEET.).

3. ALTERNATE PAVING DESIGN:
IN LIEU OF ITEMS LISTED ABOVE, THE DEVELOPER MAY SUBMIT AN ENGINEERED DESIGN THAT WILL BE EQUIVALENT IN PERFORMANCE OF THE SPECIFICATIONS ABOVE. THE EQUIVALENT DESIGN MUST TAKE INTO ACCOUNT THE SOIL CONDITIONS OF THE SITE TO BE DEVELOPED. SUCH DESIGN SHALL REQUIRE APPROVAL BY PUBLIC WORKS DIRECTOR.

FIRE LANE PAVING & JOINT DETAIL



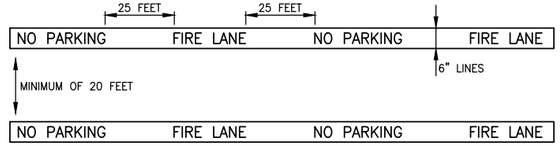
PAVEMENT MARKERS (REFLECTORIZED) TYPE II-C-R SHALL BE SPACED ON 40' CENTERS WITH THE CLEAR FACE TOWARD NORMAL TRAFFIC AND THE RED FACE TOWARD THE WRONG WAY TRAFFIC.

LANE LINE PAVEMENT MARKING

W	R	Wr
20'	30'	30' MIN.
25'	20'	30' MIN.
30'	10'	30' MIN.

W=Width (feet) of Fire Lane
R=Radius Necessary to Accommodate Fire Vehicles
Wr=Turning Radius Pavement Width

FIRE LANE DESIGN



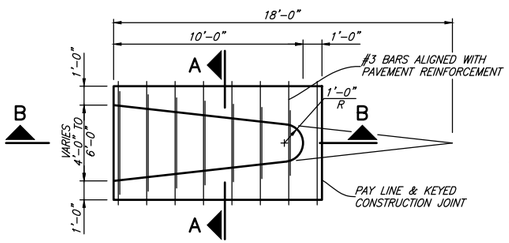
1. THE FIRE CHIEF IS AUTHORIZED TO DESIGNATE FIRE LANES.

2. FIRE LANES SHALL BE MARKED BY SIX INCH (6") WIDE LINES USING RED TRAFFIC PAINT, WITH THE WORDING "NO PARKING" AND "FIRE LANE" PAINTED ON THE LINES AT INTERVALS OF TWENTY-FIVE (25'). THE LETTERING WILL BE FOUR INCHES (4") HIGH WITH A ONE INCH (1") WIDE STROKE PAINTED WITH WHITE TRAFFIC PAINT.

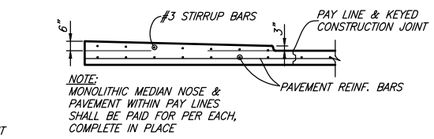
3. FIRE LANES SHALL BE A MINIMUM OF TWENTY-FEET (20') IN WIDTH.

4. ANY DEAD-END FIRE LANE MORE THAN ONE HUNDRED FIFTY-FEET (150') LONG SHALL PROVIDE A TURN AROUND OF ONE HUNDRED FEET (100') IN DIAMETER AT THE CLOSED END, IN ACCORDANCE WITH THE CITY OF LANCASTER CUL-DE-SAC PLAN DRAWING NO. 6F-7.

FIRE LANE MARKING

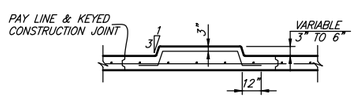


PLAN



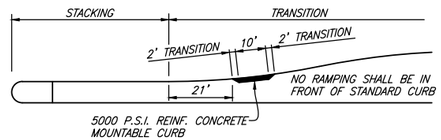
NOTE:
MONOLITHIC MEDIAN NOSE & PAVEMENT WITHIN PAY LINES SHALL BE PAID FOR PER EACH, COMPLETE IN PLACE

SECTION B-B



SECTION A-A

MONOLITHIC MEDIAN NOSE

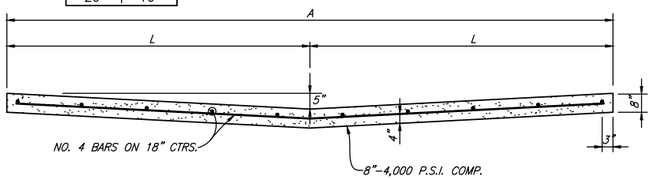


MOUNTALBE CURB DETAIL-PLAN VIEW

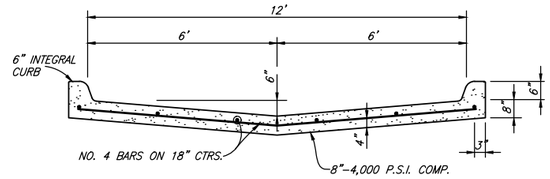
LANDSCAPE MAINTENANCE RAMP

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS PAVING / DETAILS	APRIL, 2026 / SHEET NO. 06

ALLEY WIDTH (A)	HALF WIDTH (L)
12'	6'
16'	8'
20'	10'

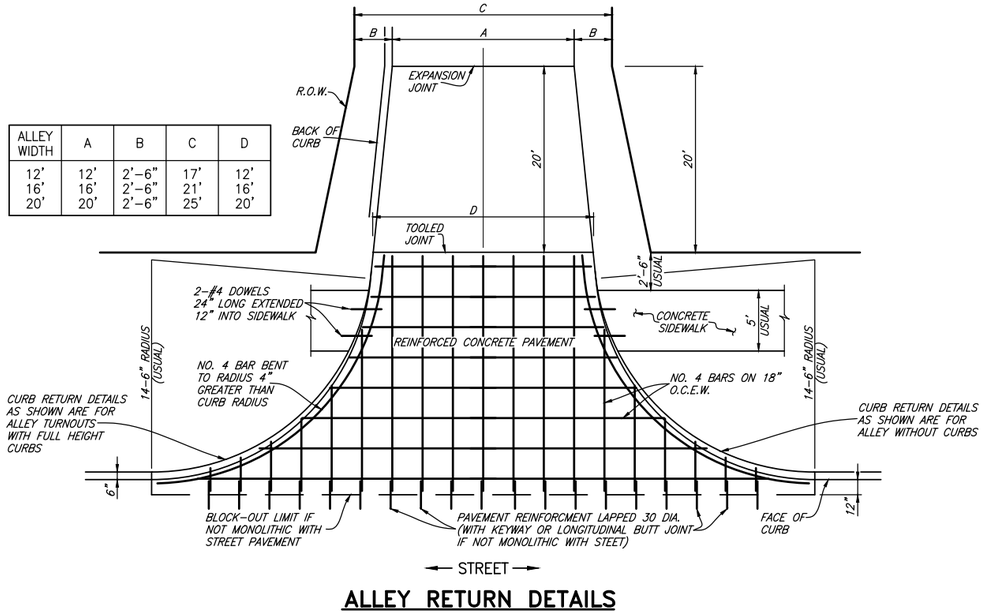


STANDARD 12, 16' & 20' ALLEY SECTION

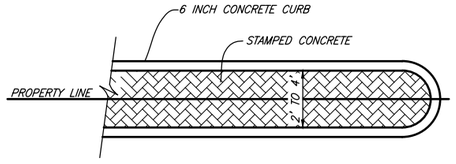


STANDARD ALLEY SECTION WITH CURBS

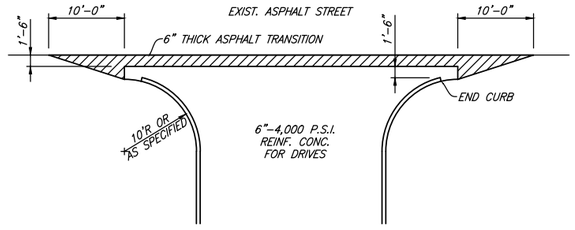
ALLEY WIDTH	A	B	C	D
12'	12'	2'–6"	17'	12'
16'	16'	2'–6"	21'	16'
20'	20'	2'–6"	25'	20'



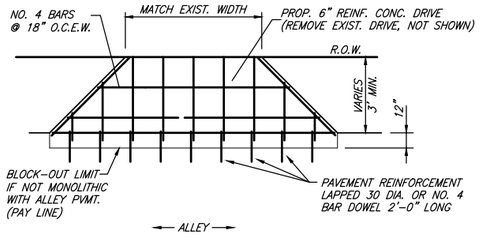
ALLEY RETURN DETAILS



MEDIAN AT DRIVEWAYS SPLIT BY PROPERTY LINE

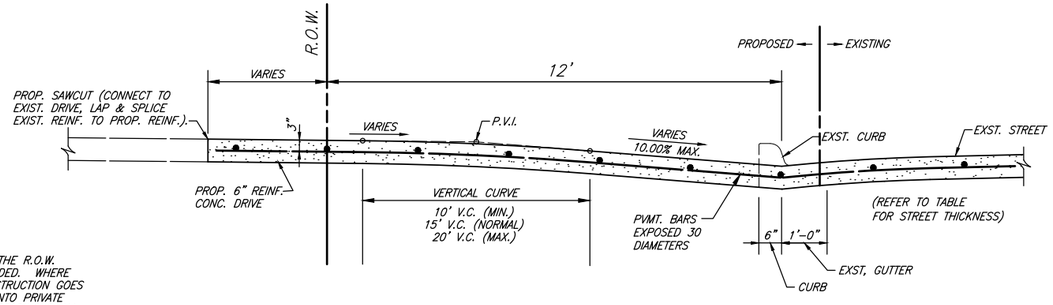


TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET



DRIVEWAY RETURN TO ALLEY

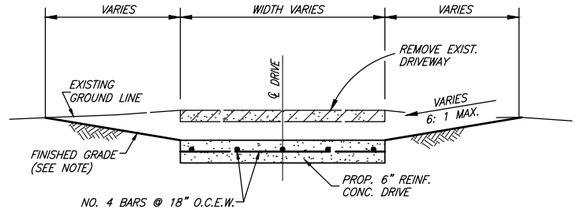
	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / ALLEY / DRIVEWAYS**	APRIL, 2026 / SHEET NO. 07



SECTION B–B

N.T.S.

NOTE:
FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEEDED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SODDED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



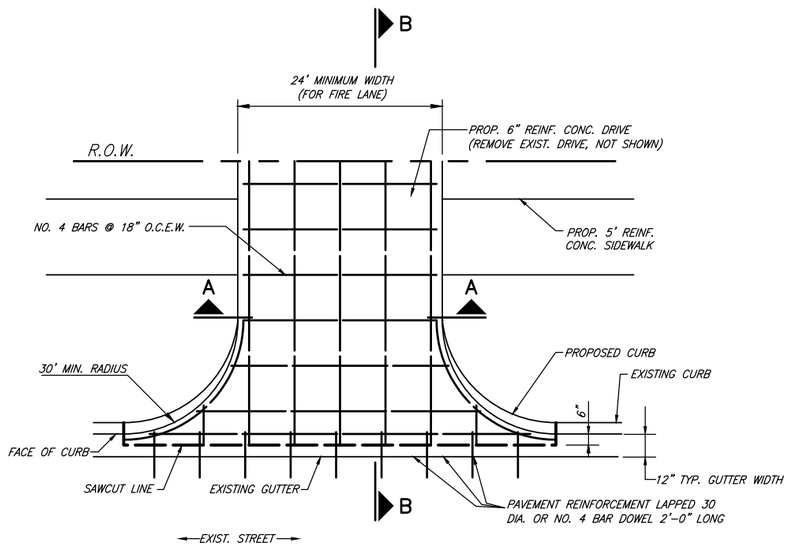
SECTION A–A

N.T.S.

Maximum Thickness	Aretrial	Collector	Local	Truck Lane	Fire Lane	Industrial
Pavement	10"	10"	8"	12"	8"	12"
Subgrade	8"	8"	8"	8"	8"	8"

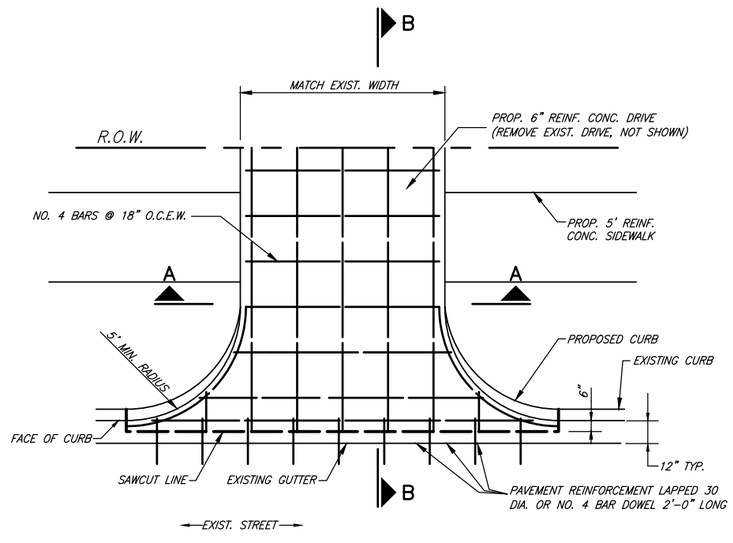
DRIVEWAY RETURN SECTIONS

NOTES:
1) 30' RADIUS SHALL BE WITHIN THE PROPERTY BOUNDARY LIMITS OTHERWISE ACCESS EASEMENT MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER.
2) FOR HEAVY INDUSTRIAL COMMERCIAL USE, PAVEMENT THICKNESS SHALL BE MINIMUM 12 INCHES.



COMMERCIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET

N.T.S.

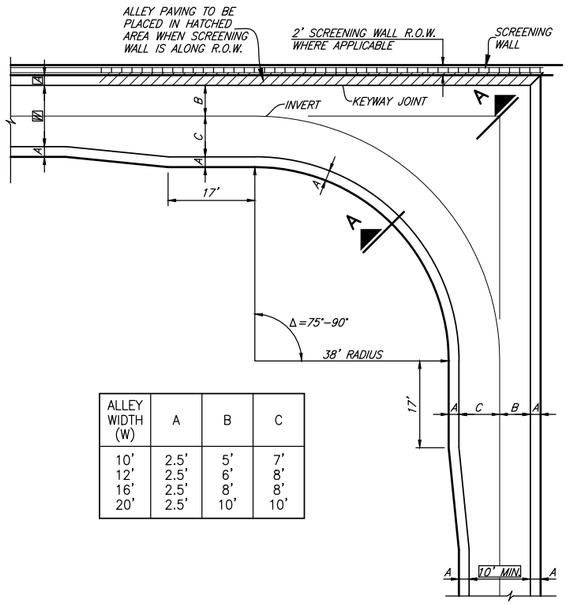


RESIDENTIAL TYPICAL DRIVE CONNECTION TO EXISTING CONCRETE STREET

N.T.S.

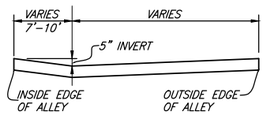
	AUBREY 1867 TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS PAVING / DRIVEWAYS	APRIL, 2026 / SHEET NO. 08

REVISED: 3/4/26 – JJacobs H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-08.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

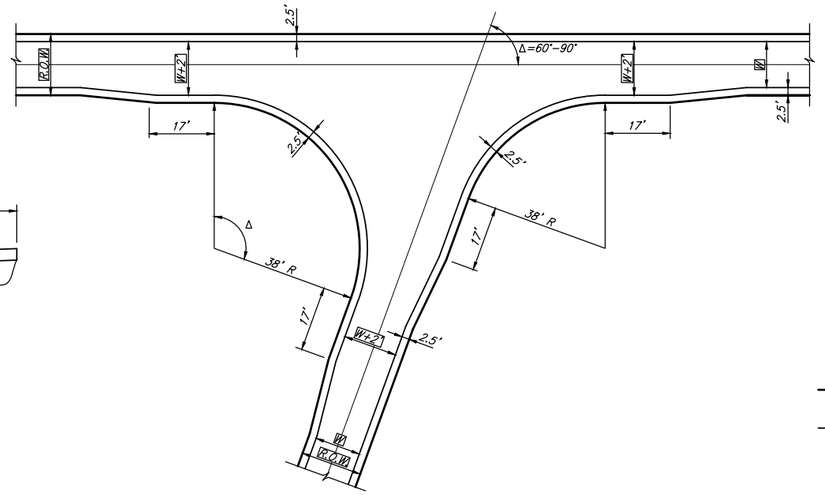


ALLEY WIDTH (W)	A	B	C
10'	2.5'	5'	7'
12'	2.5'	6'	8'
16'	2.5'	8'	8'
20'	2.5'	10'	10'

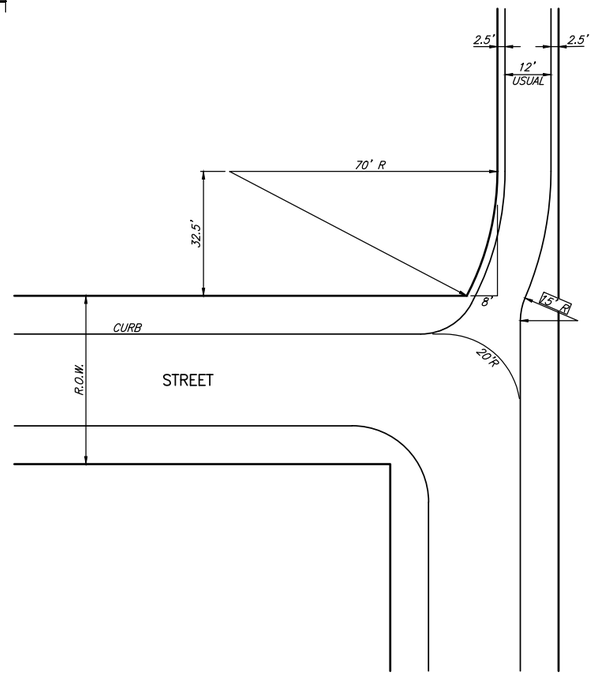
ALLEY TURN FOR Δ = 75°-90°



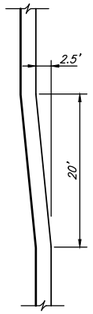
SECTION A-A



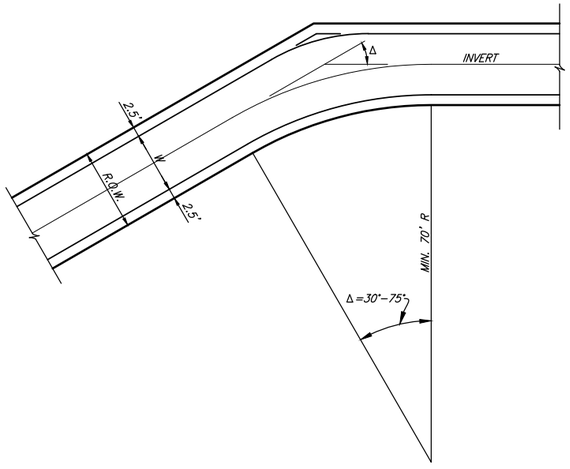
ALLEY TURN FOR Δ > 90°



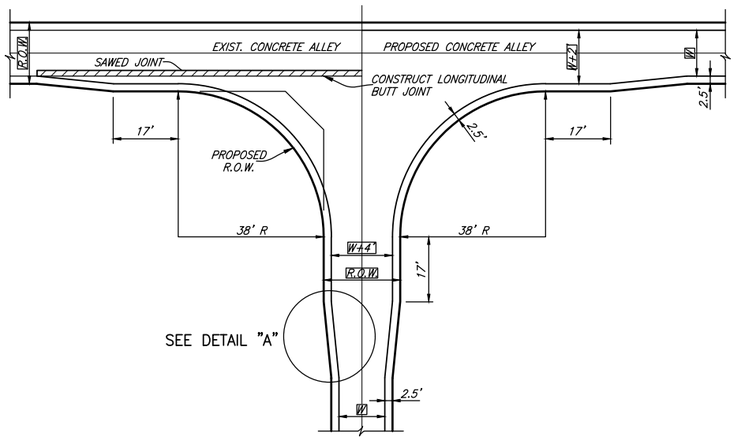
ALLEY / STREET INSERSECTION



DETAIL "A"



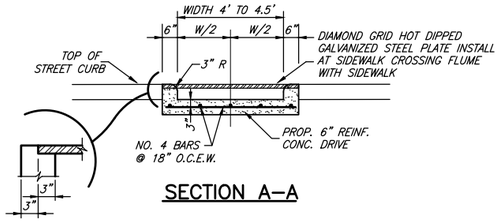
ALLEY TURN FOR Δ = 30°-75°



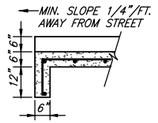
ALLEY INSERSECTING ALLEY

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / ALLEY GEOMETRICS**	APRIL, 2026	SHEET NO. 09

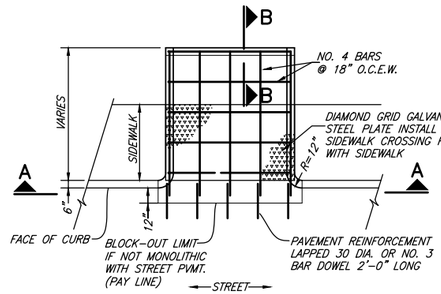
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SECTION A–A



SECTION B–B

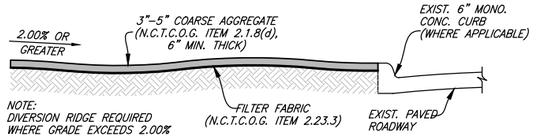


PLAN

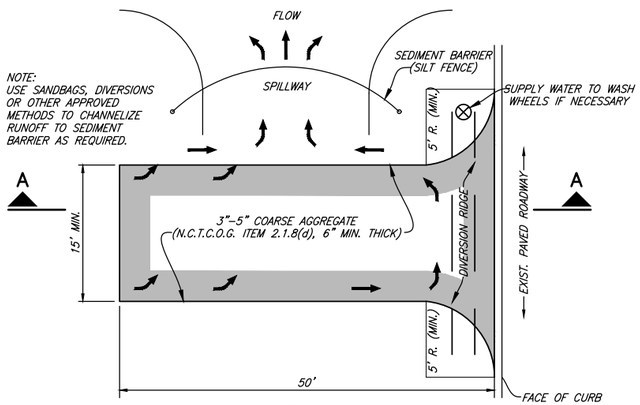
STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE 5/8 INCHES BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. BOLTS SHALL BE 1/2" DIA. RECESSED TO FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" DIA. SELF–DRILLING ANCHORS SHALL BE USED AND SPACED THE SAME. SURFACE OF PLATE SHALL BE A NON–SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS



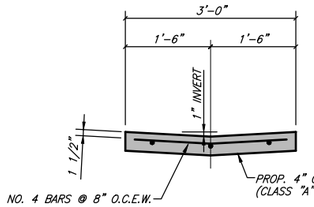
SECTION A–A



PLAN

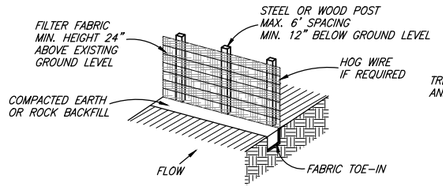
CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

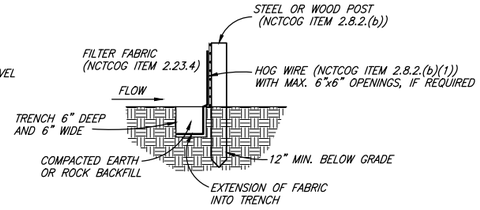


NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

REINFORCED CONCRETE FLUME WITHOUT CURBS

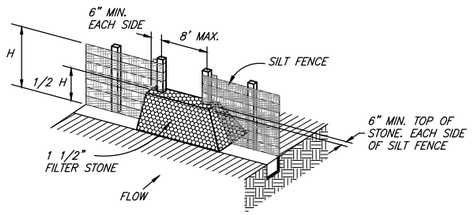


ISOMETRIC VIEW



SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 3.12.

2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE–THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.

3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE–TRENCH AS NECESSARY.

4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.

5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL

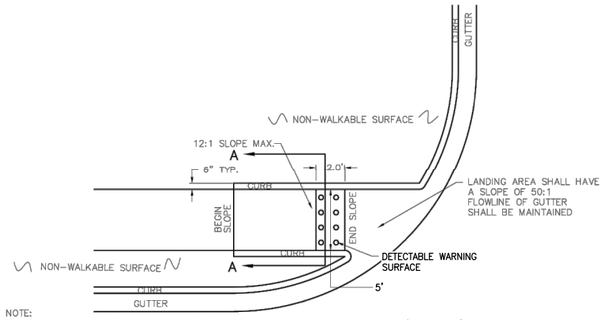
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
CONCRETE FLUME / EROSION CONTROL

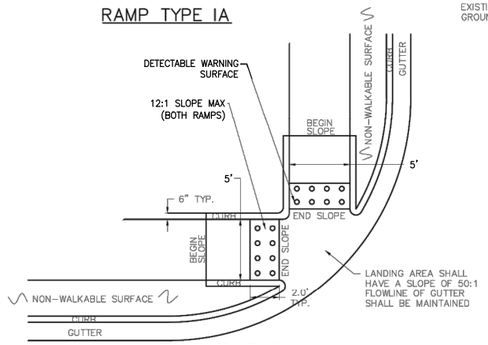
APRIL, 2026

SHEET NO. 10

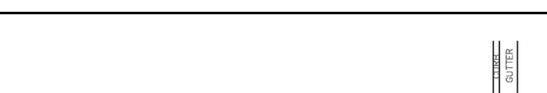


NOTE:
THIS RAMP IS ONLY PERMISSIBLE WHEN ADJACENT TO A NON-WALKABLE SURFACE (WALL, ETC.) THAT PROHIBITS THE CONCURRENT (2ND) RAMP/SIDEWALK OF RAMP TYPE 1B

RAMP TYPE IA

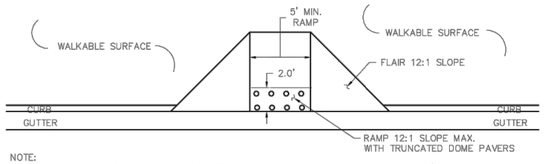


RAMP TYPE IB



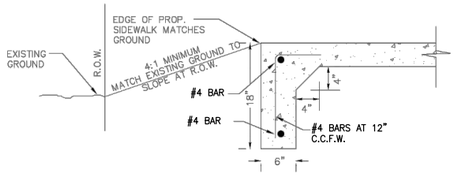
NOTES:
A. IF RAMP "S" IS LESS THAN 2 FT., THEN NO TRUNCATED DOME SURFACE FOR RAMP "S" AND 2 FT. TRUNCATED DOME SURFACE IS REQUIRED ON EACH RAMP "R" AND "R"+"S"=6 FT. WHEN CURB HEIGHT IS 6 IN. IF CURB IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE MINIMUM RAMP LENGTH.
B. IF RAMP "S" IS 2 FT. OR GREATER BUT LESS THAN 6 FT., INSTALL TRUNCATED DOMES ONLY ON RAMP "S" AND "S"+"R"=6 FT. WHEN CURB HEIGHT IS 6 IN. IF CURB HEIGHT IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE RAMP LENGTH.
C. IF LENGTH OF RAMP "S" IS 6 FT. OR GREATER AND CURB HEIGHT IS 6 IN., THEN USE FULL, STANDARD "S" RAMP WITH TRUNCATED DOME PAVERS IN LIEU OF LANDING AND WITH NO "R" RAMPS. IF CURB HEIGHT IS OTHER THAN 6 IN., USE 12(H):1(V) RATIO TO DETERMINE RAMP LENGTH AND THE NEED FOR "R" RAMPS AND A LANDING.

RAMP TYPE II



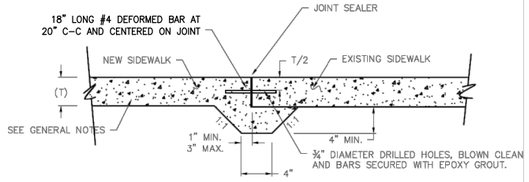
NOTE:
THIS RAMP MAY BE USED AS AN ALTERNATE TO A TYPE II ONLY WHEN THE WALKABLE/PAVED SURFACES ARE ADJACENT TO THE CURB.

RAMP TYPE III



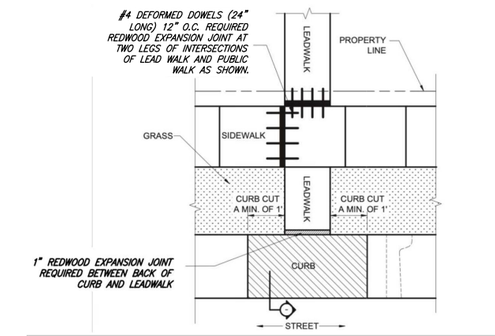
NOTES
A. FOR USE ONLY UPON WRITTEN APPROVAL BY CITY ENGINEER
B. FOR USE WHEN GROUND SLOPES AWAY FROM SIDEWALK

TURNED DOWN FOOTING AT EDGE OF PROPOSED SIDEWALK

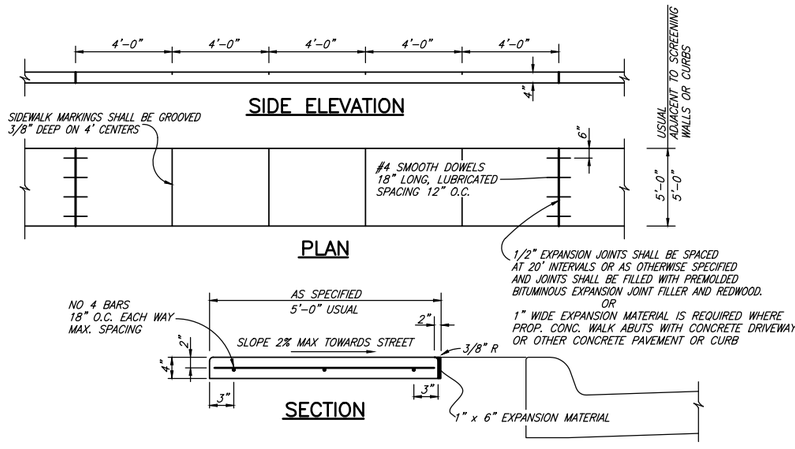


NOTE:
CURB AND SIDEWALK REPAIRS TO MADE FROM EXISTING JOINT, UNLESS DIRECTED OTHERWISE FROM CITY ENGINEER.

NEW TO EXISTING SIDEWALK CONNECTION



SIDEWALK CONNECTION



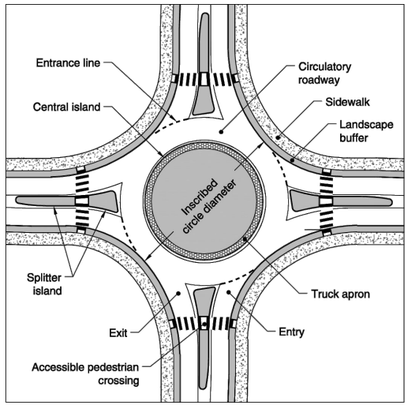
REINFORCED CONCRETE SIDEWALK

NOTES:
1. *LANDING AREA ADJACENT TO THE STREET SHALL BE 5-FOOT WIDE BY 5-FOOT LONG. THE LANDING SHALL BE LOCATED FULLY OUTSIDE OF PAVEMENT..*
2. *ALL REINFORCING STEEL SHALL BE NO. 4 DEFORMED BARS.*

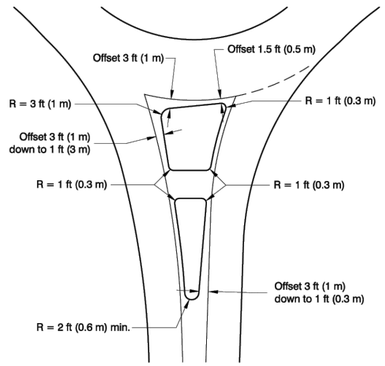
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PAVING / SIDEWALKS**	APRIL, 2026	SHEET NO. **11**

REVISED: 4/16/26 – JJacobs | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-11.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026

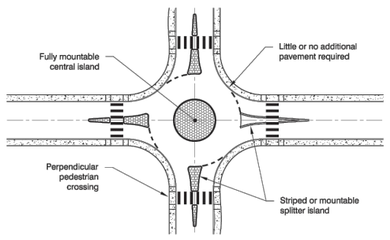
Roundabouts



Basic Geometric Elements of a Roundabout
Source: NCHRP Report 672 - Exhibit 6-2

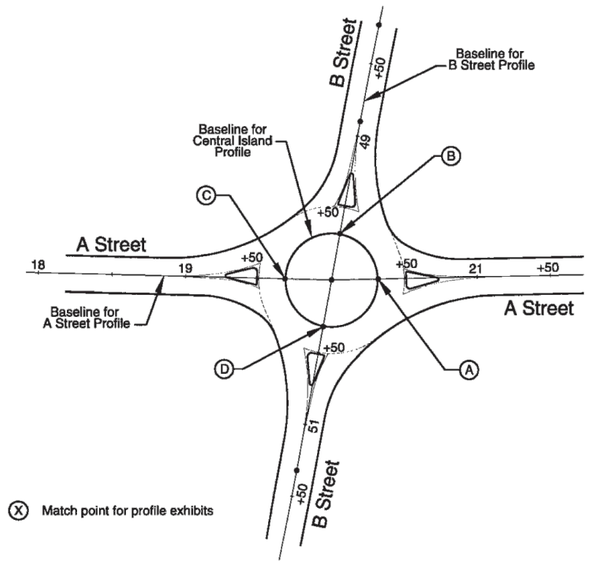


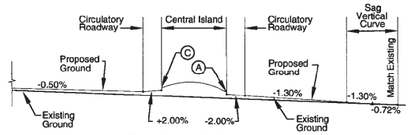
Typical Minimum Splitter Island Nose Radii and Offset
Source: NCHRP Report 672 - Exhibit 6-13



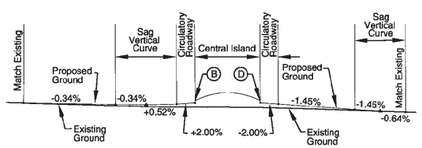
Features of Typical Mini-Roundabout
Source: NCHRP Report 672 - Exhibit 1-10

NOTE:
1. DEVELOPER SHALL DESIGN ROUNDABOUTS WITH GENERAL GUIDELINE INFORMATION PROVIDED BY THE NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT 672, OR THEIR LATEST EDITION FOR INFORMATION AND GUIDANCE IN ALL ASPECTS OF ROUNDABOUTS, ON THE FEDERAL HIGHWAY ADMINISTRATION FOR ROUNDABOUT GEOMETRIC DESIGN GUIDE.



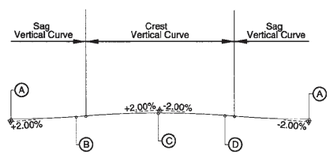


Profile: A Street



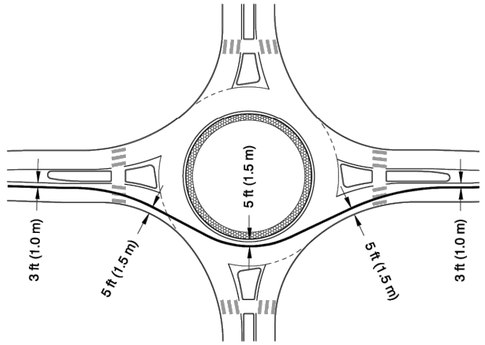
Profile: B Street

Ⓧ See plan view for match point locations

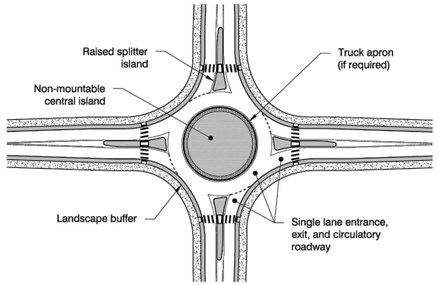


Profile: Central Island

Sample Central Island Plan and Profile
Source: NCHRP Report 672 - Exhibit 6-75



Fastest Vehicle Path through Single-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 6-48



Features of Typical Single-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 1-12

Roundabout Configuration	Typical Design Vehicle	Common Inscribed Circle Diameter Range*	
Mini-Roundabout	SU-30 (SU-9)	45 to 90 ft	(14 to 27 m)
Single-Lane Roundabout	B-40 (B-12)	90 to 150 ft	(27 to 46 m)
	WB-50 (WB-15)	105 to 150 ft	(32 to 46 m)
	WB-67 (WB-20)	130 to 180 ft	(40 to 55 m)
Multilane Roundabout (2 lanes)	WB-50 (WB-15)	150 to 220 ft	(46 to 67 m)
	WB-67 (WB-20)	165 to 220 ft	(50 to 67 m)
Multilane Roundabout (3 lanes)	WB-50 (WB-15)	200 to 250 ft	(61 to 76 m)
	WB-67 (WB-20)	220 to 300 ft	(67 to 91 m)

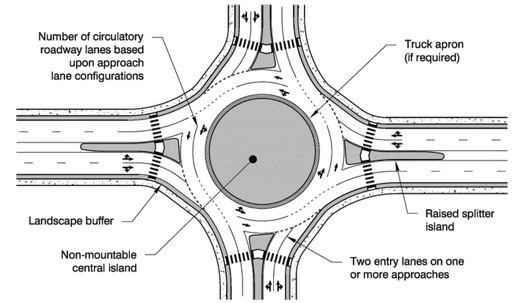
* Assumes 90° angles between entries and no more than four legs. List of possible design vehicles is not all-inclusive.

Typical Inscribed Circles Diameter Ranges
Source: NCHRP Report 672 - Exhibit 6-9

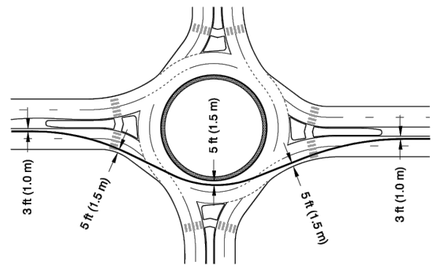
Design Element	Mini-Roundabout	Single-Lane Roundabout	Multilane Roundabout
Desirable maximum entry design speed	15 to 20 mph (25 to 30 km/h)	20 to 25 mph (30 to 40 km/h)	25 to 30 mph (40 to 50 km/h)
Maximum number of entering lanes per approach	1	1	2+
Typical inscribed circle diameter	45 to 90 ft (13 to 27 m)	90 to 180 ft (27 to 55 m)	150 to 300 ft (46 to 91 m)
Central island treatment	Fully traversable	Raised (may have traversable apron)	Raised (may have traversable apron)
Typical daily service volumes on 4-leg roundabout below which may be expected to operate without requiring a detailed capacity analysis (veh/day)*	Up to approximately 15,000	Up to approximately 25,000	Up to approximately 45,000 for two-lane roundabout

*Operational analysis needed to verify upper limit for specific applications or for roundabouts with more than two lanes or four legs.

Roundabout Category Comparison
Source: NCHRP Report 672 - Exhibit 1-9



Features of Typical Two-Lane Roundabout
Source: NCHRP Report 672 - Exhibit 1-14



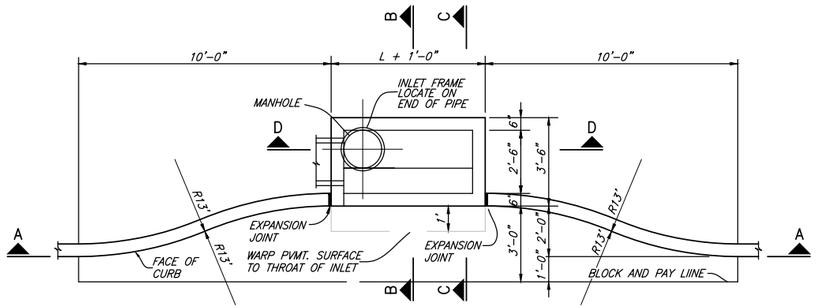
Fastest Vehicle Path through Multilane Roundabout
Source: NCHRP Report 672 - Exhibit 6-49

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
STREET ROUND ABOUT

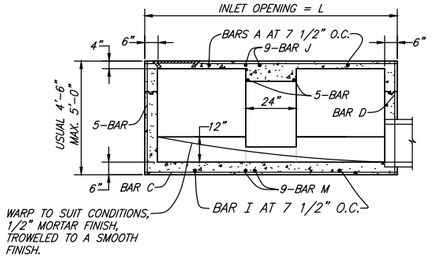
APRIL, 2026

SHEET NO. 12

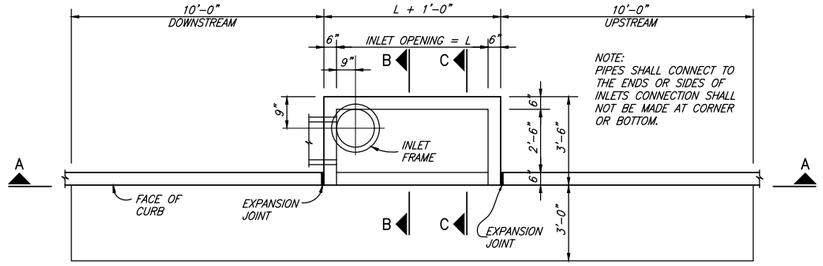
REVISED: 1/6/26 – JJacobs | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-12.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026



PLAN – RECESSED INLET

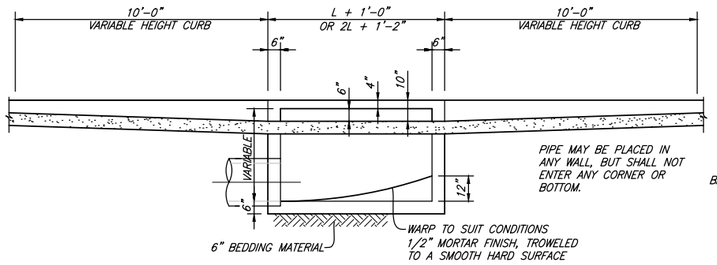


SECTION A–A – STANDARD AND RECESSED INLETS



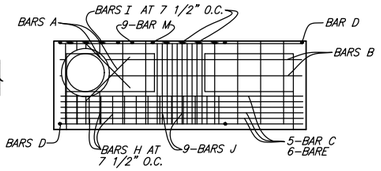
PLAN – STANDARD INLET

4, 6, 8 AND 10 FOOT INLETS

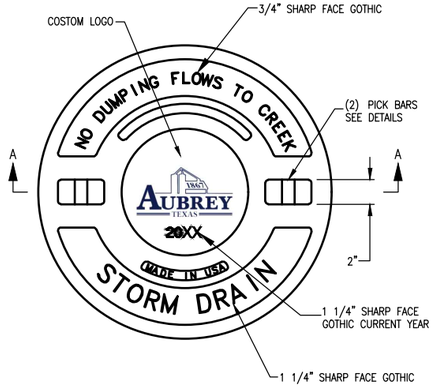


SECTION A–A–RECESSED AND STANDARD INLETS

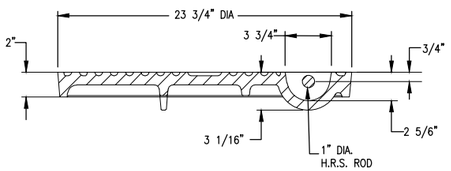
4, 6, 8, AND 10 FOOT INLETS



PLAN – STANDARD INLET



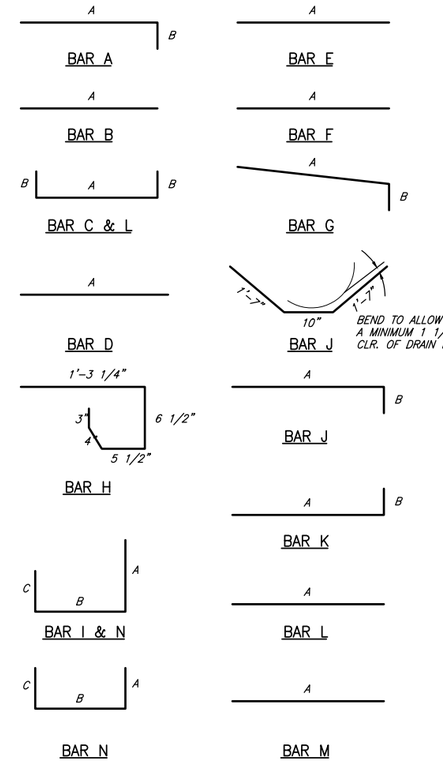
PLAN OF COVER



SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER PART# 30024C82LID OR EJ 2023A COVER,
BASS & HAYS FRAME PART# 28024R RING



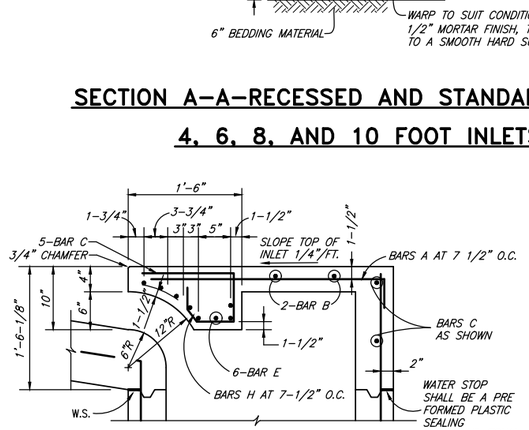
STANDARD INLET BAR DIAGRAM

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

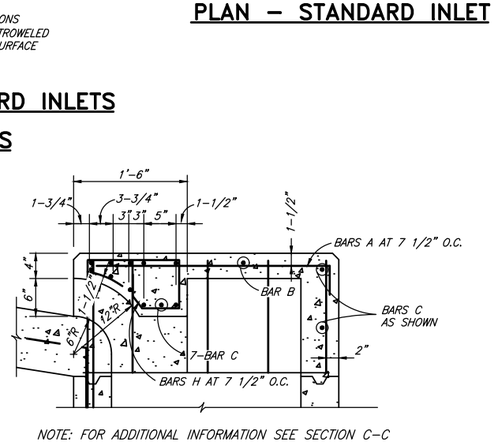
INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS		
				A	B	C
4	A	4	6	3'–2"	0'–3"	–
	B	4	1	2'–10"	–	–
	C	4	15	4'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	4	5	2'–0"	1'–3"	–
	H	4	6	*	*	*
	N	4	3	3'–2"	3'–2"	3'–2"
6	A	4	9	3'–2"	0'–3"	–
	B	4	1	4'–10"	–	–
	C	4	15	6'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	4	5	2'–0"	1'–3"	–
	H	4	9	*	*	*
	N	4	3	3'–2"	3'–2"	3'–2"
8	A	4	12	3'–2"	0'–3'	–
	B	4	1	6'–10"	–	–
	C	4	15	8'–8"	0'–6"	–
	D	4	5	4'–8"	–	–
	F	4	1	3'–2"	–	–
	G	4	5	2'–0'	1'–3"	–
	H	4	12	*	*	*
	N	4	3	3'–2"	3'–2"	3'–2"
10	A	4	13	3'–2"	0'–3'	–
	B	4	2	8'–10"	–	–
	C	4	16	10'–8"	0'–6"	–
	D	4	4	4'–8"	–	–
	E	4	6	10'–8"	–	–
	G	4	5	2'–0"	1'–3"	–
	H	4	14	*	*	*
	I	4	8	4'–8"	3'–2"	3'–2"
	L	4	5	4'–3"	–	–

* SEE DIAGRAM FOR DIMENSIONS.
4', 6', 8' AND 10' INLETS

STANDARD & RECESSED INLET REINFORCING STEEL SCHEDULE

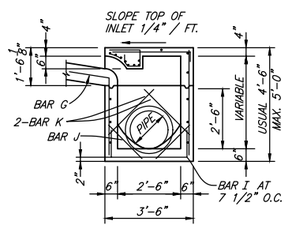


SECTION C–C



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION E–E



SECTION B–B

NOTES:

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR LIEU OF THIS, AT LEAST 6 INCHES OF 2–SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED–SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER CASING HAS BEEN INSTALLED ON THE PROPER BEDDING, THE BACKFILL MATERIAL, WHICH IS FREE FLOWING AND CLEAR OF ROCKS, IN EXCESS OF 4" DIAMETER AND OTHER LUMPS WHICH WOULD PROHIBIT PROPER COMPACTION, SHALL BE COMMENCED IN LIFTS OF NO MORE THAN 18". THE MATERIAL USED FOR BACKFILL SHOULD BE A TYPE SUITABLE TO OBTAIN THE DENSITY REQUIREMENTS FOR THE SPECIFIC JOB.

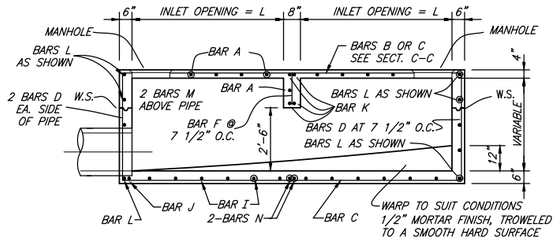
CHANGE ORDER NO. X
FIELD CHANGE
ADDENDUM

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STORM SEWER / INLET
SHEET DESCRIPTION

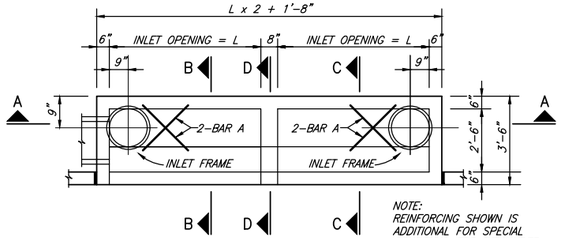
APRIL, 2026

SHEET NO. 13



SECTION A–A

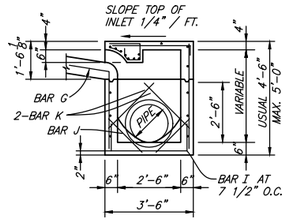
12, 14, 16 AND 20 FOOT INLETS



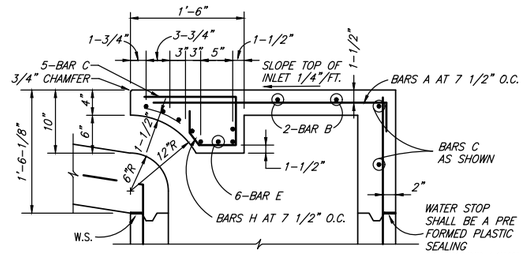
NOTE:
REINFORCING SHOWN IS ADDITIONAL FOR SPECIAL CONDITION, FOR REMAINDER OF REINFORCEMENT, SEE SECTIONS.

PLAN

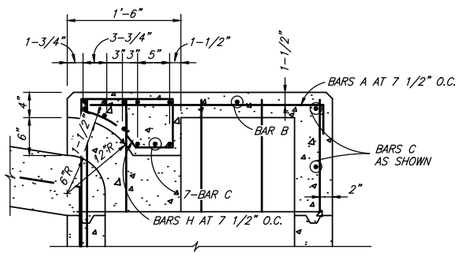
20 FOOT INLETS



SECTION B–B



SECTION C–C



NOTE: FOR ADDITIONAL INFORMATION SEE SECTION C–C

SECTION D–D

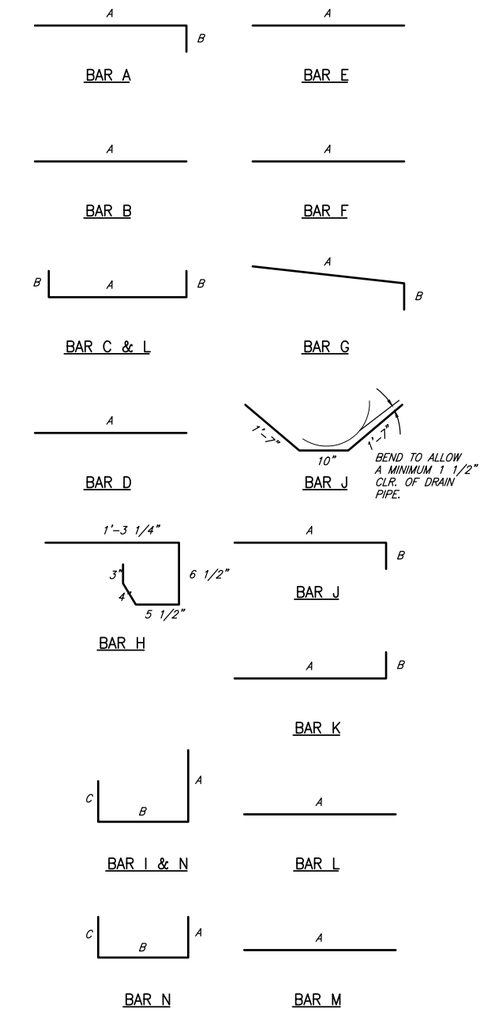
DOUBLE INLETS

DIMENSIONS SHOWN ARE FOR MAXIMUM SIZE INLETS

INLET LENGTH	BAR TYPE	BAR DIA. (1/8 IN.)	NO. REQ'D	BAR DIMENSIONS		
				A	B	C
6 FT.	A	4	15	3'–2"	0'–6"	–
	B	4	2	11'–6"	–	–
	C	4	16	13–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	4	6	13–4"	–	–
	F	4	5	1'–2"	–	–
	G	4	12	2'–0"	1'–3"	–
	H	4	26	*	*	*
	I	4	12	4'–8"	3'–2"	3'–2"
	J	4	1	*	*	*
	K	4	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
7 FT.	A	4	17	3'–2"	0'–6"	–
	B	4	2	13'–6"	–	–
	C	4	16	15'–4"	0'–3'	–
	D	4	9	4'–8"	–	–
	E	4	6	15'–4"	–	–
	F	4	5	1'–2"	–	–
	G	4	15	2'–0"	1'–3"	–
	H	4	32	*	*	*
	I	4	14	4'–8"	3'–2"	3'–2"
	J	4	1	*	*	*
	K	4	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
8 FT.	A	4	19	3'–2"	0'–6"	–
	B	4	2	15'–6"	–	–
	C	4	16	17'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	4	6	17'–4"	–	–
	F	4	5	1'–2"	–	–
	G	4	12	2'–0"	1'–3"	–
	H	4	26	*	*	*
	I	4	16	4'–8"	3'–2"	3'–2"
	J	4	1	*	*	*
	K	4	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"
10 FT.	A	4	23	3'–2"	0'–6"	–
	B	4	2	19'–6"	–	–
	C	4	16	21'–4"	0'–6"	–
	D	4	9	4'–8"	–	–
	E	4	6	21'–4"	–	–
	F	4	5	1'–2"	–	–
	G	4	15	2'–0"	1'–3"	–
	H	4	32	*	*	*
	I	4	20	4'–8"	3'–2"	3'–2"
	J	4	1	*	*	*
	K	4	6	3'–2"	0'–6"	–
	L	4	11	3'–2"	0'–6"	–
	M	4	2	3'–0" **	–	–
	N	4	2	4'–8"	3'–2"	4'–8"

* SEE DIAGRAM FOR DIMENSIONS.
** FIELD CUT AS REQUIRED TO ACCOMMODATE DRAIN PIPE 16' AND 20' INLETS

DOUBLE INLET
REINFORCING STEEL SCHEDULE

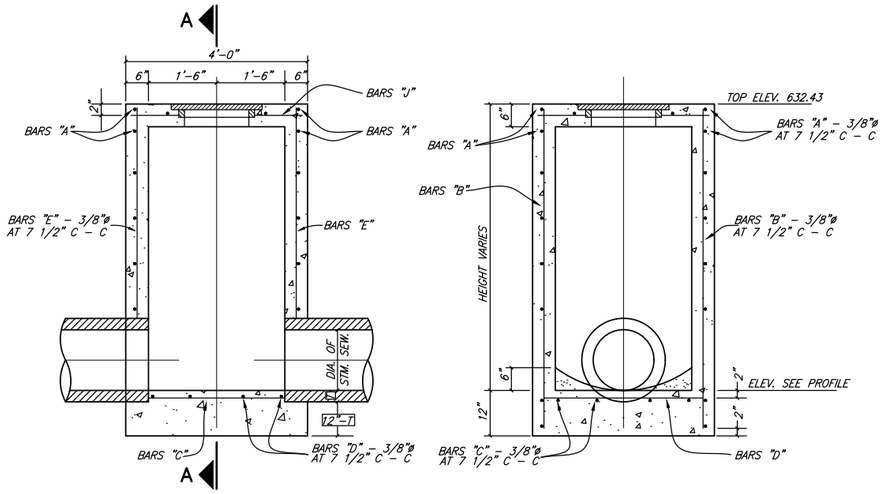


△ BEND TO ALLOW A MINIMUM 1 1/2" CIR. OF DRAIN PIPE
* SEE DIAGRAMS FOR DIMENSIONS
** FIELD CUT AS REQUIRED TO ACCOMODATE DRAIN PIPE

DOUBLE INLET
BAR BENDING DIAGRAMS

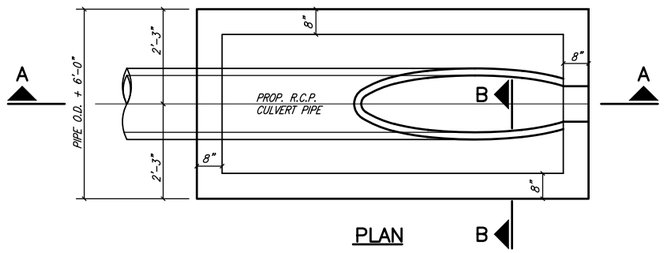
	AUBREY TEXAS 1867			CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS STORM SEWER / INLET	APRIL, 2026	SHEET NO. 14

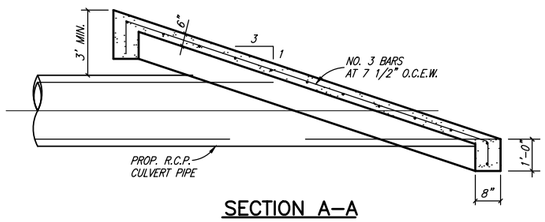
REVISED: 1/14/26 – JJacobs | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-14.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026

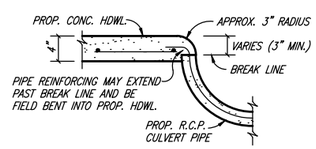


STORM SEWER TYPE A MANHOLE

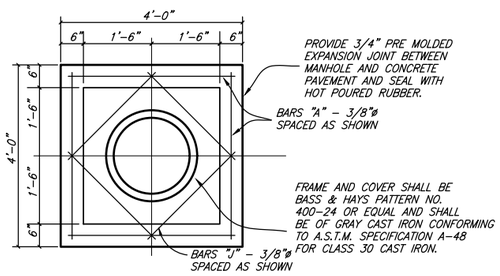
MAX. PIPE SIZE 30"



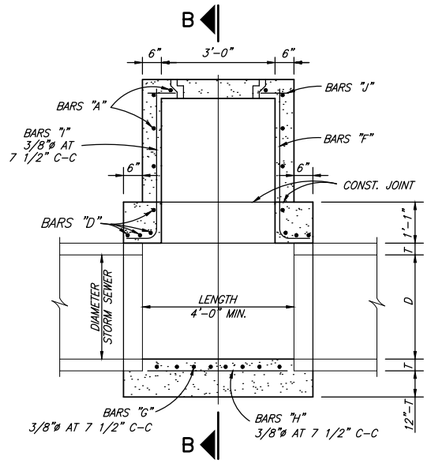


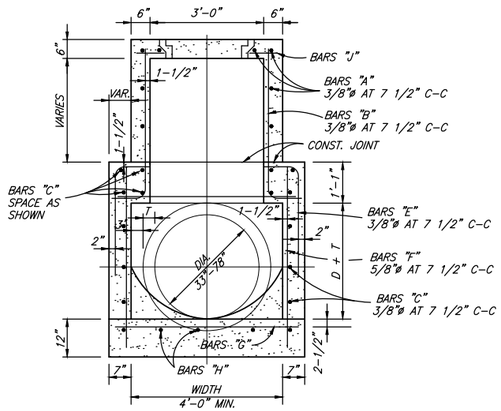


SLOPED CONCRETE HEADWALL



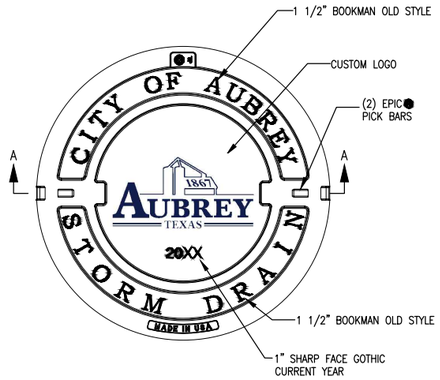
TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE



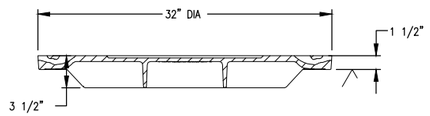


TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"



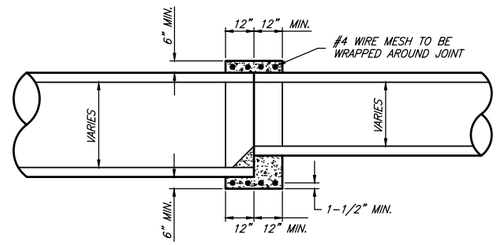
PLAN OF STORM DRAIN COVER



SECTION A–A OF COVER

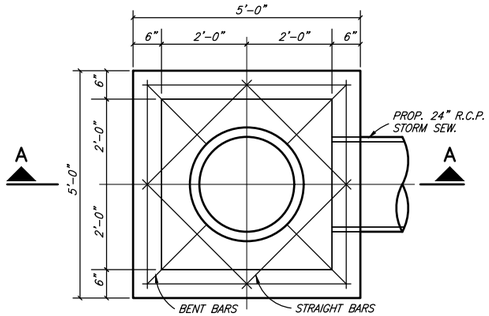
STORM DRAIN INLET COVER

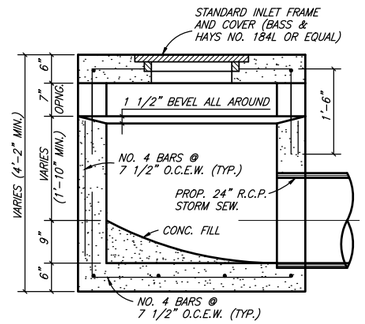
BASS & HAYS COVER, PART# VRM30–LID98 OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING



DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

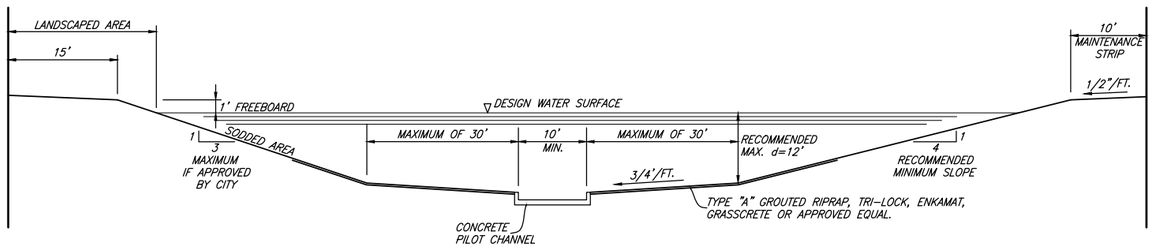
INSIDE JOINT SHALL BE CONCRETE MORTAR



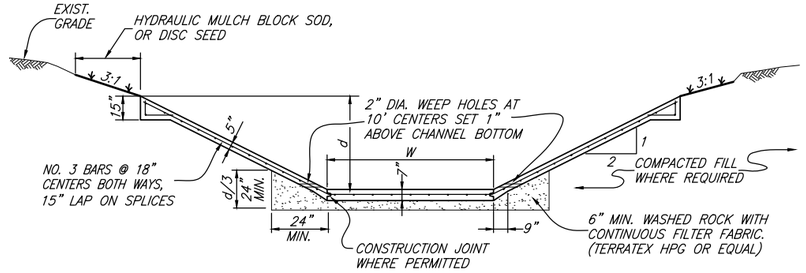


STANDARD DROP INLET

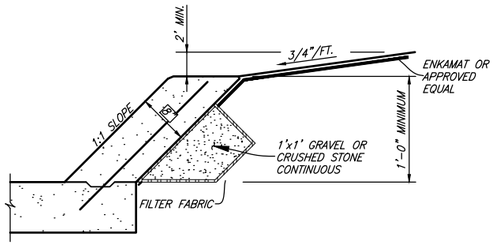
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STORM SEWER / INLET / DETAILS**	APRIL, 2026	SHEET NO. **15**



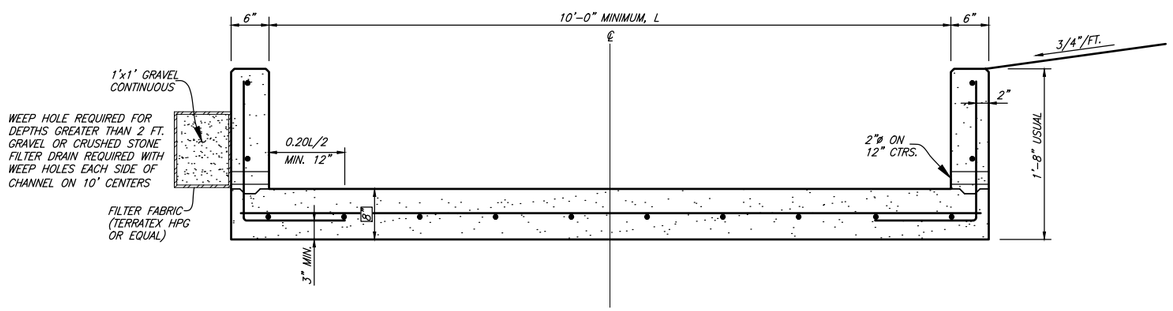
TYPICAL CHANNEL WITH REINFORCED CONCRETE LINED PILOT CHANNEL



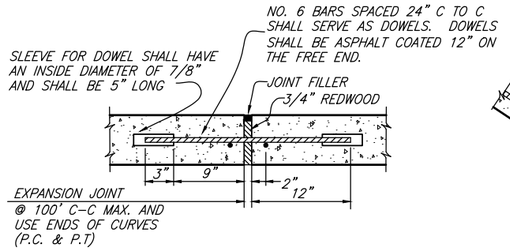
TYPICAL REINFORCED CONCRETE CHANNEL



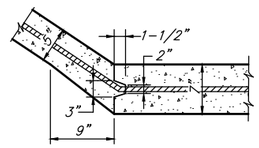
OPTIONAL (SLOPED WALL)



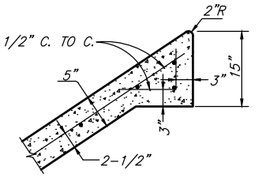
REINFORCED CONCRETE PILOT CHANNEL (VERTICAL WALL)



TRANSVERSE EXPANSION JOINT



CONSTRUCTION JOINT
OPTIONAL



SLAB EDGE – DETAIL "A"

CONCRETE CHANNEL

GENERAL NOTES FOR LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.

2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.

3. ALL REINFORCING STEEL SHALL BE 3/8" DIA. AND SPACED 7-1/2" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.

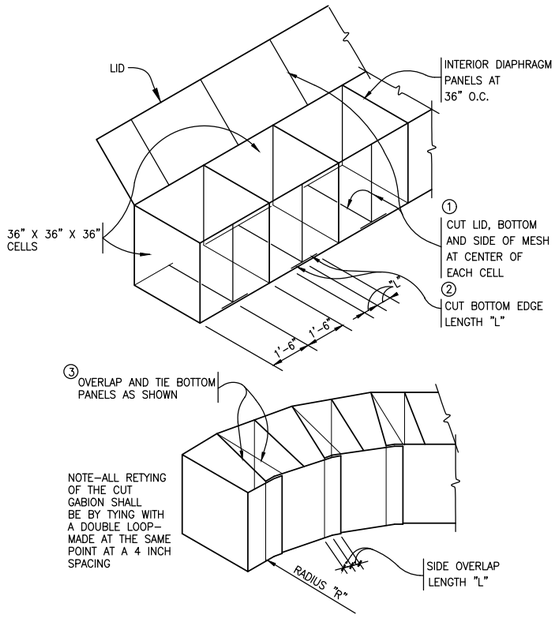
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4". AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.

5. ALL CONCRETE IN LINED CHANNEL SHALL MINIMUM BE NCTCOG CLASS "A" (MIN. 3000 P.S.I.) CONCRETE.

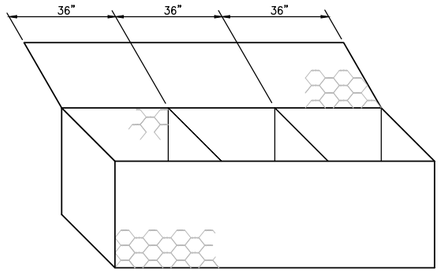
6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.

7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **CHANNELS / CONCRETE**	APRIL, 2026	SHEET NO. **16**



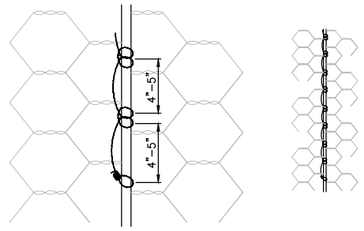
GABION RADIUS PROCEDURE



GABION CONTAINER

N.T.S.

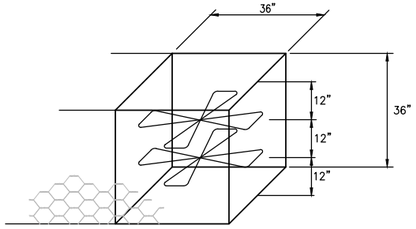
NOTE:
GABION MAY BE CUT BUT SHALL BE RETIED IN A MANNER TO PRODUCE A CLOSED CELL AND ALL TIES SHALL BE IN CONFORMANCE WITH DETAILS



GABION TIE

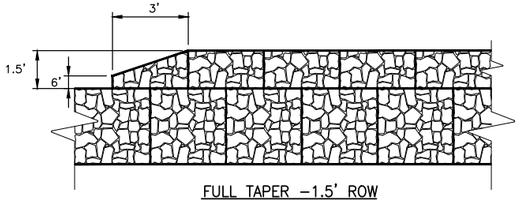
N.T.S.

NOTE:
ALL TYING OF GABIONS SHALL BE AS SHOWN

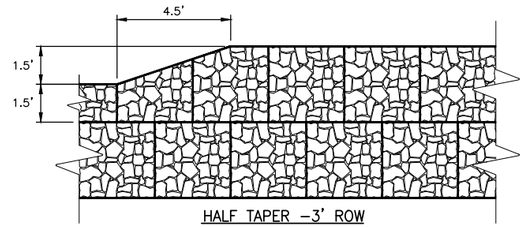


INNER TIE WIRE

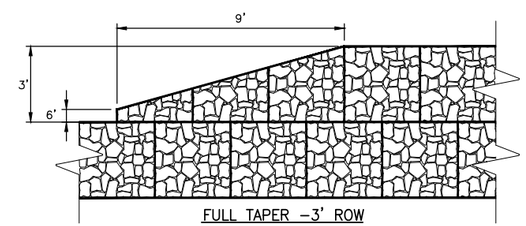
N.T.S.



FULL TAPER -1.5' ROW

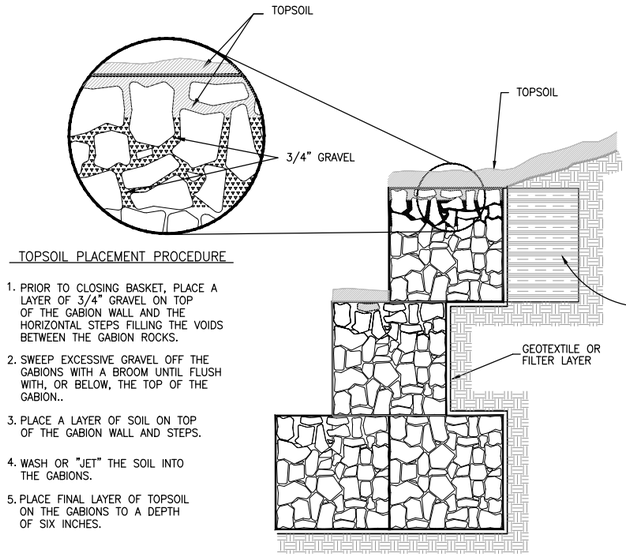


HALF TAPER -3' ROW



FULL TAPER -3' ROW

TAPERED WALL HEIGHT TRANSITION



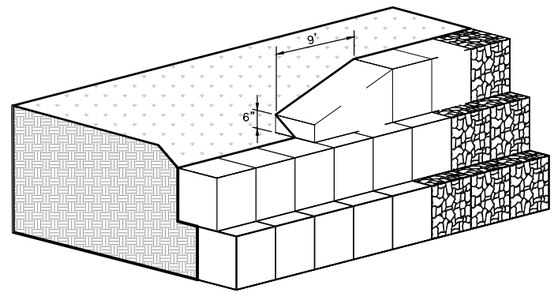
TOPSOIL PLACEMENT PROCEDURE

1. PRIOR TO CLOSING BASKET, PLACE A LAYER OF 3/4" GRAVEL ON TOP OF THE GABION WALL AND THE HORIZONTAL STEPS FILLING THE VOIDS BETWEEN THE GABION ROCKS.
2. SWEEP EXCESSIVE GRAVEL OFF THE GABIONS WITH A BROOM UNTIL FLUSH WITH, OR BELOW, THE TOP OF THE GABION..
3. PLACE A LAYER OF SOIL ON TOP OF THE GABION WALL AND STEPS.
4. WASH OR "JET" THE SOIL INTO THE GABIONS.
5. PLACE FINAL LAYER OF TOPSOIL ON THE GABIONS TO A DEPTH OF SIX INCHES.

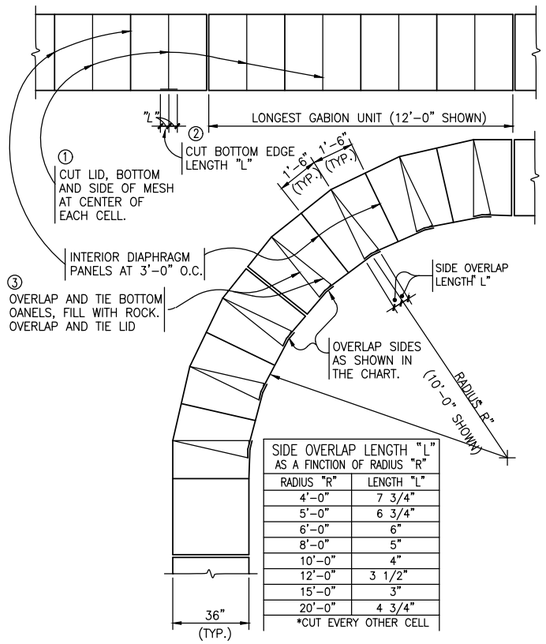
SECTION

NOTE:
DO NOT USE SHARP TOOLS WHEN SPREADING TOPSOIL ON GABIONS

VEGETATED GABION WALL TOPSOIL PLACEMENT



STANDARD TAPER FOR WALL HEIGHTS TRANSITIONS



SIDE OVERLAP LENGTH "L" AS A FINCTION OF RADIUS "R"

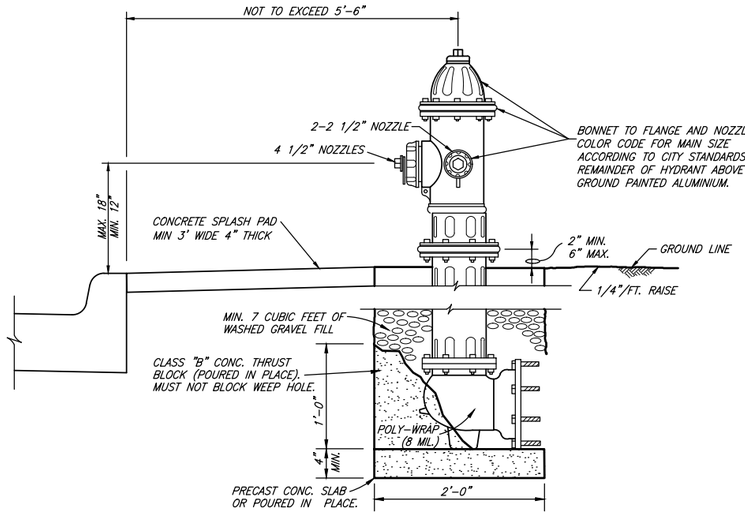
RADIUS "R"	LENGTH "L"
4'-0"	7 3/4"
5'-0"	6 3/4"
6'-0"	6"
8'-0"	5"
10'-0"	4"
12'-0"	3 1/2"
15'-0"	3"
20'-0"	4 3/4"

*CUT EVERY OTHER CELL

GABION RADIUS PROCEDURE

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS CHANNELS / GABIONS	APRIL, 2026 / SHEET NO. 17

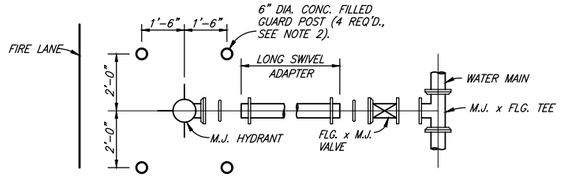
REVISED: 8/26/24 - NPandey | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-17.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026



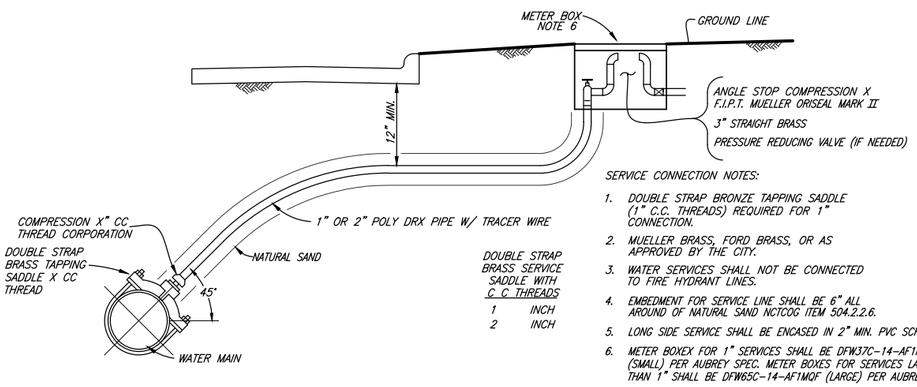
FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARDS SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE FOR WATER IMPROVEMENTS. FIRE HYDRANTS SHALL HAVE A 5-1/4" MINIMUM VALVE OPENING AND WITH A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL HYDRANTS SHALL BE APPROVED BY THE CITY, M&H, MUELLER, OR CLOW WITH 5" STORZ CONNECTOR, PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURER. **CONTRACTOR SHALL ORDER FIRE HYDRANTS PER "AUBREY SPECS".**
2. GUARD POSTS SHALL BE 6 L.F. OF 6" DIA. STEEL PIPE (3' ABOVE & BELOW GROUND LEVEL). POST SHALL BE ENCASED IN 16" DIA. CONC. PIER TO A DEPTH OF 12" BELOW POST BOTTOM. REINF. CONC. PIER WITH 2 NO. 6 BARS (12" LONG) THRU POST INTO PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-2 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE. CONTRACTOR SHALL BE RESPONSIBLE FOR FLOW TESTING, PAINTING, & ALL APPURTENANCES.
3. BONNET COLOR

WATER MAIN CAP	COLOR
LESS THAN 500 G.P.M.	RED
500-999 G.P.M.	ORANGE
1,000-1,499 G.P.M.	GREEN
1,500 & GREATER G.P.M.	BLUE



TYPICAL FIRE HYDRANT INSTALLATION

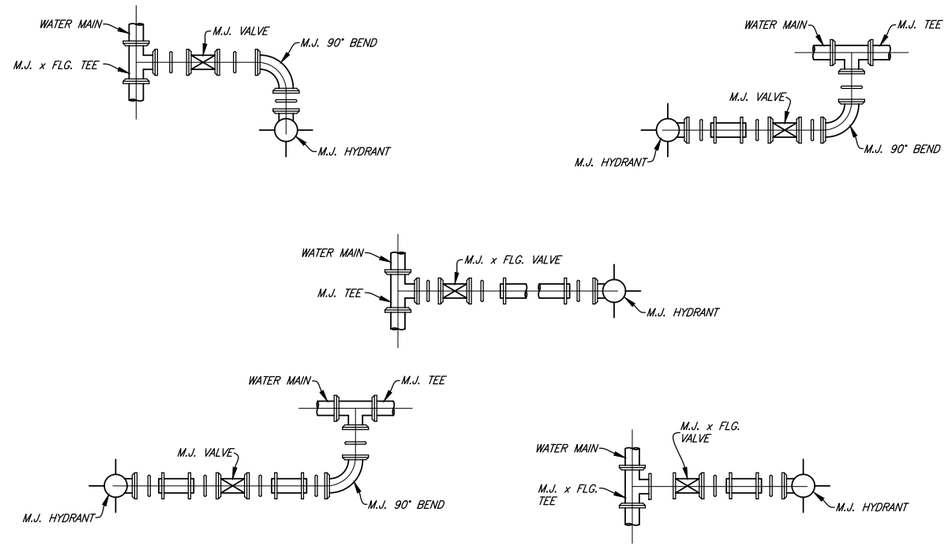


DOUBLE STRAP BRASS SERVICE SADDLE WITH C C THREADS	
1	INCH
2	INCH

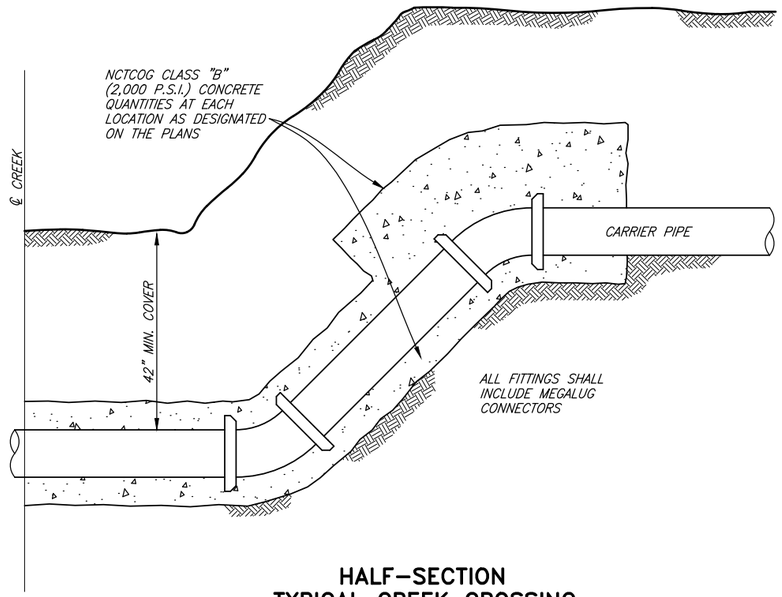
SERVICE CONNECTION NOTES:

1. DOUBLE STRAP BRONZE TAPPING SADDLE (1" C.C. THREADS) REQUIRED FOR 1" CONNECTION.
2. MUELLER BRASS, FORD BRASS, OR AS APPROVED BY THE CITY.
3. WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES.
4. EMBEDMENT FOR SERVICE LINE SHALL BE 6" ALL AROUND OF NATURAL SAND NCTCOG ITEM 504.2.2.6.
5. LONG SIDE SERVICE SHALL BE ENCASED IN 2" MIN. PVC SCH. 40 PIPE
6. METER BOXEX FOR 1" SERVICES SHALL BE DFW37C-14-AF1MQF (SMALL) PER AUBREY SPEC. METER BOXES FOR SERVICES LARGER THAN 1" SHALL BE DFW65C-14-AF1MQF (LARGE) PER AUBREY SPEC.
7. SERVICES SHALL INCLUDE ENDOTRACE TRACER WIRE INSTALLED OVER THE PIPE SERVICES. UNDER PAVEMENT, 1" SERVICES SHALL BE ENCASED WITH 2" SCHEDULE 80 PVC (BLUE IN COLOR); 2" SERVICES SHALL BE ENCASED WITH 3" SCHEDULE 80 PVC (BLUE IN COLOR).
8. SERVICES SHALL INCLUDE ALL FITTINGS NECESSARY TO CONNECT THE WATER METER TO THE SERVICE. FURNISH METER COUPLINGS FOR ALL 1" SERVICES AND FLANGES FITTINGS FOR 2" SERVICES.

TYPICAL SERVICE CONNECTION WITH METER BOX



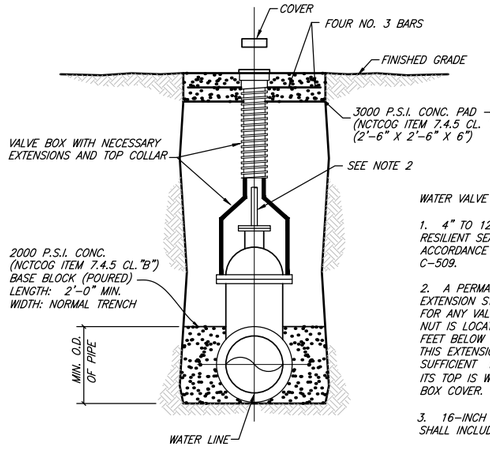
TYPICAL FIRE HYDRANT INSTALLATION PLANS



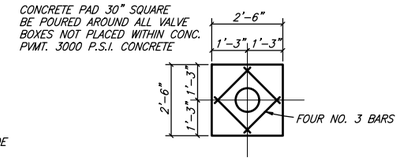
HALF-SECTION

TYPICAL CREEK CROSSING

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **WATER**	APRIL, 2026	SHEET NO. 18



VALVE SETTING & BOX



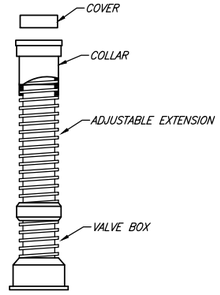
VALVE BOX PAD PLAN

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES ACCORDANCE WITH AWWA STANDARD C-509.

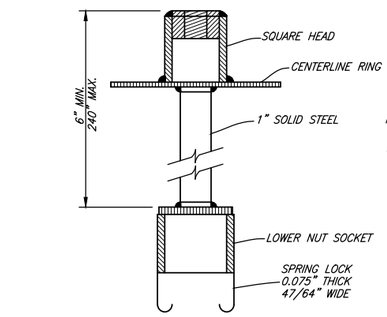
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 4" OF THE VALVE BOX COVER.

3. 16-INCH GATE VALVE OR LARGER SHALL INCLUDE GEAR BOX.



VALVE BOX WITH EXTENSION

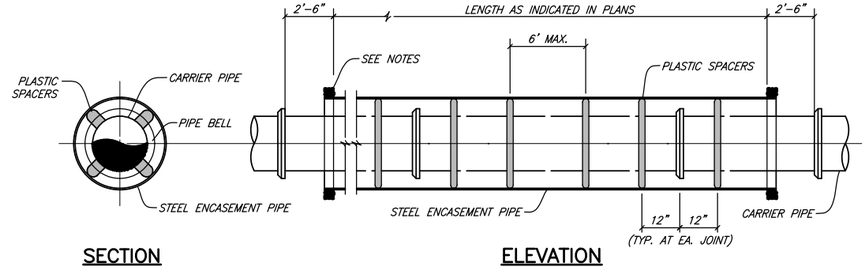
GATE VALVE INSTALLATION



NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION



SECTION ELEVATION

ENCASED ROAD BORE

NO SCALE

NOTES:

1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER. SPACERS SHALL BE RACI SPACERS OR APPROVED EQUAL.
2) CONTRACTOR SHALL PROVIDE SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE PLUGGED WITH BRICK AND MORTAR FOR ROADWAY CROSSINGS. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.
4) ALL JOINTS INSIDE THE ENCASEMENT PIPE SHALL BE FULLY RESTRAINED. FUSIBLE PIPE OR CERTA-LOK ARE ACCEPTABLE MATERIALS. MECHANICAL RESTRAINTS SHALL INCLUDE FITTING TO PREVENT OVER BELLING THE PIPE. RESTRAINING GASKETS ARE NOT PERMITTED.

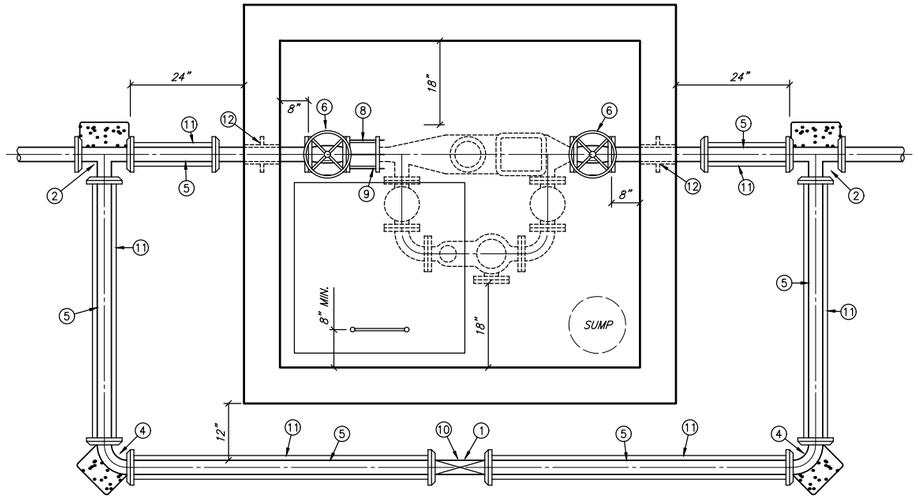
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **WATER**	APRIL, 2026	SHEET NO. **19**

METER VAULT & BY–PASS SPECIFICATIONS

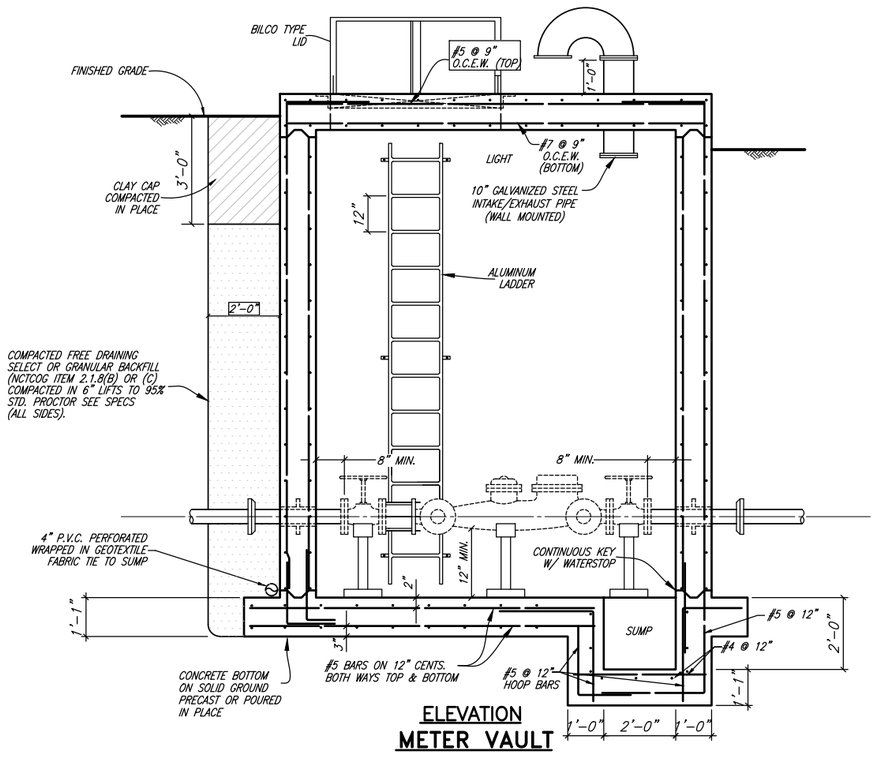
1. NOTIFY THE UTILITY OPERATIONS DEPARTMENT PRIOR TO CONSTRUCTION OF METER VAULT OR BY–PASS ASSEMBLY.
2. THE METER VAULT CAN BE EITHER POURED IN PLACE OR PRE–CAST. ALL WALLS, EITHER POURED IN PLACE OR PRE–CAST, SHALL BE MONOLITHIC POUR. NO SEAMS OR EXTENSIONS WILL BE ALLOWED. CONCRETE SHALL BE 6" THICK–3,000 P.S.I., REINFORCED WITH #5 STEEL BARS ON 12" CENTERS EACH WAY, ON POURED IN PLACE VAULTS. PRE–CAST VAULTS SHALL BE 4" THICK–4,500 P.S.I. CONCRETE, REINFORCED WITH #5 STEEL BARS ON 8" CENTERS BOTH WAYS. THESE ARE MINIMUM SPECIFICATIONS.
3. THE BOTTOM OF THE VAULT SHALL BE 6" THICK–3,000 P.S.I. CONCRETE, REINFORCED WITH #5 STEEL BARS ON 12" CENTERS BOTH WAYS. A 4" DEEP x 12" DIAMETER SUMP SHALL BE INSTALLED TO ONE SIDE AND IN EITHER CORNER OF THE BOTTOM OF THE SLAB. A 4" CUSHION OF SAND SHALL BE INSTALLED UNDER THE SLAB. IF A PRE–FABRICATED VAULT IS TO BE USED, A LAYER OF RAM–NEX SHALL BE INSTALLED BETWEEN THE WALLS AND BOTTOM SLAB.
4. THE VAULT SHALL NOT BE INSTALLED IN ANY DRIVE OF PARKING AREA AND MUST BE LOCATED IN A UTILITY EASEMENT DEDICATED TO THE CITY. ALL PIPING INSIDE THE VAULT AND THE VAULT ITSELF MUST BE INSPECTED AND APPROVED BY THE UTILITY OPERATIONS DEPARTMENT.
5. THE VAULT LID SHALL BE BILCO TYPE Q–4AL LEAF DESIGN LID. ANGLE FRAME IS 1/4" STEEL WITH STRAP ANCHORS BOLTED TO THE EXTERIOR. THE LEAF IS 1/4" STEEL DIAMOND PATTERN PLATE, PIVOTING ON TORSION BARS FOR EASY OPERATIONS. THE MINIMUM LIVE LOAD CAPACITY IS 150 LBS. PER SQUARE FOOT. THE LID SIZE SHALL BE 3'x3'. THE LID SHALL BE PAINTED WITH 43–38 TNEMEC DIFFUSED ALUMINUM PAINT OR APPROVED EQUAL.
6. ALL PIPING INSIDE THE VAULT SHALL BE DUCTILE IRON PIPE (AWWA C151) WITH FLANGED FITTINGS. THE OUTSIDE DIMENSION OF THE PIPING SHALL BE WITHIN THE FOLLOWING RANGES: 3" PIPE – 3.74" TO 3.86"; 4" PIPE – 4.74" TO 4.90"; 6" PIPE – 6.81" TO 6.96"; 8" PIPE – 8.98" TO 9.20"; 10" PIPE – 11.04" TO 11.61". VARIATION FROM THESE DIMENSIONS WILL RESULT IN THE VAULT BEING REJECTED.
7. THE STRAINER, METER AND FLANGED ADAPTER COUPLING INSTALLED BY THE CONTRACTOR AND APPROVED BY CITY.
8. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL NOT BE INSTALLED UNTIL THE METER VAULT AND TAPS ARE ACCEPTED BY THE CITY UTILITY OPERATIONS DEPARTMENT. ALL UTILITIES MUST ALSO HAVE BEEN ACCEPTED AND RELEASED BY THE CITY ENGINEERING OFFICE PRIOR TO METER INSTALLATION.
9. THE MAIN LINE GATE VALVES SHALL BE RESILIENT WEDGE DESIGN, NON–RISING STEM VALVES, WHICH HAVE RECEIVED FORMAL APPROVAL FROM THE CITY. ALL VALVES SHALL BE FLANGED BOTH ENDS AND HAVE HAND WHEELS.
10. CONTRACTOR SHALL HAVE A CHOICE OF EITHER HAVING A LINK SEAL WALL SLEEVE MODEL WS–6–28–S–6 FOR 3" PIPE; MODEL WS–8–32–S–8 FOR 4" PIPE; MODEL WS–10–36–S–6 FOR 6" PIPE; MODEL WS–12–37–S–6 FOR 8" PIPE; MODEL WS–14–37–S–6 FOR 10" PIPE, CAST IN THE WALL VAULT. THE ABOVE MENTIONED WALL SLEEVES SHALL USE THE FOLLOWING LINK SEALS: FOR 3" PIPE – 5–#LS325–C; FOR 4" PIPE – 5 – #LS400–C; FOR 6" PIPE 7 –#LS400–C; FOR 8" PIPE – 9 #LS–400C; FOR 10" PIPE – 12 – #LS325–C. THE CONTRACTOR MAY HAVE THE VAULT WALL CORED BEFORE INSTALLATION OF VAULT AND PIPING. IF THE WALL IS CORED THE FOLLOWING SPECIFICATIONS SHALL BE USED: FOR 3" PIPE CORE SIZE SHALL BE 6" AND USE 5 – #LS325–C LINK SEALS; FOR 4" PIPE CORE SIZE SHALL BE 8" AND USE 5 – #LS400–C LINK SEALS; FOR 6" PIPE CORE SIZE SHALL BE 10" AND USE 7 – #LS400–C LINK SEALS; FOR 8" PIPE CORE SIZE SHALL BE 12" AND USE 9 – #LS400–C LINK SEALS; FOR 10" PIPE CORE SIZE SHALL BE 14" AND USE 11 – LS425–C LINK SEALS. BREAKING OF THE WALL WITH A JACKHAMMER OR USING PRE–CAST KNOCKOUT PANELS IN NOT PERMITTED.
11. THERE WILL BE A SOLID REINFORCED CONCRETE SUPPORT BLOCK UNDER EACH GATE VALVE.
12. MINIMUM DEPTH OF ANY VAULT SHALL BE 4'–6".
13. IF ELEVATION ADJUSTMENTS ARE NEEDED ON THE ACCESS LID, CONTRACTOR SHALL CONTRACT UTILITY OPERATIONS DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION OF ADJUSTMENTS.

LEGEND

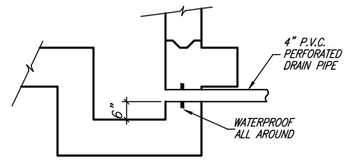
1. GATE VALVE – M.J. & M.J.
2. D.I. TEE – M.J., M.J., M.J.
4. D.I. 90° BEND – M.J. & M.J.
5. D.I. PIPE – P.E. & P.E.
6. O.S. & Y. VALVE – FLG. & FLG.
8. FLANGED COUPLING ADAPTER
9. D.I. PIPE – FLG. & P.E. NIPPLE
10. VALVE COUVERS & LIDS
11. ANCHORING RODS
12. WALL SLEEVE – FLG. & M.J.



PLAN



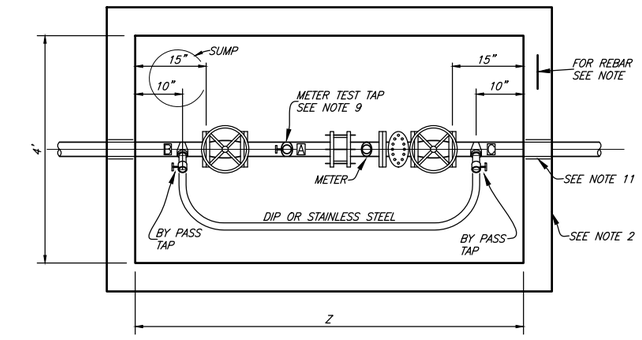
ELEVATION METER VAULT



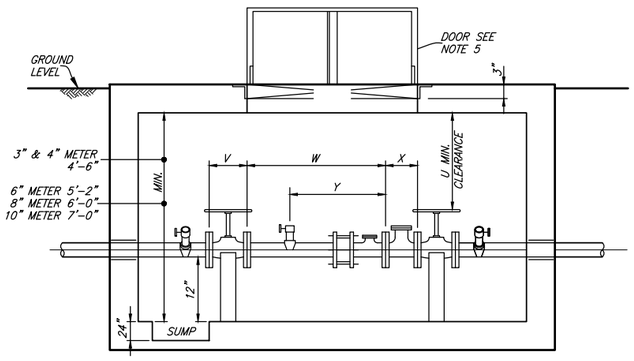
SUMP DRAIN CONNECTION

NO SCALE

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS WATER / METER VAULT	APRIL, 2026	SHEET NO. 20



PLAN



ELEVATION

METER VAULT

METER VAULT											
DOMESTIC						IRRIGATION					
METER SIZE	U	V	W	Y	Z	METER SIZE	U	V	W	Y	Z
3"	25"	8"	11-1/2"	–	6'-10"	3"	25"	8"	16-1/2"	9"	6'-10"
4"	22"	9"	13-1/2"	–	7'-7"	4"	22"	9"	19-1/2"	10"	7'-7"
6"	26"	10-1/2"	13-1/2"	–	8'-2"	6"	26"	10-1/2"	19-1/2"	13"	8'-2"
						8"	31"	11-1/2"	25-1/2"	17"	9'-1"
						10"	37"	13"	29-1/2"	21"	10'-7"

METER VAULT & BY-PASS SPECIFICATIONS

1. NOTIFY THE UTILITY OPERATIONS DEPARTMENT PRIOR TO CONSTRUCTION OF METER VAULT OR BY-PASS ASSEMBLY.
2. THE METER VAULT CAN BE EITHER POURED IN PLACE OR PRE-FABRICATED. ALL WALLS, EITHER POURED IN PLACE OR PRE-FABRICATED, SHALL BE MONOLITHIC POUR. NO SEAMS OR EXTENSIONS WILL BE ALLOWED. CONCRETE SHALL BE 6" THICK-3,000 P.S.I., REINFORCED WITH #4 STEEL BARS ON 12" CENTERS EACH WAY, ON POURED IN PLACE VAULTS. PRE-FABRICATED VAULTS SHALL BE 4" THICK-4,500 P.S.I. CONCRETE, REINFORCED WITH #4 STEEL BARS ON 8" CENTERS BOTH WAYS. THESE ARE MINIMUM SPECIFICATIONS.
3. THE BOTTOM OF THE VAULT SHALL BE 6" THICK-3,000 P.S.I. CONCRETE, REINFORCED WITH #4 STEEL BARS ON 12" CENTERS BOTH WAYS. A 4" DEEP x 12" DIAMETER SUMP SHALL BE INSTALLED TO ONE SIDE AND IN EITHER CORNER OF THE BOTTOM OF THE SLAB. A 4" CUSHION OF SAND SHALL BE INSTALLED UNDER THE SLAB. IF A PRE-FABRICATED VAULT IS TO BE USED, A LAYER OF RAM-NEX SHALL BE INSTALLED BETWEEN THE WALLS AND BOTTOM SLAB.
4. THE VAULT SHALL NOT BE INSTALLED IN ANY DRIVE OF PARKING AREA AND MUST BE LOCATED IN A UTILITY EASEMENT DEDICATED TO THE CITY. ALL PIPING INSIDE THE VAULT AND THE VAULT ITSELF MUST BE INSPECTED AND APPROVED BY THE UTILITY OPERATIONS DEPARTMENT.
5. HATCH DOORS SHALL BE BILCO DOUBLE LEAF. ALUMINUM DOORS AND FRAMES SHALL BE H20 LOAD RATED. THE MINIMUM LIVE LOAD CAPACITY IS 150 LBS. MINIMUM CLEAR OPENING FOR LID SHALL BE 3'x3'.
6. ALL PIPING INSIDE THE VAULT SHALL BE DUCTILE IRON PIPE OR STAINLESS STEEL WITH FLANGED FITTINGS. THE OUTSIDE DIMENSION OF THE PIPING SHALL BE WITHIN THE FOLLOWING RANGES: 3" PIPE – 3.74" TO 3.86"; 4" PIPE – 4.74" TO 4.90"; 6" PIPE – 6.81" TO 6.96"; 8" PIPE – 8.98" TO 9.20"; 10" PIPE – 11.04" TO 11.61". VARIATION FROM THESE DIMENSIONS WILL RESULT IN THE VAULT BEING REJECTED.
7. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL BE PROVIDED AND INSTALLED BY THE CITY AT THE CONTRACTORS EXPENSE. STRAINERS ARE NOT REQUIRED ON DOMESTIC LINES, ONLY FIRE SUPPRESSION LINES.
8. THE STRAINER, METER AND FLANGED ADAPTER COUPLING WILL NOT BE INSTALLED UNTIL THE METER VAULT AND TAPS ARE ACCEPTED BY THE CITY UTILITY OPERATIONS DEPARTMENT. ALL UTILITIES MUST ALSO HAVE BEEN ACCEPTED AND RELEASED BY THE CITY ENGINEERING OFFICE PRIOR TO METER INSTALLATION.
9. THE CONTRACTOR SHALL MAKE THE BY-PASS AND METER TEST TAP INSIDE THE VAULT. IF THE SERVICE IS TO BE USED STRICTLY AS A DOMESTIC OR DOMESTIC / IRRIGATION COMBINATION, TAP A ON THIS DRAWING IS NOT NECESSARY. IF THE SERVICE IS USED STRICTLY FOR IRRIGATION TAP A IS REQUIRED. TAP A MUST BE AT LEAST TWO PIPE DIAMETERS DOWN-STREAM OF THE METER. TAPS B & C MUST BE MADE AT AN APPROXIMATE 45% ANGLE ON EACH END OF THE PIPE AND CENTERED 10 INCHES AWAY FROM THE WALL. ALL TAPS SHALL BE 2" AND THE CONTRACTOR SHALL INSTALL APPROVED SERVICE SADDLES WITH BRASS NIPPLES AND NO. 7550 OHIO BRASS OR APPROVED EQUAL GATE VALVES.
10. THE MAIN LINE GATE VALVES SHALL BE RESILIENT WEDGE DESIGN, NON-RISING STEM VALVES, WHICH HAVE RECEIVED FORMAL APPROVAL FROM THE CITY. ALL VALVES SHALL BE FLANGED BOTH ENDS AND HAVE HAND WHEELS.
11. CONTRACTOR SHALL HAVE A CHOICE OF EITHER HAVING A LINK SEAL WALL SLEEVE MODEL WS-6-28-S-6 FOR 3" PIPE; MODEL WS-8-32-S-8 FOR 4" PIPE; MODEL WS-10-36-S-6 FOR 6" PIPE; MODEL WS-12-37-S-6 FOR 8" PIPE; MODEL WS-14-37-S-6 FOR 10" PIPE, CAST IN THE WALL VAULT. THE ABOVE MENTIONED WALL SLEEVES SHALL USE THE FOLLOWING LINK SEALS: FOR 3" PIPE – 5#LS325-C; FOR 4" PIPE – 5 – #LS400-C; FOR 6" PIPE 7 –#LS400-C; FOR 8" PIPE – 9 #LS-400C; FOR 10" PIPE – 12 – #LS325-C. THE CONTRACTOR MAY HAVE THE VAULT WALL CORED BEFORE INSTALLATION OF VAULT AND PIPING. IF THE WALL IS CORED THE FOLLOWING SPECIFICATIONS SHALL BE USED: FOR 3" PIPE CORE SIZE SHALL BE 6" AND USE 5 – #LS325-C LINK SEALS; FOR 4" PIPE CORE SIZE SHALL BE 8" AND USE 5 – #LS400-C LINK SEALS; FOR 6" PIPE CORE SIZE SHALL BE 10" AND USE 7 – #LS400-C LINK SEALS; FOR 8" PIPE CORE SIZE SHALL BE 12" AND USE 9 – #LS400-C LINK SEALS; FOR 10" PIPE CORE SIZE SHALL BE 14" AND USE 11 – LS425-C LINK SEALS. BREAKING OF THE WALL WITH A JACKHAMMER OR USING PRE-CAST KNOCKOUT PANELS IN NOT PERMITTED.
12. THERE WILL BE A CONCRETE SUPPORT UNDER EACH GATE VALVE.
13. MINIMUM DEPTH OF ANY VAULT SHALL BE 4'-6".
14. IF ELEVATION ADJUSTMENTS ARE NEEDED ON THE ACCESS LID, CONTRACTOR SHALL CONTRACT UTILITY OPERATIONS DEPARTMENT FOR APPROVAL PRIOR TO IMPLEMENTATION OF ADJUSTMENTS.
15. A MINIMUM OF 2 TEST PORTS SHALL BE PROVIDED. INSTALL AT LOCATIONS APPROVED BY THE CITY.
16. THE SUMP SHALL INCLUDE A SUBMERSIBLE ELECTRIC SUMP PUMP WITH WALL MOUNTED SWITCH FOR DEWATERING HE STRUCTURE.

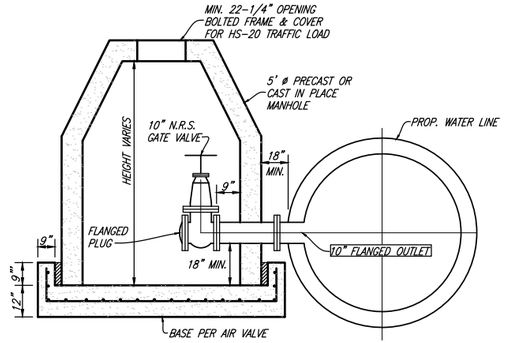
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
WATER / METER VAULT

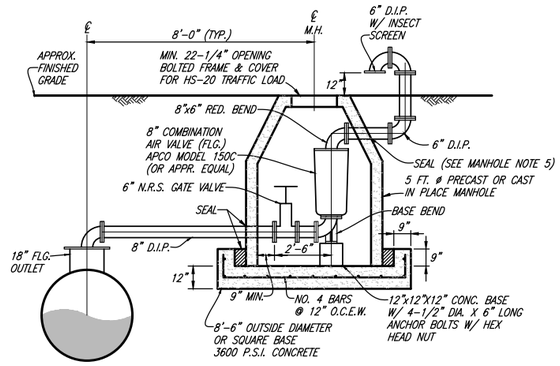
APRIL, 2026

SHEET NO. 21



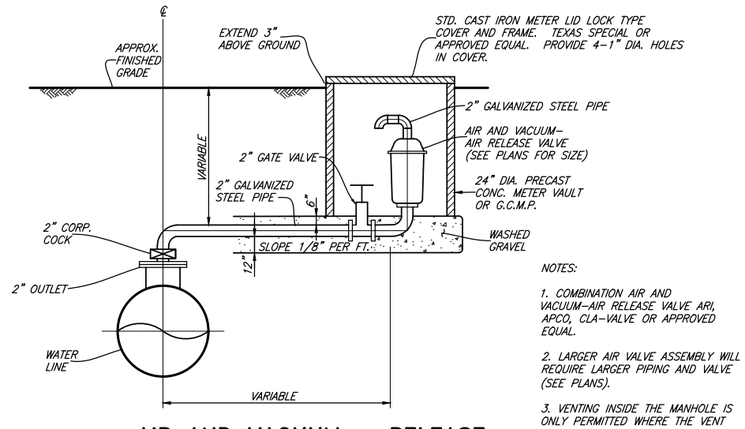
BLOW-OFF VALVE W/MANHOLE

NO SCALE



AIR & VSCUUM RELEASE VALVE W/MANHOLE

NO SCALE



AIR AND VACUUM - RELEASE VALVE INSTALLATION

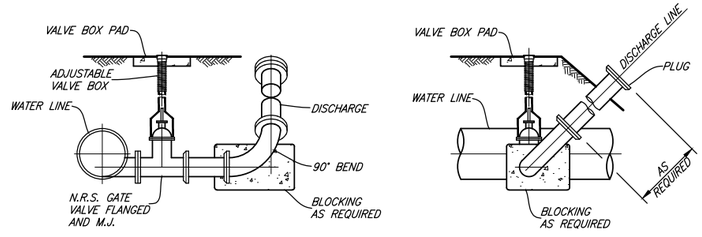
(UNDER PAVEMENT ONLY)

NOTES:

1. COMBINATION AIR AND VACUUM-AIR RELEASE VALVE ARI, APCO, CLA-VALVE OR APPROVED EQUAL.

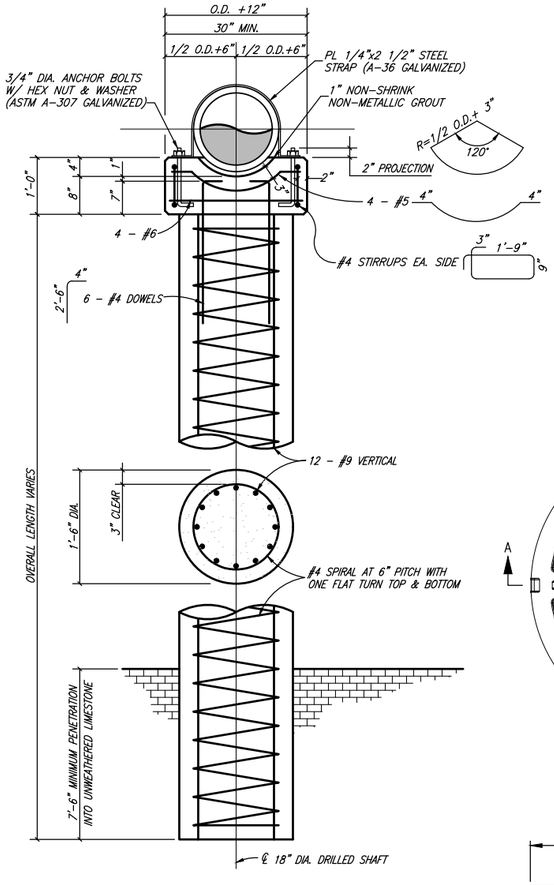
2. LARGER AIR VALVE ASSEMBLY WILL REQUIRE LARGER PIPING AND VALVE (SEE PLANS).

3. VENTING INSIDE THE MANHOLE IS ONLY PERMITTED WHERE THE VENT PIPE CANNOT BE LOCATED OUTSIDE OF PAVED AREAS AND WITH PRIOR CITY APPROVAL.

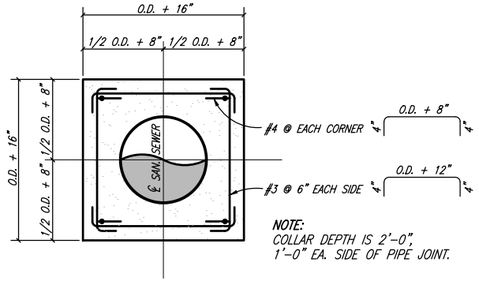


BLOW OFF VALVE

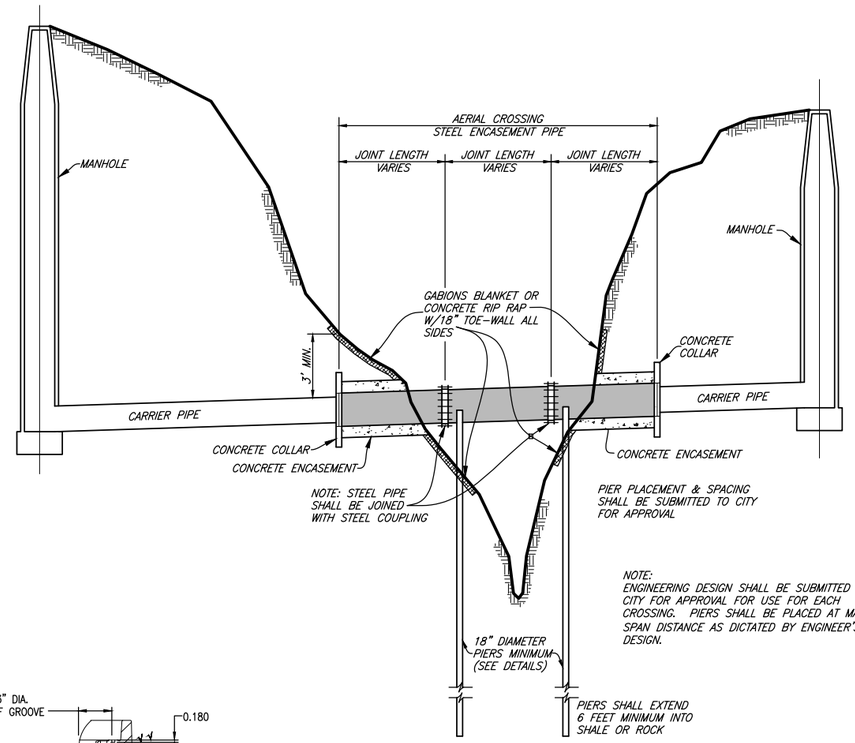
	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS WATER	APRIL, 2026	SHEET NO. 22



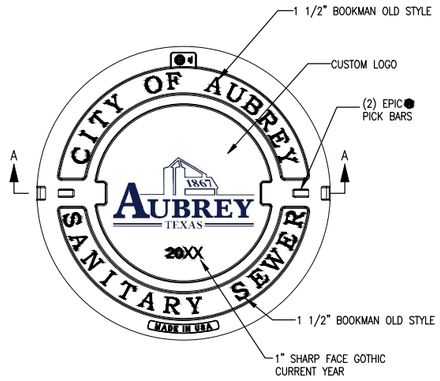
AERIAL CROSSING PIER & PIER CAP



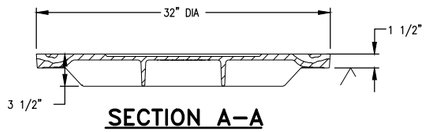
AERIAL CROSSING CONCRETE COLLAR



AERIAL CROSSING



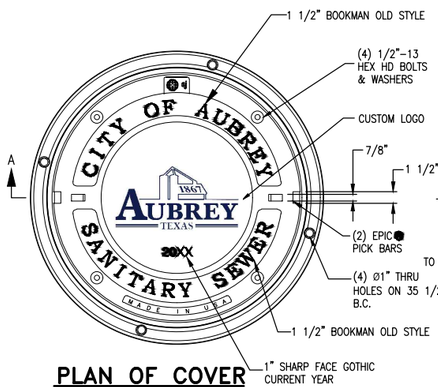
PLAN OF COVER



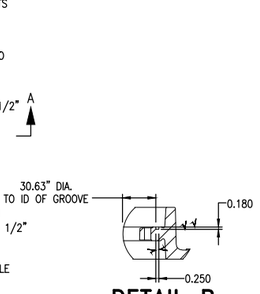
SECTION A–A

SANITARY SEWER COVER

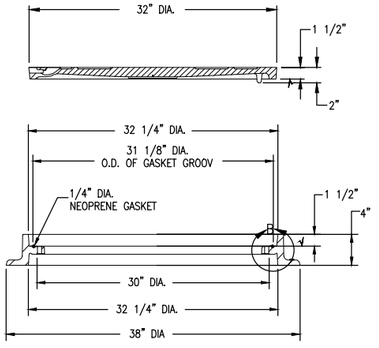
BASS & HAYS COVER, PART# VRM30-LID97 OR EJ 1408A1 COVER
BASS & HAYS FRAME, PART# VRM30 RING

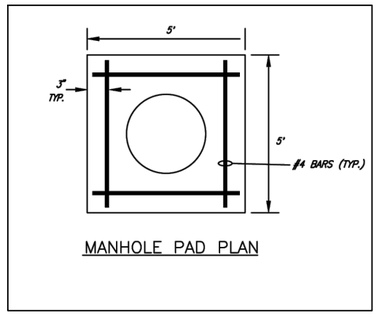


PLAN OF COVER



DETAIL B

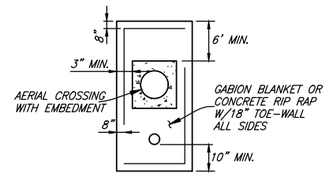




MANHOLE PAD PLAN

STEEL PIPE SHALL BE OF THE TYPE SHOWN IN THE SPECIFICATIONS. STEEL PIPE SHALL HAVE A THICKNESS REQUIRED FOR SIZE AND SPAN WITH MINIMUM WALL THICKNESS OF 3/8 INCHES.

PIPE COUPLINGS SHALL BE PLACED A MAXIMUM OF 5 FEET FROM CENTERLINE OF PIERS.



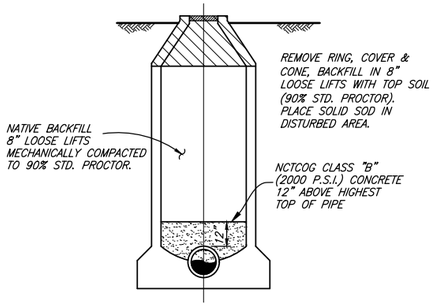
BANK PROTECTION (TYP.)

SECTION OF FRAME AND COVER SECTION A–A
MANHOLE RING AND COVER WITH BOLTDOWN

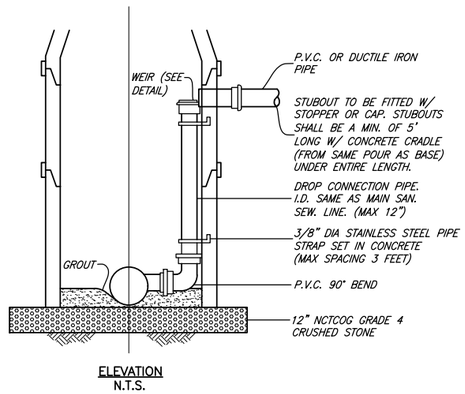
BASS & HAYS COVER WITH FRAME, PART# VRM30WTBF-51 OR EJ 1480ZPT/APT ASSEMBLY

	AUBREY TEXAS 1867				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS SANITARY SEWER	APRIL, 2026	SHEET NO. 23

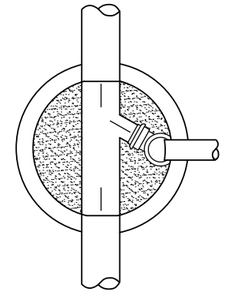
REVISED: 1/15/26 – JJacobs H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-23.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026



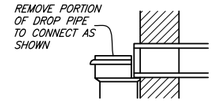
MANHOLE ABANDONMENT
OUTSIDE PAVEMENT AREA



ELEVATION
N.T.S.

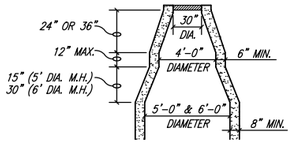


PLAN
N.T.S.

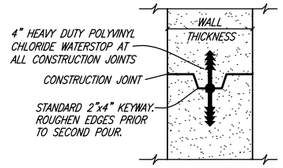


WEIR DETAIL
N.T.S.

SANITARY SEWER MANHOLE – INSIDE DROP CONNECTION
MIN. DIAMETER 5 FEET
UNDER PAVEMENT



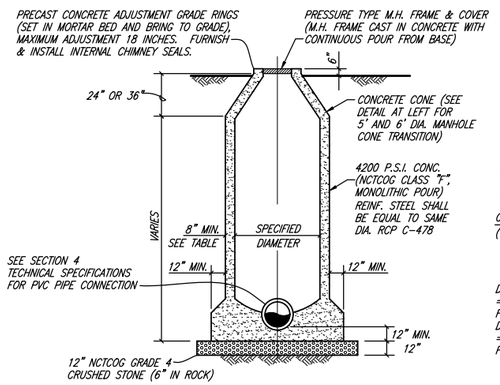
CONE TRANSITION



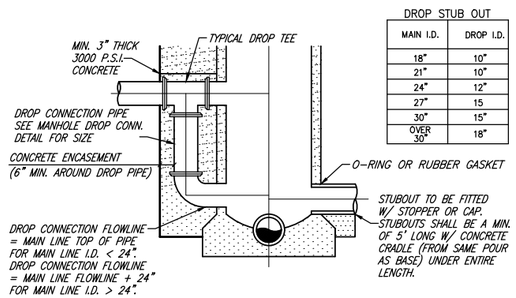
MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

DIAMETER (FT.)	WALL (IN.)
4, 5 OR 6	8
7	9
8	10
9	11
10	12

MANHOLE CONSTRUCTION JOINT
KEYWAY WITH WATERSTOP



STANDARD MANHOLE ELEVATION
4', 5' & 6' DIAMETER MANHOLES

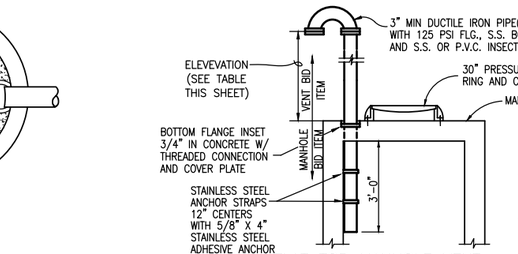


DROP STUB OUT

MAIN I.D.	DROP I.D.
18"	10"
21"	10"
24"	12"
27"	15
30"	15"
OVER 30"	18"

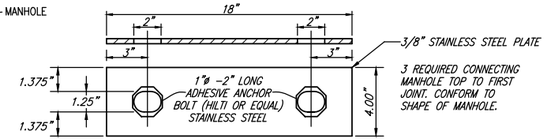
DROP MANHOLE ELEVATION
(ONLY WITH PRIOR APPROVAL FROM CITY)

SANITARY SEWER MANHOLE (CAST IN PLACE)
NOT TO SCALE

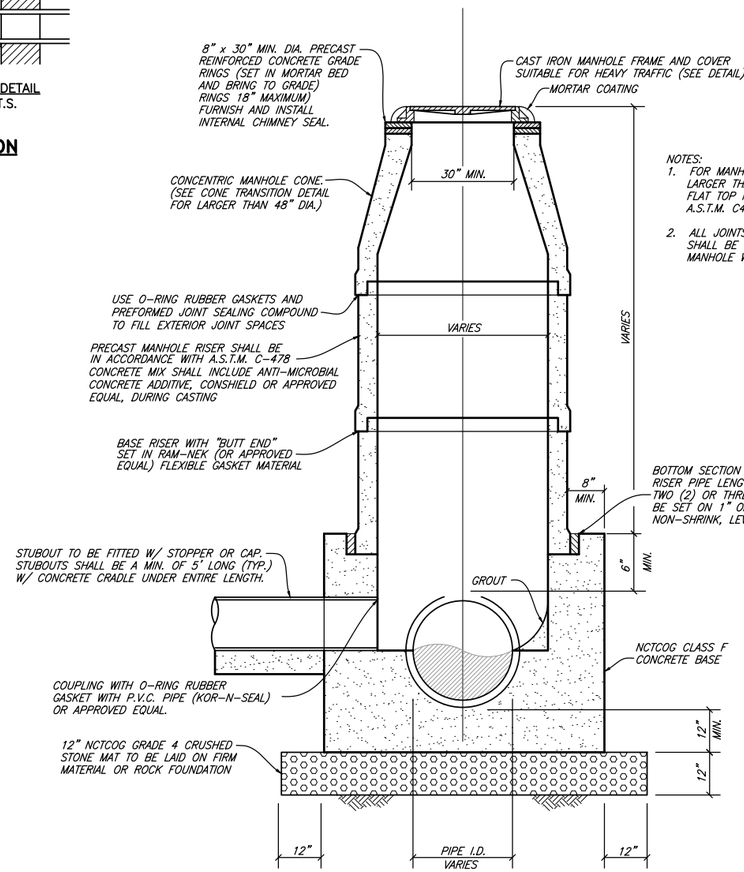


FLAT TOP MANHOLE VENT
NOT TO SCALE

NOTES:
1. ALL VENTED MANHOLES SHALL BE PROVIDED WITH FLAT TOP SLAB.
2. MANHOLE RING SHALL BE BASS & HAYS. MANHOLE COVER SHALL BE BASS & HAYS OR EAST JORDON IRON WORKS (SEE SHEET 23)
3. CLEAR OPENING OF MANOLE RINGS AND COVER SHALL BE 30" MIN.



JOINT RESTRAINER STRAP FOR PRECAST MANHOLE IN FLOODPLAIN
SEE SPECIFICATIONS FOR PRECAST MANHOLE REQUIREMENTS
NOT TO SCALE



PRECAST CONCRETE MANHOLE
NOT TO SCALE

NOTES:
1. FOR MANHOLES WITH DIAMETER LARGER THAN 48" I.D., A PRECAST FLAT TOP MANHOLE COVER AS PER A.S.T.M. C478 SHALL BE INSTALLED.
2. ALL JOINTS IN PRECAST MANHOLE SHALL BE SEALED ON OUTSIDE OF MANHOLE WITH AQUAGARD SHRINK SEAL.

MANHOLE NOTES

NOTES FOR ALL NEW MANHOLES:

1. 12" OR LARGER MAINS SHALL USE PRECAST MANHOLES: CSI MANHOLES OR APPROVED EQUIVALENT
2. 10" OR SMALLER CAN BE CONCRETE (PREFAB OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHALL BE 48" IN DIAMETER FOR MAINS 10" AND SMALLER. DIAMETER SHALL BE 60" FOR 12" AND LARGER.
4. MANHOLE SHALL BE PLUMB TO WITHIN 1" FOR EVERY 5 FT. OF VERTICAL DEPTH, PRECAST OR CAST IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND HAVE NO. 4 BARS 18" O.C.E.W. AND IF NOT POURED MONOLITHIC COLD JOINTS SHALL HAVE FORMED GROOVE OR REINFORCING DOWELS FOR SHEAR PROTECTION; CONSTRUCTION JONTS SHALL HAVE HEAVY DUTY P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION PERPENDICULAR TO THE JOINT AS MANUFACTURED BY B.F. GOODRICH OR APPROVED EQUAL.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL INCLUDE CONSHIELD OR PENETRON ANTIMICROBIAL ADMIXTURE. ALL GROUTING IS CONSIDERED PART OF THE MANHOLE AND SHALL INCLUDE ADMIXTURE.
8. ALL MANHOLES SHALL HAVE INTERNAL DROPS INSTALLED IF THE DISTANCE IS GREATER THAN 18" BETWEEN INCOMING LINE AND THE FLOW LINE OF THE MANHOLE.
9. ALL DROP MANHOLES SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ADDING TO PLANS.

NOTES FOR NEW PRECAST MANHOLES:

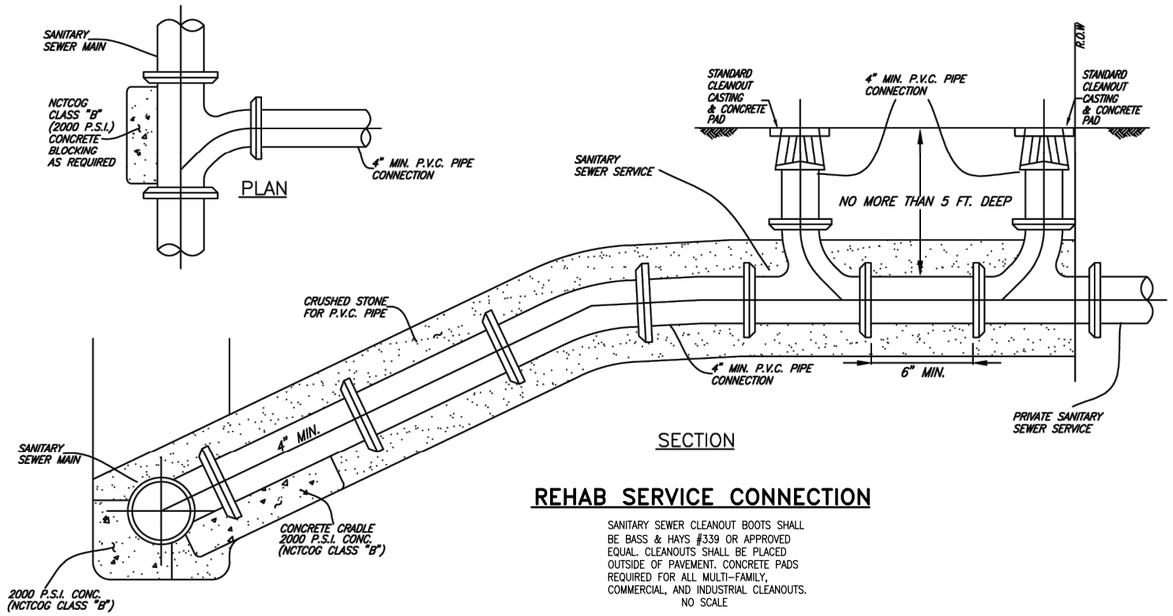
1. PRE-FAB MANHOLES SHALL BE WRAPPED WITH CRETEX WRAP OR CONSEAL CS-212 AT EXTERIOR JOINTS TO FURTHER BLOCK POSSIBLE I&I
2. PRECAST MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C-478 AND PROJECT SPECIFICATIONS.
3. SEE SPECIFICATIONS FOR CLASS OF PIPE FOR MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE TOP JOINT AND CONE SECTIONS FOR MANHOLES WITHIN A FLOODPLAIN.
5. EACH /JOINT SHALL BE PROVIDED WITH AN O-RING DESIGN AND THE EXTERIOR OF EACH JOINT SHALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER / MANHOLES

APRIL, 2026

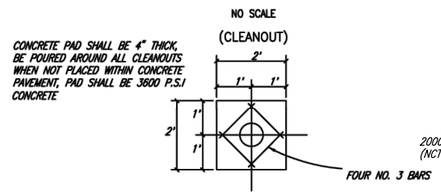
SHEET NO. 24



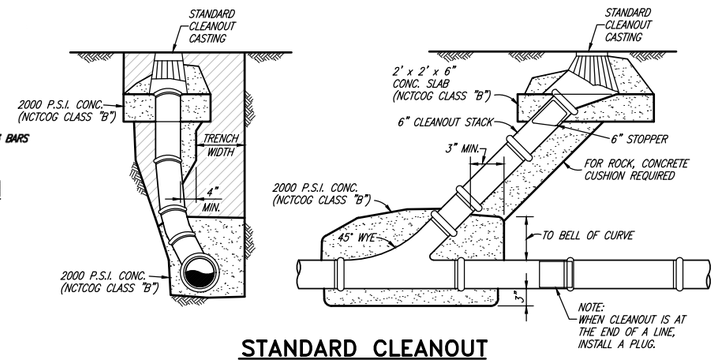
REHAB SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS #339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.
NO SCALE

NO SCALE

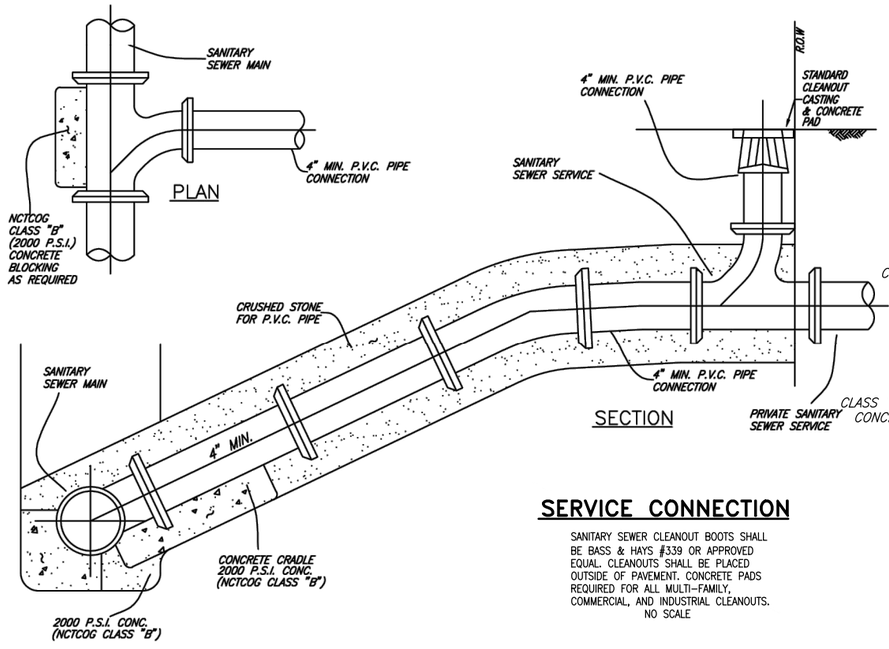


CLEANOUT BOX PAD PLAN



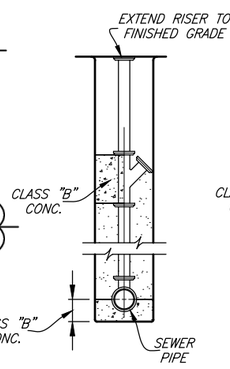
STANDARD CLEANOUT

NO SCALE

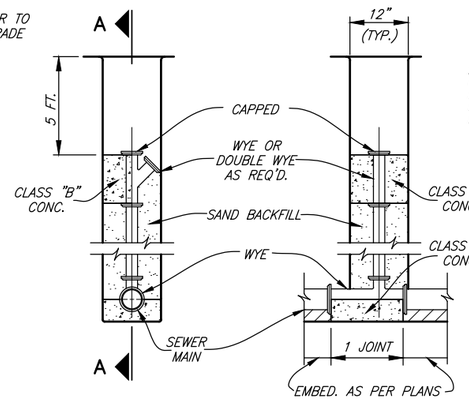


SERVICE CONNECTION

SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS #339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS.
NO SCALE

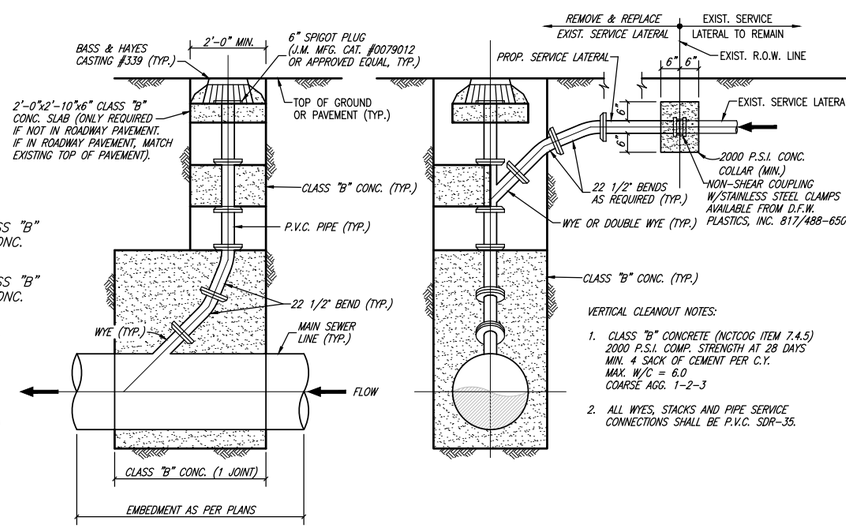


WITH CLEAN OUT



SECTION "A-A"

DEEP CUT CLEANOUT

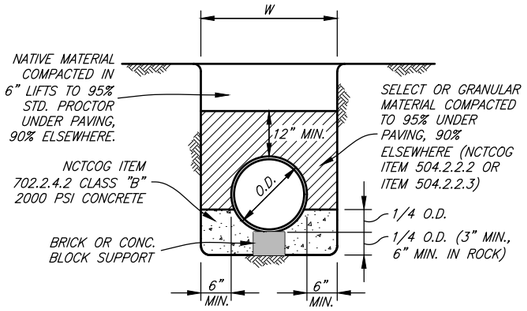


VERTICAL CLEANOUT CONNECTION

(CONNECTION, WYE, CONCRETE, BENDS, CASTING, ETC. ALL SUBSIDIARY TO CLEANOUT)

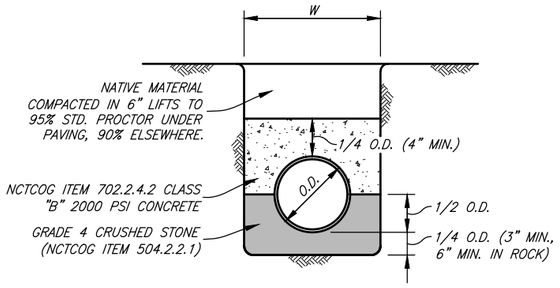
	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **SANITARY SEWER**	APRIL, 2026 / SHEET NO. 25

REVISED: 1/16/26 – JJacobs | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026



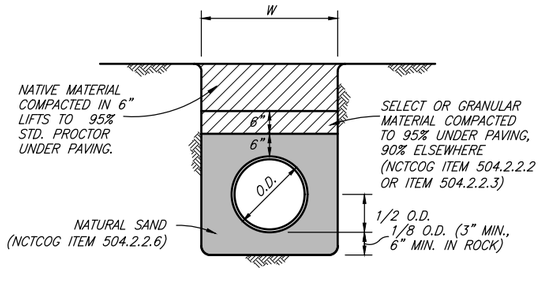
CLASS A EMBEDMENT

CONCRETE CRADLE



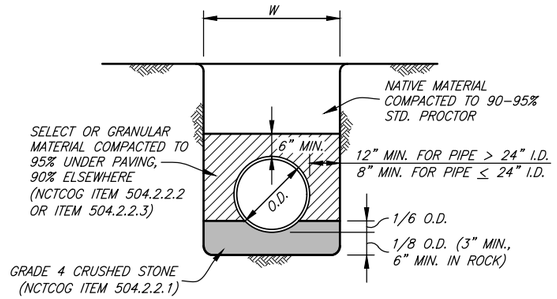
CLASS A–1 EMBEDMENT

CONCRETE CAP



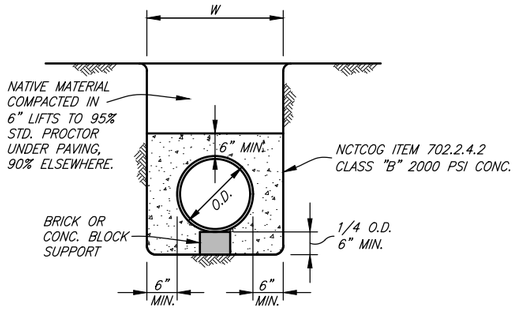
CLASS B+ EMBEDMENT

STD PVC WATER



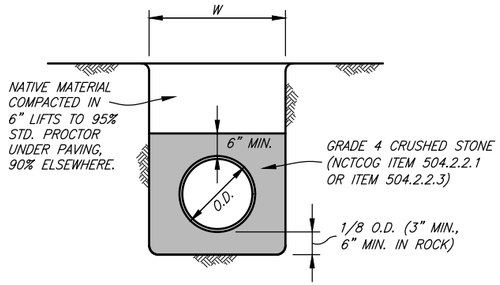
CLASS C EMBEDMENT

STD. DUCTILE IRON
STD. R.C.C.P. WATER
STD. STORM SEWER



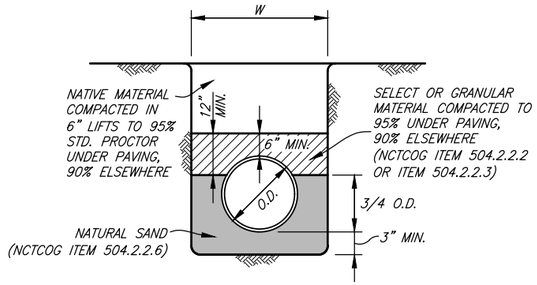
CLASS G EMBEDMENT

CONCRETE ENCASEMENT



CLASS H EMBEDMENT

STD. P.V.C. SEWER

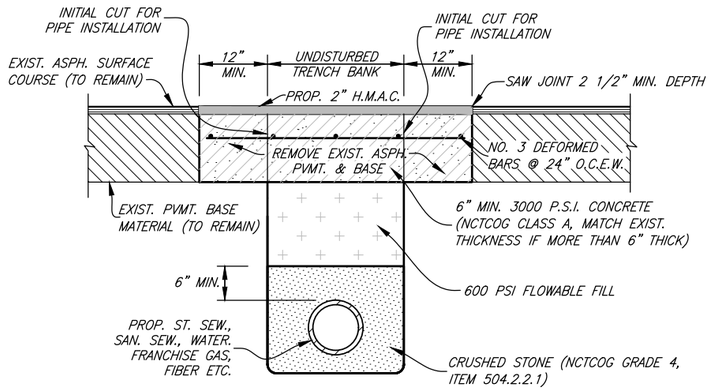


CLASS B–1 EMBEDMENT

P.V.C. PIPE ONLY
STD. P.V.C. WATER

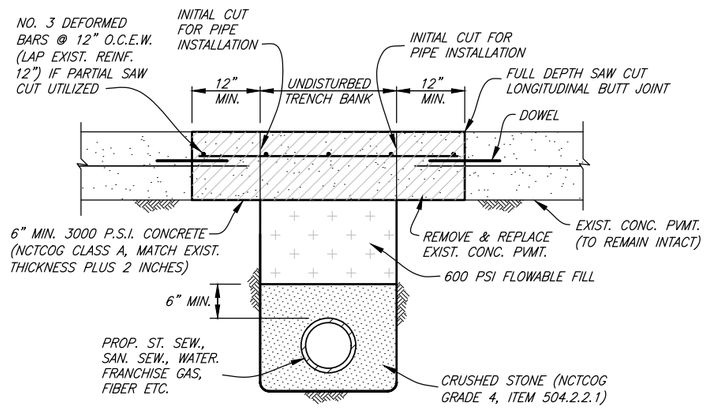
GRADE 4 CRUSHED STONE GRADATION

SIEVE SIZE	% RETAINED
1–1/2 INCH	0
1 INCH	0–5
1/2 INCH	40–75
NO. 4	90–100
NO. 8	95–100



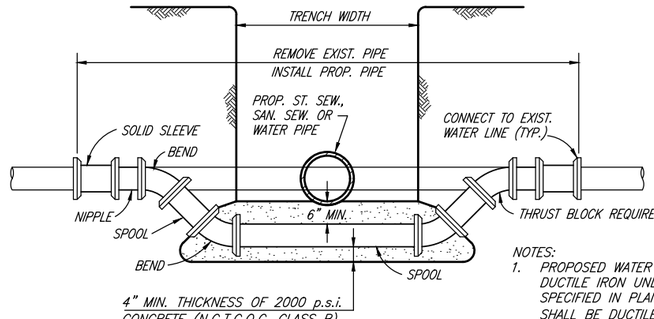
ASPHALT STREET OR DRIVEWAY REPAIR

NOT TO SCALE



CONCRETE STREET OR DRIVEWAY REPAIR

INFO



WATER MAIN LOWERING

NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SPECIFIED IN PLANS. ALL FITTINGS SHALL BE DUCTILE IRON (M.J.–P.E.) MEGALUG.
2. PROPOSED PIPING & FITTINGS ARE SYMMETRIC ABOUT CENTER OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL RETAIN TEST PRESSURES.
3. ALL THRUST BLOCKING SHALL BE SUBSIDIARY TO UNIT PRICE.
4. CROSSING OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH TCEQ REQUIREMENTS.

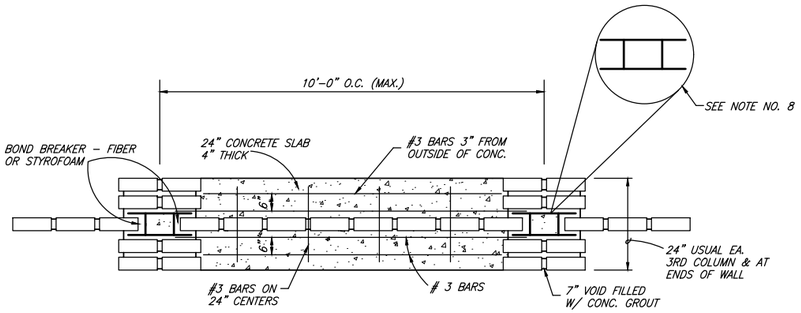
AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

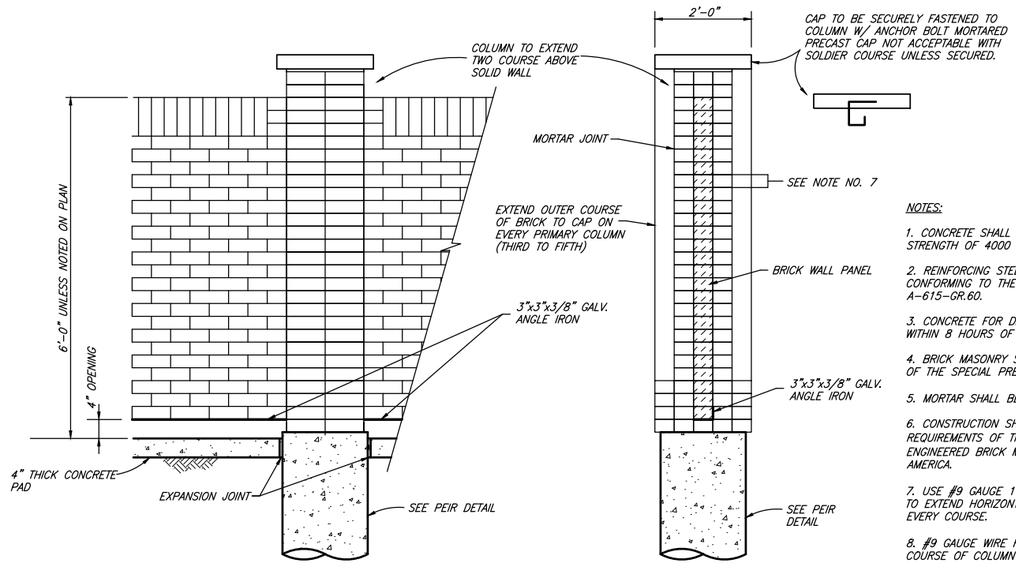
STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

APRIL, 2026

SHEET NO. 26



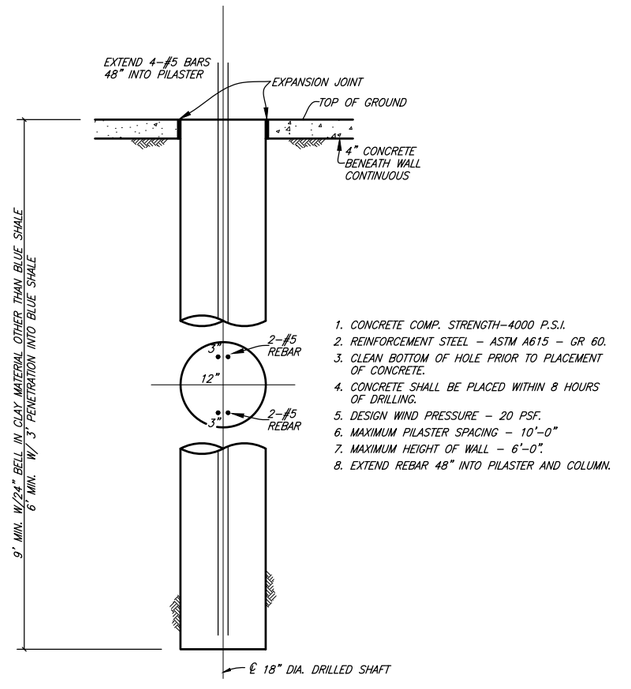
TYPICAL WALL & COLUMN LAYOUT PLAN



NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615-GR.60.
3. CONCRETE FOR DRILLED PIERS SHALL BE PLACED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. BRICK MASONRY SHALL BE AS SPECIFIED IN ITEM 2.3.6 OF THE SPECIAL PREVISIONS.
5. MORTAR SHALL BE TYPE "S".
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY"-- BRICK INSTITUTE OF AMERICA.
7. USE #9 GAUGE 1-3/4" WIDE GALVANIZED LADDER WIRE TO EXTEND HORIZONTAL IN WALL PANEL DURAWALL CORP. EVERY COURSE.
8. #9 GAUGE WIRE FABRICATED AS SHOWN BETWEEN EACH COURSE OF COLUMN BRICK.
9. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE SELECTED BY THE CITY.

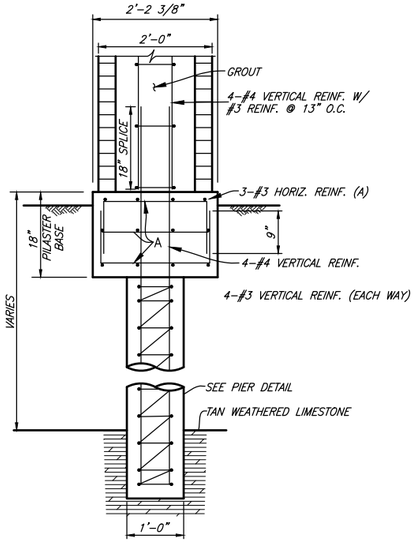
THIN WALL BRICK SCREENING WALL ELEVATION



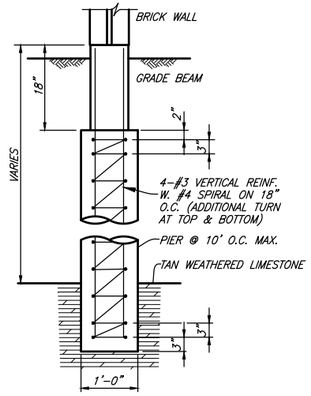
1. CONCRETE COMP. STRENGTH-4000 P.S.I.
2. REINFORCEMENT STEEL - ASTM A615 - GR 60.
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
5. DESIGN WIND PRESSURE - 20 PSF.
6. MAXIMUM PILASTER SPACING - 10'-0"
7. MAXIMUM HEIGHT OF WALL - 6'-0".
8. EXTEND REBAR 48" INTO PILASTER AND COLUMN.

PIER DETAIL

	AUBREY 1867 TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS THIN BRICK SCREENING WALL	APRIL, 2026	SHEET NO. 27



COLUMN SECTION

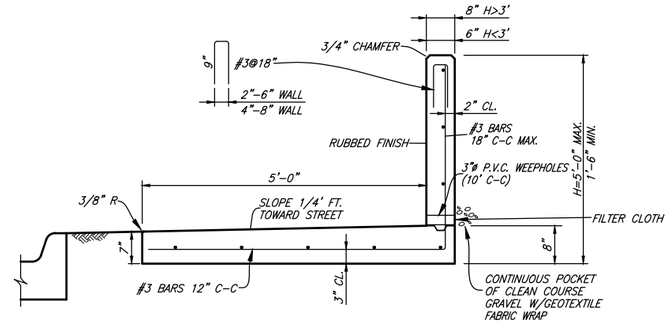


PIER DETAIL

SCREENING WALL

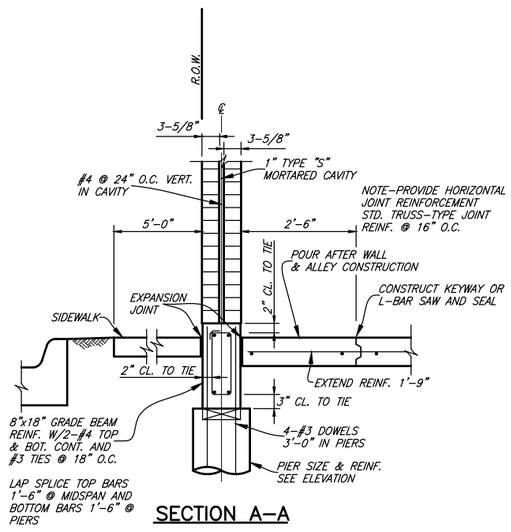
GENERAL NOTES:

1. CONCRETE – MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
2. REINFORCEMENT – ASTM A 36
3. MASONRY – COMPRESSIVE STRENGTH SHALL BE AS PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD – 20 P.S.F.
5. PIER BEARING STRESSES – SEE BRICK SCREENING WALL NOTES.
6. MORTAR – TYPE "S"
7. PROVIDE CONTROL JOINTS AT 50 FT.
8. PROVIDE EXPANSION JOINTS AT 200 FT. CENTER MAXIMUM.
9. PROVIDE MIN. 9' FT. W/ 24" DIA. BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6' MIN. WITH 3' MIN. INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5'-0" MIN. WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAX. PILASTER SPACING 40 FT.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET R.O.W.
14. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.



TYPE 6 RETAINING WALL

ELEVATION



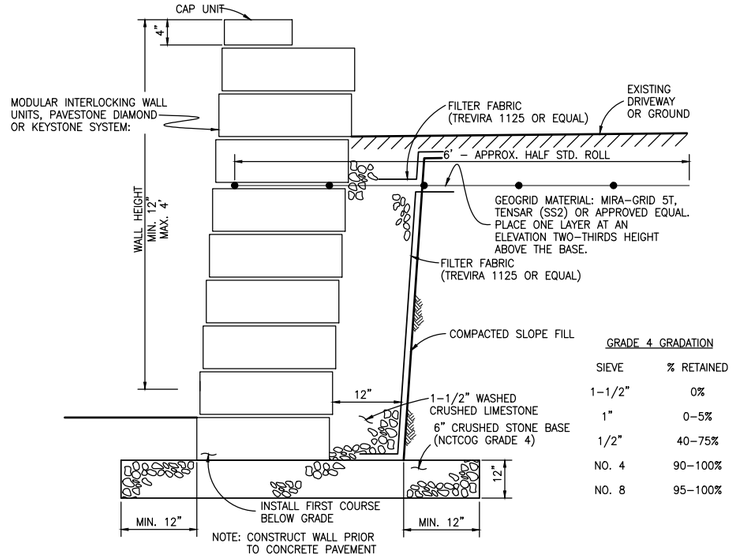
SECTION A-A

DRILLED PIERS 12" DIA. REINF. W/ 4-#5 VERT. & #4 REINF. @ 18" O.C. MINIMUM LENGTH OF PIER IS 6'-0". *PIER BOTTOM MAY BE EITHER OF THE TWO ALTERNATES:

1. 12" DIA. SHAFT EMBEDDED MINIMUM 3'-0" INTO BLUE SHALE RESULTING BEARING STRESS IS 8.0 KIPS PER SQUARE FOOT.
2. 12" DIA. SHAFT W/ 24" DIA. BELL IN CLAY. RESULTING BEARING STRESS IN 2.0 KIPS PER SQUARE FOOT.

* SEE GENERAL NO. 9

BRICK SCREENING WALL



GRADE 4 GRADATION

SIEVE	% RETAINED
1-1/2"	0%
1"	0-5%
1/2"	40-75%
NO. 4	90-100%
NO. 8	95-100%

STONE RETAINING WALL

NO SCALE

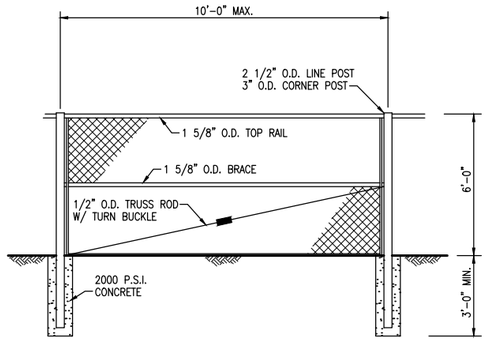
AUBREY TEXAS 1867

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
BRICK SCREENING WALL / RETAINING WALL

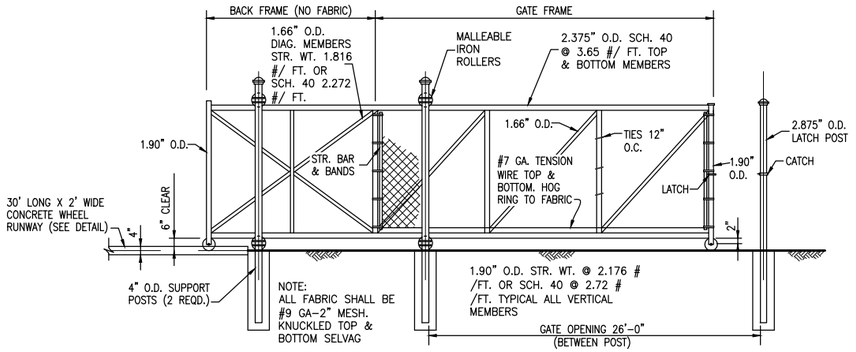
APRIL, 2026

SHEET NO. 28



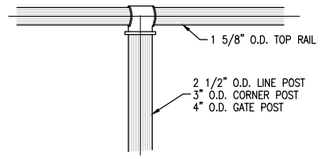
FENCE DETAIL

NO SCALE



SLIDE GATE DETAIL

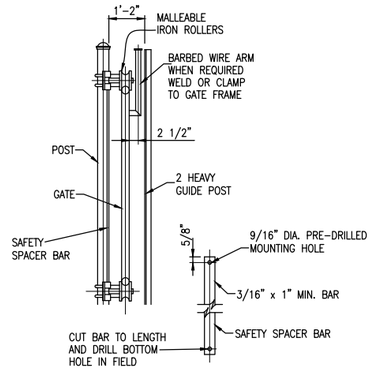
NO SCALE



FENCE TOP

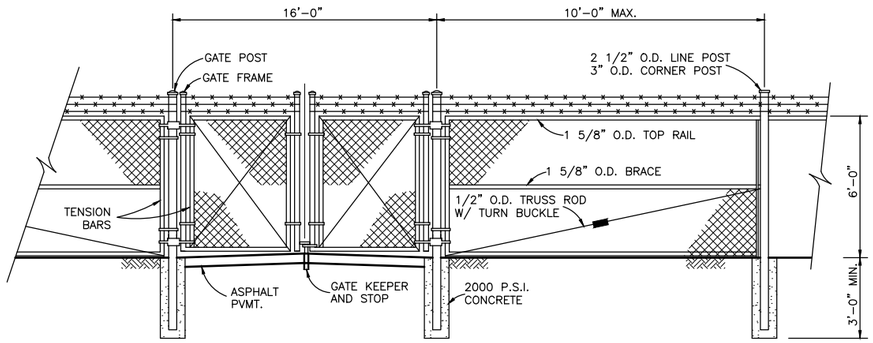
NO SCALE

NOTES:
1. GATE TO BE CYCLONE STANDARD CANTILEVER SLIDE GATE OR APPROVED EQUAL.
2. ALL FENCE FABRIC SHALL HAVE A BLACK P.V.C. COATING.
3. CONTRACTOR SHALL FURNISH AND INSTALL AN AUTOMATIC GATE OPERATOR (STANLEY MODEL 580 GEAR HEAD, A STANLEY 320-0720 DIGITAL KEYLESS ENTRY, A STANLEY 320-0716 INTERCOM, A STANLEY 420-0888 MAGNETIC VEHICLE DETECTOR (FOR OUTGOING VEHICLES), A STANLEY 420-0555 AND 420-0779 TIME DELAY SYSTEM. ALL EXTERIOR MOUNTING OF EQUIPMENT SHALL BE IN WEATHERPROOF ENCLOSURES.



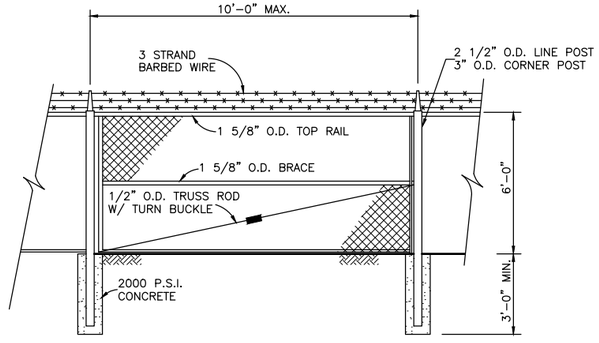
ROLLER DETAIL

NO SCALE



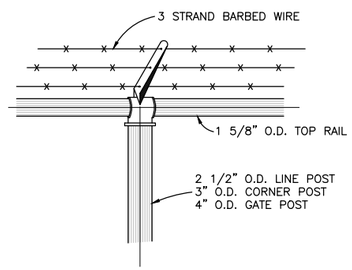
GATE DETAIL

N.T.S.



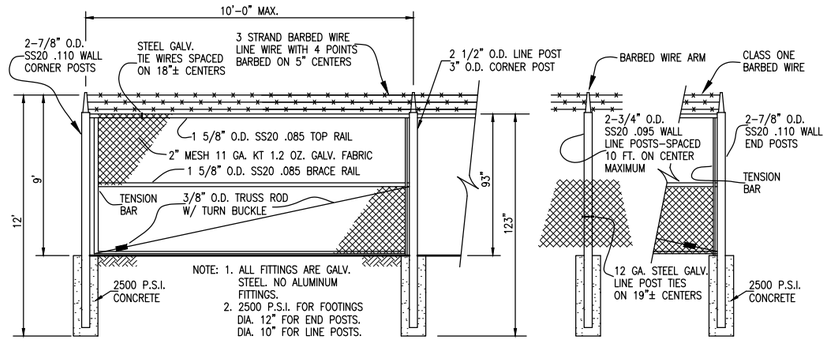
FENCE DETAIL

N.T.S.



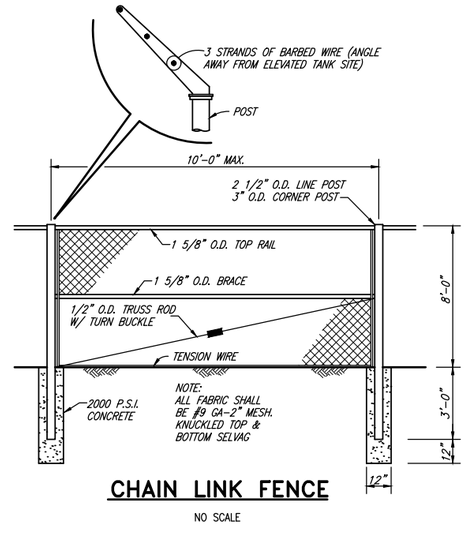
FENCE TOP

N.T.S.



8 FOOT CHAIN LINK FENCE DETAIL

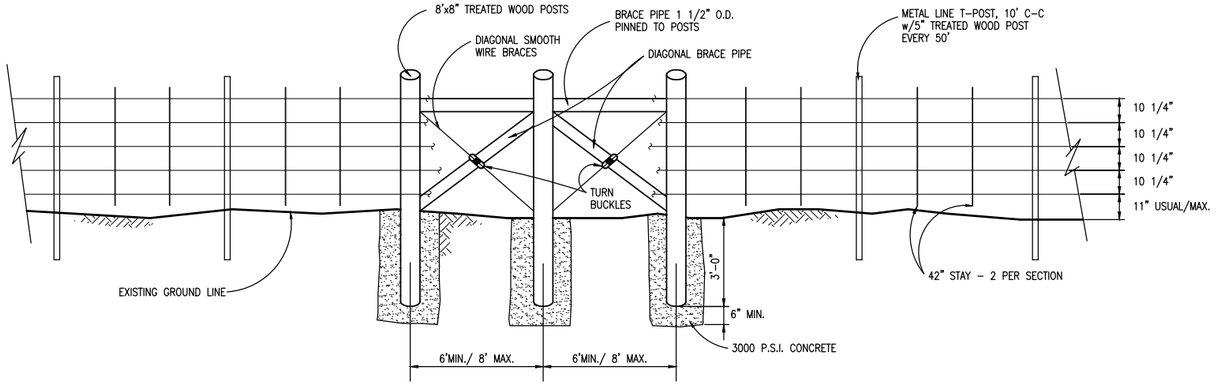
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CHAIN LINK FENCE

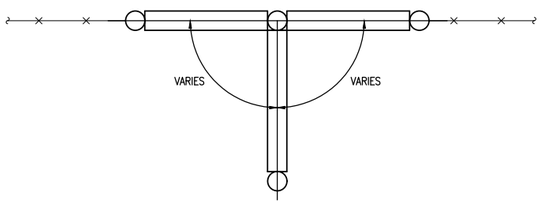
NO SCALE

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	APRIL, 2026	SHEET NO. **29**

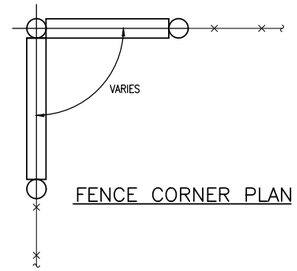


TYPE "B" FARM FENCE WITH PULL POST UNIT

N.T.S.



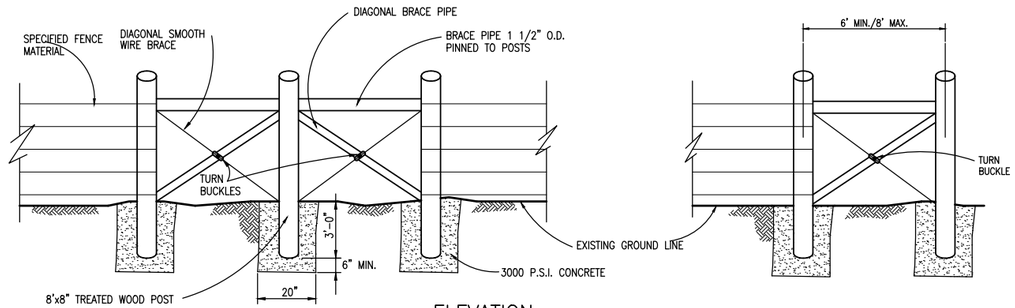
FENCE JUNCTION PLAN



FENCE CORNER PLAN

GENERAL NOTES:

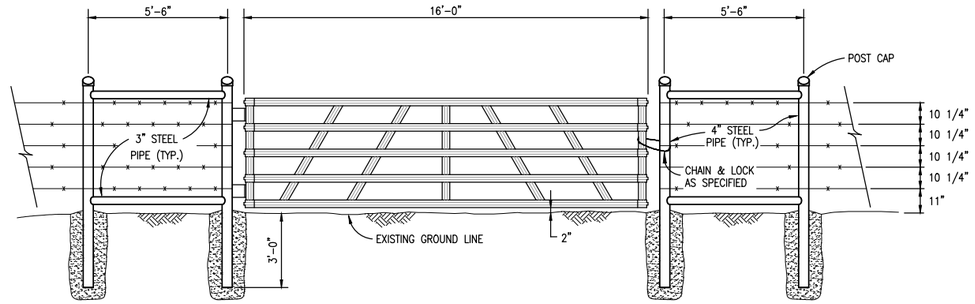
1. *BARBED WIRE SHALL BE TWO STRAND TWISTED NO. 12-1/2 AWS GAUGE GALVANIZED STEEL WIRE WITH TWO-POINT BARBS OF NO. 14 AWS GAUGE STEEL WIRE AND CONFORMING TO ZINC-COATED(GALVANIZED)STEEL BARBED WIRE, ASTM DESIGNATION A 121, CLASS 1.*
2. *WOVEN WIRE FENCE FABRIC(HOG WIRE)SHALL BE OF A GOOD COMMERCIAL QUALITY OF STEEL MEETING THE REQUIREMENTS OF ZINC-COATED(GALVINIZED) STEEL WOVEN WIRE FENCE FABRIC, ASTM DESIGNATION A 116. THE TOP AND BOTTOM WIRES SHALL BE A MINIMUM NO. 10 AWS GAUGE AND THE INTERMEDIATE WIRES AND VERTICAL STAYS SHALL BE NO. 12-1/2 AWS GAUGE.*
3. *METAL POSTS, RAILS, GATES, BRACES AND FITTINGS MAY BE ROLLED, FORMED OR TUBULAR IN CROSS SECTION AND SHALL BE IN ACCORDANCE WITH STRENGTH REQUIREMENTS OF METAL POSTS AND RAILS FOR INDUSTRIAL CHAIN LINK FENCE, ASTM DESIGNATION F669. ALL POSTS, RAILS, GATES AND BRACES NOT GALVANIZED SHALL BE PAINTED WITH AN APPROVED ANTI-CORROSIVE PAINT. POST CAPS SHALL BE INSTALLED ON THE OPEN END OF PIPE POSTS TO PREVENT CORROSION. FITTINGS SHALL BE IN ACCORDANCE WITH FENCE FITTINGS, ASTM DESIGNATION F626.*
4. *WOOD POSTS SHALL BE SOUND AND STRAIGHT AND FREE OF EXCESSIVE KNOTS. UNTREATED POSTS MAY BR CEDAR, REDWOOD, CYPRESS OR LIVE OAK. TREATED POSTS MAY BE PINE, SPRUCE OR FIR AND SHALL HAVE A CREOSOTE OIL OR PENTACHLOROPHENOL TREATMENT OF NOT LESS THAN SIX POUNDS PER CUBIC FOOT(128 Kg. per cubic meter).*
5. *PULL POST UNITS FOR FARM FENCE SHALL BE LOCATED AT 300 FEET CENTER TO CENTER MAXIMUM. METAL T-POSTS SHALL BE SPACED AT 10 FEET C-C. AT CONNECTIONS TO EXISTING FENCE, A PULL POST UNIT, CORNER UNIT OR JUNCTION UNIT SHALL BE CONSTRUCTED.*
6. *GATE MANUFACTURER SHALL FURNISH HINGES, BOLTS AND A SLIDING LATCH FOR EACH GATE.*
7. *CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 p.s.i. IN 28 DAYS.*
8. *LINE BRACE ASSEMBLY SHALL BE PLACED ON APEX OF ALL CURVES.*
9. *METAL T-POSTS(6-1/2' MIN.) TO BE GREEN WITH REFLECTIVE TOPS.*
10. *FENCE REPLACEMENT SHALL BE "IN KIND".*



ELEVATION

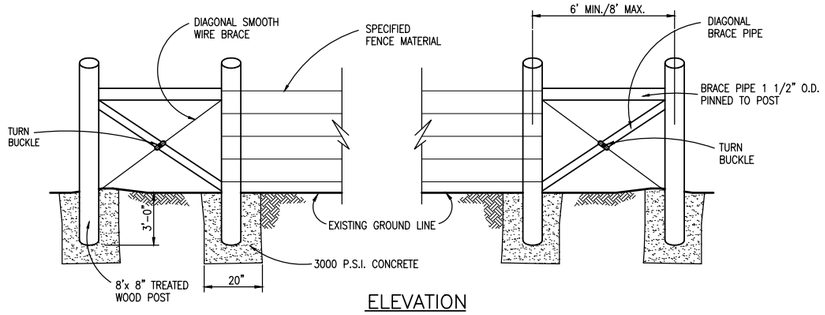
FENCE JUNCTION DETAIL

N.T.S.



16' STEEL GATE DETAIL

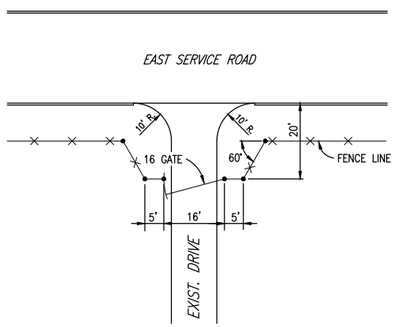
N.T.S.



ELEVATION

FENCE CORNER DETAIL

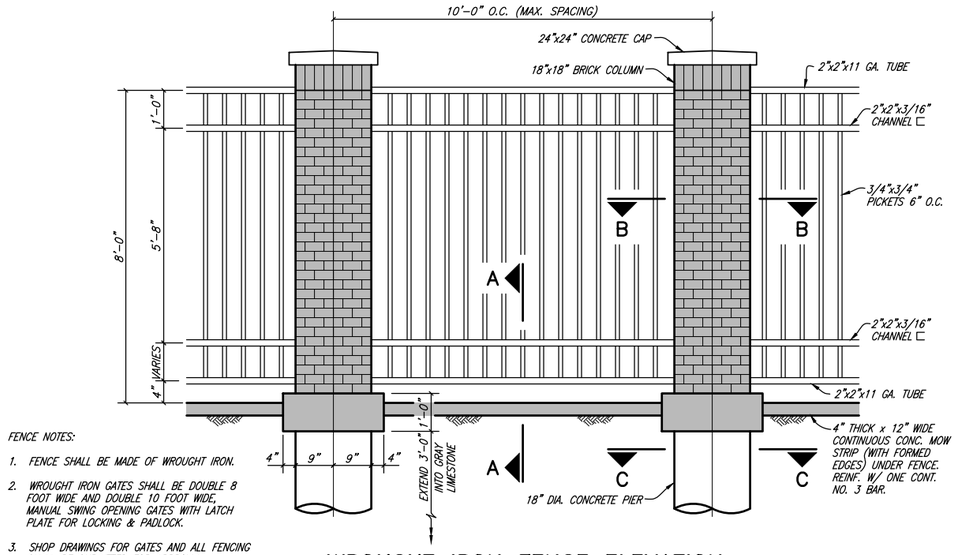
N.T.S.



20' SET BACK FENCE DETAIL

N.T.S.

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	APRIL, 2026	SHEET NO. **30**



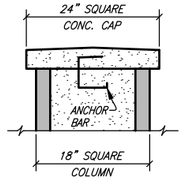
FENCE NOTES:

1. FENCE SHALL BE MADE OF WROUGHT IRON.
2. WROUGHT IRON GATES SHALL BE DOUBLE 8 FOOT WIDE AND DOUBLE 10 FOOT WIDE, MANUAL SWING OPENING GATES WITH LATCH PLATE FOR LOCKING & PADLOCK.
3. SHOP DRAWINGS FOR GATES AND ALL FENCING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION.
4. CONTRACTOR SHALL FURNISH BRICK TO THE CITY FOR FINAL COLOR SELECTION.

WROUGHT IRON FENCE ELEVATION

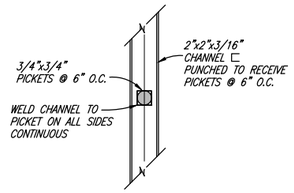
(ALONG PROPERTY LINE)

NO SCALE



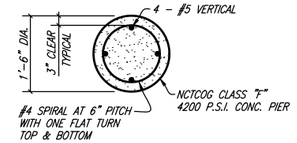
FENCE CONCRETE CAP

NO SCALE



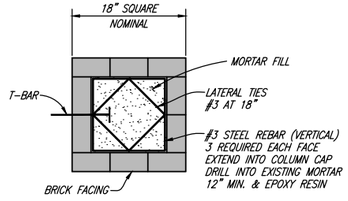
PLAN – FENCE RAIL AT PICKET

NO SCALE



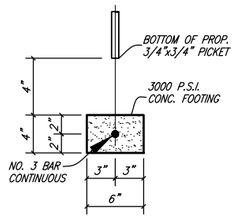
FENCE SECTION C–C

NO SCALE



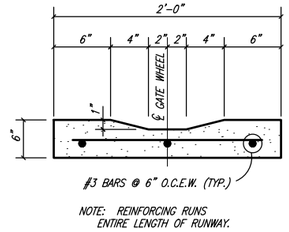
FENCE SECTION B–B

NO SCALE



FENCE SECTION A–A

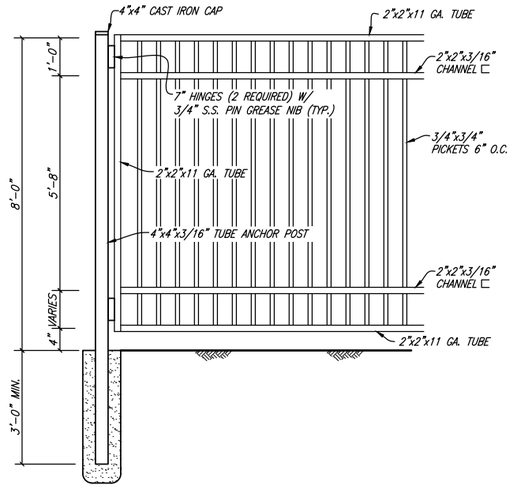
NO SCALE



NOTE: REINFORCING RUNS ENTIRE LENGTH OF RUNWAY.

CONCRETE GATE WHEEL RUNWAY

NO SCALE



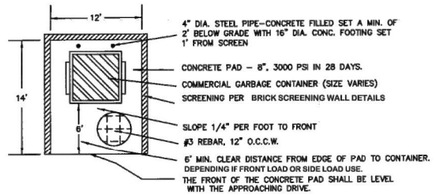
WROUGHT IRON GATE ELEVATION

NO SCALE

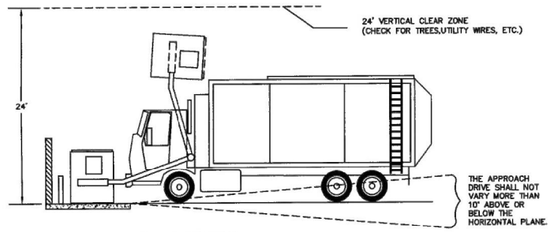
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FENCING**	APRIL, 2026	SHEET NO. **31**

DUMPSTER ENCLOSURES

1. GARBAGE CONTAINERS ARE REQUIRED TO BE SCREENED ON ALL SIDES, AND CONSTRUCTED SO AS TO BE ACCESSIBLE TO GARBAGE TRUCKS. APPLICANTS SUBMITTING SITE PLANS WHICH INCLUDE THE SITING OF A GARBAGE DUMPSTER AND CONSTRUCTION OF THE REQUIRED ENCLOSURE SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE MINIMUM STANDARDS ADOPTED BY THE CITY.
2. APPLICANTS SHOULD CONSULT SECTION 146-132 AND THE ATTACHED DRAWINGS FOR THE REQUIREMENTS OF DUMPSTER ENCLOSURES.
3. THE MINIMUM HEIGHT OF THE SCREENING DEVICE FOR GARBAGE, TRASH OR REFUSE CONTAINERS IS 7 FEET AND THE MAXIMUM HEIGHT IS 8'- 4", EXCEPT FOR "ML", "MH" AND INDUSTRIAL "PD" DISTRICTS WHERE THE MAXIMUM HEIGHT OF A SCREENING DEVICE IS 10 feet.
4. WHEN SITTING A DUMPSTER ENCLOSURE ON A PROPERTY, APPLICANTS SHOULD CONSIDER HOW EASILY A 32 FOOT LONG TRUCK CAN ENTER THE SITE, MANEUVER TO THE DUMPSTER, ACCESS IT (INCLUDING AT LEAST 40 FEET STRAIGHT FROM THE SCREENING GATES FOR BACKING), AND EITHER EXIT THE SITE OR MANEUVER TO THE NEXT DUMPSTER. FIRELANES PROVIDE ADEQUATE MANEUVERING LANES, BUT NOTE THAT ENCLOSURES CAN NOT BE LOCATED WITHIN FIRELANES. LOCATIONS THAT REQUIRE A TRUCK TO PERFORM EXCESSIVE BACKING (> 80 FEET) ARE DISCOURAGED.
5. SCREENING GATES ARE REQUIRED TO BE SOLID METAL AND SCREEN THE DUMPSTER FROM VIEW WHEN CLOSED. GATES SHOULD SWING OUT TO AN ANGLE GREATER THAN 180~ AND CREATE AN OPENING AT LEAST 12 FEET WIDE FOR THE TRUCK TO ENTER THE ENCLOSURE. PINS SHOULD HOLD THE GATES OPEN WHILE THE DUMPSTER IS BEING ACCESSED. GATES SHOULD ALSO SWING CLEAR OF ALL FIRELANES.
6. BUFFERING (LANDSCAPING) IS REQUIRED AROUND SCREENING WALLS WHEREVER THEY ABUT A NON-PAVED SURFACE OR A REQUIRED LANDSCAPE AREA. ACCEPTABLE BUFFERING INCLUDES A ROW OF HOLLIES (NELLIE R. STEVENS, BURFORD, ETC.) ALONG THE SCREENING WALLS.
7. FOR MORE INFORMATION ABOUT THE MINIMUM STANDARDS FOR DUMPSTER ENCLOSURES, CONTACT THE PLANNING DEPARTMENT OR THE ENVIRONMENTAL WASTE DEPARTMENT.



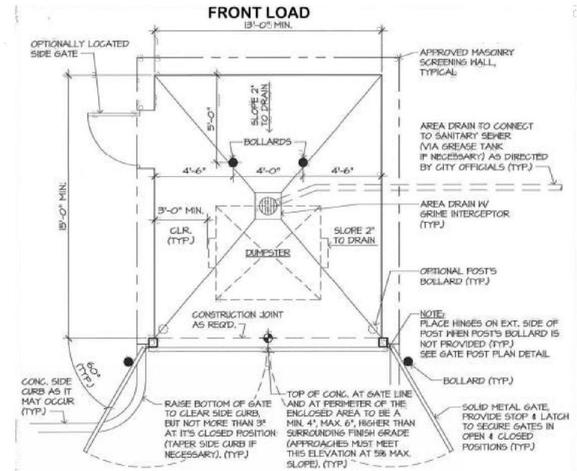
PLAN VIEW



SIDE ELEVATION
NOT TO SCALE

NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPEN GATES USED TO ENCLOSED CONTAINERS PRIOR TO COLLECTION.

PROPERTY OWNER/TENANT IS RESPONSIBLE FOR MAINTAINING DUMPSTER ENCLOSURES AND ADEQUATE ACCESS / EGRESS. DUMPSTER PADS MAY NOT BE LOCATED IN RIGHT OF WAY OR FIRE LANES.

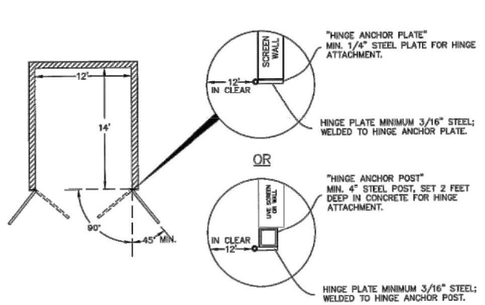


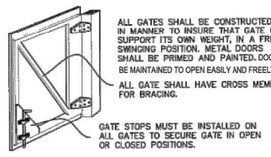
SINGLE CONTAINER

(WHERE PERMITTED)
SCALE: 1/4" = 1'-0"

GENERAL NOTES FOR ALL SINGLE AND DOUBLE CONTAINER ENCLOSURES:

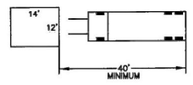
1. *PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES AT (903) 484-4483 TO DISCUSS PROPER SIZE AND QUANTITY OF DUMPSTERS/COMPACTORS NEEDED TO ENSURE ADEQUATE STORAGE AND MEET COLLECTION AND SERVICE NEEDS.*
2. *PROVIDE A MINIMUM 40' LONG TRUCK APPROACH PLUS 50' SPACE FOR TRUCK MANEUVERING.*
3. *APPROACH AND ENCLOSED AREA TO BE A MINIMUM 7" THICK, REINFORCED CONCRETE PAVING.*
4. *A FREEZE PROOF HOSE BIB TO BE IN THE PROXIMITY OF THE ENCLOSURE AREA FOR WASHING AS REQUIRED.*
5. *WHEN USING TWO SETS OF DOUBLE GATES FOR DOUBLE CONTAINER ENCLOSURES, PROVIDE NO LESS THAN 10'-3" WIDE CLEAR OPENINGS AT DUMPSTERS.*



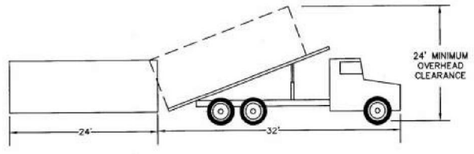


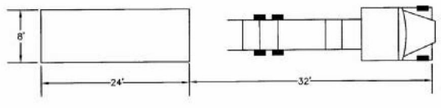
NOTE:
ENCLOSURES CONATAINING MULTIPLE DUMPSTERS:
2-DUMPSTERS W/O CENTER POST FOR GATES 21 FT. GATE OPENING X 14 FT. DEEP

2 OR MORE DUMPSTERS-12 FT. IN CLEAR GATE OPENINGS W/ CENTER POST X 14 FT. DEEP

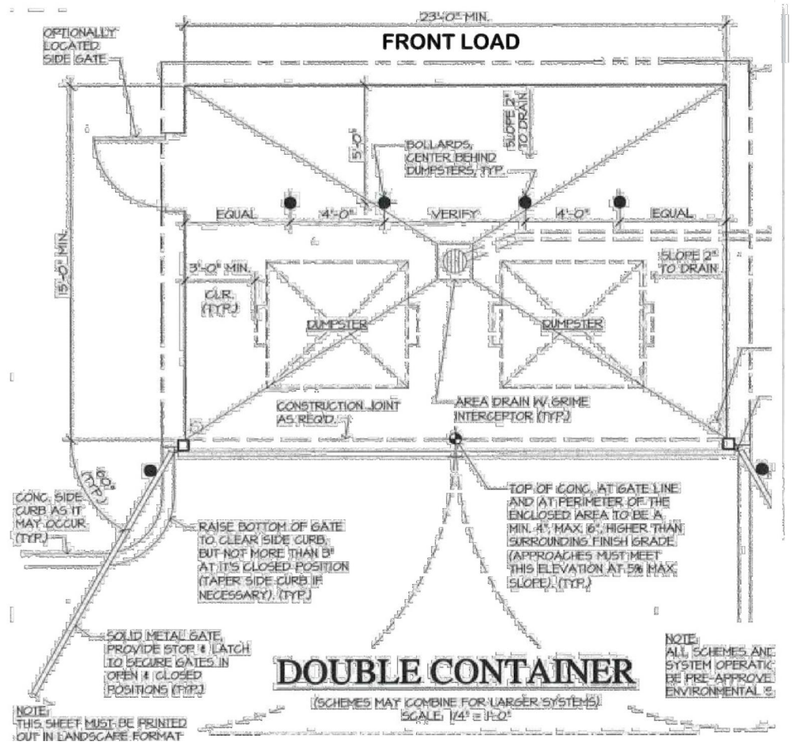


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.





NOTE:
NEED MINIMUM CLEARANCE
12'W X 60'L X 24'H



DOUBLE CONTAINER

(SCHEMES MAY COMBINE FOR LARGER SYSTEMS)
SCALE: 1/4" = 1'-0"

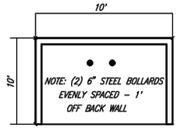
NOTE:
THIS SHEET MUST BE PRINTED OUT IN LANDSCAPE FORMAT

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **DUMPSTER DETAILS**	APRIL, 2026	SHEET NO. **32**

SOLID WASTE VEHICLE OPERATION SCHEMATIC TYPICAL ROUTE CONDITIONS AND TRUCK MANEUVERING SPACE CLEARANCES REQUIREMENTS

GENERAL NOTES:

1. ALL CURBS ARE TO BE ALIGNED ON THE OUTSIDE OF ENCLOSURE WALLS. THE CURBS SHALL NOT INTERFERE WITH THE ROUTE OF THE SOLID WASTE COLLECTION VEHICLE.
2. ALL SOLID WASTE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA (WIDTHS, TURNING RADII, ETC.), SITE SHALL BE DESIGNED TO PROVIDE SOLID WASTE COLLECTION VEHICLES WITH SAFE APPROACH TO DUMPSTER ENCLOSURES AND LIFT EACH CONTAINER WITHOUT GROUND LEVEL OR AERIAL OBSTRUCTIONS AS REQUIRED.
3. FOR THE SAFETY OF OTHERS, ROUTE LAYOUT AND OPERATION CLEARANCES SHALL BE SUCH THAT SOLID WASTE VEHICLES WILL NOT NEED TO BACK UP MORE THAN 50 FEET TO EXIT THE SITE AFTER SERVICING A DUMPSTER.
4. NO AWNING OR BUILDING PROJECTIONS ARE TO ENCROACH THE SOLID WASTE COLLECTION VEHICLE'S OPERATION AREA AND/OR SPACE. MINIMUM OVERHEAD CLEARANCE OF 14 FEET IS REQUIRED IN DRIVE AND 25 FEET OVER AND ABOUT THE DUMPSTER ENCLOSURE AREA FROM STEEL SAFETY BOLLARDS BACK 50 FEET.
5. ROUTES SHALL BE CLEAR OF ALL OBSTRUCTIONS {CURBS, WALLS, OVERHEAD WIRES, AWNINGS, ROOF PROJECTIONS, ETC.) TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE.
6. IDEALLY, THE MOST DESIRED SITE PLANNING SHALL BE WHENEVER IS POSSIBLE TO SELECT A ROUTE FOR THE COLLECTION VEHICLE TO TRAVEL THE SITE WITHOUT BACKTRACKING. MULTIPLE FACILITIES SHOULD BE LOCATED IN SEQUENCE TO ALLOW CONSECUTIVE SERVICING ON ONE-WAY TRUCK ROUTE AS MUCH AS POSSIBLE (TYPICAL, UNLESS OTHERWISE APPROVED BY ENVIRONMENTAL SERVICES.)
7. ALL DUMPSTER ENCLOSURES MUST BE ORIENTED TO FACE 90 FEET LONG OF OPEN SPACE. THE ONLY EXCEPTION IS FOR DUMPSTER ENCLOSURES PLACED ALONG A STRAIGHT COLLECTION VEHICLE ROUTE WHERE THE ENCLOSURES NEED TO BE ANGLED WITH NOT MORE THAN 30 DEGREES DEVIATION FROM THE ROUTE DIRECTION LINE AND PLACED DEEP ENOUGH TO ALLOW THE TYPICAL 50 FEET BACK UP FOR THE VEHICLE TO RESUME IT'S ROUTE.
8. DUMPSTER ENCLOSURES SHALL BE LOCATED AWAY FROM ENTRANCES AND EXITS SO SOLID WASTE COLLECTION VEHICLES DO NOT CREATE A SAFETY HAZARD BY BLOCKING IN-COMING OR OUT-GOING TRAFFIC.
9. FOR WHERE SINGLE, DOUBLE OR TRIPLE-WIDE DUMPSTER ENCLOSURES ARE REQUIRED, SEE CITY ORDINANCE # 01--02--14. ALL DESIGNS MUST BE APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT (972-292-5915).
10. FOR GENERAL INFORMATION AND TYPICAL REQUIREMENTS ON DUMPSTER ENCLOSURE DESIGN LAYOUT SEE AVAILABLE CITY STANDARD CRITERIA DETAILS.

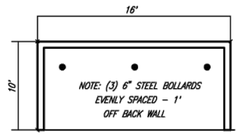


SIDE LOAD
10' DUMPSTER ENCLOSURE

NO SCALE

CAPACITY	OPTIONS
1 EA. 3 YD. DUMPSTER OR 1 EA. 8 YD. DUMPSTER	FRONT GATES MUST OPEN 180 DEGREES FRONT GATES MUST OPEN 90 DEGREES

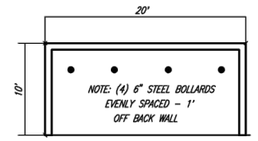
MUST MEET ALL FRONT LOAD REQUIREMENTS WITH SCREENING WALLS, CONCRETE, ETC.



16' DUMPSTER ENCLOSURE

NO SCALE

CAPACITY	OPTIONS
2EA. 3 YD. DUMPSTERS OR 1EA. 8 YD. DUMPSTER	FRONT GATES MUST OPEN 180 DEGREES FRONT GATES MUST OPEN 90 DEGREES



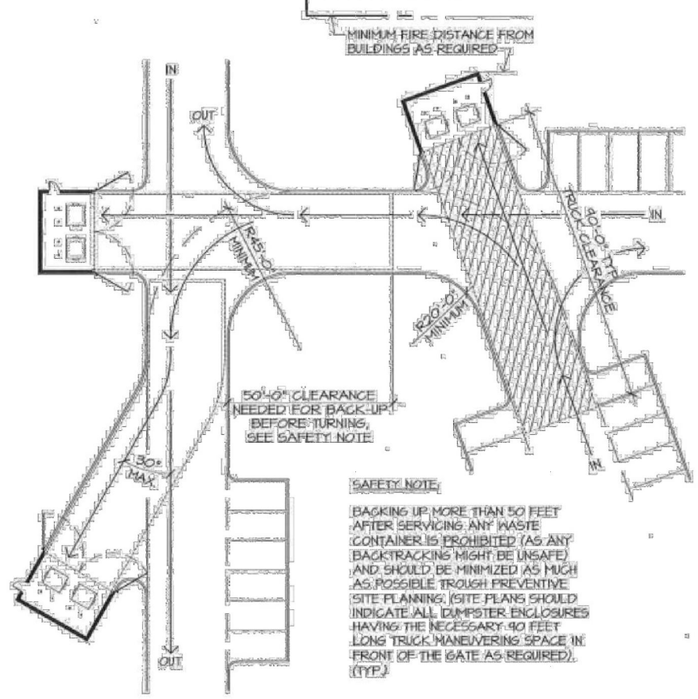
20' DUMPSTER ENCLOSURE

NO SCALE

CAPACITY	OPTIONS
2EA. 8 YD. DUMPSTERS	FRONT GATES MUST OPEN 90 DEGREES

SOLID WASTE VEHICLE OPERATION SCHEMATIC TYPICAL ROUTE CONDITIONS AND TRUCK MANEUVERING SPACE CLEARANCES REQUIREMENTS

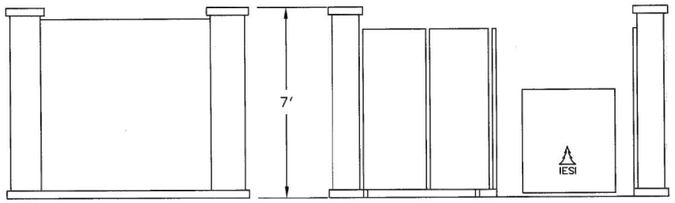
FRONT LOAD



SCHEMATIC SITE PLAN

SCALE: 1" = 30'-0"

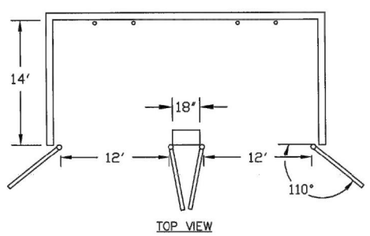
FRONT LOAD ONLY



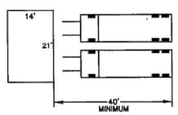
SIDE VIEW

* Min. 7' - Max. 8'-4" Except for "ML" & "MH" and Industrial "PD" Districts 10' is allowed

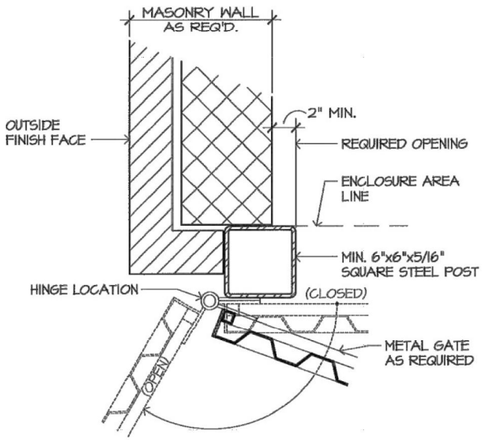
PARTIAL FRONT VIEW



TOP VIEW

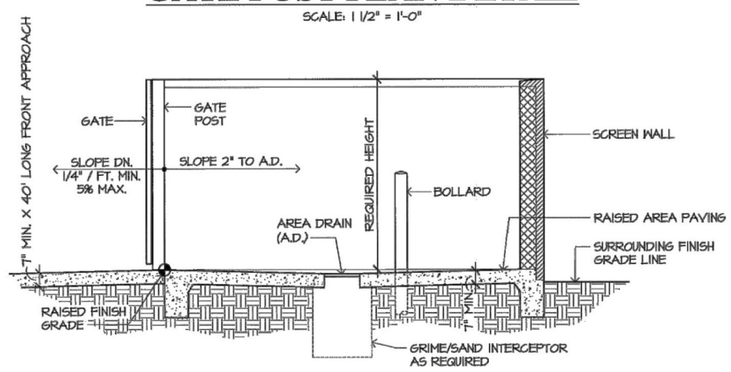


HORIZONTAL CLEAR ZONE FOR TRUCKS APPROACHING A COMMERCIAL GARBAGE SHALL BE A MIN. OF 40' FROM THE FRONT OF THE PAD.



GATE POST PLAN DETAIL

SCALE: 1 1/2" = 1'-0"

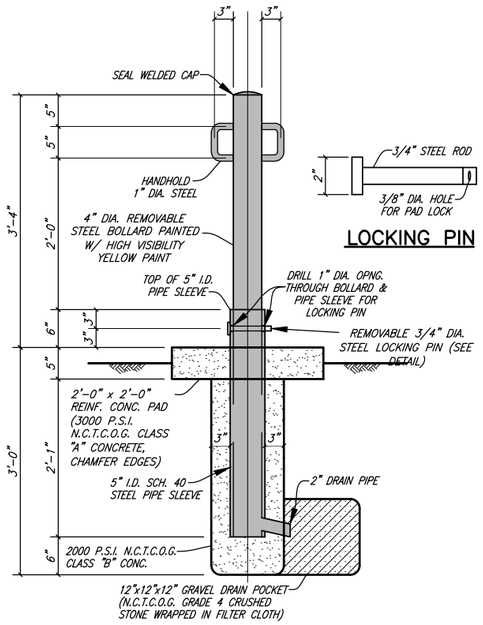


ENCLOSED AREA CROSS SECTION

SCALE: 1/4" = 1'-0"

	AUBREY 1867 TEXAS			**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS DUMPSTER DETAILS	APRIL, 2026	SHEET NO. 33

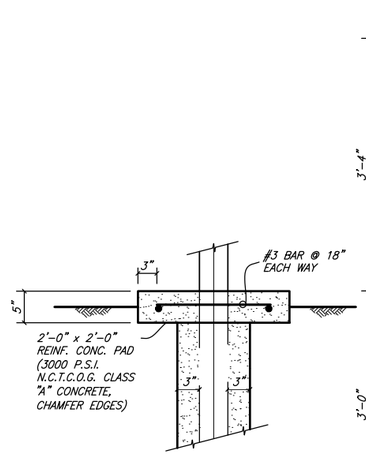
REVISED: 1/16/26 - JJacobs | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-34.dwg | PLOT SCALE: 1:2 | PLOT STYLE: pdf 11x17.ctb | PLOTTED BY: James Jacobs ON 4/16/2026



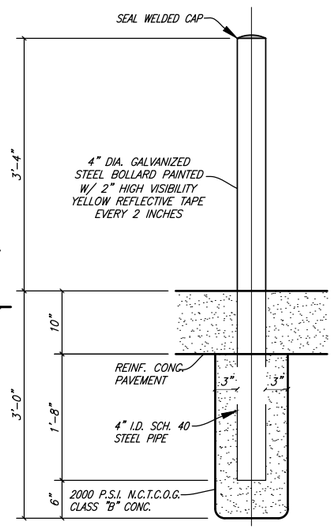
NOTES:
1. BOLLARDS SHALL BE LOCATED IN THE FIELD 4'-0" O.C. AS SHOWN IN THE ELECTRICAL SITE PLAN.
2. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

REMOVABLE PIPE BOLLARD

NO SCALE



NON-PAVEMENT LOCATIONS

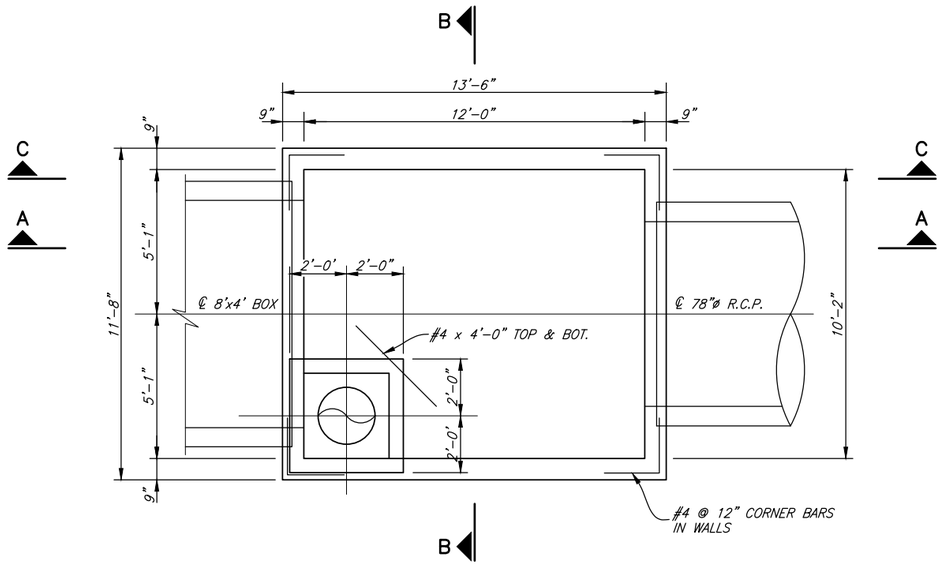


NOTE:
ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

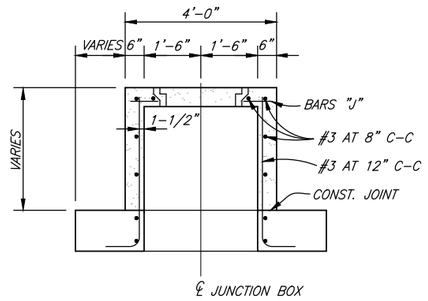
PIPE BOLLARD

NO SCALE

	AUBREY TEXAS 1887				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **MISCELLANEOUS**	APRIL, 2026	SHEET NO. **34**



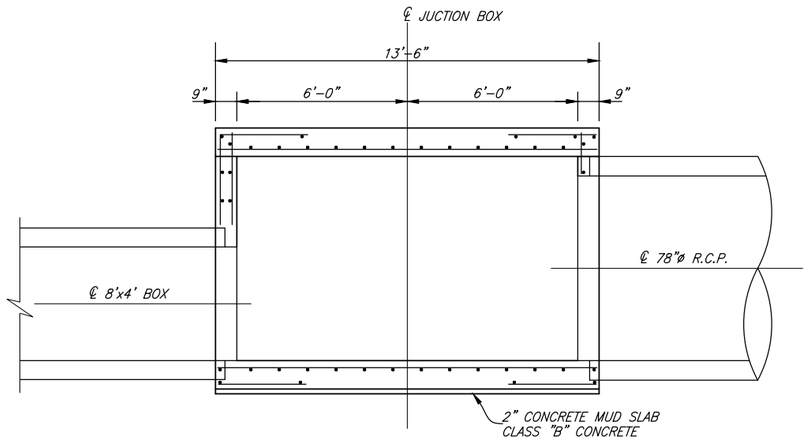
PLAN–JUNCTION BOX
3/8" = 1'-0"



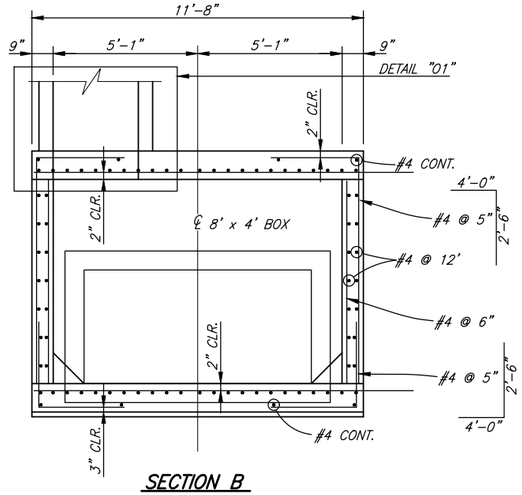
DETAIL "01"
SCALE: 1/2 = 1'-0"

NOTES:

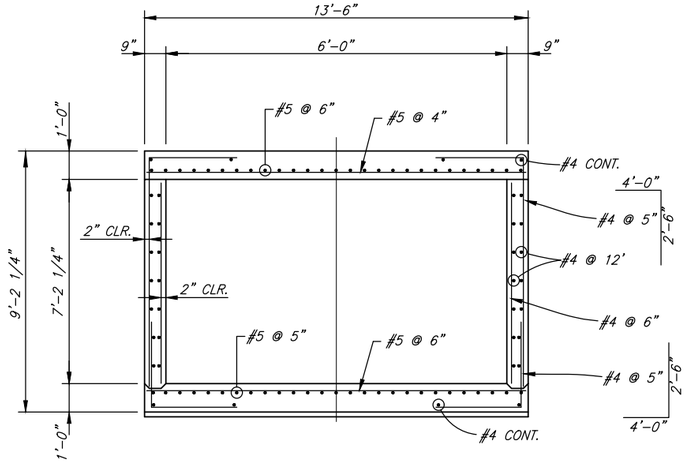
1. CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. CONCRETE SHALL BE CLASS "C" –3,600 P.S.I.
3. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60.
4. FIELD CUT REINFORCING STEEL TO CLEAR PRECAST BOX R.C.P. BY 2".



SECTION A
3/8" = 1'-0"



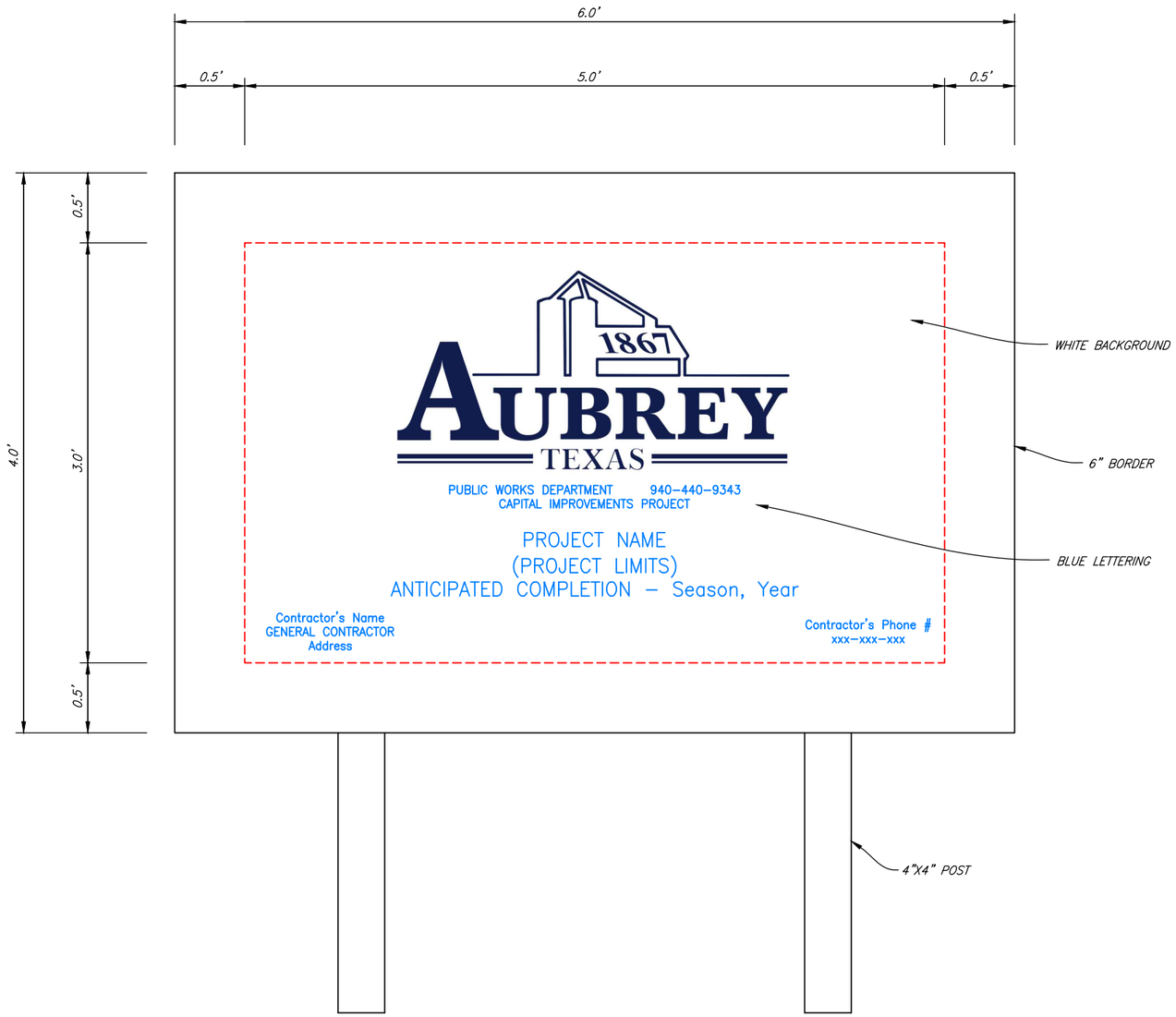
SECTION B
3/8" = 1'-0"



SECTION C
3/8" = 1'-0"

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **JUNCTION BOX**	APRIL, 2026 / SHEET NO. 35

REVISED: 3/5/26 – JJacobs H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-36.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026



PROJECT SIGN

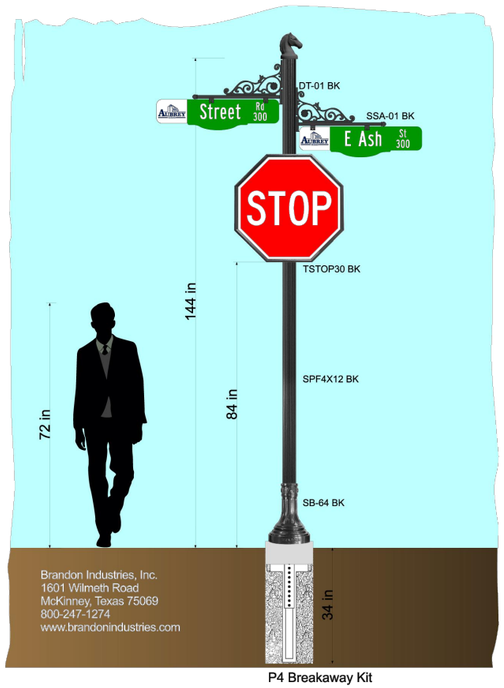
N.T.S.

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **PROJECT SIGN DETAIL**	APRIL, 2026	SHEET NO. **36**

REVISED: 3/5/26 – JJacobs H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-37.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

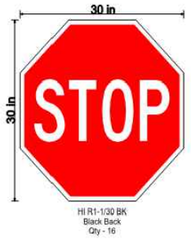
BRANDON INDUSTRIES

Substrate: .080 Aluminum
Vinyl Type: High Intensity White



P4 Breakaway Kit

Substrate: .080 Aluminum
Vinyl Type: High Intensity White



BRANDON INDUSTRIES

1601 Wilmeth Road
McKinney, Texas 75069
Phone: 972.542.3000
Toll Free: 800.247.1274
brandonindustries.com

Complete Sign Unit

made from the following parts:

POLE:
SP4X14 - 4" x 14' FLUTED POLE
EXTRUDED ALUMINUM ALLOY 6005-T5
WALL THICKNESS .125"

FINIAL:
FIN-A4 - ACORN FINIAL FOR 4" OD ROUND POLE
HEIGHT: 8"
WIDTH: 4.75"
CAST ALUMINUM ALLOY #356

TRIMS:
SSA-01 - STREET SIGN HOLDER
LENGTH: 26"
BACKPLATE LENGTH: 4 1/8"
CAST ALUMINUM ALLOY #356

DT-01 - DECORATIVE FLOWER VINE SCROLL
LENGTH: 17.25"
HEIGHT: 9.75"

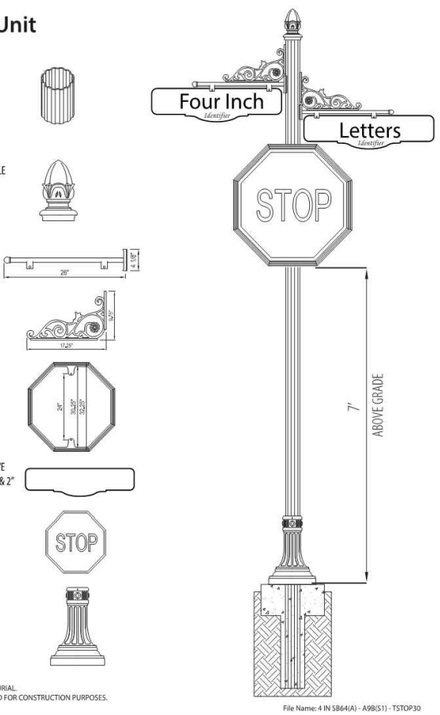
TSTOP30N - TRIM FOR 30" STOP SIGN
CAST ALUMINUM ALLOY #356

SIGN:
0936DS-B- DOUBLE-SIDED 9" x 36" REFLECTIVE
CUSTOM STYLE B STREET SIGN w/4" LETTERS & 2"
IDENTIFIER LETTERS
SPECIFY VINYL TYPE
SPECIFY VINYL COLOR

R1-1/30 - REFLECTIVE 30" STOP SIGN
SPECIFY VINYL TYPE

BASE:
SB-64 - SLIP-OVER BASE FOR 4" OD POST
HEIGHT: 18"
WIDTH: 13"
CAST ALUMINUM ALLOY #356

NOTES:
COMPLETE UNIT SHOWN WITH 2' BELOW GRADE BURIAL.
DRAWING FOR INFORMATION ONLY, NOT INTENDED FOR CONSTRUCTION PURPOSES.



File Name: 4 IN SB64(A) - A98(S1) - TSTOP30

NOTE
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CITY APPROVAL PRIOR TO FABRICATION OF STREET SIGNS.

AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STREET NAME BLADE DETAILS

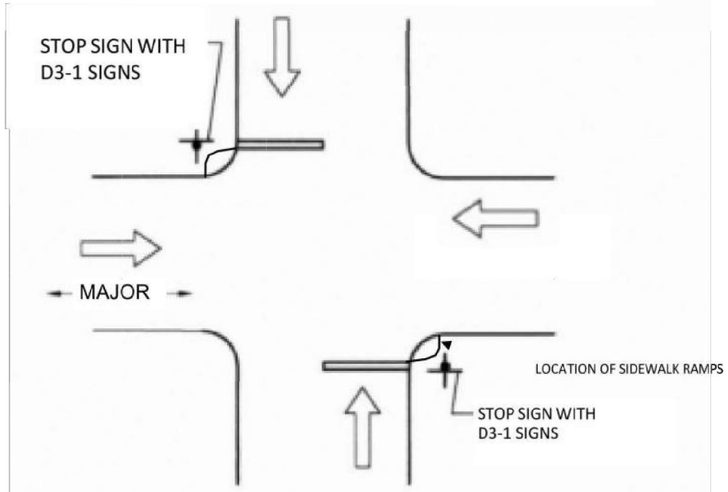
APRIL, 2026

SHEET NO. 37

REVISED: 1/16/26 – JJacobs

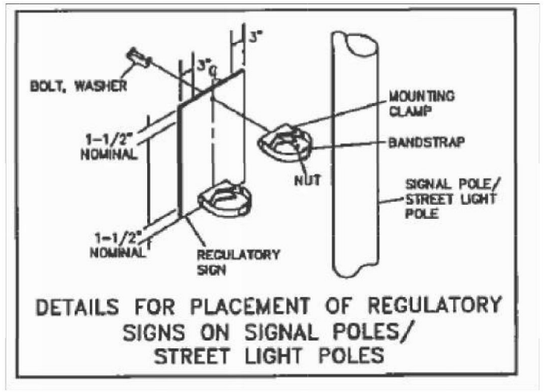
H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-38.dwg

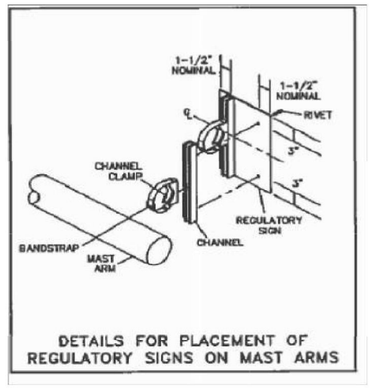
PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

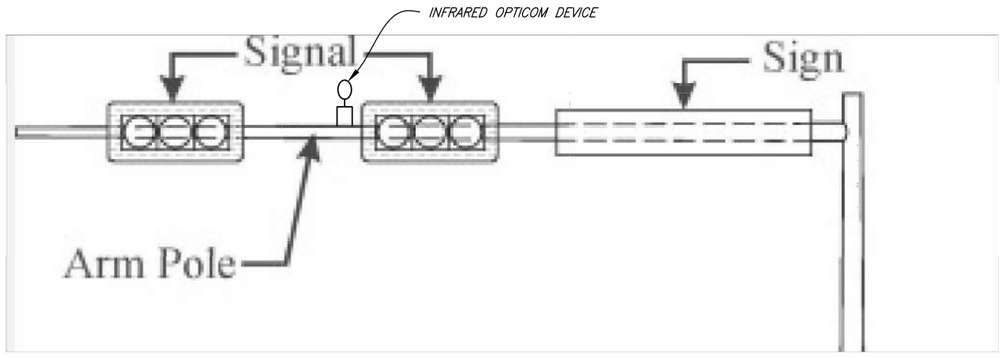


TWO–WAY STOP CONTROL INTERSECTION

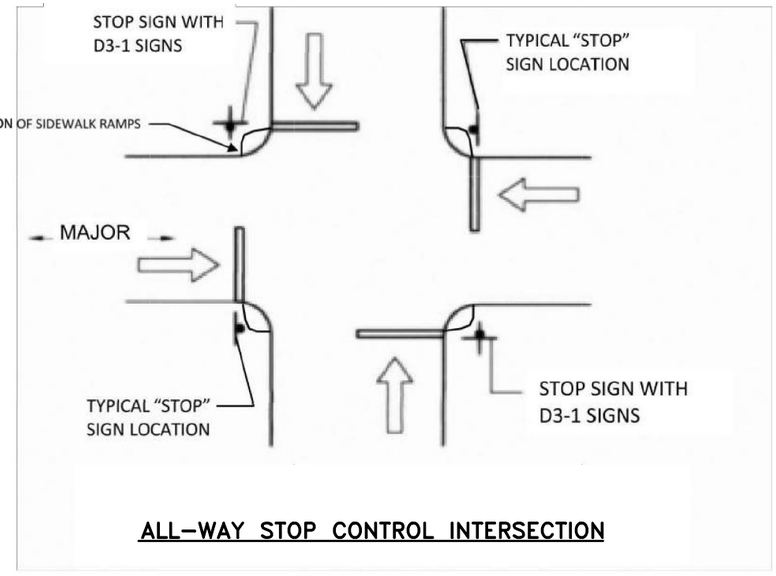
**STOP SIGNS ARE TO BE INSTALLED IN ADVANCE OF CROSSWALK AND RAMP







TYPICAL SIGN PLACEMENTS ON SIGNAL MAST ARMS

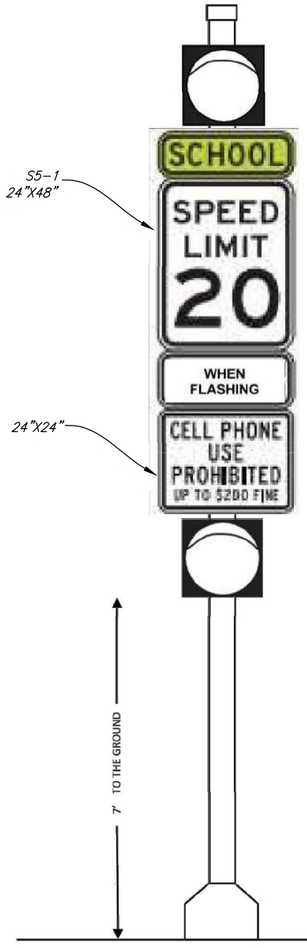


ALL–WAY STOP CONTROL INTERSECTION

	AUBREY 1867 TEXAS				**CITY OF AUBREY, TEXAS** STANDARD CONSTRUCTION DETAILS TYPICAL STREET NAME SIGN PLACEMENT	APRIL, 2026	SHEET NO. 38

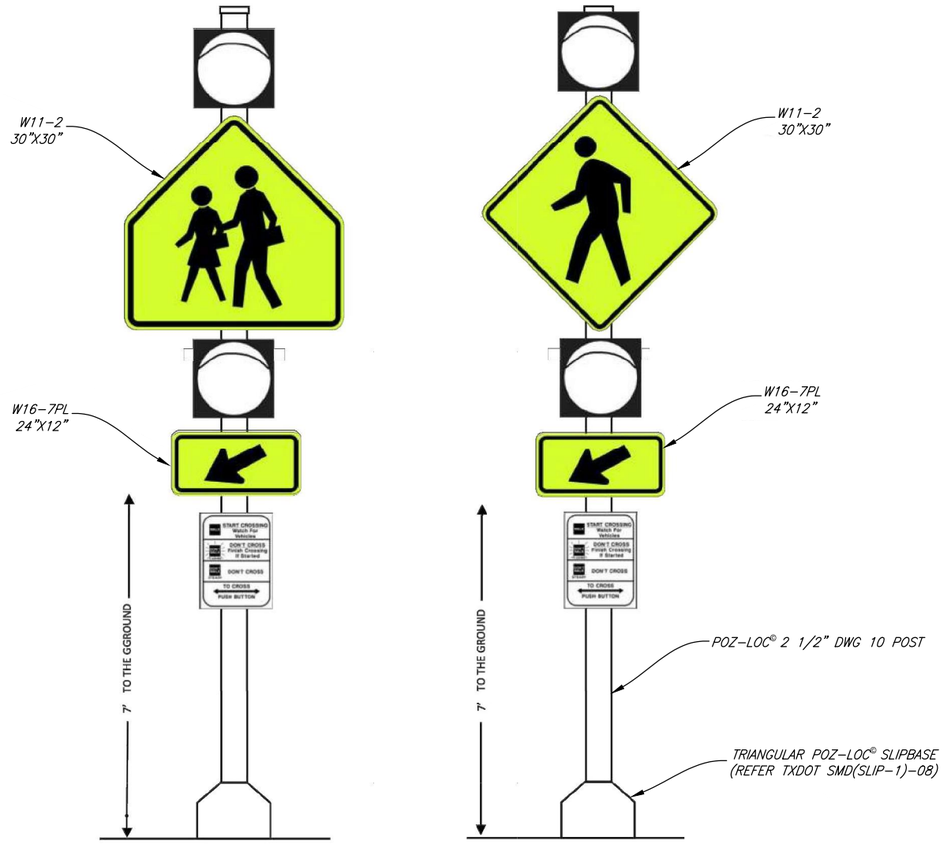
REVISED: 1/16/26 – JJacobs H:\Projects\Aubrey\4000\360–Standard Construction Details\Standard Details 2.0\Aubrey–39.dwg PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

SCHOOL FLASHERS - FLASHING BEACONS

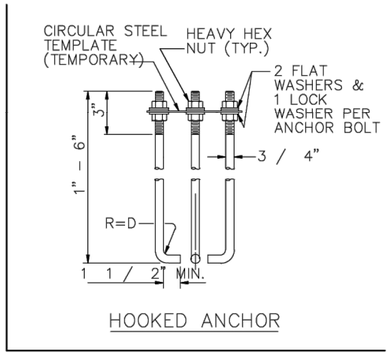


* INSTALL A 12" WHITE TRANSVERSE LINE ACROSS THE FULL PAVEMENT WIDTH TO MARK EACH END OF ESTABLISHED REDUCED SCHOOL SPEED LIMIT WITHIN THE SCHOOL ZONE IN ACCORDANCE WITH TMUTCD SECTION 7C.03

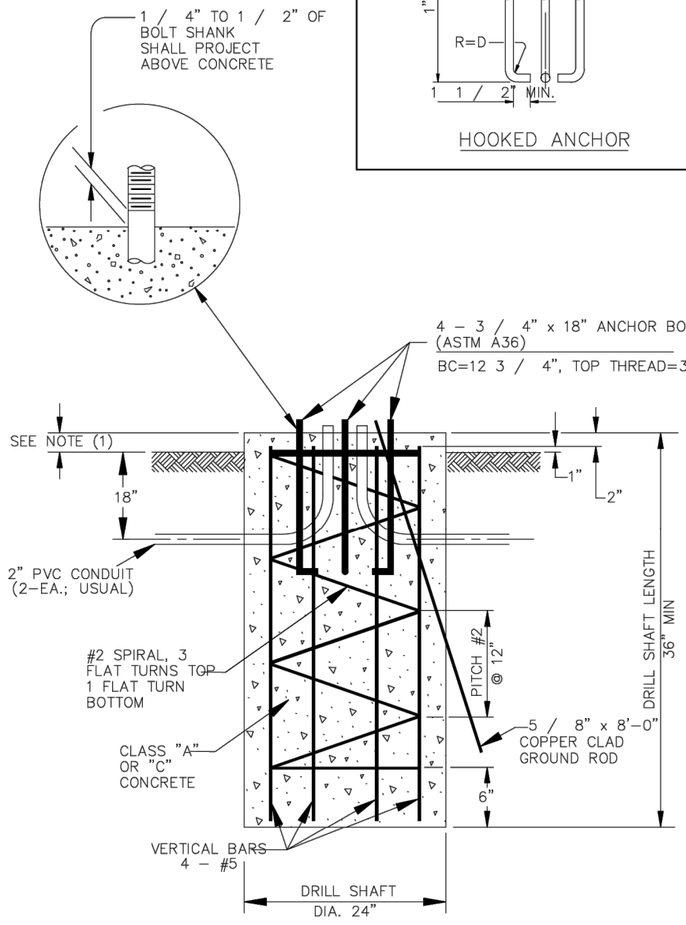
POLES ARE 4-1/2" O.D. WITH A SPUN POLE ALUMINUM FINISH, THREADED ON ONE END TO INSERT INTO THE SQUARE ALUMINUM BASE. 18" ANCHOR BOLTS IN 24" DIAMETER PIER 3-FOOT MINIMUM DEPTH.



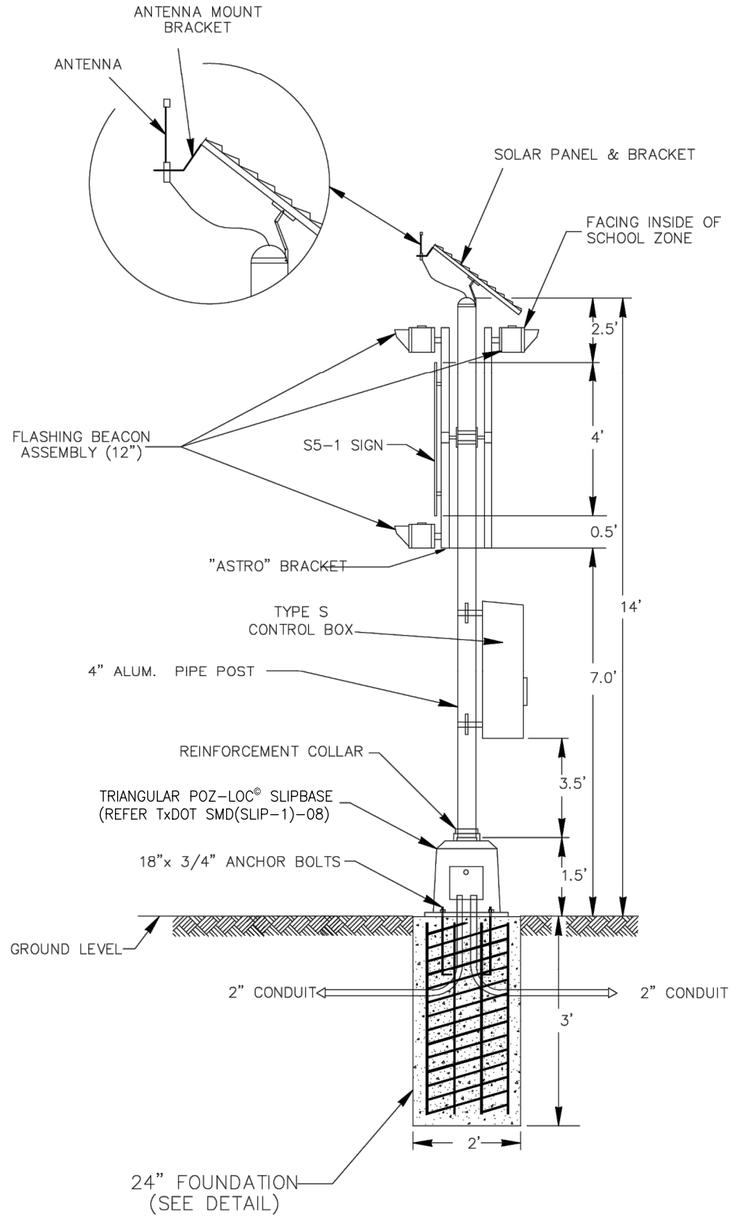
	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **FOUNDATION AND FLASHER ASSEMBLY STANDARDS**	APRIL, 2026	SHEET NO. **39**

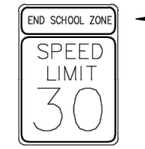


HOOKED ANCHOR



NOTE (1): 3" UNLESS OTHERWISE DIRECTED BY THE ENGINEER





S5–2A (COSA)
24" x 9"

R2–1
24" x 30"



S1–1
36" x 36"
(DIAMOND GRADE FLOURESCENT YELLOW GREEN)

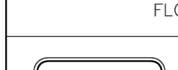


(DIAMOND GRADE FLOURESCENT YELLOW GREEN)

S5–1
24" x 48"
(HIGH INTENSITY WHITE)



W16–17
30" x 18"
(DIAMOND GRADE FLOURESCENT YELLOW GREEN)



W16–9P
36" x 20"
(DIAMOND GRADE FLOURESCENT YELLOW GREEN)

ALL SIGNS SHALL COMPLY WITH STANDARD HIGHWAY SIGNS MANUAL, LATEST EDITION

	AUBREY TEXAS 1867				**CITY OF AUBREY, TEXAS** **STANDARD CONSTRUCTION DETAILS** **STREET LIGHT DETAILS**	APRIL, 2026	SHEET NO. **40**

Street Light Options
Post Top

Town And Country	
20' Round Fiberglass Pole	
Embedded Base	
LED	0-55W
HPS	100W

Washington	
15' Fluted Fiberglass Pole	
Embedded w/ Town Lake Base	
LED	0-55W
HPS	100W



Town and Country



Washington

Street Light Options
Historical Specifications

Pole	Mounting Height	Color Available	Material	Base
American	11' or 14'	Black	Cast Aluminium	24" Diameter w/ 15" Bolt Circle
Central Park	12'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
European	12' or 14'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
Texan	11' or 14'	Black	Cast Iron	24" Diameter w/ 15" Bolt Circle
Philadelphia*	16'	Black	Cast Aluminium	18" Diameter w/ 10.5" Bolt Circle

Luminaire	Light Source Options	Luminaire Size
Acorn	LED 0-55W, HPS 100W	41" Tall x 16" Wide
Lantern	LED 0-55W, HPS 100W	43.25" Tall x 16.125" Wide
Decorative	LED 0-55W	38" Tall x 16" Wide
Pendant*	LED 0-55W, HPS 100W	16" Tall x 16" Wide

*The Pendant Luminaire and bracket arm can only be used with the Philadelphia style pole.

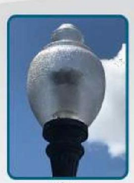


Street Light Options
Historical Luminaire

Historical Luminaires are the high-end street light options offered by Oncor. These luminaires are available in three different styles that can be mounted on any of the four available styles of Historical Poles.



Lantern



Acorn



Decorative

Street Light Options
Historical Pole



American | Central Park | European | Texan

All Historical Poles are installed on Oncor approved precast foundations.

Street Light Options
Historical Pendant



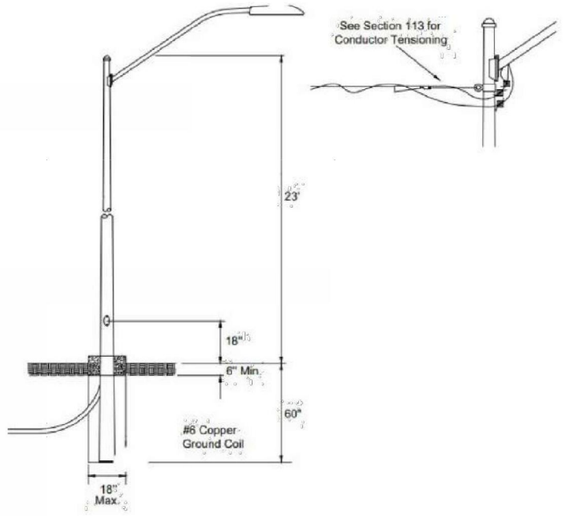
Philadelphia with Single Pendant



Philadelphia with Double Pendant

The Historical Pendant luminaire will be mounted 2 feet from the center of the pole and 17.5 inches above the height of the pole stated in the "Historical Specifications" table.

Cobra Head Luminaire
Embedded Base



AUBREY 1867 TEXAS

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STREET LIGHT DETAILS

APRIL, 2026

SHEET NO. 41

REVISED: 1/16/26 – JJacobs

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PLOT SCALE: 1:2 PLOT STYLE: pdf 11x17.ctb PLOTTED BY: James Jacobs ON 4/16/2026

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Consideration and action on a Resolution authorizing Staff to file an application with the Texas Water Development Board for a 100% Water Supply Infrastructure Grant (WSIG) in support of the 2026 Water Supply Infrastructure Expansion Project; and authorizing the City Manager or his designee to execute necessary documents.

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

Summary

House Bill 500, passed during the 89th Legislative Session, appropriated $1.038 billion in funds for water supply and infrastructure projects to the Texas Water Development Board.

This is a one-time opportunity for a limited number of Texas communities to receive grant funding to implement water supply/water infrastructure projects. The funding appropriation will be provided to communities by August 31, 2027, and shall be spent by 2031.

Additionally, the TWDB will provide this funding as a 100 percent grant because HB 500 does not authorize the TWDB to use the funding to leverage bonds; therefore, the appropriation does not create a benefit to providing the funding as a loan.

The deadline to submit a WSIG application is Thursday, July 30, at 11:59 p.m.

Scoring criteria per population allocation will be based on Annual Median Household Income (AMHI) and Service area populations. Additional points will be added for smaller entities with ready-to-proceed projects. A tiebreaker will be given to communities that have never or the greater amount of time since they received financial assistance from the TWDB.

For small entities (population of 150,000 or less), Planning, Acquisition, Design, and Construction is available. For small entities, it is also proposed that reimbursement for planning and design costs only be eligible for costs incurred 6/22/2025 or after. The funding cap for Aubrey is $10,000,000.

Project Description
The Water Supply Infrastructure Expansion Project will expand the City's water supply, storage, and transmission infrastructure through the following improvements:

- Construction of a new Trinity Aquifer groundwater production well (Trivedi Well).
- Construction of a pump station and ground storage tank at the UTRWD No. 1 surface water delivery point (Blackjack Pump Station).
- Construction of an additional elevated water storage tank at a future site.
- Construction of transmission water mains and associated appurtenances to connect the new facilities to the existing water system.

The project will improve water supply reliability, increase system capacity, and support future growth.

Financial Summary
NA

Staff Recommended Action
Approve

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

Application Filing and Authorized Representative Resolution

A RESOLUTION by the Mayor of the City of Aubrey requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE Mayor OF THE City of Aubrey:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $ 10,000,000 to provide for the costs of Water Supply Infrastructure Expansion Project.

SECTION 2: That Mayor Chris Rich be and is hereby designated the authorized representative of the City of Aubrey for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Aubrey before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Jim Sabonis
Hilltop Securities Inc.

Engineer: Brigit Buff, PE, PMP, ENV SP
Plummer Associates, Inc.

Bond Counsel: Julie Partain
Bracewell LLP

PASSED AND APPROVED, this the _____ day of_____, 20_____.

ATTEST: _____ By:_____

(Seal)

City Council Meeting
Staff Report
July 23, 2026

Agenda Item
Receive a presentation and hold a discussion regarding submissions received in response to RFQ No. 2026-04 request for Construction Manager-At-Risk services for the construction of the Aubrey Sports Complex; consider and take appropriate action regarding the selection of a Construction Manager to perform services for the proposed Aubrey Sports Complex, and authorize the City Manager to negotiate and execute necessary documents.

Staff Contact
Kurt Karnowski, Public Works Manager
kkarnowski@aubreytx.gov
940-440-9343

Summary
The City of Aubrey issued RFQ No. 2026-04 for Construction Manager-At-Risk for the construction of Aubrey Sports Complex. This effort seeks to support the City's construction services for the Aubrey Sports Complex.

A total of 21 qualification packages were submitted by the deadline. Each submission was reviewed and scored individually by a selection committee consisting of Aubrey City Manager, Aubrey Assistant City Manager, Aubrey City Engineer, the Civil Engineer/Landscape Architect, and Aubrey City Assistant Director of Public Works and one other member as chosen by the Aubrey City Manager.

Evaluators used the scoring rubric published in the RFQ, focusing on the proposer's understanding of the project, personnel qualifications, relevant experience and client references. The selection process was highly competitive, with each shortlisted construction manager submitting superior proposals with strong qualifications, experience and demonstrated capabilities. Following the interviews, the evaluation committee made its final recommendation after careful consideration of all proposals and interview responses. This was a difficult decision and reflects the City's commitment to selecting the construction manager best qualified to successfully deliver the project.

Evaluation Summary
The short-listed construction mangers are presented below:

Construction Manager
Dean Construction
Piazza Construction
Hellas Construction
Core Construction
Lee Lewis Construction
Balfour - Beatty

All short-listed construction managers were considered responsive and qualified.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to authorize the city manager to negotiate with the construction manager on a service contract.

City of Aubrey - Municipal Court Report

New Cases Filed	
June - Traffic	122
June - Non Traffic	5

Total Fines Collected	
June - State	$9,663.00
June - City	$14,143.00

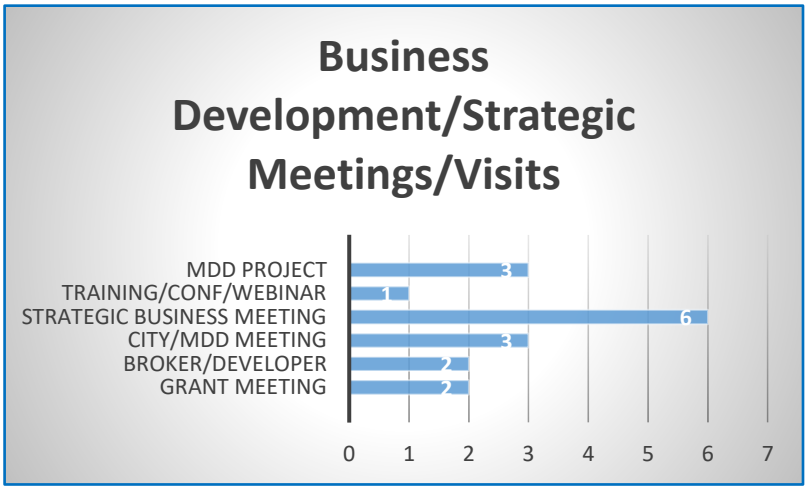
Final Disposition	
June - Traffic	102
June - Non Traffic	36

Fiscal YTD Collected	
YTD - State	$ 98,863.00
YTD - City	$ 157,752.00

Warrants	
Issued	0
Cleared	10
Pending	1031

JUNE 2026 STAFF REPORT
Aubrey Municipal Development District

Christine Gossett – Executive Director



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

Combined commercial land for sale/lease 200+ acres in City and ETJ, with 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





Construction started on the 204-208 S. Main Street buildings and MDD posted a Tenant Request for Proposals at 204 – 208 S. Main Street addenda with deadline extension to July 24, 2026.



Highest performing FB post was on 6/29/2026 with 25,275 Views and 2,916 Engagements.

Project and Program Updates:

- 204-208 S. Main Street Building Improvement – Construction work started on partial demolition and repairs.
- Grant Program – The MDD Board approved 2 building grants at the June 9th MDD meeting: a $26,808.16 Targeted Improvement Grant for property at 111 N. US Hwy. 377 and a $27,875.00 Targeted Improvement Grant for business at 202 S. Main Street.
- Updated and posted an Addenda to the Tenant Request for Proposal on AubreyTX.gov for the 204-208 S. Main property in May. Deadline to submit is July 24, 2026.
- On-Going: Site Selection GIS Map updates and continuous monitoring of properties and photos for commercial sites available in Aubrey City Limits and ETJ.

Marketing:

- Marketing and promotions: prepared an ad promoting Local Aubrey events and businesses for July/August ’26 issue of 380 Guide.
- Social media/Facebook: On-going posts about businesses, activites, events, and business education. June’s highest performing post was on 6/29/2026 about the 204-208 Building Project with 25,275 Views and 2,916 Engagements.
- Website Statistics: June ’26 – 2,014 unique Visitors; May ’26 – unique Visitors; April ’26 – unique Visitors.
- Commercial Development: Calls/meetings with prospective businesses, developers, and brokers seeking land and/or space in Aubrey.

Business Activity and Updates

- New Business Ownership – I Love Donuts in June 2026

Sales & Use-Tax Allocation:

- Payment received in June 2026: $102,675.76 ($1,724.09 gross collections derived from audit payments)

Monthly Cash Activity

(Unaudited)

June 2026

Aubrey, TX

Cash Analysis Report

Account Summary

Date Range: 06/01/2026 - 06/30/2026

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
101 - GENERAL FUND											
101-1-1-000-00	2,129,857.06	-7.00	0.00	307,601.79	0.00	0.00	5,048.05	-1,224,115.23	-911,472.39	1,218,384.67	1,672,939.44
101-1-1-000-10	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
101-1-1-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-1-1-000-84	6,380,202.97	0.00	0.00	0.00	0.00	0.00	0.00	988,093.45	988,093.45	7,368,296.42	7,367,985.14
101-1-1-000-90	4,461,963.35	0.00	0.00	0.00	0.00	0.00	0.00	-374,963.91	-374,963.91	4,086,999.44	4,292,130.12
101-1-3-000-80	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00
Fund 101 Total:	**13,022,223.38**	**-7.00**	**0.00**	**307,601.79**	**0.00**	**0.00**	**5,048.05**	**-610,985.69**	**-298,342.85**	**12,723,880.53**	
201 - WATER FUND											
201-1-1-000-00	152,377.59	0.00	0.00	0.00	0.00	0.00	652.29	146,762.17	147,414.46	299,792.05	219,004.82
201-1-1-000-10	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
201-1-1-000-84	11,394,559.32	0.00	0.00	0.00	0.00	0.00	0.00	1,854,162.97	1,854,162.97	13,248,722.29	12,546,508.67
201-1-1-000-90	266,714.75	0.00	0.00	0.00	0.00	0.00	0.00	822.75	822.75	267,537.50	266,742.18
201-1-1-000-91	578,931.21	0.00	0.00	0.00	0.00	0.00	0.00	1,785.89	1,785.89	580,717.10	578,990.74
201-1-1-000-95	1,376,938.64	0.00	0.00	0.00	0.00	0.00	0.00	555,973.59	555,973.59	1,932,912.23	1,416,945.10
201-1-1-000-96	19,938,599.15	0.00	0.00	0.00	0.00	0.00	0.00	-2,158,702.17	-2,158,702.17	17,779,896.98	18,935,099.96
201-1-3-000-00	368,290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368,290.00	368,290.00
Fund 201 Total:	**34,076,610.66**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**652.29**	**400,805.20**	**401,457.49**	**34,478,068.15**	
202 - SEWER FUND											
202-1-1-000-84	28,335,465.80	0.00	0.00	0.00	0.00	0.00	0.00	4,536,405.37	4,536,405.37	32,871,871.17	29,721,316.57
202-1-1-000-91	683,353.20	0.00	0.00	0.00	0.00	0.00	0.00	2,108.03	2,108.03	685,461.23	683,423.47
202-1-1-000-92	24,565,612.30	0.00	0.00	0.00	0.00	0.00	0.00	-4,122,669.16	-4,122,669.16	20,442,943.14	23,436,059.40
Fund 202 Total:	**53,584,431.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**415,844.24**	**415,844.24**	**54,000,275.54**	
301 - DEBT SERVICE FUND											
301-1-1-000-00	1,055,806.50	0.00	0.00	0.00	0.00	0.00	4,623.21	2,500,562.62	2,505,185.83	3,560,992.33	1,545,287.97
301-1-1-000-84	-1,650,638.26	0.00	0.00	0.00	0.00	0.00	0.00	-2,617,050.57	-2,617,050.57	-4,267,688.83	-2,231,808.23
301-1-1-000-90	443,717.89	0.00	0.00	0.00	0.00	0.00	0.00	124,461.70	124,461.70	568,179.59	532,792.95
301-1-3-000-00	114,820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114,820.00	114,820.00
Fund 301 Total:	**-36,293.87**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4,623.21**	**7,973.75**	**12,596.96**	**-23,696.91**	
401 - SPECIAL REVENUE FUND											
401-1-1-000-00	56,731.89	0.00	0.00	0.00	0.00	0.00	261.84	44,530.60	44,792.44	101,524.33	87,912.04
401-1-1-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-1-1-000-84	44,354.86	0.00	0.00	0.00	0.00	0.00	0.00	-43,284.38	-43,284.38	1,070.48	14,018.30
Fund 401 Total:	**101,086.75**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**261.84**	**1,246.22**	**1,508.06**	**102,594.81**	
403 - IMPACT FEES											

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
403-1-1-000-00	1,698,979.07	0.00	0.00	0.00	0.00	0.00	9,896.68	1,970,023.29	1,979,919.97	3,678,899.04	3,320,931.58
403-1-1-000-10	1,139,195.27	0.00	0.00	0.00	0.00	0.00	3,393.33	0.00	3,393.33	1,142,588.60	1,139,308.38
403-1-1-000-84	-2,353,712.95	0.00	0.00	0.00	0.00	0.00	0.00	-1,970,023.29	-1,970,023.29	-4,323,736.24	-3,975,335.57
Fund 403 Total:	**484,461.39**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**13,290.01**	**0.00**	**13,290.01**	**497,751.40**	
404 - DEVELOPMENT FEES											
404-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-1-1-000-50	2,156,763.69	0.00	0.00	0.00	0.00	0.00	0.00	-143,886.44	-143,886.44	2,012,877.25	1,981,967.48
404-1-1-000-51	960,730.87	0.00	0.00	0.00	0.00	0.00	2,861.74	0.00	2,861.74	963,592.61	960,826.26
404-1-1-000-60	2,945,208.79	0.00	0.00	0.00	0.00	0.00	0.00	-100,289.72	-100,289.72	2,844,919.07	2,835,948.07
404-1-1-000-70	1,903,726.62	0.00	0.00	0.00	0.00	0.00	0.00	5,872.66	5,872.66	1,909,599.28	1,903,922.38
404-1-1-000-84	5,978,022.39	0.00	0.00	0.00	0.00	0.00	0.00	565,937.59	565,937.59	6,543,959.98	6,474,306.61
404-1-1-000-90	1,922.60	0.00	0.00	0.00	0.00	0.00	0.00	5.96	5.96	1,928.56	1,922.80
Fund 404 Total:	**13,946,374.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,861.74**	**327,640.05**	**330,501.79**	**14,276,876.75**	
405 - GRANT FUND											
405-1-1-000-00	2,113.19	0.00	0.00	0.00	0.00	0.00	6.29	0.00	6.29	2,119.48	2,113.40
405-1-1-000-84	68,359.20	0.00	0.00	0.00	0.00	0.00	0.00	766.53	766.53	69,125.73	70,240.05
Fund 405 Total:	**70,472.39**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6.29**	**766.53**	**772.82**	**71,245.21**	
406 - HOLDING ACCT DEV AGREEMTS											
406-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-1-1-000-10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-1-1-000-84	357,450.71	0.00	0.00	0.00	0.00	0.00	0.00	-26,305.93	-26,305.93	331,144.78	358,716.09
Fund 406 Total:	**357,450.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-26,305.93**	**-26,305.93**	**331,144.78**	
501 - CAPITAL PROJECTS FUND											
501-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-55	627,057.05	0.00	0.00	0.00	0.00	0.00	0.00	902,127.20	902,127.20	1,529,184.25	1,235,668.49
501-1-1-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-58	229,586.37	0.00	0.00	0.00	0.00	0.00	547.58	-74,836.52	-74,288.94	155,297.43	183,679.19
501-1-1-000-59	63.32	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26	63.58	63.33
501-1-1-000-60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-61	74.68	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26	74.94	74.69
501-1-1-000-62	4,729,950.39	0.00	0.00	0.00	0.00	0.00	0.00	-250,728.73	-250,728.73	4,479,221.66	4,668,567.01
501-1-1-000-63	383,976.97	0.00	0.00	0.00	0.00	0.00	0.00	-192,142.06	-192,142.06	191,834.91	277,959.42
501-1-1-000-64	39,995,272.03	0.00	0.00	0.00	0.00	0.00	0.00	-308,233.32	-308,233.32	39,687,038.71	39,800,842.12
501-1-1-000-84	-46,961,694.28	0.00	0.00	0.00	0.00	0.00	0.00	-4,471,519.66	-4,471,519.66	-51,433,213.94	-48,920,585.08
501-1-1-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-3-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund 501 Total:	**-995,713.47**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**547.58**	**-4,395,332.57**	**-4,394,784.99**	**-5,390,498.46**	
701 - MDD											
701-1-1-000-00	2,614,738.98	-15,060.46	0.00	102,675.76	0.00	0.00	7,947.54	-7,160.06	88,402.78	2,703,141.76	2,668,378.77
701-1-1-000-84	-9,371.90	0.00	0.00	0.00	0.00	0.00	0.00	-39,881.14	-39,881.14	-49,253.04	-26,361.45

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
701-1-1-000-90	1,746,384.49	0.00	0.00	0.00	0.00	0.00	0.00	5,387.29	5,387.29	1,751,771.78	1,746,564.07
Fund 701 Total:	**4,351,751.57**	**-15,060.46**	**0.00**	**102,675.76**	**0.00**	**0.00**	**7,947.54**	**-41,653.91**	**53,908.93**	**4,405,660.50**	
801 - EMPLOYEE BENEFIT TRUST											
801-1-1-000-00	925,349.28	-19,234.94	0.00	0.00	0.00	0.00	2,902.30	4,046.19	-12,286.45	913,062.83	961,453.88
801-1-1-000-84	-70,385.51	0.00	0.00	0.00	0.00	0.00	0.00	-32,619.99	-32,619.99	-103,005.50	-99,773.78
Fund 801 Total:	**854,963.77**	**-19,234.94**	**0.00**	**0.00**	**0.00**	**0.00**	**2,902.30**	**-28,573.80**	**-44,906.44**	**810,057.33**	
901 - POOLED CASH FUND											
901-1-1-000-00	2,293,552.43	-5,202,557.53	-1,129,984.60	4,392,316.32	-848,562.18	0.00	6,353.41	994,691.71	-1,787,742.87	505,809.56	1,749,869.80
Fund 901 Total:	**2,293,552.43**	**-5,202,557.53**	**-1,129,984.60**	**4,392,316.32**	**-848,562.18**	**0.00**	**6,353.41**	**994,691.71**	**-1,787,742.87**	**505,809.56**	

Fund Summary

Fund	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance
101	13,022,223.38	-7.00	0.00	307,601.79	0.00	0.00	5,048.05	-610,985.69	-298,342.85	12,723,880.53
201	34,076,610.66	0.00	0.00	0.00	0.00	0.00	652.29	400,805.20	401,457.49	34,478,068.15
202	53,584,431.30	0.00	0.00	0.00	0.00	0.00	0.00	415,844.24	415,844.24	54,000,275.54
301	-36,293.87	0.00	0.00	0.00	0.00	0.00	4,623.21	7,973.75	12,596.96	-23,696.91
401	101,086.75	0.00	0.00	0.00	0.00	0.00	261.84	1,246.22	1,508.06	102,594.81
403	484,461.39	0.00	0.00	0.00	0.00	0.00	13,290.01	0.00	13,290.01	497,751.40
404	13,946,374.96	0.00	0.00	0.00	0.00	0.00	2,861.74	327,640.05	330,501.79	14,276,876.75
405	70,472.39	0.00	0.00	0.00	0.00	0.00	6.29	766.53	772.82	71,245.21
406	357,450.71	0.00	0.00	0.00	0.00	0.00	0.00	-26,305.93	-26,305.93	331,144.78
501	-995,713.47	0.00	0.00	0.00	0.00	0.00	547.58	-4,395,332.57	-4,394,784.99	-5,390,498.46
701	4,351,751.57	-15,060.46	0.00	102,675.76	0.00	0.00	7,947.54	-41,653.91	53,908.93	4,405,660.50
801	854,963.77	-19,234.94	0.00	0.00	0.00	0.00	2,902.30	-28,573.80	-44,906.44	810,057.33
901	2,293,552.43	-5,202,557.53	-1,129,984.60	4,392,316.32	-848,562.18	0.00	6,353.41	994,691.71	-1,787,742.87	505,809.56
Report Total:	**122,111,371.97**	**-5,236,859.93**	**-1,129,984.60**	**4,802,593.87**	**-848,562.18**	**0.00**	**44,494.26**	**-2,953,884.20**	**-5,322,202.78**	**116,789,169.19**

Revenue/Expense by Fund

(Unaudited)

June 2026

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 101 - GENERAL FUND					
Revenue	22,421,377.00	22,421,377.00	1,372,302.83	16,082,365.81	6,339,011.19
Expense	21,958,292.00	21,958,291.00	1,690,860.64	17,241,051.77	4,717,239.23
Fund: 101 - GENERAL FUND Surplus (Deficit):	**463,085.00**	**463,086.00**	**-318,557.81**	**-1,158,685.96**	**1,621,771.96**
Fund: 201 - WATER FUND					
Revenue	4,923,597.00	4,923,597.00	364,396.00	2,636,545.78	2,287,051.22
Expense	4,134,314.00	4,245,538.00	107,830.47	2,351,840.95	1,893,697.05
Fund: 201 - WATER FUND Surplus (Deficit):	**789,283.00**	**678,059.00**	**256,565.53**	**284,704.83**	**393,354.17**
Fund: 202 - SEWER FUND					
Revenue	3,702,130.00	4,002,130.00	232,888.84	2,250,338.22	1,751,791.78
Expense	3,601,075.00	3,619,287.00	85,440.72	2,112,329.61	1,506,957.39
Fund: 202 - SEWER FUND Surplus (Deficit):	**101,055.00**	**382,843.00**	**147,448.12**	**138,008.61**	**244,834.39**
Fund: 203 - DRAINAGE FUND					
Revenue	0.00	0.00	0.00	66,027.20	-66,027.20
Expense	0.00	84,004.00	2,180.98	3,819.42	80,184.58
Fund: 203 - DRAINAGE FUND Surplus (Deficit):	**0.00**	**-84,004.00**	**-2,180.98**	**62,207.78**	**-146,211.78**
Fund: 205 - SOLID WASTE FUND					
Revenue	2,790,000.00	2,790,000.00	102,688.50	1,865,180.15	924,819.85
Expense	2,790,000.00	2,790,000.00	263,290.49	2,280,318.18	509,681.82
Fund: 205 - SOLID WASTE FUND Surplus (Deficit):	**0.00**	**0.00**	**-160,601.99**	**-415,138.03**	**415,138.03**
Fund: 301 - DEBT SERVICE FUND					
Revenue	4,341,523.00	4,341,523.00	16,096.96	1,524,661.11	2,816,861.89
Expense	4,341,523.00	4,341,523.00	0.00	2,564,608.98	1,776,914.02
Fund: 301 - DEBT SERVICE FUND Surplus (Deficit):	**0.00**	**0.00**	**16,096.96**	**-1,039,947.87**	**1,039,947.87**
Fund: 401 - SPECIAL REVENUE FUND					
Revenue	28,107.00	28,107.00	1,508.06	35,417.48	-7,310.48
Expense	10,500.00	10,500.00	0.00	13,380.41	-2,880.41
Fund: 401 - SPECIAL REVENUE FUND Surplus (Deficit):	**17,607.00**	**17,607.00**	**1,508.06**	**22,037.07**	**-4,430.07**
Fund: 403 - IMPACT FEES					
Revenue	50,000.00	50,000.00	13,290.01	83,636.94	-33,636.94
Expense	26,000.00	26,000.00	0.00	4,766.91	21,233.09
Fund: 403 - IMPACT FEES Surplus (Deficit):	**24,000.00**	**24,000.00**	**13,290.01**	**78,870.03**	**-54,870.03**
Fund: 404 - DEVELOPMENT FEES					
Revenue	2,200,000.00	2,200,000.00	330,501.79	2,434,709.05	-234,709.05
Expense	2,200,000.00	2,200,000.00	0.00	110,115.17	2,089,884.83
Fund: 404 - DEVELOPMENT FEES Surplus (Deficit):	**0.00**	**0.00**	**330,501.79**	**2,324,593.88**	**-2,324,593.88**
Fund: 406 - HOLDING ACCT DEV AGREEMTS					
Revenue	0.00	0.00	15,000.00	-227,291.36	227,291.36
Expense	0.00	0.00	7,609.05	220,533.38	-220,533.38
Fund: 406 - HOLDING ACCT DEV AGREEMTS Surplus (Deficit):	**0.00**	**0.00**	**7,390.95**	**-447,824.74**	**447,824.74**
Fund: 501 - CAPITAL PROJECTS FUND					
Revenue	85,988,362.00	85,988,362.00	659,576.30	5,152,306.65	80,836,055.35
Expense	85,988,362.00	85,988,362.00	1,550,523.89	28,864,148.77	57,124,213.23
Fund: 501 - CAPITAL PROJECTS FUND Surplus (Deficit):	**0.00**	**0.00**	**-890,947.59**	**-23,711,842.12**	**23,711,842.12**
Fund: 701 - MDD					
Revenue	1,284,020.00	1,284,020.00	116,010.59	1,090,218.17	193,801.83
Expense	1,214,879.00	1,214,879.00	77,455.95	429,168.03	785,710.97
Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**38,554.64**	**661,050.14**	**-591,909.14**

Income Statement **For Fiscal: 10/2025-09/2026 Period Ending: 06/30/2026**

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 801 - EMPLOYEE BENEFIT TRUST					
Revenue	1,975,640.00	1,975,640.00	110,324.80	1,631,319.12	344,320.88
Expense	1,469,000.00	1,469,000.00	155,367.70	1,143,232.65	325,767.35
Fund: 801 - EMPLOYEE BENEFIT TRUST Surplus (Deficit):	**506,640.00**	**506,640.00**	**-45,042.90**	**488,086.47**	**18,553.53**
Total Surplus (Deficit):	**1,970,811.00**	**2,057,372.00**	**-605,975.21**	**-22,713,879.91**	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
101 - GENERAL FUND	463,085.00	463,086.00	-318,557.81	-1,158,685.96	1,621,771.96
201 - WATER FUND	789,283.00	678,059.00	256,565.53	284,704.83	393,354.17
202 - SEWER FUND	101,055.00	382,843.00	147,448.12	138,008.61	244,834.39
203 - DRAINAGE FUND	0.00	-84,004.00	-2,180.98	62,207.78	-146,211.78
205 - SOLID WASTE FUND	0.00	0.00	-160,601.99	-415,138.03	415,138.03
301 - DEBT SERVICE FUND	0.00	0.00	16,096.96	-1,039,947.87	1,039,947.87
401 - SPECIAL REVENUE FUND	17,607.00	17,607.00	1,508.06	22,037.07	-4,430.07
403 - IMPACT FEES	24,000.00	24,000.00	13,290.01	78,870.03	-54,870.03
404 - DEVELOPMENT FEES	0.00	0.00	330,501.79	2,324,593.88	-2,324,593.88
406 - HOLDING ACCT DEV A...	0.00	0.00	7,390.95	-447,824.74	447,824.74
501 - CAPITAL PROJECTS FU...	0.00	0.00	-890,947.59	-23,711,842.12	23,711,842.12
701 - MDD	69,141.00	69,141.00	38,554.64	661,050.14	-591,909.14
801 - EMPLOYEE BENEFIT TR...	506,640.00	506,640.00	-45,042.90	488,086.47	18,553.53
Total Surplus (Deficit):	**1,970,811.00**	**2,057,372.00**	**-605,975.21**	**-22,713,879.91**	



Balance Sheet by Fund

(Unaudited)

June 2026

Account	Name	Balance	
Fund: 101 - GENERAL FUND			
Assets			
101-1-1-000-00	General Fund Cash	1,218,384.67	
101-1-1-000-10	Cash on hand - Court drawer	200.00	
101-1-1-000-58	Cash in bank - Tax Notes	0.00	
101-1-1-000-84	Claim on Cash General	7,368,296.42	
101-1-1-000-90	Investment Account	4,086,999.44	
101-1-1-013-10	Accounts Receivable	0.00	
101-1-1-013-20	Taxes Receivable	29,733.55	
101-1-1-013-25	Emergicon EMS AR	2,436,287.00	
101-1-1-013-33	Allowance for Taxes	-6,317.42	
101-1-1-013-35	Allowance for EMS AR	-2,059,539.00	
101-1-1-013-37	Sales Tax Receivable	415,328.60	
101-1-1-015-00	Court Fees Receivable	485,879.43	
101-1-1-015-50	Allowance for Court Fees	-315,018.34	
101-1-1-021-00	Prepaids	233,758.40	
101-1-1-050-00	Inventory	38,009.02	
101-1-2-016-10	Land	0.00	
101-1-3-000-80	Due from other funds EBT	50,000.00	
101-1-9-000-00	Net Pension Asset	0.00	
	Total Assets:	**13,982,001.77**	**13,982,001.77**
Liability			
101-2-1-000-00	PY Correction	0.00	
101-2-1-010-00	Accounts Payable Pooled	290,231.08	
101-2-1-010-01	Accounts Payable-General Fund	11,574.20	
101-2-1-010-14	Deferred Revenue Taxes	23,416.13	
101-2-1-010-15	Deferred Revenue Court	170,861.39	
101-2-1-010-16	Deferred Revenue EMS	376,748.00	
101-2-1-010-17	Deferred Pension Inflows	0.00	
101-2-1-010-18	Net Pension Liability	0.00	
101-2-1-010-19	Deferred Pension Outflows	0.00	
101-2-1-015-40	Child Support Payable	0.00	
101-2-1-015-50	Child Support - RB	0.00	
101-2-1-015-60	CHILD SUPPORT - BRAZIL	0.00	
101-2-1-021-01	GF payroll tax liabilities	0.00	
101-2-1-021-02	Payroll Benefits Liability	300.00	
101-2-1-021-08	GF HSA Bank	0.00	
101-2-1-021-09	Deferred comp - 457	0.00	
101-2-1-021-51	Unapplied Credit Liability A/R	0.00	
101-2-1-022-10	Wages Payable	0.00	
101-2-1-023-00	General Fund TMRS due to state	0.00	
101-2-1-023-20	Comm Ctr rental deposits	0.00	
101-2-1-023-30	Parks rental deposits	0.00	
101-2-1-023-40	Collection fees payable-MVBA	626.40	
101-2-1-023-41	Credit Card Fees Payable	0.00	
101-2-1-023-50	Court Cash Bonds	0.00	
101-2-1-023-70	OMNI fee - court	-6.44	
101-2-1-029-80	104 Sycamore Deposit	1,300.00	
101-2-3-000-00	Due to other funds	0.00	
101-2-3-901-00	Due to Payroll Fund	-0.02	
	Total Liability:	**875,050.74**	
Equity			
101-3-1-033-00	Fund Balance General Fund	14,265,636.99	

Balance Sheet **As Of 06/30/2026**

Account	Name	Balance
101-3-1-033-80	Net Pension Obligation	0.00
	Total Beginning Equity:	**14,265,636.99**
Total Revenue		16,082,365.81
Total Expense		17,241,051.77
Revenues Over/Under Expenses		**-1,158,685.96**
	Total Equity and Current Surplus (Deficit):	**13,106,951.03**
	Total Liabilities, Equity and Current Surplus (Deficit):	**13,982,001.77**

Account	Name	Balance	
Fund: 201 - WATER FUND			
Assets			
201-1-1-000-00	Water Fund Cash	299,792.05	
201-1-1-000-10	Cash Drawer	200.00	
201-1-1-000-84	Claim on Cash Water	13,248,722.29	
201-1-1-000-90	Investment Account	267,537.50	
201-1-1-000-91	Water Impact Fees	580,717.10	
201-1-1-000-95	Cash - CO 2023 Ph1 Offsites	1,932,912.23	
201-1-1-000-96	Cash CO 2025 - Utility	17,779,896.98	
201-1-1-012-73	Cash in bank - Water Bond S16	0.00	
201-1-1-013-00	Accounts receivable - UB	119,766.80	
201-1-1-013-21	Accounts Receivable - Unbilled	97,051.57	
201-1-1-013-22	Allowance for Uncollect Water	-35,079.55	
201-1-1-027-00	Discount on Bonds	139,048.80	
201-1-1-050-00	Inventory	346,867.83	
201-1-2-016-10	Land	227,028.41	
201-1-2-016-30	Water System	22,296,175.84	
201-1-2-016-50	Machinery and Equipment	1,634,858.40	
201-1-2-016-60	Vehicles	477,075.44	
201-1-2-016-67	Office Equipment	29,862.00	
201-1-2-016-80	Buildings and improvements	236,414.92	
201-1-2-016-90	Construction in Progress	437,827.49	
201-1-2-017-00	Accumulated Depreciation	-7,699,119.53	
201-1-3-000-00	Due from other funds	368,290.00	
201-1-9-000-00	Net Pension Asset	10,700.00	
	Total Assets:	**52,796,546.57**	**52,796,546.57**
Liability			
201-2-1-010-00	Accounts Payable Pooled	28,253.59	
201-2-1-010-01	Accounts Payable - UB Pooled	0.00	
201-2-1-010-02	Accounts Payable - Water	0.00	
201-2-1-010-05	Unapplied Credits	18,716.01	
201-2-1-010-17	Deferred Pension Inflows	10,300.00	
201-2-1-010-18	Net Pension Liability	6,500.00	
201-2-1-010-19	Deferred Pension Outflows	-35,200.00	
201-2-1-010-20	Deferred OPEB Outflows	0.00	
201-2-1-015-40	Child Support Payable	0.00	
201-2-1-020-17	Deferred OPEB Inflows	4,100.00	
201-2-1-020-19	Deferred OPEB Outflows	-1,900.00	
201-2-1-021-01	Payroll tax liabilities-water	0.00	
201-2-1-021-02	Payroll Benefits Liability	0.00	
201-2-1-021-08	HSA bank	0.00	
201-2-1-021-09	Deferred comp - 457	0.00	
201-2-1-021-10	Accrued Vacation Payable- wate	24,067.25	
201-2-1-021-11	Accrued Sick Leave	14,732.40	
201-2-1-021-20	Accrued Interest Payable	55,381.75	
201-2-1-021-60	Unearned Revenue HPR256	1,193,099.70	
201-2-1-021-90	SALES TAX COLLECTED	0.00	
201-2-1-022-10	Wages Payable	0.00	
201-2-1-023-00	Water TMRS Due to state	0.00	
201-2-1-023-41	Credit Card Fees Payable	-21,344.65	
201-2-1-027-00	Bond Premium	575,593.26	
201-2-1-029-10	Bonds Payable - Series 2016	3,775,000.00	
201-2-1-029-75	Bonds Payable - Series 2023	8,050,000.00	
201-2-1-029-76	Bonds Payable - Series 2025	19,842,700.00	
201-2-1-029-80	Customer Deposits	281,354.56	
201-2-1-029-81	Customer Refunds Payable	3,145.89	
201-2-3-000-00	Due to other funds	0.00	
201-2-3-901-00	Due to Payroll Fund	-3,102.78	

Account	Name	Balance
201-2-3-999-00	Water Impact Fees	0.00
	Total Liability:	**33,821,396.98**
Equity		
201-3-1-033-02	Fund balance - Water/Sewer	18,681,225.29
201-3-1-033-10	Developer Contributions	0.47
201-3-1-033-80	Net Pension Benefit Obligation	9,219.00
	Total Beginning Equity:	**18,690,444.76**
Total Revenue		2,636,545.78
Total Expense		2,351,840.95
Revenues Over/Under Expenses		**284,704.83**
	Total Equity and Current Surplus (Deficit):	**18,975,149.59**
	Total Liabilities, Equity and Current Surplus (Deficit):	**52,796,546.57**

Account	Name	Balance	
Fund: 202 - SEWER FUND			
Assets			
202-1-1-000-84	Claim on Cash Sewer	32,871,871.17	
202-1-1-000-91	Sewer Impact Fees	685,461.23	
202-1-1-000-92	Utility Funding Series 2024A	20,442,943.14	
202-1-1-013-01	Accounts Receivable - UB	63,460.95	
202-1-1-013-21	Accounts Receivable - Unbilled	49,620.20	
202-1-1-013-22	Allowance for Doubtful Account	-18,587.63	
202-1-1-050-00	Inventory	42,955.19	
202-1-2-016-40	Sewer System	18,651,770.61	
202-1-2-016-61	Vac Truck Lease Asset	469,107.00	
202-1-2-016-90	Construction in Progress	1,731,991.68	
202-1-2-017-01	Accum Amort Vac Trk Lease	-67,015.29	
	Total Assets:	**74,923,578.25**	**74,923,578.25**
Liability			
202-2-1-010-00	Accounts Payable Pooled	8,082.47	
202-2-1-010-03	Accounts Payable -Sewer	0.00	
202-2-1-021-01	Payroll tax liabilities sewer	0.00	
202-2-1-021-02	Payroll Benefits Liability	0.00	
202-2-1-021-08	HSA Bank	0.00	
202-2-1-021-09	Deferred comp - 457	0.00	
202-2-1-021-10	Accrued Vacation Payable	14,044.97	
202-2-1-021-11	Accrued Sick Leave	10,562.05	
202-2-1-021-20	Accrued Interest Payable	0.00	
202-2-1-021-60	Unearned Revenue HPR256	2,170,130.00	
202-2-1-022-10	Wages Payable	0.00	
202-2-1-023-00	Sewer TMRS Due to state	0.00	
202-2-1-027-00	Bond Premium	2,564,850.30	
202-2-1-028-02	Vac Truck Lease	417,987.56	
202-2-1-028-80	Bonds Payable - Series 2013	37,200.00	
202-2-1-029-20	Bonds Payable - Series 2024A	50,095,000.00	
202-2-3-000-00	Due to other funds	114,820.00	
202-2-3-901-00	Due to Payroll Fund	-13,116.03	
202-2-3-999-00	Sewer Impact Fees	0.00	
	Total Liability:	**55,419,561.32**	
Equity			
202-3-1-033-00	Fund Balance	18,626,957.68	
202-3-1-033-10	Developer Contributions	-0.09	
202-3-1-033-50	Restricted for Sewer Impact	739,050.73	
	Total Beginning Equity:	**19,366,008.32**	
Total Revenue		2,250,338.22	
Total Expense		2,112,329.61	
Revenues Over/Under Expenses		**138,008.61**	
	Total Equity and Current Surplus (Deficit):	**19,504,016.93**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**74,923,578.25**

Account	Name	Balance	
Fund: 203 - DRAINAGE FUND			
Assets			
203-1-1-000-84	Claim on Cash Drainage	62,708.58	
203-1-1-000-85	DrainageClaim on OperatingCash	0.00	
	Total Assets:	**62,708.58**	**62,708.58**
Liability			
203-2-1-010-00	Accounts Payable Pooled	500.80	
	Total Liability:	**500.80**	
Equity			
203-3-1-033-00	Fund Balance	0.00	
	Total Beginning Equity:	**0.00**	
Total Revenue		66,027.20	
Total Expense		3,819.42	
Revenues Over/Under Expenses		**62,207.78**	
	Total Equity and Current Surplus (Deficit):	**62,207.78**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**62,708.58**

Account	Name	Balance	
Fund: 205 - SOLID WASTE FUND			
Assets			
205-1-1-000-84	Claim on Cash Garbage	-576,245.15	
205-1-1-013-00	Accounts Receivable - UB	30,483.90	
205-1-1-013-10	Accounts receivable	95,428.23	
205-1-1-013-21	Accounts Receivable - Unbilled	33,322.40	
205-1-1-013-22	Allowance for Doubtful Account	-8,928.70	
	Total Assets:	**-425,939.32**	**-425,939.32**
Liability			
205-2-1-010-00	Accounts Payable Pooled	240,592.91	
205-2-1-021-90	Sales Tax Payable	-1,380.33	
205-2-3-000-00	Due to other funds	16,219.00	
	Total Liability:	**255,431.58**	
Equity			
205-3-1-033-00	Fund Balance	-266,232.87	
	Total Beginning Equity:	**-266,232.87**	
Total Revenue		1,865,180.15	
Total Expense		2,280,318.18	
Revenues Over/Under Expenses		**-415,138.03**	
	Total Equity and Current Surplus (Deficit):	**-681,370.90**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-425,939.32**

Balance Sheet **As Of 06/30/2026**

Account	Name	Balance	
Fund: 301 - DEBT SERVICE FUND			
Assets			
301-1-1-000-00	Debt Service Cash	3,560,992.33	
301-1-1-000-84	Claim on Cash Debt Service	-4,267,688.83	
301-1-1-000-90	Investment Account	568,179.59	
301-1-1-013-00	Property Taxes Receivable	17,494.72	
301-1-1-013-10	Allowance for Uncollect Taxes	-5,000.38	
301-1-3-000-00	Due from other funds	114,820.00	
	Total Assets:	**-11,202.57**	**-11,202.57**
Liability			
301-2-1-010-00	Accounts Payable Pooled	0.00	
301-2-1-010-03	Accounts Payable	0.00	
301-2-1-029-90	Deferred Taxes-I&S	12,494.34	
	Total Liability:	**12,494.34**	
Equity			
301-3-1-033-01	Fund Balance - Restricted	1,016,250.96	
	Total Beginning Equity:	**1,016,250.96**	
Total Revenue		1,524,661.11	
Total Expense		2,564,608.98	
Revenues Over/Under Expenses		**-1,039,947.87**	
	Total Equity and Current Surplus (Deficit):	**-23,696.91**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-11,202.57**

Account	Name	Balance	
Fund: 401 - SPECIAL REVENUE FUND			
Assets			
401-1-1-000-00	Special Revenue Cash	101,524.33	
401-1-1-000-70	Cash in bnk - Hotel/Motel Tax	0.00	
401-1-1-000-84	Claim on Cash Special Revenue	1,070.48	
	Total Assets:	**102,594.81**	**102,594.81**
Liability			
401-2-1-010-00	Accounts Payable Pooled	0.00	
401-2-1-010-05	Accounts Payable - Officers Tr	0.00	
401-2-1-021-01	Payroll tax liabilities	0.00	
	Total Liability:	**0.00**	
Equity			
401-3-1-033-02	Fund Balance - Child Safety	4,021.19	
401-3-1-033-04	Fund Balance - Court Security	6,920.50	
401-3-1-033-05	Fund Balance - PD Officers Tra	65,847.12	
401-3-1-033-06	Fund Balance - Seizure Funds	3,228.17	
401-3-1-033-07	FUND BALANCE HOT	540.76	
	Total Beginning Equity:	**80,557.74**	
Total Revenue		35,417.48	
Total Expense		13,380.41	
Revenues Over/Under Expenses		**22,037.07**	
	Total Equity and Current Surplus (Deficit):	**102,594.81**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**102,594.81**

Account	Name	Balance	
Fund: 403 - IMPACT FEES			
Assets			
403-1-1-000-00	Impact Fees Cash	3,678,899.04	
403-1-1-000-10	HPR Capital Funding	1,142,588.60	
403-1-1-000-15	TIRZ #3 HPR Funding	0.00	
403-1-1-000-84	Claim on Cash Impact Fees	-4,323,736.24	
	Total Assets:	**497,751.40**	**497,751.40**
Liability			
403-2-1-010-00	Accounts Payable Pooled	0.00	
403-2-1-010-07	Accounts Payable - MCTF	0.00	
	Total Liability:	**0.00**	
Equity			
403-3-1-033-20	Restricted FB- Street Impact	418,881.37	
	Total Beginning Equity:	**418,881.37**	
Total Revenue		83,636.94	
Total Expense		4,766.91	
Revenues Over/Under Expenses		**78,870.03**	
	Total Equity and Current Surplus (Deficit):	**497,751.40**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**497,751.40**

Account	Name	Balance	
Fund: 404 - DEVELOPMENT FEES			
Assets			
404-1-1-000-00	Development Fees Cash	0.00	
404-1-1-000-50	Investment Acct-Park Fees	2,012,877.25	
404-1-1-000-51	Park Fees Account	963,592.61	
404-1-1-000-60	Investment acct-Fire Station	2,844,919.07	
404-1-1-000-70	Investment Acct-Street Fees	1,909,599.28	
404-1-1-000-84	Claim on Cash Development Fees	6,543,959.98	
404-1-1-000-90	Investment Account	1,928.56	
	Total Assets:	**14,276,876.75**	**14,276,876.75**
Liability			
404-2-1-010-00	Accounts Payable Pooled	0.00	
404-2-1-010-08	Accounts Payable - MCSF	0.00	
	Total Liability:	**0.00**	
Equity			
404-3-1-033-00	Fund Balance	11,952,282.87	
	Total Beginning Equity:	**11,952,282.87**	
Total Revenue		2,434,709.05	
Total Expense		110,115.17	
Revenues Over/Under Expenses		**2,324,593.88**	
	Total Equity and Current Surplus (Deficit):	**14,276,876.75**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**14,276,876.75**

Account	Name	Balance	
Fund: 406 - HOLDING ACCT DEV AGREEMTS			
Assets			
406-1-1-000-00	Developer Cash Holdings	0.00	
406-1-1-000-10	HPR Capital Account	0.00	
406-1-1-000-84	Claim on Cash Holding	331,144.78	
406-1-1-013-10	Accounts Receivable	0.00	
406-1-2-016-90	CIP Developer Holding	0.00	
	Total Assets:	**331,144.78**	**331,144.78**
Liability			
406-2-1-010-00	Accounts Payable Pooled	7,609.05	
406-2-1-010-10	Accounts Payable - Holding Acc	0.00	
406-2-1-021-60	Unearned Revenue - Holding Acc	0.00	
406-2-3-000-00	Due to Other Funds	368,290.00	
	Total Liability:	**375,899.05**	
Equity			
406-3-1-033-00	Fund Balance	404,676.33	
	Total Beginning Equity:	**404,676.33**	
Total Revenue		-227,291.36	
Total Expense		222,139.24	
Revenues Over/Under Expenses		**-449,430.60**	
	Total Equity and Current Surplus (Deficit):	**-44,754.27**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**331,144.78**

Account	Name	Balance	
Fund: 501 - CAPITAL PROJECTS FUND			
Assets			
501-1-1-000-00	Capital Projects Cash	0.00	
501-1-1-000-55	Vehicle Replacement Fund	1,529,184.25	
501-1-1-000-56	Project 38 Fund	0.00	
501-1-1-000-58	Escrow Cash - AHE	155,297.43	
501-1-1-000-59	Cash - CO 2022 Public Safety	63.58	
501-1-1-000-60	Cash - CO 2023 Ph1 Offsites	0.00	
501-1-1-000-61	Cash - CO 2024 Station 2	74.94	
501-1-1-000-62	ABP LLC Cash Escrow	4,479,221.66	
501-1-1-000-63	HPR Lennar Escrow	191,834.91	
501-1-1-000-64	Cash CO 2025 Govt	39,687,038.71	
501-1-1-000-84	Claim on Cash Capital Projects	-51,433,213.94	
501-1-1-000-90	Investment Account	0.00	
501-1-1-008-38	Cash - Water Bond S16	921.13	
501-1-1-026-00	Cash in LOGIC - 2000 CO	0.00	
501-1-3-000-00	Due from other funds	0.00	
	Total Assets:	**-5,389,577.33**	**-5,389,577.33**
Liability			
501-2-1-010-00	Accounts Payable Pooled	1,111,644.67	
501-2-1-010-02	Accounts payable	179,563.00	
501-2-1-010-11	Accounts Payable - Capital Pro	41,819.00	
501-2-1-021-60	Unearned Revenue - ABP	4,453,077.69	
501-2-1-021-61	Unearned Revenue - HPR Lennar	449,268.08	
501-2-1-021-65	Unearned Revenue - AHE	155,297.43	
501-2-1-028-36	Bonds Payable Series 2025 Govt	49,607,300.00	
501-2-1-028-37	Bond Premium - Series 2025 Gov	1,038,703.39	
501-2-3-000-00	Due to other funds	0.00	
501-2-3-999-00	Impact Fees - Streets	0.00	
	Total Liability:	**57,036,673.26**	
Equity			
501-3-1-033-03	Restricted FB - Contruction	-38,714,408.47	
501-3-1-033-50	Restricted for Street Impact	0.00	
	Total Beginning Equity:	**-38,714,408.47**	
Total Revenue		5,152,306.65	
Total Expense		28,864,148.77	
Revenues Over/Under Expenses		**-23,711,842.12**	
	Total Equity and Current Surplus (Deficit):	**-62,426,250.59**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-5,389,577.33**

Balance Sheet **As Of 06/30/2026**

Account	Name	Balance	
Fund: 701 - MDD			
Assets			
701-1-1-000-00	MDD Cash	2,703,141.76	
701-1-1-000-84	Claim on Cash MDD	-49,253.04	
701-1-1-000-90	Investment Account	1,751,771.78	
701-1-1-013-37	Sales Tax Receivable	203,710.56	
701-1-1-088-41	EDC cash	0.00	
701-1-2-015-00	Land	1,046,886.75	
701-1-2-015-10	Buildings and improvements	1,537,614.48	
701-1-2-017-00	Accumulated Depreciation	-94,025.00	
	Total Assets:	**7,099,847.29**	**7,099,847.29**
Liability			
701-2-1-010-00	Accounts Payable Pooled	25,752.57	
701-2-1-010-12	Accounts Payable -MDD	0.00	
701-2-1-021-01	Payroll tax liabilities	0.00	
701-2-1-021-02	Payroll Benefits Liability	0.00	
701-2-1-021-08	MDD HSA Bank	0.00	
701-2-1-021-09	Deferred Comp - 457	0.00	
701-2-1-021-10	Accrued Vacation	944.23	
701-2-1-022-10	Wages Payable	0.00	
701-2-1-023-00	MDD Fund TMRS due to state	0.00	
701-2-1-029-10	Bank Note Payable 2025	1,292,607.73	
701-2-3-000-00	Due to other funds	0.00	
	Total Liability:	**1,319,304.53**	
Equity			
701-3-1-040-10	Fund Balance - MDD	5,119,492.62	
	Total Beginning Equity:	**5,119,492.62**	
Total Revenue		1,090,218.17	
Total Expense		429,168.03	
Revenues Over/Under Expenses		**661,050.14**	
	Total Equity and Current Surplus (Deficit):	**5,780,542.76**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**7,099,847.29**

Balance Sheet **As Of 06/30/2026**

Account	Name	Balance	
Fund: 801 - EMPLOYEE BENEFIT TRUST			
Assets			
801-1-1-000-00	Employee Benefit Trust Cash	913,062.83	
801-1-1-000-84	Claim on Cash EBT	-103,005.50	
801-1-1-021-00	Prepaids	0.00	
	Total Assets:	**810,057.33**	**810,057.33**
Liability			
801-2-1-010-00	Accounts Payable Pooled	-124,952.50	
801-2-1-010-13	Accounts Payable	0.00	
801-2-1-021-02	Payroll Benefits Liability	-1,480.00	
801-2-3-000-00	Due to other funds	50,000.00	
	Total Liability:	**-76,432.50**	
Equity			
801-3-1-033-00	Fund Balance	398,403.36	
	Total Beginning Equity:	**398,403.36**	
Total Revenue		1,631,319.12	
Total Expense		1,143,232.65	
Revenues Over/Under Expenses		**488,086.47**	
	Total Equity and Current Surplus (Deficit):	**886,489.83**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**810,057.33**

City of Aubrey - Police Department

June 2026 Statistical Report

Calls for Police Service		%+/-
June 2026	872	25%
June 2025	700	
YTD - 2026	5,000	18%
YTD - 2025	4,252	

Calls for Service - Dispatched		%+/-
June 2026	689	25%
June 2025	551	
YTD - 2026	3,786	19%
YTD - 2025	3,194	

Calls for Service - Officer Initiated		%+/-
June 2026	183	23%
June 2025	149	
YTD - 2026	1,214	15%
YTD - 2025	1,057	

Calls for Service By Area

Aubrey		%+/-
June 2026	217	45%
June 2025	150	
YTD - 2026	1,293	14%
YTD - 2025	1,131	

Providence Village		%+/-
June 2026	335	28%
June 2025	261	
YTD - 2026	1,840	19%
YTD - 2025	1,540	

Sandbrock		%+/-
June 2026	62	9%
June 2025	57	
YTD - 2026	300	-11%
YTD - 2025	336	

Silverado		%+/-
June 2026	139	3%
June 2025	135	
YTD - 2026	871	28%
YTD - 2025	683	

Winn Ridge		%+/-
June 2026	96	57%
June 2025	61	
YTD - 2026	551	42%
YTD - 2025	388	

Outside ETJ		%+/-
June 2026	11	-45%
June 2025	20	
YTD - 2026	92	-4%
YTD - 2025	96	

Criminal Offenses/Arrests

Criminal Offenses		%+/-
June 2026	102	21%
June 2025	84	
YTD - 2026	549	27%
YTD - 2025	432	

Arrests		%+/-
June 2026	28	22%
June 2025	23	
YTD - 2026	158	13%
YTD - 2025	140	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% +/-
June 2026	6	0%
June 2025	6	
YTD - 2026	53	2%
YTD - 2025	52	

Injury Crashes		% +/-
June 2026	5	-17%
June 2025	6	
YTD - 2026	26	13%
YTD - 2025	23	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% +/-
June 2026	12	200%
June 2025	4	
YTD - 2026	48	41%
YTD - 2025	34	

Injury Crashes		% +/-
June 2026	3	50%
June 2025	2	
YTD - 2026	16	45%
YTD - 2025	11	

Traffic Stops and Citations

Traffic Stops		% +/-
June 2026	793	26%
June 2025	628	
YTD - 2026	4,429	12%
YTD - 2025	3,964	

Warnings		% +/-
June 2026	764	20%
June 2025	637	
YTD - 2026	4,111	2%
YTD - 2025	4,021	

Total Citations		% +/-
June 2026	339	22%
June 2025	279	
YTD - 2026	2,108	7%
YTD - 2025	1,961	

Citations - Aubrey		% +/-
June 2026	148	-17%
June 2025	178	
YTD - 2026	1,054	-15%
YTD - 2025	1,238	

Citations - Providence Village		% +/-
June 2026	95	34%
June 2025	71	
YTD - 2026	691	27%
YTD - 2025	542	

Citations - JP 5		% +/-
June 2026	96	220%
June 2025	30	
YTD - 2026	363	101%
YTD - 2025	181	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Suspicious Activity	26	51	77
Alarm	17	48	65
Welfare Concern	21	40	61
Disturbance	34	24	58
Traffic Crash	14	24	38
Noise Compalint	11	22	33
Vehicle Complaint	13	18	31
Motorist Assist	9	19	28
Road Blockage/ Hazard	7	18	25
Reckless Driver	5	19	24

Neighborhood Safety Initiative		% +/-
June 2026	18,756	74%
June 2025	10,762	
YTD - 2026	109,528	54%
YTD - 2025	71,146	

Providence Village Data

Close Patrols - Providence Village		% + / -
June 2026	4,064	17%
June 2025	3,476	
YTD - 2026	25,813	8%
YTD - 2025	23,831	

Walk Through - Providence Village		% + / -
June 2026	119	31%
June 2025	91	
YTD - 2026	660	11%
YTD - 2025	596	

Total - Providence Village		% + / -
June 2026	4,183	17%
June 2025	3,567	
YTD - 2026	26,473	8%
YTD - 2025	24,427	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		440
Crime	22	5%
Service Calls	358	81%
Order Maintenance	60	14%
Reported Crime	102	12%

Authorized Strength		% + / -
Sworn - Authorized	37	89%
Sworn - Current	33	
Civilian Authorized	5	100%
Civilian - Current	5	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
June 2026	102	21%
June 2025	84	
YTD - 2026	549	27%
YTD - 2025	432	

Patrol Case Assignment		% + / -
June 2026	28	22%
June 2025	23	
YTD - 2026	158	13%
YTD - 2025	140	

CID Arrests		% + / -
June 2026	0	-100%
June 2025	6	
YTD - 2026	9	-53%
YTD - 2025	19	

Case Status - Cleared by Arrest		% + / -
June 2026	28	-3%
June 2025	29	
YTD - 2026	167	8%
YTD - 2025	154	

Case Status - Suspended		% + / -
June 2026	63	97%
June 2025	32	
YTD - 2026	263	139%
YTD - 2025	110	

Case Status - Cleared by Exception		% + / -
June 2026	0	0%
June 2025	1	
YTD - 2026	5	-38%
YTD - 2025	8	

Case Status - Unfounded		% + / -
June 2026	4	0%
June 2025	4	
YTD - 2026	11	-31%
YTD - 2025	16	

Cases - Open		% + / -
Yearly Total	726	

MUNICIPAL SERVICES REPORT FOR JUNE 2026

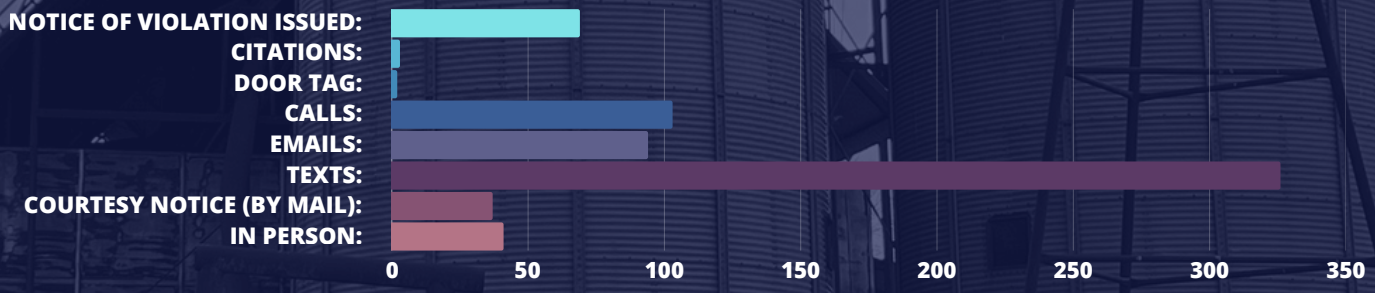
AUBREY VIOLATIONS



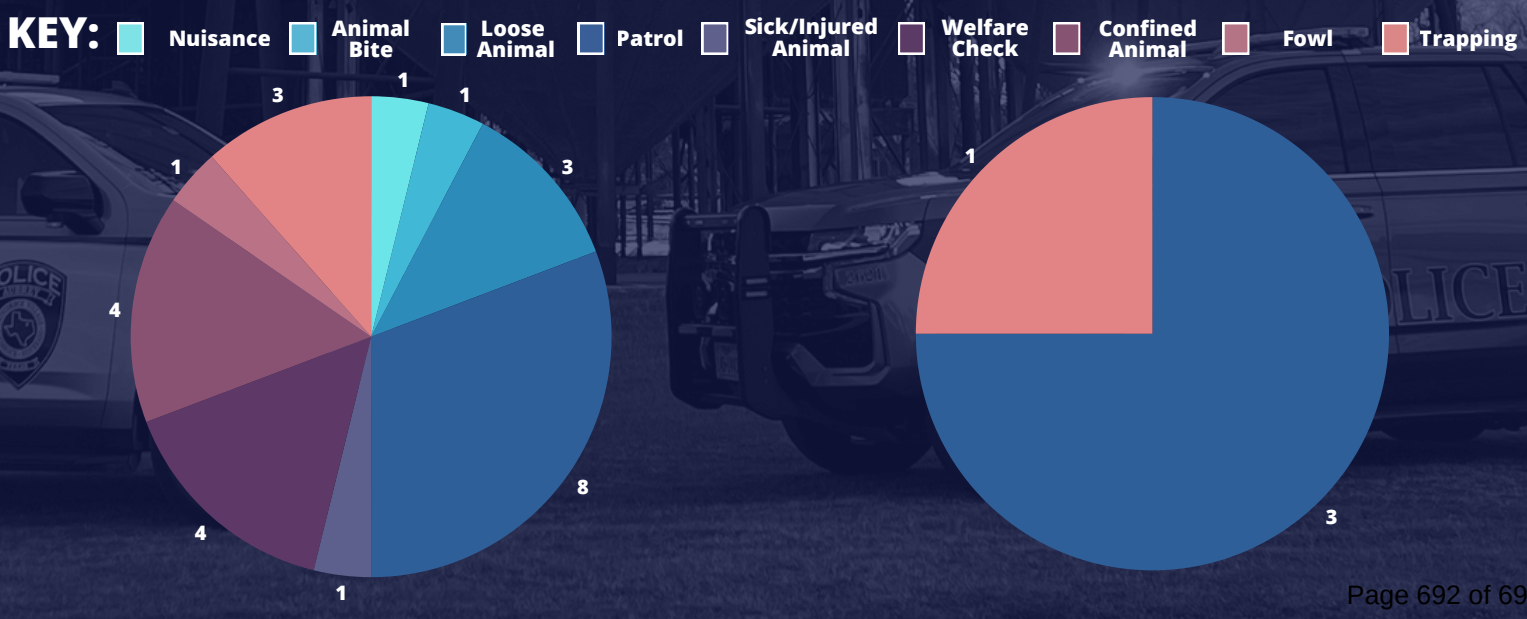
WINN RIDGE VIOLATIONS



OFFICER COMMUNICATION WITH THE COMMUNITY



ANIMAL SERVICES IN AUBREY



ANIMAL SERVICES IN WINN RIDGE

AUBREY
TEXAS
FIRE DEPARTMENT

SERVING. PROTECTING. OUR COMMUNITY.

MONTHLY CALLS FOR SERVICE

JUNE 2026

911

TOTAL CALLS FOR SERVICE

328

TOTAL UNIT RESPONSES

681



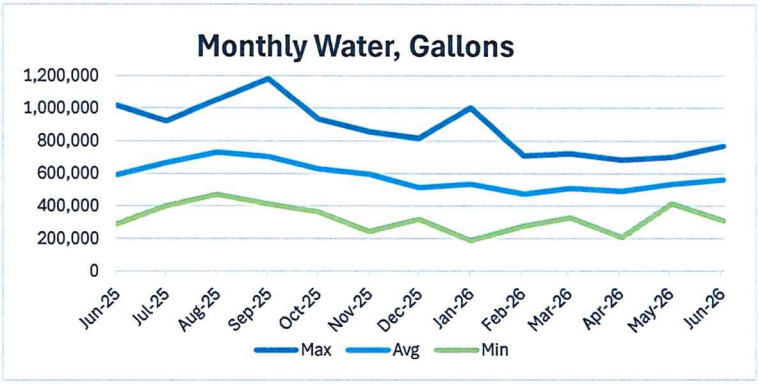
HONOR • INTEGRITY • HUMILITY • FAMILY

City of Aubrey - Public Works

June 2026 Activity Report

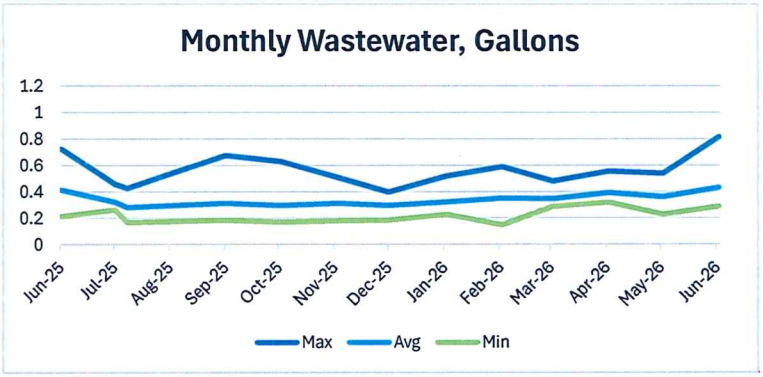
Water Production MG

Jun-26	16,853,700
May-26	16,531,400
Apr-26	14,739,400
Daily Average Gal	534,717



Wastewater Treatment MG

Jun-26	12,928,000
May-26	10,834,000
Apr-26	11,785,000
Daily Average Gal	394,967



Work Orders

Water & Sewer Maintenance	81
Cut-offs Non Payment	23
Street/Parks	120
Line Locates	91
Billing and Meters	251
Total	566

Fees Collected	Jun-26
Water Impact	$167,616.00
Sewer Impact	$317,467.00
Roadway Impact	$80,314.68
Parks Fee	$159,000.00
Total	$724,397.68

Projects

Highpointe 4A	Roads paved, pouring inlet tops.
HighPointe 4B	Utilties installed.
HighPointe East Phase 1	Completed and sent to Council.
HighPointe East Phase 2	Sewer completed. Finishing storm drains. Water 75% complete.
Rockhill Pump Station	Masonry walls complete. Roof bracing for building almost complete.
Rockhill Ground Storage Tank	Tank builders are 90% done with welding the ground storage tank.
Rockhill Well	Chlorinating, flushing, sampling, temporary piping well to get approval letter from TCEQ.
Hill St Ground Storage Tank	Sealant replacement inside tank complete. Windows replaced. Exterior blasting this week.
Veterans Park Phase 2	Sign has been completed.
Sports Complex	Visits w/ CMAR candidates over next few weeks to help decide Construction manager.
Aubrey Heights	Began screen wall, installing rip-rap/grout, replacing cracked sidewalks, started pond
Aubrey ISD	Got all permits and paperwork to begin job, started grade work.
Palomino	Working on City/Dog Park fence, installed fence on detention pond wall/aerator pond wall
City Hall/Dane Street	Going to Council this month.
Chaparral Center	Sewer, water and storm drains completed.
Chaparral Ridge	Finished grade work, installing retaining walls and storm drain systems.
Aubrey Retail	Installed part of water main on City side as well as 3 water taps and 3 fire hydrants.
Redfearn (Mylar)	Working on driveways & approaches, installing meter vaults, installed electrical conduit.
FM 428 Parallel Forcemain	Approximately 95% complete with 18" HDPE SSL force main.
FM 428 LS Improvement	Working on electrical underground improvements to lift station.
Ribbonwood II	Has not began yet.

City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - June. 2026

Monthly Report		June 2026		Fiscal Year to date
People & Activity	New Cards Issued	143		1003
	Number of Patrons	4820		29401
	Patrons per Hour (Average)	29		20
	Volunteer Hours / Persons	48/18		207
	Number of Days Open	20		178
	Number of Hours Open	164		1461
Material Usage	Total Items checked out	13776		92833
	Items per Hour (Average)	84		64
	Adult Material Checked Out	1620		12174
	Juvenile Material Checked Out	10026		64330
	Notary Sessions	61		339
	Digital Materials Checked Out	2130		16329
	Interlibrary shipped	162		1300
	Interlibrary received	142		1062
	Reference	233		1882
	Computer Sessions	303		1950
	Computer Usage (hours)	260		1590
Programs	Community Center Event Hrs	7		13.5
	Total Number of Programs	42		314
	Total Program Attendance	1036		5893

June Summer Reading Total: 794

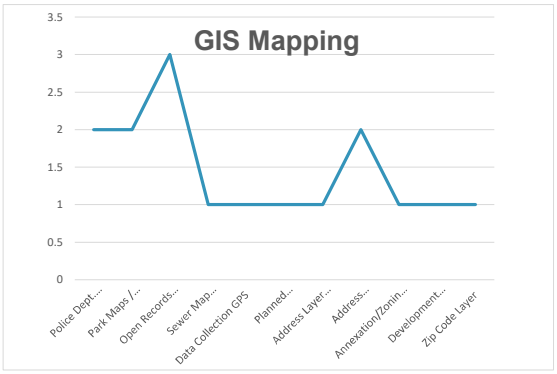
City of Aubrey - Development Services
June 2026 Activity Report

No. Permits Issued

New Single Family	72
Residential Misc	40
Commercial	21
Plat, Re-Plat, Site Plan, or Variance	3
Total	**136**

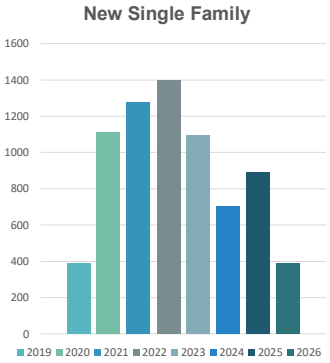
Fees Collected

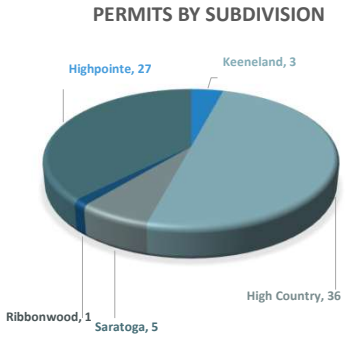
New Single Family	$	195,342.50
Residential Misc	$	6,743.55
Commercial	$	13,744.54
Variance or Zoning	$	2,320.00
Total	**$**	**218,150.59**

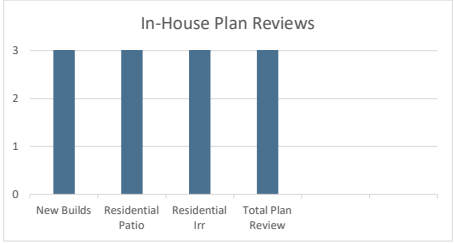


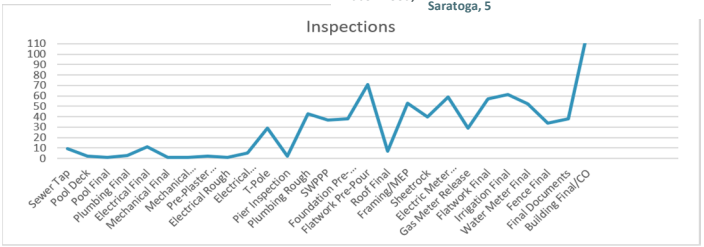
Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025	892
2026 YTD	390
2019 - 2026 Total:	**7,431**









Total House Count



10389

Location	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Aubrey Proper	1919	1995	1522	1453	1483	1483
Winn Ridge	1746	1746	1746	1746	1746	1746
Silverado & High Country	3818	3861	3981	4004	4049	4136
Aspen Meadows	312	312	312	312	312	312
Keeneland	183	186	188	189	194	200
Sandbrock	1891	1914	1925	1936	1945	1964
Highpointe	342	365	377	395	412	461
Belmont	45	46	48	48	55	56
Saratoga	0	0	0	24	28	31
Ribbonwood	0	0	0	0	0	0

Project Status

Highpointe Ranch, East Phase 1 Acceptance	City Council made a motion to approve the consent items; Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.
Palomino Acceptance	City Council made a motion to approve the consent items; Consider and take action on the final acceptance of Palomino Public Improvements and authorize staff to file the final plat.
Aubrey ISD Comp Plan Amendement (Parcel 964441)	City Council made a motion to approve the comprehensive plan; regarding an amendment to Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)
Aubrey ISD ORD 966-26	City Council made a motion to approve the Ordinance amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

Garland Wilson Replat (Parcel 964441, Aubrey ISD)	City Council made a motion to approve the replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)
Garland Wilson Addition Site Plan (Parcel 964441, Aubrey ISD)	City Council made a motion to approve the Site Plan and variance request for the Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and the Owner's request for variances from the landscape buffering requirements along Betty Lane and to the masonry requirements required by the Nonresidential Design Standards. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)
Sign Regulations	City Council made a motion to approve Ordinance No. 961-26, amending Chapter 17, “Sign Regulations” of the Code of Ordinances of the City of Aubrey, Texas, to allow blade signs as a permanent sign within downtown area, allow feather flags as a temporary sign within all zoning districts and the ETJ, allow for electronic message boards in the downtown area in a limited manner for the City of Aubrey, and adopt housekeeping amendments to update references to former Section 27 of the Zoning Ordinance which was repealed; providing amendments; providing a penalty of a fine not to exceed $500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)

City Council Meeting
Staff Report
July 23, 2026

Agenda Item

Consider and take action on the conditional approval and acceptance of public infrastructure for the Aubrey Heights Development, the approval of a Subdivision Improvement Agreement between the City and Developer, Aubrey Heights Associates LLC, providing construction and maintenance guarantees from the Developer for the completion of public infrastructure; and approving the letter of credit as guarantee for completion and maintenance of improvements; authorizing the filing of the final plat subject to the conditions of the Agreement; and authorizing the City Manager to execute necessary documents. (Aubrey Heights)

Staff Contact

Summary

Financial Summary

Staff Recommended Action

Staff Recommended Motion