

AGENDA

A regular meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on **June 15, 2026 at 7:00 p.m.**

Council Members: Billie Wallace, Mayor, Council Member Place 4
Travis Smith, Mayor Pro Tem, Council Member Place 5
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2
Chris Wright, Council Member Place 3

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Announcements/Presentations***
 - a. Introduce Honorary Council Member
 - b. Present proclamation recognizing July as “Parks and Recreation Month”
 - c. Recognize Council Member Chris Wright as a 2026 Texas Municipal League Certified Municipal Official (CMO)

5. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments or during a Public Hearing, please complete a Public Appearance Card located at the entrance of the meeting room. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the City Secretary, or their designee, by 6:50 p.m., ten minutes before the start of the 7:00 p.m. regular business meeting. [Online Public Appearance Cards](#) must be submitted by 4:00 p.m. on the day of the meeting.

6. ***Consent Agenda***

All matters listed under Item 6, Consent Agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. Approval of the Consent Agenda authorizes the Mayor/City Manager to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the City Council.

- a. Minutes of the City Council meeting of June 1, 2026
- b. Minutes of the City Council Joint Work Session of May 26, 2026
- c. Minutes of the City Council Joint Work Session of June 4, 2026
- d. Event application for Hispanic Heritage event to be held September 26, 2026

- e. Appointment to the Park Board to fill an unexpired term
 - f. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$19,646.26 to Salaries-Overtime for TIFMAS Deployment
 - g. Supplemental appropriation from the General Fund unrestricted reserve in the amount of \$1,588.91 to Travel for TIFMAS Deployment reimbursement
7. **Public Hearing** on a request by Terry Weaver for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)
 8. **Consider** proposed Ordinance approving ZDC-146-2025
 9. **Public Hearing** on a request by Jeremy Nelson, Westfall Engineering, for a Specific Use Permit (SUP) for a Unified Lot Sign for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)
 10. **Consider** proposed Ordinance approving ZDC-23-2026
 11. **Consider** Development Agreement for ZDC-23-2026
 12. **Public Hearing** on a request by Stephanie Gienger, Kimley-Horn, for a Zoning Change to Amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive (Property IDs 275156 and 313224) – Owner(s): Woodland Cottage Waxahachie LP (ZDC-52-2026)
 13. **Consider** proposed Ordinance approving ZDC-52-2026
 14. **Consider** Development Agreement for ZDC-52-2026
 15. **Consider** proposed Resolution supporting special street name sign markers for historic Freedmens Town
 16. **Consider** approval of supplemental appropriation for legal expenses for Mid-Way Regional Airport in the amount of \$40,000
 17. **Consider** approval of supplemental appropriation from the Waxahachie Community Development Corporation Fund for When Hinges Creak, LLC Sponsorship for Holiday Events in the amount of \$38,895
 18. **Public Hearing** and **consider** an Order by Council – Article XIII, Substandard Structures – 115 Elder Street
 19. **Public Hearing** and **consider** an Order by Council – Article XIII, Substandard Structures – 316 Wyatt

20. **Consider** Resolution determining the costs of Phase Five public improvements to be financed by the Waxahachie Public Improvement District No. 1, approving a Preliminary Service and Assessment Plan and Phase Five Assessment Roll and calling a public hearing to consider the levy of assessments in Phase Five
21. **Convene** into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto
22. **Reconvene** and take any necessary action
23. Comments by Mayor, City Council, City Attorney and City Management
24. Adjourn

The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

(4b)

PROCLAMATION

WHEREAS, parks and recreation bring people together, create lasting memories, and help make Waxahachie a vibrant and welcoming place to live, work, and visit; and

WHEREAS, the City of Waxahachie is committed to providing exceptional parks, recreational opportunities, special events, athletic fields, trails, and community gathering spaces that enhance the quality of life for residents and visitors alike; and

WHEREAS, every day throughout the year, Waxahachie residents of all ages enjoy opportunities to play, compete, explore, learn, celebrate, and connect through parks, facilities, programs, and events that bring families together, encourage active lifestyles, and strengthen the sense of community that makes Waxahachie special; and

WHEREAS, our parks host everything from youth baseball tournaments and fitness activities to festivals, family outings, and community celebrations, creating experiences that bring people together across generations; and

WHEREAS, the success of Waxahachie's parks and recreation system is made possible through the dedication of staff, volunteers, sponsors, community partners, and residents who work together to create opportunities that strengthen our city; and

WHEREAS, the National Recreation and Park Association has designated July as Parks and Recreation Month, and the 2026 theme, "Build Together, Play Together," celebrates the essential role parks and recreation play in creating healthy, connected, and thriving communities through collaboration, shared experiences, and meaningful community connections; and

NOW, THEREFORE, BE IT PROCLAIMED that I, Billie Wallace, Mayor of Waxahachie, along with the entire City Council, do hereby proclaim July 2026 as

“Parks and Recreation Month”

and encourage all residents to discover a new park, enjoy a trail, support local recreation programs, and celebrate the spaces and experiences that make Waxahachie a great place to live, play, and connect.

Proclaimed this 15th day of June 2026.

MAYOR

ATTEST:

CITY SECRETARY

A regular meeting of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on June 1, 2026 at 7:00 p.m.

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Travis Smith, Mayor Pro Tem, Council Member Place 5
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3

Council Member Absent: Patrick Souter, Council Member Place 2

Others Present: Ricky Boyd, City Manager
Shon Brooks, Assistant City Manager
Terry Welch, City Attorney
Amber Villarreal, City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Ricky Boyd gave the invocation. Mayor Wallace led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Announcements/Presentations

- a. Introduce Honorary Council Member
- b. Proclamation recognizing June 4, 2026-July 4, 2026 as "Crape Myrtle Month"

There was not an Honorary Council Member in attendance.

Mayor Wallace read a proclamation recognizing June 4, 2026-July 4, 2026 as "Crape Myrtle Month."

5. Public Comments

Diane Donoho, 220 Goodwyn Road, Italy, Texas, described the ongoing problem of abandoned dogs in rural areas and the burden it places on local residents and rescue efforts. She expressed strong support for the proposed collaboration between Waxahachie and Ellis County to develop an animal shelter, urging officials to prioritize the project as the county continues to grow.

Mark Donoho, 220 Goodwyn Road, Italy, Texas, described the frequent abandonment of dogs in rural areas, sharing examples of rescuing neglected animals, including a malnourished mother dog and her nine puppies. He expressed strong support for a proposed animal shelter, stating that rapid growth in the county is worsening the problem and urging local governments to prioritize a solution for abandoned animals.

(6a)

Darlene Miller, 240 Parks School House Road, Waxahachie, Texas, speaking on behalf of Ellis County Pet Coalition, emphasized that the county's animal sheltering infrastructure has not kept pace with rapid growth, leaving residents, volunteers, law enforcement, and veterinarians to manage increasing numbers of stray, abandoned, and injured animals. She urged action to address the existing public safety and animal welfare crisis, noting that volunteers can help but cannot replace the need for adequate infrastructure.

Michelle Drolet, 128 Lakeshore Drive, Waxahachie, Texas, thanked city leaders, animal control staff, and volunteers for their dedication to animal welfare and emphasized that animal services are a public safety and quality-of-life issue, not just an animal issue. Drawing from her family's experience adopting an abandoned dog, she urged the City to prioritize expanding animal services capacity, noting that compassion alone cannot address the growing need.

Michael Lyndrup, 414 Goodwyn, Avalon, Texas, described the ongoing issue of abandoned dogs in rural areas and shared an experience rescuing a stray dog near the shelter when no immediate shelter resources were available. He encouraged collaboration between Waxahachie and Ellis County to develop a larger, regional shelter, emphasizing the public safety risks posed by stray animals and offering his assistance with planning efforts.

Lisa Casey, 4041 Walnut Lane, Midlothian, Texas, expressed support for improving animal shelter services but emphasized the importance of finding a financially sustainable solution. She encouraged exploring cost-effective alternatives, such as utilizing existing facilities, phased growth, and pursuing grants, rather than immediately investing in a large, expensive shelter project.

Laurie Mosley, Convention and Visitors Bureau Director, announced that Downtown Waxahachie businesses will celebrate the upcoming FIFA World Cup through an "Around the World Tour," with participating bars and restaurants representing different countries and hosting match watch parties. The event will also support Waxahachie CARE's capital campaign through the newly created "Waxahachie Giving Cup," a friendly fundraising competition among participating businesses to benefit local food insecurity and community service efforts.

Christi Blanton, 1736 FM 1182, Ennis, Texas, described frequent dog dumping in her rural area and the growing burden on residents to care for stray animals due to the lack of a local shelter. She shared several recent incidents of abandoned dogs posing safety and health risks and explained that community members are stepping in to feed, contain, and rescue animals that would otherwise be left in dangerous conditions.

Matt Craig, 515 Bent Trail, Red Oak, Texas, a board member of local animal rescue organizations, described his experience fostering multiple dogs and emphasized that animal sheltering is an essential public infrastructure that cannot be sustained by volunteers alone. He urged Waxahachie and Ellis County to pursue a regional, cooperative approach to animal services, citing ongoing cases of abandoned and injured animals and the lack of adequate places for intake and care.

6. Consent Agenda

- a. Minutes of the City Council meeting of May 18, 2026
- b. Minutes of the City Council special meeting of May 12, 2026

(6a)

- c. City Council liaison appointments to Boards and Commissions
- d. Appointment to the Mid-Way Regional Airport Joint Airport Board and Planning and Zoning Commission to fill unexpired terms
- e. Budget amendment to allocate funds received through insurance reimbursement for repairs to seven city vehicles in the amount of \$59,397.00
- f. Consider award of contract for the construction improvements to the Cemetery Maintenance Facility in the amount of \$156,582.56
- g. Consider award of contract for the interior demolition and abatement services at 401 S Rogers St in the amount of \$415,000
- h. Consider award of contract for Operator XR Virtual Reality Training System in the amount of \$167,960.00

Action:

Travis Smith moved to approve all items on the Consent Agenda and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (4-0).

- 7. Consider a request by Jasmine Martinez, CBG Surveying Texas, LLC, for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition, to create Lot 1R, Block 183 of the NB Housing Investments Addition, one residential lot, being 0.23 acres at 1206 Wyatt Street, (Property ID 174823) – Owner(s): NB Housing Investments, LLC (SUB-38-2026)**

Planning Director Trenton Robertson presented the item. The applicant proposes to replat the subject property into one (1) lot for residential use. The property is currently served by the City's water and sewer. Wyatt Street is designated as a Minor Collector with a sixty foot (60') right-of-way (R.O.W.); therefore, the applicant proposes to dedicate two and one-half (2.5) feet of additional R.O.W., for a total of thirty (30) feet of dedication from the centerline of the ROW, representing the portion required to be dedicated by the property owner. Additionally, the applicant proposes to dedicate a fifteen-foot (15') utility easement along Wyatt Street.

The applicant is requesting relief from Section 3.1.c.6 and Section 3.3.a of the Waxahachie Subdivision Ordinance due to the presence of an existing structure that the property owner does not intend to demolish. However, the owner does plan to expand the structure's footprint toward the east and south.

Specifically, the applicant requests relief from Appendix C – III, Subdivision Design Standards, Section 3.1.c.6 (Streets) to reduce the required right-of-way dedication from twelve (12) feet to five (5) feet. Rodriguez Street was originally platted as a thirty-foot (30') R.O.W. in the New Town Heights Addition and was later identified as a fifty-four-foot (54') R.O.W. Minor Street during the replatting of the Wyatt-Peters Addition in 2019 to align with the City of Waxahachie 2016 Thoroughfare Plan. Currently, Rodriguez Street remains an unimproved R.O.W. and is not included in the City's five-year Capital Improvement Projects (CIP) Plan.

In addition, the applicant is requesting relief from Appendix C – III, Subdivision Design Standards, Section 3.3.a (Easements) along the western property boundary, which runs parallel to Rodriguez Street, to reduce the required utility easement from fifteen (15) feet to five (5) feet. This request is

(lea)

necessary due to the existing structure encroaching into the required utility easement established by the Waxahachie Subdivision Ordinance.

Action:

Tres Atkins moved to approve SUB-38-2026 for a Replat of Lots 1-3, Block 183 of the New Town Heights Addition and the associated Petition of Relief Waiver requests, subject to the staff report, authorizing the Mayor to execute all necessary documents. Motion was seconded by Travis Smith carried unanimously (4-0).

8. **Public Hearing on a request by Melvin Barnes, for a Specific Use Permit (SUP) for an Accessory Dwelling Unit use within a Single Family-2 zoning district located at 732 N. Gibson St (Property ID 174210) - Owner: William T. Marth & Susan Marth (ZDC-4-2026)**

Mr. Robertson announced the Planning and Zoning Commission continued the case for further review and additional details.

Mayor Wallace opened the Public Hearing at approximately 7:41 p.m.

There being no others to speak for or against ZDC-4-2026, Mayor Wallace closed the Public Hearing at approximately 7:41 p.m.

Action:

Travis Smith moved to continue ZDC-4-2026, a Specific Use Permit for an Accessory Dwelling Unit to the August 3, 2026 City Council meeting. Motion was seconded by Tres Atkins and carried unanimously (4-0).

9. **Consider proposed Ordinance approving ZDC-4-2026**

No action taken.

10. **Public Hearing on a request by Dutch Neuweiler, Minto Communities Texas, LLC, for an Amendment to Ordinance No. 3704, to revise the location of the Welcome Center and update associated Exhibits within the approved Planned Development, located at 300 Brookside Road (Property ID's 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652) – Owners: Minto KR, LLC (ZDC-24-2026)**

Mr. Robertson presented the Item and applicant Brian Cale requested approval. The applicant proposes amend the Kemp Ranch Planned Development (Ordinance 3704) to accommodate a relocation of the Welcome Center. The Welcome Center was originally proposed to be located within the Mixed-Use District directly adjacent to I35E. However, after advancing further into the development process, the applicant has determined that it would be more beneficial for their marketing and development plans to locate the Welcome Center further into the interior of the site. The Welcome Center is initially intended to serve as the landing point near the model home area for buyers and builders interested in the development. Once build-out of the residential portion of the development is completed, the Welcome Center is intended to transition to a standard commercial structure within the Mixed-Use District.

(Lea)

The new proposed location for the Welcome Center is identified as a portion of a linear park under the current zoning. The new location is directly adjacent to the Traditional Residential District; which will make visits by guests to the model home area more efficient. Due to the intended future use of the Welcome Center structure, it is necessary for the underlying zoning of the Welcome Center tract to be the Mixed-Use District. Additionally, the relocation of the Welcome Center triggers a need to replace the lost portion of the linear park (approximately 5-acres) elsewhere on the subject property. To account for these impacts stemming from the Welcome Center relocation, the applicant has provided an amended Concept Plan and Open Space & Trail Plan. Net total acreages for Park/Open Space and the Mixed-Use District are proposed to remain unchanged. Additionally, due to references to the Welcome Center in originally approved exhibits, the applicant has provided an amended Thoroughfare exhibit, Screening Plan, Signage Plan, Phasing Plan, and Waxahachie Midlothian Trail Reserve Conveyance exhibit with this application.

To account for the approximately 5-acres lost from the linear trail along the future Brookside Road addition, the applicant has proposed to add an approximately 5-acre linear trail that extends west from I35E between the Mixed-Use District and the Waxahachie Regional Park/Trail. The additional linear park ensures the total acreage of “linear parks” provided within the development as a whole remains unchanged from the original Planned Development requirement. The additional linear park is proposed to extend for approximately 2,800’ and is approximately 80’ in width.

While the addition of a linear park to preserve minimum acreage requirements is necessary, staff has concern with the functionality of the additional park specifically related to its proposed location and dimensions. As noted, the linear park is proposed adjacent and parallel to the Waxahachie Regional Park/Trail; which varies in width from 350’ to 650’ in this area along Waxahachie Creek. The regional park/trail is proposed to include the Hike & Bike Trail extension and will likely be completed prior to the proposed linear park since completion of this portion of the regional park is tied to the initial phase of development for the Traditional Residential district.

The conceptual proposal for the additional linear park as a separate, parallel park to the regional park/trail is unlikely to deliver an equivalent or beneficial replacement to the linear park required by the existing zoning. The functionality of 80’ linear park directly adjacent to the regional park is questionable due to the fact that the regional park is already required to have additional trails extending to and from the primary Hike & Bike Trail. Furthermore, the development of the linear park in this location may result in disrupted access to the regional park during construction.

To alleviate concerns regarding the additional linear park’s location and functionality, staff recommends that Exhibit F be revised to locate the additional linear park to an area between the Traditional Residential District and the Mixed-Use District. Placing the additional linear park in this area would provide a connection from the welcome center and the remaining portion of the original linear park to the regional park/trail along Waxahachie Creek. A linear park in this location would serve as additional justification for the PD Amendment by providing a north-south connection to the regional park/trail that does not exist in the current zoning. This alternative linear park would need to be approximately 1,100’ to connect the welcome center to the regional park/trail. In order to maintain a 5-acre minimum size, the alternative linear park would need to be approximately 200’ wide. In addition to a beneficial increase in trail connectivity, this alternative linear park would result in the added benefit of a buffer between single-family homes and the adjacent Mixed-Use District.

(lea)

Mayor Wallace opened the Public Hearing at approximately 7:44 p.m.

Those who spoke in opposition:
Kathy Kacal, 405 Brookside Road, Waxahachie, Texas

Council discussed whether a proposed 600-foot linear park connection near a commercial sales center should be maintained or removed as part of a development plan. Some members expressed concerns that the trail's location, between residential fences and future commercial areas, could create safety and privacy issues, while others noted challenges in balancing parkland requirements with mixed-use development.

Council also discussed the size and placement of the sales center, typical park dedication practices in Waxahachie developments, and the developer's additional contributions such as practice fields and infrastructure improvements. Ultimately, Council members deliberated whether adjusting a small portion of parkland within the less-than-10-acre area was reasonable given the broader benefits being provided.

There being no others to speak for or against ZDC-24-2026, Mayor Wallace closed the Public Hearing at approximately 7:55 p.m.

11. Consider proposed Ordinance approving ZDC-24-2026

City Attorney Terry Welch discussed finalizing ordinance wording related to the development agreement and whether Council approval would include specific parkland-related conditions. Mr. Robertson clarified that the ordinance amendment would update zoning and parkland provisions, and the motion would need to explicitly state whether the Council is accepting those conditions as part of the approval.

Mr. Welch recommended adding the following to the motion: Page three of the ordinance would be adding an additional number 10 to the ordinance, and it would say "*Except to the extent referenced in this ordinance, all other provisions of Ordinance 3704 remain in full force in effect.*"

ORDINANCE NO. 3730

AN AMENDMENT TO ORDINANCE 3704 AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD) WITH AMENDED EXHIBITS LOCATED 300 BROOKSIDE ROAD IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 3,169.6 ACRES KNOWN AS PROPERTY ID 179468, 179534, 182520, 187960, 189323, 189326, 189333, 189336, 192306, 193815, 193822, 193823, 234203, 263786, 264568, 303651, 303652 AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Travis Smith moved to approve ZDC-24-2026, a Planned Development Amendment request for Ordinance 3704, not subject to the conditions of the staff report, and authorizing the City Manager and/or Mayor to execute all necessary documents.

(lea)

Mr. Welch stated the motion should include the addition of number 10 to the ordinance as listed above.

The addition was accepted by Travis Smith, seconded by Chris Wright, and carried unanimously (4-0).

12. Consider Development Agreement for ZDC-24-2026

Action:

Travis Smith moved to approve the Development Agreement for ZDC-24-2026 in conjunction and as outlined in item 11 on the agenda. Motion was seconded by Tres Atkins and carried unanimously (4-0).

13. Public Hearing on a request by the City of Waxahachie to rename a portion of Old Italy Road to “Eastham Way”, beginning approximately 600 feet south along the western property boundary of the tract of land described as Tract 1 in deed to Blue Jacket Group LLC, recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas (OPRECT), to the beginning of Lake Shore Drive

Mr. Robertson presented the Item. The City of Waxahachie Public Works Department identified a portion of Old Italy Road that necessitated a name change during the design process for a new thoroughfare adjacent to Waxahachie Creek High School.

City Council has proposed to rename the portion of Old Italy Road, approximately 600 feet south along the western property boundary of the tract of land recorded in Instrument No. 2242342, of the Official Public Records of Ellis County, Texas, to the beginning of Lake Shore Drive, to “Eastham Way”.

City staff sent letters to all property owners adjacent to the portion of Old Italy Road being renamed, but no responses have been received.

Mayor Wallace opened the Public Hearing at approximately 7:58 p.m.

There being no others to speak for or against the case, Mayor Wallace closed the Public Hearing at approximately 7:59 p.m.

Mayor Pro Tem Travis Smith honored the Eastham family for their generations of stewardship, civic leadership, and community involvement in Waxahachie and Ellis County, acknowledging their long-standing commitment to improving the area through service and responsible land ownership. The roadway “Eastham Way” recognizes land that helped enable key public developments, including schools, emergency services, neighborhoods, and future commercial growth, often transferred at below-market value to benefit the community.

This dedication recognizes family values of service, humility, long-term thinking, and prioritizing community over profit. Mayor Pro Tem Smith emphasized that the roadway serves as a lasting reminder that thoughtful, community-centered growth helps shape a stronger future for Waxahachie.

(lea)

- 14. Consider proposed Ordinance renaming a portion of Old Italy Road to “Eastham Way”**

ORDINANCE NO. 3731

AN ORDINANCE CHANGING THE NAME OF PART OF OLD ITALY ROAD TO “EASTHAM WAY”, AND SETTING AN EFFECTIVE DATE.

Action:

Tres Atkins moved to approve Ordinance to rename a portion of Old Italy Road to Eastham Way within the city of Waxahachie and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

- 15. Public Hearing on a request by Minto KR LLC, Walton TX Dallas Kemp Ranch LP 1, and Walton Texas LP to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code**

Mr. Robertson presented the Item and Steve Robinson requested approval. As part of the Kemp Ranch Development Agreement, approved by City Council in January of 2026, the Developer (Minto KR, LLC) is required to petition for dissolution of the existing Emory Lakes PID on the Kemp Ranch subject property. Dissolution of the PID is required before the Municipal Management District (MMD), approved as part of the Kemp Ranch Development Agreement, can be formally created. In a practical sense, the MMD will replace the PID as a financing mechanism to support development of the subject property.

Representatives for the owners of property within the existing Emory Lakes PID, Minto KR LLC, Walton Texas LP, and Walton TX Dallas Kemp Ranch LP 1, submitted a petition for dissolution of the PID to staff in April of 2026. The petition is compliant with relevant requirements of the Texas Local Government Code, as the purposes for which the PID are anticipated to be carried out in other ways more beneficial to the property owners and City via establishment of a MMD.

If approved, dissolution of the Public Improvement District will eliminate the ability to establish PID assessments on the subject property.

Mayor Wallace opened the Public Hearing at approximately 8:08 p.m.

There being no others to speak for or against the request, Mayor Wallace closed the Public Hearing at approximately 8:09 p.m.

- 16. Consider approving the request to dissolve the Emory Lakes Public Improvement District, pursuant to Chapter 372 of the Texas Local Government Code**

Action:

Tres Atkins moved to approve the request to dissolve the Emory Lakes Public Improvement District and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

- 17. Consider and take action on a resolution directing publication of notice of intention**

(6a)

to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date

Finance Director Chad Tustison presented the Item. The Capital Improvement Program (CIP) describes the City's large multi-year capital projects which provide new or improved City infrastructure, and comprises of projects for streets, sidewalks and drainage; park improvements; water and wastewater utilities; and municipal facilities. The CIP is funded through multiple funding sources, including proceeds from bond issuances, operating funds, and development impact fees.

On April 14, 2026 at the City Council work session, city staff presented the CIP – updated annually – along with strategies to fund various capital projects for the upcoming year. As part of this overall strategy, the CIP includes the issuance of certificates of obligation to fund a portion of these projects. The total bond issuance is estimated at \$69.3 million and consists of streets, public safety and city facilities, and water and wastewater projects. This represents a maximum amount and may be lowered prior to final approval in August. If approved, these projects will be funded through the ad valorem tax rate, and water and wastewater fees.

Over the next two months, staff will continue to prepare the Preliminary Official Statement and other required information, and meet with bond rating agencies. In early August, the City Council will consider an ordinance authorizing the issuance of the bonds. Upon successful pricing and selling of the bonds, the funds would be expected to be delivered and available in early September.

The City utilizes certificates of obligation to fund capital projects throughout the City as part of its Capital Improvement Program funding strategy. The debt service required to fund the streets, parks and public safety project costs are accounted for in current budget projections and would not require an increase in the total ad valorem tax rate. The water and wastewater projects would be funded through water and wastewater fees.

RESOLUTION NO. 1403

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; DIRECTING THE PREPARATION OF A PRELIMINARY OFFICIAL STATEMENT AND RELATED MATERIALS; AND PROVIDING AN EFFECTIVE DATE.

Action:

Travis Smith moved to approve a resolution directing publication of notice of intention to issue certificates of obligation; directing the preparation of a preliminary official statement and related materials; and providing an effective date. Motion was seconded by Chris Wright and carried unanimously (4-0) with the votes as follows:

*Billie Wallace - Aye
Travis Smith - Aye
Tres Atkins - Aye
Chris Wright - Aye
Patrik Souter (Absent)*

(lea)

18. Consider contract for Local Convenience Store Fuel

Mr. Tustison presented the Item. This item considers awarding a contract with Pearman Oil & LP Gas Inc pursuant to, and incorporates by reference, Ellis County's awarded Contract RFB No. 2024-002 for Convenience Store Fuel and is authorized through an Interlocal Agreement between the City of Waxahachie and Ellis County in accordance with Chapter 791 of the Texas Government Code.

Purchasing staff determined that the City's previous contract with Pearman Oil & L.P. Gas, Inc., awarded in 2013, has expired and no longer meets current procurement requirements. The City's estimated annual fuel expenditures range between \$500,000 and \$600,000, necessitating a formal competitive procurement process.

In 2025, Ellis County conducted a formal Request for Bids (RFB No. 2024-002) for Convenience Store Fuel and awarded a contract to Pearman Oil & L.P. Gas, Inc. Through the City's existing Interlocal Agreement with Ellis County, the City is authorized to utilize ("piggyback" on) this competitively procured contract, thereby satisfying all applicable competitive bidding requirements. The services are intended for convenience only and are non-exclusive, and the contract does not apply to or restrict the City's overall fuel procurement or consumption.

Funding is available and budgeted within each City department and reviewed annually as part of the annual budget development process.

Action:

Tres Atkins moved to award a new contract to Pearman Oil & LP Inc for Convenience Store Fuel and authorize the City Manager to execute any documents as necessary. Motion was seconded by Travis Smith and carried unanimously (4-0).

19. Consider request for proposal award for the annual lawn maintenance and landscaping services for high-profile and low-profile City owned properties in the amount of \$434,411.80

Assistant Parks & Recreation Director Brad Barnes presented the Item. On March 25, 2026, City staff issued a Request for Proposals (RFP) for Annual Lawn Maintenance and Landscaping Services covering more than 90 City-owned properties, including right-of-way areas. The locations were categorized as either High Profile or Low Profile based on public visibility and the required level of maintenance.

More than 2,000 vendors were notified of the solicitation, and 48 vendors downloaded the proposal documents. Ten (10) proposals were received by the submission deadline on April 24, 2026.

Purchasing staff coordinated the evaluation process, during which a designated evaluation committee reviewed and scored all proposals using a weighted scoring matrix to ensure a fair, transparent, and objective selection process. Evaluation criteria included base pricing, experience, qualifications, project approach, IDIQ pricing, and references.

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Based on the overall best value and alignment with the City's operational needs, Lantana Lawn Care LLC was selected for the high-profile city properties and Makepeace Irrigation LLC dba SMI was selected for the low-profile city properties.

The combined estimated annual contract amount is \$434,411.80 and additional expenditures for IDIQ services will be funded through each department's budget and will not exceed annually budgeted Lawn Care Services appropriations.

Council and staff centered on the City's procurement process for landscape and maintenance services, including how widely the solicitation was advertised, how many vendors responded, and how proposals were evaluated using a scoring matrix that considered cost, experience, references, and capacity. Staff explained that 2,000 vendors were notified, 48 downloaded the documents, and 10 submitted proposals, with awards based on a combined evaluation of qualifications and pricing for both high- and low-profile service categories.

Mayor Pro Tem Smith raised questions regarding transparency, scoring methodology, and whether bundling services into larger contracts could limit opportunities for smaller local businesses. Purchasing Manager Leila Cole responded that the process was competitive, thorough, and designed to be cost-effective, while staff acknowledged the importance of reviewing how to better balance efficiency with fair access for local contractors in future procurements.

Councilman Wright thanked staff for improving the procurement process and reaching more vendors.

Action:

Tres Atkins moved to approve a split award for the City of Waxahachie Lawn Maintenance and Landscaping Services contract to Lantana Lawn Care LLC for the high-profile locations and Makepeace Irrigation LLC dba SMI for low-profile locations and authorized the City Manager to execute any documents as necessary. Motion was seconded by Chris Wright and carried unanimously (4-0).

20. Consider amendments to Keep Waxahachie Beautiful Committee Bylaws

Mr. Martinez presented the Item. At the May 7, 2026 KWBC meeting, there was discussion about making amendments to the KWBC bylaws. The committee members voted and approved changes of Article VI – Membership of the Committee by removing the ex-officio member who represents the Waxahachie Chamber of Commerce and adding language to Article VII – Meetings to provide that committee members attend at minimum two (2) KWBC events during each twelve-month period of service. The amendments to the KWBC bylaws are as follows:

ARTICLE VI - Membership of the Committee

The Committee shall be made up of seven (7) members interested in helping to beautify Waxahachie through community service projects. Committee members shall serve for a term of three (3) years, with the exception that for the inaugural Committee, the City Council shall appoint four (4) members of the voting members to a term of four (4) years and three (3) of the voting members to a term of three (3) years. The Committee shall be organized by electing one chairman and one vice-chairman. The officers of said Committee shall serve for one year and until their

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successors are elected and qualified. This provision shall not operate so as to extend the term of any Committee member.

ARTICLE VII - Meetings

The Committee shall meet as needed on a date chosen by the Committee. The staff liaison shall notify members prior to each meeting. One (1) more than half (1/2) of the Committee members shall constitute a quorum; however, all Committee members are responsible for attending Committee Meetings regularly. Two (2) absences without prior notice or three (3) absences total (yearly) from the Committee Meetings shall be deemed a resignation from the Committee. Committee members are responsible for attending a minimum of two (2) Keep Waxahachie Beautiful organized or sponsored events during each twelve-month period of service.

Please note that City staff consulted with the Waxahachie Chamber of Commerce President for confirmation and approval of removing them as an ex-officio member, and the President was in support of the change.

Action:

Tres Atkins moved to approve the amendments to the Keep Waxahachie Beautiful Committee Bylaws as presented and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

21. Consider award of contract and supplemental appropriation for Fuel Farm Expansion at Mid-Way Regional Airport in the amount of \$629,989.69

Director of Administrative Services Dustin Deel presented the Item. This project includes the expansion of the existing fuel farm at Mid-Way Regional Airport through the installation of a new 12,000-gallon self-service fuel tank and fuel pump. The project is also designed to accommodate the future addition of a second tank if needed. The Airport's current self-service fuel tank is undersized, and this project will improve fuel capacity, operational efficiency, and service reliability.

In accordance with the Joint Airport Agreement, the City of Midlothian administered the procurement process for this project. An Invitation to Bid for the Mid-Way Airport Fuel System Expansion was released on March 14, 2026, and publicly advertised on the City website and in the Midlothian Mirror. At the April 9, 2026 bid opening, one bid was received and publicly opened in accordance with Texas Local Government Code requirements.

Innovative Fueling Solutions, LLC submitted the sole bid in the amount of \$629,989.69 and was selected through Midlothian's procurement process. The bid is below the engineer's Opinion of Probable Cost.

The City of Midlothian approved the contract on May 12, 2026, and approval by the City of Waxahachie is required to fully authorize the project under the Joint Airport Agreement. Staff recommends approval.

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Funding for this project will be supported through an Airport Improvement Grant in the amount of \$802,529, which carries a 95/5 match requirement. A supplemental appropriation in the amount of \$40,126 is requested from the Airport Reserve Fund to cover the Airport's local share of the project cost. Sufficient funds are available in the Airport Reserve Fund to support this appropriation.

Action:

Tres Atkins moved to award a contract to Innovative Fueling Solutions, LLC in the amount of \$629,989.69 for the construction of the fuel farm expansion at Mid-Way Regional Airport, approve a supplemental appropriation in the amount of \$40,126 from the Airport Reserve Fund, and authorize the City Manager to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

22. Consider Public Hearing and Order by Council – Article XIII, Substandard Structures – 115 Elder Street

Building & Community Services Director Jason Watson presented the Item. Article XIII of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the Director is required to request that the City Council consider holding a public hearing to determine whether to order the repair, removal, or demolition of the structure and whether the cost of such work should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Article XIII provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

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Council members discussed whether to initiate a public hearing regarding a potentially unsafe historic property and what procedural steps are required before any demolition or formal action can be taken. Council members and staff clarified that the process involves notifying interested parties, holding a public hearing where the public can provide input, and then potentially issuing an order that would allow time for compliance before any demolition occurs.

Council members debated timing and options, including scheduling the hearing for a future meeting to allow more notice and discussion versus taking immediate preliminary action due to safety concerns. City Council also inquired about legal requirements for notice, fencing and life-safety issues at the property, and the need to balance due process with public safety.

Loretta Reagor and Antasia Reagor, property owner representatives, explained that a partial demolition of the house is already underway and they plan to fully complete the teardown within about a month after previously running into cost and contractor delays. City officials discussed ensuring the property is properly secured and maintaining owner responsibility for safety and liability, and suggested scheduling a follow-up hearing to receive a progress update on the demolition.

Action:

Tres Atkins moved to schedule a Public Hearing on June 15, 2026, continue Item 22 to June 15, 2026, and include the stipulation that the property owners have agreed to fence the property to ensure that no one gets injured. Motion was seconded by Chris Wright and carried unanimously (4-0).

23. Consider Public Hearing and Order by Council – Article XIII, Substandard Structures – 316 Wyatt

Mr. Watson presented the Item. Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

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Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

Council members raised concerns about wildlife, such as raccoons, skunks, and birds, living in the structure and how they should be handled during the demolition process. Staff explained that while the ordinance does not specifically require animal capture, the City can include provisions or costs for humane removal and take precautions to avoid pushing wildlife into nearby neighborhoods.

Council members agreed to consider incorporating wildlife mitigation into the public hearing process and demolition timeline, ensuring proper notice, a 30-day period before action, and attention to safety and environmental impacts.

Action:

Chris Wright moved to order the demolition and debris removal of the substandard structure located at 316 Wyatt Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council, and set a June 15, 2026 Public Hearing to see if any interested parties have come forward so that they have their 30 days notice before demolishment. Motion was seconded by Travis Smith and carried unanimously (4-0).

24. Present and discuss the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie

Emergency Management Coordinator Thomas Griffith presented the Item. He provided an overview of the City of Waxahachie Emergency Operations Plan (EOP), including the Basic Plan and Emergency Support Functions (ESF) 1 through 20, for review and approval.

The Basic Plan establishes how the City organizes, coordinates, and manages emergencies. Key elements include:

- **Command and Coordination:** Use of the Incident Command System (ICS) and Emergency Operations Center (EOC) for unified command and coordination.

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- Roles and Responsibilities: Defined responsibilities for City leadership, departments, and partner agencies.
- Resource Management: Mutual aid agreements, regional coordination, and logistics processes.
- Public Information: Public warning systems and Joint Information System (JIS) coordination.
- Plan Maintenance: Training, exercises, and scheduled plan updates.
- The EOP organizes response capabilities into 20 Emergency Support Functions (ESFs).
 - Each ESF assigns a primary department and supporting agencies with detailed procedures for coordination and response.

Plan Review and Validation

- All responsible City departments have received training on, reviewed and validated their ESF responsibilities and procedures.
- The EOP has been tested through a full-scale emergency exercise conducted on December 16, 2025, validating coordination, EOC operations, and interagency response.
- The State of Texas has reviewed the plan for compliance with state emergency management requirements.

The EOP is a living document maintained through ongoing training, exercises, and at least yearly updates. A comprehensive major update and resubmittal to the state for approval is scheduled every five (5) years, or sooner if conditions warrant.

Certain portions of the EOP contain sensitive operational and critical infrastructure information. Public release of detailed annexes could reasonably threaten public safety by exposing vulnerabilities. Detailed operational sections are protected under applicable Texas Government Code provisions and are controlled accordingly.

The Waxahachie Emergency Operations Plan provides a coordinated, tested, and legally compliant framework to protect residents, responders, and critical infrastructure during emergencies. Continued training and maintenance on the plan will ensure the City remains prepared, ready and resilient.

A compliant EOP ensures eligibility for state and federal disaster reimbursement and mitigation funding. The absence of an EOP could endanger lives, delay response coordination, increase operational costs, jeopardize reimbursement eligibility, elevate legal and insurance risk, and negatively impact the City's bond rating and long-term financial stability.

25. Consider approval of the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie

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Action:

Tres Atkins moved to approve the Emergency Management Plan and Emergency Support Functions for the City of Waxahachie as required by Texas Government Code 418.106. Motion was seconded by Travis Smith and carried unanimously (4-0).

- 26. Convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto**

Mayor Wallace announced at 9:16 p.m. the City Council would convene into Executive Session to deliberate economic development incentives, as permitted by Texas Government Code Section 551.087; to deliberate the purchase, exchange, lease, or value of real property for municipal purposes, as permitted by Texas Government Code Section 551.072; to deliberate personnel matters, including the appointment, evaluation, duties or dismissal of any member of a City board or commission, as permitted by Texas Government Code Section 551.074; to consult with City Attorney regarding legal issues associated with City Code and Charter provisions and consultation with City Attorney regarding pending and anticipated litigation, as permitted by Texas Government Code Section 551.071, and all matters incident and related thereto.

- 27. Reconvene and take any necessary action**

The meeting reconvened at 10:24 p.m.

No action taken.

- 28. Comments by Mayor, City Council, City Attorney and City Management**

This item was discussed before Executive Session.

Mayor Pro Tem Travis Smith encouraged advocates who are passionate about animal welfare to also engage with Ellis County and push for its active participation in solutions. He noted that the County has not yet meaningfully contributed, urging continued pressure to ensure collaboration.

Council Member Tres Atkins thanked Convention and Visitors Bureau Director Laurie Mosley for organizing the downtown "Around the World Tour," where local bars and restaurants will represent different countries and host FIFA World Cup match viewings.

City Manager Ricky Boyd thanked City staff for their hard work and dedication behind the scenes, noting that large agenda items often require many hours of effort that may not be visible to the public.

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Mayor Billie Wallace expressed appreciation for residents who spoke in support of improved animal shelter services and reaffirmed that animal welfare is a high priority for the Council until progress is made. Mayor Wallace also thanked fellow Council members for working collaboratively on community priorities, including upcoming projects and infrastructure improvements.

29. Adjourn

There being no further business, the meeting adjourned at 10:24 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas, on May 26, 2026 at 4:00 p.m.

Council Members Present: Billie Wallace, Mayor, Place 4
Chris Wright, Council Member Place 3

Council Members Absent: Travis Smith, Mayor Pro Tem, Council Member Place 5
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2

Commission Members Present: Wendy Johnson, Chair
Jenny Bridges, Vice Chair
Terry Connor
Ryan Simpson
Jimmy Poarch
Bart Underwood

Others Present: Ricky Boyd, City Manager
Shon Brooks, Assistant City Manager
Trenton Robertson, Director of Planning and Zoning
Jami Bonner, Assistant City Secretary

1. Call to Order

Chair Wendy Johnson called the Planning & Zoning Commission meeting to order.

A quorum of Council Members was not present.

2. Review and discuss various text amendments to the Zoning Ordinance and receive direction from the Planning & Zoning Commission and City Council

Trenton Robertson, Director of Planning and Zoning, explained that the purpose of the work session was to provide staff with direction on potential zoning text amendments. They stated that updates to the ordinances are intended to ensure consistency with state law and to improve efficiency for both the City and the community.

Mr. Robertson explained that, following departmental restructuring, Downtown Development now falls under the Planning Department. He noted that staff has identified potential updates to the land use table for the Central Area (CA) zoning district, which includes downtown Waxahachie.

He stated that while downtown has strong potential for growth and revitalization, some uses currently permitted by right may not align with the long-term vision for the area. He specifically noted that bail bond agencies and pawn shops are currently allowed by right; while legitimate businesses, they may not represent the highest and best use for downtown development.

Mr. Robertson also addressed tattoo and body piercing shops within the CA district and asked whether the City Council and Planning and Zoning Commission desired to remove the use from downtown. Council Member Chris Wright stated that he does not believe a Specific Use Permit (SUP) should be

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required for these uses in commercial or industrial areas. Mr. Robertson expressed concern regarding commercial properties adjacent to residential areas, noting that nearby residents may have concerns if such uses locate without prior notification.

Mayor Wallace stated she preferred to continue using the SUP process for bail bond agencies, pawn shops, and tattoo and body piercing shops to help evaluate and manage the density of these uses. The consensus of the group was to remove bail bond agencies, pawn shops, and tattoo and body piercing shops from the CA zoning district.

Mr. Robertson presented proposed text amendments to the accessory structure regulations, including a checklist and criteria allowing administrative approval if minimum standards are met. Requests that deviate from the checklist would require a SUP. The checklist includes minimum square footage, setback requirements, design standards, and confirmation that the structure will not be used as an accessory dwelling unit. He noted that all accessory dwelling units would continue to require a SUP.

Chair Wendy Johnson asked what enforcement action would occur if an applicant failed to follow the checklist. Mr. Robertson stated staff would first work with the applicant to achieve compliance with the code. However, if a structure is built without a permit or does not meet requirements, enforcement action—including potential legal remedies and removal—may be necessary, though staff's goal is to avoid demolition whenever possible.

Mr. Robertson also presented amendments related to off-street parking aimed at improving the use of parking lots through enhanced landscaping standards, updated regulations, and expanded options for administrative approval or review by the Planning and Zoning Commission and City Council. He noted the changes are intended to encourage redevelopment rather than demolition of existing structures.

Mr. Robertson presented a proposed ordinance addressing commercial drone delivery hubs and pickup points. He noted that while the City does not regulate drones in flight, it could possibly regulate ground-based operations. The proposed ordinance defines terms including commercial drone delivery hubs, pickup points, staging areas, and unmanned aircraft systems. He added that while drone activity is not currently widespread in Waxahachie, growth is anticipated and regulations are recommended in advance.

Finally, Mr. Robertson explained that the State of Texas has adopted legislation limiting local regulation of mobile food vendors, effective July 1, 2026. He presented amendments to Chapter 24, Article VI regarding mobile vendors to establish definitions and regulate operational impacts, including traffic circulation, pedestrian access, parking, fire safety, sanitation, and compatibility with surrounding uses. The proposed framework would require a local operational permit addressing zoning compliance, site impacts, emergency access, sanitation, nuisance conditions, and land use compatibility.

3. Adjourn

There being no further business, the meeting adjourned at 4:58 p.m.

Respectfully submitted,
Jami Bonner, Assistant City Secretary

A Special Called Joint Worksession of the Governing Bodies of the Cities of Midlothian & Waxahachie, Texas was held in the Crape Myrtle Room at the Waxahachie Civic Center, 2000 Civic Center Lane, Waxahachie, Texas on Thursday, June 4, 2026 at 3:00 p.m.

Waxahachie Council Members Present: Billie Wallace, Mayor, Place 4
Travis Smith, Mayor Pro Tem, Place 5
Tres Atkins, Council Member Place 1
Patrick Souter, Council Member Place 2
Chris Wright, Council Member Place 3

Midlothian City Council Members Present: Justin Coffman, Mayor
Richard Reno, Place 1
Kasey Cheshier, Place 2
Anna Hammonds, Place 3
Ross Weaver, Place 5
Wayne Shuffield, Place 6

Midlothian City Council Member Absent: Clark Wickliffe, Place 4, Mayor Pro Tem

Others Present: Ricky Boyd, Waxahachie City Manager
Amber Villarreal, Waxahachie City Secretary
Dustin Deel, Waxahachie Administrative Services Director
Chris Dick, Midlothian City Manager
Clyde Melick, Midlothian Assistant City Manager
Mary McDonald, Midlothian Deputy City Secretary

Call to Order and Invocation

Waxahachie Mayor Billie Wallace and Midlothian Mayor Justin Coffman called the meeting to order.

1. Discuss recommendations from the Mid-Way Regional Joint Airport Board regarding future hangar development at Mid-Way Regional Airport.

Clyde Melick, Assistant City Manager (Midlothian), presented the Item. He presented two options for box hangar development: city-funded construction (estimated \$4 million) or a private Request for Proposals. The Airport Board's Economic Development Subcommittee recommended the city funding option. Discussion covered waiting lists, utility relocation, and the need for growth. The general consensus of both City Councils was to pursue engineering for a city-built hangar first, with potential for more phases.

2. Discuss potential joint Animal Services Center partnership.

This Item was discussed prior to Item 1.

Dustin Deel, Administrative Services Director (Waxahachie), presented a feasibility study for a regional animal shelter, highlighting regional needs and financial benefits. The study projects

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kennel capacity and costs through 2040 for various partnership models. Funding mechanisms including Certificates of Obligation bonds, General Obligation bonds, and cash funding were discussed. It was noted that the Ellis County Commissioners will consider a grant from Compass Datacenters to provide a \$15 million donation to help the county re-establish an animal shelter. The City of Midlothian expressed interest but noted additional internal discussion was needed before committing.

3. Adjourn

There being no further business, the meeting adjourned at 4:18 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary



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Special Event Application
Hispanic Heritage Event

Date of Submission: 4/16/2026

Applicant Information

Applicant name: **Cynthia H Herrera**
Host organization name: **Ellis County Hispanic Organization**
Are you representing the host organization? **Yes**
Will you be the on-site point of contact during the event? **No**
Cell phone number: _____ Email: _____
Mailing Address: **P.O.Box 621 Waxahachie Texas 75168**

About the Event

Event name: **Hispanic Heritage Event**
Will the event be held at Railyard Park? **Yes**
• **I understand I must contact Danielle Guinn, Recreation Manager, to coordinate event details.**
Will the event be held in Downtown Waxahachie?
Event location:
Anticipated attendance: **1,500**
Description of event: **Hispanic Festival**

	Date(s)	Start Time	End Time
Event date	9/26/2026	3:00 pm	12:00 am
Event set-up	9/26/2026	12:00 pm	
Event breakdown	9/27/2026		12:am

This event is **Free and open to the general public**
Registration / admission information:
How many times has this event been hosted before? **5 years**
Best description of the event: **Concert / Live performance**
Event activities include: **Announcement / Speeches;Information / Literature distribution;DJ / Recorded music;Food - sampled, served, or sold;Products / Services - given away, sampled, or sold;Live music;Street closure;**
Will the parade or procession take place on any TxDOT- maintained roads?
Please indicate the distance of the Run/Walk:

Food / Beverage

Will the event offer food / beverage (sampled, served, sold)? **Yes**



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Special Event Application
Hispanic Heritage Event

- I understand that all food and drink vendors are required to obtain a health permit at least five days prior to the event. Permits must be visibly displayed on-site at all times for consumer awareness. Health permits will not be approved until the event has received approval.

Will the event require any food preparation on site? **Yes**

Will alcohol be present, served, or sold? **Yes**

- I understand the requirements for serving alcohol at the event.

Have you made arrangements for private security or off-duty officers for security services? **No, not yet.**

Please provide contact name and phone number for security services:

- I understand I am responsible for securing security services for the event.

Street Closures

Does the event propose closing, blocking, or using City streets and / or parking lots? **Yes**

Please list all streets, intersections, and parking lots that apply: **From Roger's St to College St up to the curve at the feed store.**

Street closings to begin at **September 26, 2026 at 12:00 pm**

Will any businesses be impacted by the proposed road closure? **No**

Equipment

Does the proposed event require portable toilet facilities? **Yes**

- I understand that I am responsible for arranging portable toilet facilities for my proposed event.

Are you requesting to use City-owned equipment? (barricades, cones, and / or other) **Yes**

Please indicate the type (cones / barricades / other) of equipment and how many you are requesting:

Traffic cones and barricades

Where should the equipment be dropped off and picked up? **On the corner of Rogers and College St**

When (date and time) will the equipment be set-up? **September 26, 2026 at 12:00 pm**

When (date and time) will the equipment be removed? **September 27, 2026 at 12:00 am**

Waste Management Plan

Describe how trash and waste will be managed before, during, and after the event. Please include the location of trash containers on your submitted site map. **Will be managed by our volunteers and the city employees that are available.**

- I understand the waste management requirements.

Temporary Tents & Structures

Will the event have a tent(s) larger than 400 square feet? **No**

Electrical Services

Will your event need electrical services? **Yes**

How will electrical services be provided? **Franchise utilities;**



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Special Event Application
Hispanic Heritage Event

Explain services in detail: **We will use the electrical outlets that are there at Railyard park**

Site Map Requirement

A detailed site map must be submitted as part of the special event application. The map should accurately depict the layout of the event area and include the following (as applicable):

- Location of all streets, sidewalks, and property boundaries
- Placement of tents, stages, booths, food vendors, and merchandise vendors
- Placement of barricades and / or cones
- Entry and exit points
- Emergency access routes
- First aid stations and fire extinguishers
- Portable restrooms and handwashing stations
- Electrical hookups and generators
- Trash receptacles
- Parking areas
- Any other temporary structures or equipment

The site map must be legible, to scale, and clearly labeled. It should ensure compliance with all safety and accessibility regulations.

- **I understand my application is not considered complete until I email a detailed site map to danielle.guinn@waxahachie.com.**

Insurance Requirement

The Applicant/Organization assumes all risks associated with the approved event and is solely responsible for any damage, injury, or loss, of any kind or nature, to persons or property, arising directly or indirectly from or in connection with the event or the Applicant's operations. The Applicant agrees to defend, indemnify, and hold harmless the City of Waxahachie, its officers, agents, employees, and representatives from any penalties, fines, or liabilities arising from violations of laws, ordinances, or regulations related to the event. The Applicant further agrees to hold the City, its officers, agents, employees, and representatives harmless from any and all claims, lawsuits, damages, injuries, or losses resulting directly or indirectly from the approved activities or the Applicant's operations, including those caused by the negligence or intentional misconduct of the Applicant or its officers, agents, or employees.

By submitting this application, the Applicant waives any and all claims against the City, its officers, agents, employees, and representatives arising from or related to the revocation or cancellation of the event permit.

- **I acknowledge and fully agree to the terms outlined in the Hold Harmless Clause.**

Application Agreement



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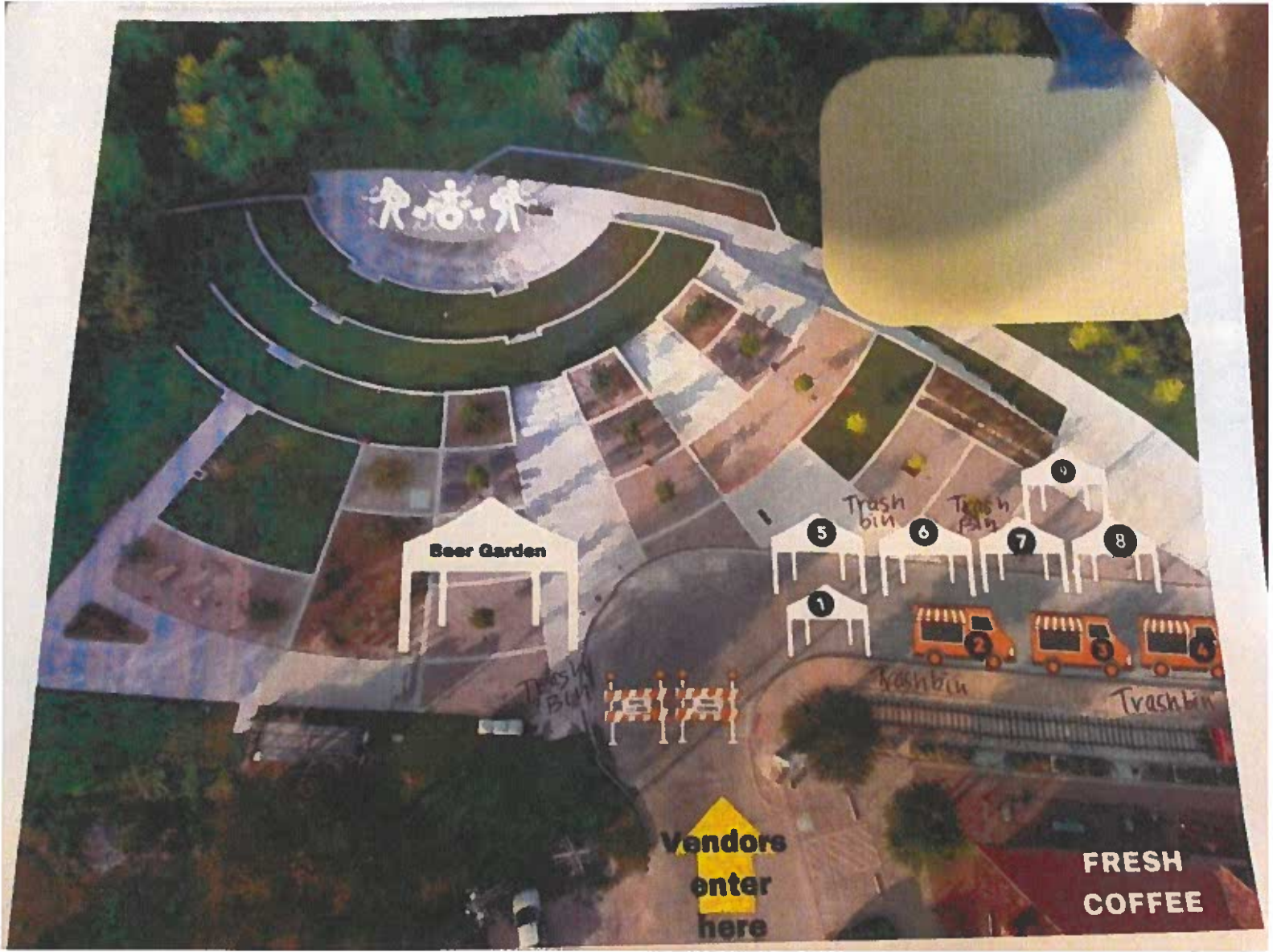
Special Event Application

Hispanic Heritage Event

By submitting the Special Event Application, the applicant / organization has thoroughly read, understands, and agrees to all conditions outlined on this application.

- **Date of Submission: 4/16/2026**

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Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager *RB*

Date: June 15, 2026

Re: Consider appointment to the Park Board to fill unexpired term

Recommended Motion: "I move to appoint R. "Alexx" Alexander to fill the unexpired term on the Park Board, as presented."

Item Description: Consider action regarding the appointment of a successor to fill the unexpired term vacated by Anne Marie Kornman on the Park Board.

Item Summary: Mayor Billie Wallace and Mayor Pro Tem Travis Smith recommend the following appointment to fill the unexpired term on the Park Board.

Park Board (3-year term)

- R. "Alexx" Alexander (filling unexpired term of Anne Marie Kornman until September 2027)

(lef)



Memorandum

To: Honorable Mayor and City Council
From: Scott Safford, Fire Chief
Thru: Ricky Boyd, City Manager *RB*
Date: June 15, 2026
Re: Deployment Reimbursement for Overtime

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$19,646.26 to GL Account 100-220-51500, Salaries-Overtime, for TIFMAS Deployment reimbursement.

Item Description: Consider approval of a supplemental appropriation to allocate funds received through TIFMAS Deployment reimbursement for personnel overtime.

Item Summary: The reimbursement funds received were not anticipated during the original budget adoption and, therefore, require a supplemental appropriation. Appropriating these funds will allow the City to properly recognize the revenue and offset the overtime expenditures incurred by the Fire Department while ensuring compliance with City financial policies and accounting practices. This action does not impact the General Fund balance, as the appropriation is fully supported by reimbursement revenue.

Fiscal Impact: This supplemental appropriation increases the Fire Department's salaries-overtime budget by \$19,646.26. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

(log)



Memorandum

To: Honorable Mayor and City Council
From: Scott Safford, Fire Chief
Thru: Ricky Boyd, City Manager *RB*
Date: June 15, 2026
Re: Deployment Reimbursement for Travel

Recommended Motion: "I move to approve a supplemental appropriation from the General Fund unrestricted reserve in the amount of \$1,588.91 to GL Account 100-220-55350, Travel, for TIFMAS Deployment reimbursement.

Item Description: Consider approval of a supplemental appropriation to allocate funds received through TIFMAS Deployment reimbursement for travel (meals and lodging).

Item Summary: The reimbursement funds received were not anticipated during the original budget adoption and, therefore, require a supplemental appropriation. Appropriating these funds will allow the City to properly recognize the revenue and offset the Fire Department's travel expenditures, while ensuring compliance with City financial policies and accounting practices. This action does not impact the General Fund balance, as the appropriation is fully supported by reimbursement revenue.

Fiscal Impact: This supplemental appropriation increases the Fire Department's travel budget by \$1,588.91. These funds have already been received through TDEM deployment reimbursement and deposited into the General Fund unrestricted reserve.

Planning & Zoning Department

(7)

Zoning Staff Report

Case: ZDC-146-2025



MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026

City Council: June 15, 2026

CAPTION

Public Hearing on a request by Terry Weaver for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

RECOMMENDED MOTION

"I move to approve ZDC-146-2025, a Zoning Change from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district."

ACTION SINCE THE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on May 26, 2026, the Commission voted 5-1 to recommend approval of case number ZDC-146-2025.

APPLICANT REQUEST

The applicant requests to rezone approximately 7.09-acres of an existing 8.122-acre tract at 525 Lake Park Avenue from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district to allow for the development of 7 duplexes.

CASE INFORMATION

Applicant: Terry Weaver

Property Owner(s): Kotha Holdings Group LLC

Site Acreage: 7.09 acres

Current Zoning: Single Family-2 (SF-2)

Requested Zoning: Two-Family Residential-Duplex (2F)

SUBJECT PROPERTY

General Location: 525 Lake Park Avenue

Parcel ID Number(s): 171592

Existing Use: A single family residence currently exists on the subject property.

(7)

Development History:

The subject property is currently platted as portions of Blocks 245 and 246 of the Town Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	Single Family-2 (SF-2)	Undeveloped
East	Single Family-2 (SF-2)	Undeveloped
South	Single Family-2 (SF-2)	Single Family Residence
West	Single Family-2 (SF-2)	Single Family Residence

Future Land Use Plan:

Mixed Use Neighborhood

Comprehensive Plan:

A mixed-use neighborhood harkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan:

The subject property is accessible via Lake Park Avenue

Site Image:



(7)

PLANNING ANALYSIS

The applicant proposes to rezone approximately 7.09-acres of an existing 8.122-acre tract at 525 Lake Park Avenue from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district to allow for the development of 7 duplexes.

As a straight zoning change request, this proposal does not include any specific site plan or development standards to demonstrate how the subject property may develop. Instead, development of the subject property is proposed to follow the standards established by the 2F zoning district, as described by the Waxahachie Zoning Ordinance. The standards of the existing Waxahachie Zoning Ordinance would permit duplexes to be developed on lots a minimum of 9,000 square feet in size with a minimum front setback of 25' and side setback of 6'. Additionally, each dwelling unit is required to be a minimum of 900 square feet and to provide a minimum of two (2) paved parking spaces behind the front setback line. Structures developed under the base 2F zoning district would not be required to use any specific exterior construction materials, such as brick or stone; but would be subject to the architectural design requirements of Section 5.01 of the Waxahachie Zoning Ordinance.

While no specific site plan is tied to this zoning change request, the applicant has provided a conceptual Replat to demonstrate what a feasible duplex development could look like on the subject property. This supporting document is attached to this report as the "Conceptual Subdivision" exhibit. The exhibit demonstrates that a new street ending in a cul-de-sac would be necessary to provide access to the interior of the site due to the property's unique shape. The exhibit identifies seven (7) lots that could be feasibly front the new street, with each lot containing a duplex structure with two dwelling units. These are shown as lots 4-10 in the conceptual exhibit. Lots 1-3 in the exhibit are located on the portion of the subject property that is proposed to remain as a Single-Family-2 zoning district and would be developed with typical single-family homes. The Applicant has noted that if this request is approved, they are likely to utilize a layout similar to this conceptual subdivision when developing the property. However, it is important to note that if the zoning change is approved, more than seven (7) duplex structures could feasibly be developed on the subject property.

STAFF CONCERNS

Staff has concern that the proposed straight 2F zoning request is inappropriate for subject property due to inconsistency with the current zoning and established land use of the surrounding area (single-family). All property within an approximately ½ mile radius of the subject property is currently zoned single family, with the exception of the Hope Health clinic on Coleman Street. Introducing a 2F zoning district on the subject property without appropriate design standards is likely to lead development that is incompatible with the adjacent neighborhood.

With this in mind, Staff recommends that the request be revised to include development standards that more closely align with the existing conditions of the surrounding area. Specifically, provisions that require each dwelling unit to be situated on an individually platted, fee simple lot and provisions that require approval of elevation/façade plans for each duplex by the Planning & Zoning Commission are recommended. These provisions would allow the development to be more closely aligned with the existing neighborhood by allowing for owner-occupancy of the duplexes and by ensuring the design of the duplexes is consistent with adjacent homes. These recommendations could be implemented directly as conditions added to approval of the zoning change request or by transitioning the request to a Planned Development application.

(7)

APPLICANT RESPONSE TO CONCERNS

The Applicant has acknowledged Staff concerns and has requested to proceed to the Planning & Zoning Commission and City Council for consideration of the straight zoning change request. The Applicant has noted that a straight zoning request is preferable due to the flexibility it provides to the property owner. However, the Applicant has also noted that they are willing to consider and address any potential concerns that the Planning & Zoning Commission and City Council may have with the straight zoning request.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 38 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property. Staff has received two (2) letters of support and one (1) letter of opposition to the Zoning Change request.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the Zoning Change request.

Conditions:

1. Each duplex unit shall be situated on a single platted lot such that each lot only includes a single dwelling unit. Interior property lines between units may have a 0' side setback and may cross through the duplex structures.
2. Prior to development of the subject property, the Owner shall be required to Replat the subject property. The Replat for the subject property shall be filed prior to the issuance of Building Permits for the subject property.
3. Prior to development of the subject property, the Owner shall be required to receive approval of a Site Plan application by the Planning & Zoning Commission and City Council. The Site Plan shall include a detailed elevation/façade plan for each duplex structure. Approval of the Site Plan application, including the elevation/façade plan sheets, shall be at the sole discretion of the Planning & Zoning Commission and City Council.
4. The conditions of this change will follow that of a straight zoning change of SF-2 to 2F and not a Planned Development.

ATTACHED EXHIBITS

1. Public Notification Responses
2. Zoning Change Ordinance
3. Exhibit A - Location Map
4. Exhibit B - Existing Survey
5. Exhibit C - Conceptual Subdivision

APPLICANT REQUIREMENTS

1. If approved by City Council, within 30 days the applicant shall provide the Planning Department one revised electronic plan set that incorporates all conditions of approval.
2. Once the revised plans are provided, staff will verify all outstanding comments were satisfied.
 - a. If conditions were not satisfied, then the applicant will be notified to make corrections.

STAFF CONTACT INFORMATION

Prepared by:
Zack King, AICP
Planning Manager
zking@waxahachie.com

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trenton.robertson@waxahachie.com

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-146-2025

PINE GROVE PROPERTIES LLC
3000 NE MAIN ST
ENNIS, TX 75119

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Terry Weaver for a **Zoning Change** from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-146-2025

City Reference: 171599

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:


Signature

5/11/2026
Date

Dave Kotha, Pine Grove Properties
Printed Name and Title

3000 NE 525 Lake Park
Address

(1)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-146-2025

DUKE NANCY GAIL
144 BROOKSTONE DR
WAXAHACHIE, TX 75165-6149

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Terry Weaver for a **Zoning Change** from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue, (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-146-2025

City Reference: 174528

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on May 15, 2026 to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Traffic and roadway capacity concerns make the Lake Park area more appropriate for single-family housing than duplex development.

Nancy Duke Eberlen
Signature

May 14, 2026
Date

*Nancy Duke Eberlen / owner
115 Jolly Way*
Printed Name and Title

115 Jolly Way
Address

(7)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-146-2025**



RECEIVED MAY 20 2026

LOREN GRAY INVESTMENTS LLC
PO BOX 2868
WAXAHACHIE, TX 75168-8868

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Terry Weaver for a **Zoning Change** from a Single Family-2 (SF-2) zoning district to a Two-Family (2F) zoning district, for a duplex use located at 525 Lake Park Avenue. (Property ID 171592) - Owner: Kotha Holdings Group LLC (ZDC-146-2025)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: **ZDC-146-2025**

City Reference: 171607

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

Comments: SUPPORT OPPOSE

Signature

Brad Yates member
Printed Name and Title

5/13/26
Date

1333 E. Marvin Ave.
Address

(8)

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM SINGLE FAMILY-2 (SF-2) TO TWO-FAMILY RESIDENTIAL DUPLEX (2F) LOCATED AT 525 LAKE PARK AVENUE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 7.09 ACRES KNOWN AS PORTIONS OF BLOCKS 245 AND 246 OF THE TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-146-2025. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from SF-2 to 2F; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned from SF-2 to 2F in order to facilitate development of the subject property in a manner that allows two-family dwelling attached residences on the following property: Portions of Blocks 245 and 246 of the Town Addition, which is shown on Exhibit A.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of a two-family residential development, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, private streets, and utility infrastructure shall substantially conform to the locations shown on the approved Detailed Site Plan (Exhibit C).

(8)

Development Regulations

1. Each duplex unit shall be situated on a single platted lot such that each lot only includes a single dwelling unit. Interior property lines between units may have a 0' side setback and may cross through the duplex structures.
2. Prior to development of the subject property, the Owner shall be required to Replat the subject property. The Replat for the subject property shall be filed prior to the issuance of Building Permits for the subject property.
3. Prior to development of the subject property, the Owner shall be required to receive approval of a Site Plan application by the Planning & Zoning Commission and City Council. The Site Plan shall include a detailed elevation/façade plan for each duplex structure. Approval of the Site Plan application, including the elevation/façade plan sheets, shall be at the sole discretion of the Planning & Zoning Commission and City Council.
4. The conditions of this change will follow that of a straight zoning change of SF-2 to 2F and not a Planned Development.
5. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 15th day of June, 2026.

MAYOR

ATTEST:

City Secretary

(8)

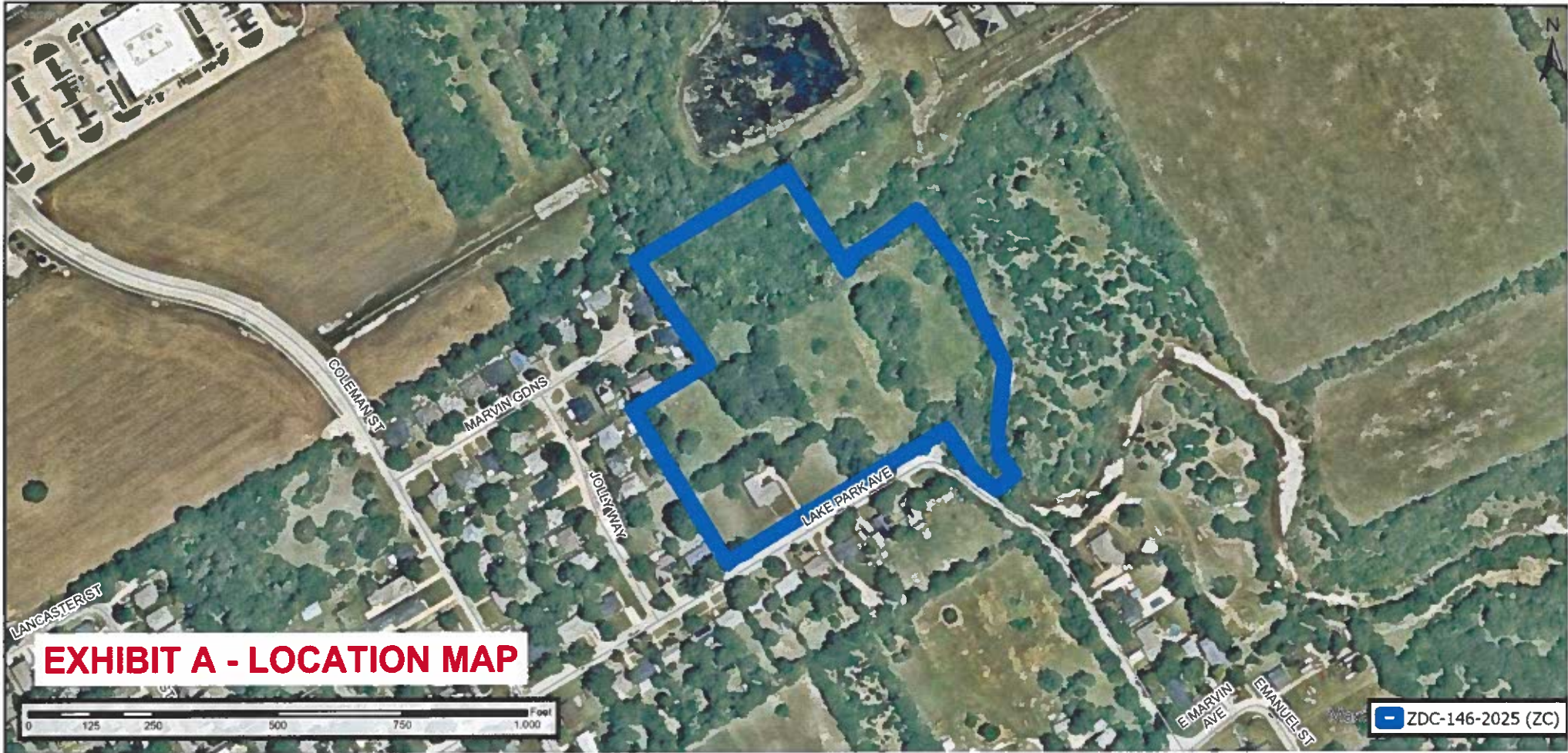
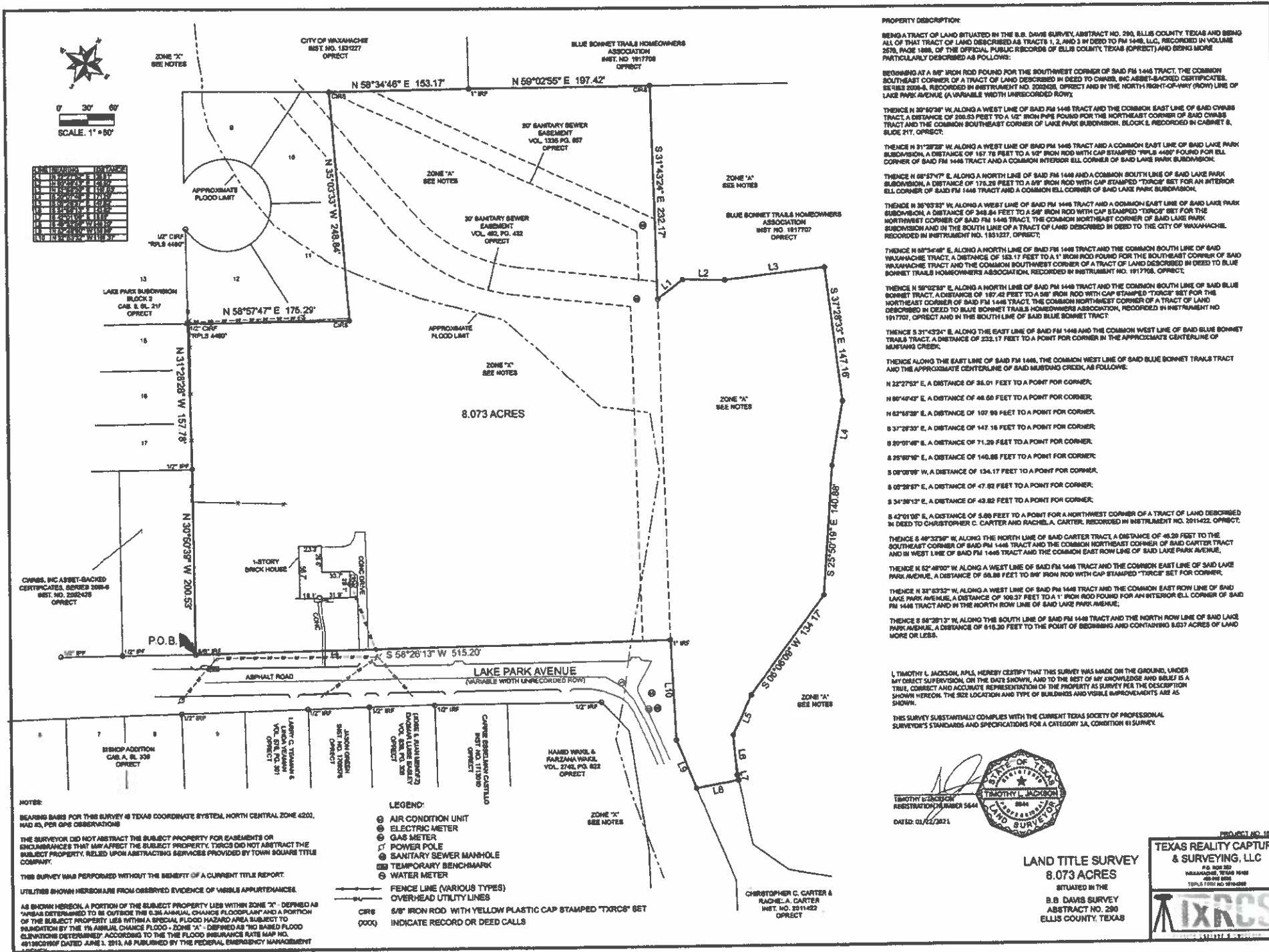


EXHIBIT A - LOCATION MAP

ZDC-146-2025 (ZC)

EXHIBIT B - EXISTING SURVEY

(8)



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE B.B. DAVIS SURVEY, ABSTRACT NO. 290, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS TRACTS 1, 2, AND 3 IN DEED TO FM 1448, L.L.C., RECORDED IN VOLUME 3578, PAGE 1989, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (HEREIN "DEED") AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FM 1448 TRACT, THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHAVIS, INC ASSET-BACKED CERTIFICATES, SERIES 2008-4, RECORDED IN INSTRUMENT NO. 2008262, DEED AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF LAKE PARK AVENUE (A VARIABLE WIDTH UNRECORDED ROW);

THENCE N 30°50'28" W, ALONG A WEST LINE OF SAID FM 1448 TRACT AND THE COMMON EAST LINE OF SAID CHAVIS TRACT A DISTANCE OF 288.93 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID CHAVIS TRACT AND THE COMMON SOUTHWEST CORNER OF LAKE PARK SUBDIVISION, BLOCK 2, RECORDED IN CABINET B, SLIDE 211, DEED;

THENCE N 31°28'28" E, ALONG A WEST LINE OF SAID FM 1448 TRACT AND A COMMON EAST LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 157.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4480" FOUND FOR THE ELL CORNER OF SAID FM 1448 TRACT AND A COMMON INTERIOR ELL CORNER OF SAID LAKE PARK SUBDIVISION;

THENCE N 08°57'47" E, ALONG A NORTH LINE OF SAID FM 1448 TRACT AND A COMMON SOUTH LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 178.28 FEET TO A 3/4" IRON ROD WITH CAP STAMPED "TRXC3" SET FOR AN INTERIOR ELL CORNER OF SAID FM 1448 TRACT AND A COMMON ELL CORNER OF SAID LAKE PARK SUBDIVISION;

THENCE N 30°55'23" W, ALONG A WEST LINE OF SAID FM 1448 TRACT AND A COMMON EAST LINE OF SAID LAKE PARK SUBDIVISION, A DISTANCE OF 248.84 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TRXC3" SET FOR THE NORTHEAST CORNER OF SAID FM 1448 TRACT, THE COMMON NORTHEAST CORNER OF SAID LAKE PARK SUBDIVISION AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF WAXAHACHE, RECORDED IN INSTRUMENT NO. 1831227, DEED;

THENCE N 08°54'48" E, ALONG A NORTH LINE OF SAID FM 1448 TRACT AND THE COMMON SOUTH LINE OF SAID WAXAHACHE TRACT, A DISTANCE OF 153.17 FEET TO A 1" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WAXAHACHE TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917708, DEED;

THENCE N 35°12'23" E, ALONG A NORTH LINE OF SAID FM 1448 TRACT AND THE COMMON SOUTH LINE OF SAID BLUE BONNET TRACT, A DISTANCE OF 107.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TRXC3" SET FOR THE NORTHEAST CORNER OF SAID FM 1448 TRACT, THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BLUE BONNET TRAILS HOMEOWNERS ASSOCIATION, RECORDED IN INSTRUMENT NO. 1917707, DEED AND IN THE SOUTH LINE OF SAID BLUE BONNET TRACT;

THENCE S 31°45'24" E, ALONG THE EAST LINE OF SAID FM 1448 AND THE COMMON WEST LINE OF SAID BLUE BONNET TRAILS TRACT, A DISTANCE OF 332.17 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF MUSTANG CREEK;

THENCE ALONG THE EAST LINE OF SAID FM 1448, THE COMMON WEST LINE OF SAID BLUE BONNET TRAILS TRACT AND THE APPROXIMATE CENTERLINE OF SAID MUSTANG CREEK, AS FOLLOWS:

N 22°27'02" E, A DISTANCE OF 36.01 FEET TO A POINT FOR CORNER;

N 00°49'42" E, A DISTANCE OF 48.60 FEET TO A POINT FOR CORNER;

N 02°16'28" E, A DISTANCE OF 107.80 FEET TO A POINT FOR CORNER;

S 37°28'32" E, A DISTANCE OF 147.18 FEET TO A POINT FOR CORNER;

S 20°01'48" E, A DISTANCE OF 71.20 FEET TO A POINT FOR CORNER;

S 25°30'18" E, A DISTANCE OF 140.88 FEET TO A POINT FOR CORNER;

S 08°08'18" W, A DISTANCE OF 134.17 FEET TO A POINT FOR CORNER;

S 02°28'27" E, A DISTANCE OF 47.82 FEET TO A POINT FOR CORNER;

S 34°38'12" E, A DISTANCE OF 43.82 FEET TO A POINT FOR CORNER;

S 42°01'18" E, A DISTANCE OF 5.00 FEET TO A POINT FOR A NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHRISTOPHER C. CARTER AND RACHEL A. CARTER, RECORDED IN INSTRUMENT NO. 2011422, DEED;

THENCE S 46°32'56" W, ALONG THE NORTH LINE OF SAID CARTER TRACT, A DISTANCE OF 48.30 FEET TO THE SOUTHWEST CORNER OF SAID FM 1448 TRACT AND THE COMMON NORTHEAST CORNER OF SAID CARTER TRACT AND IN WEST LINE OF SAID FM 1448 TRACT AND THE COMMON EAST ROW LINE OF SAID LAKE PARK AVENUE;

THENCE N 52°48'00" W, ALONG A WEST LINE OF SAID FM 1448 TRACT AND THE COMMON EAST LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 98.88 FEET TO 3/4" IRON ROD WITH CAP STAMPED "TRXC3" SET FOR CORNER;

THENCE N 31°27'32" W, ALONG A WEST LINE OF SAID FM 1448 TRACT AND THE COMMON EAST ROW LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 108.37 FEET TO A 1" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID FM 1448 TRACT AND IN THE NORTH ROW LINE OF SAID LAKE PARK AVENUE;

THENCE S 88°38'19" W, ALONG THE SOUTH LINE OF SAID FM 1448 TRACT AND THE NORTH ROW LINE OF SAID LAKE PARK AVENUE, A DISTANCE OF 916.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.073 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, PLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2A, CONDITION #1 SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
DATE: 01/22/2021

PROJECT NO. 1009

LAND TITLE SURVEY
8.073 ACRES

SITUATED IN THE
B.B. DAVIS SURVEY
ABSTRACT NO. 290
ELLIS COUNTY, TEXAS

NOTE:

BEARING DATA FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, MAD AS PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, RELEASING ABSTRACTING SERVICES PROVIDED BY TOWN SQUARE TITLE COMPANY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS TWO BASED FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 49138C0704P DATED JUNE 1, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND:

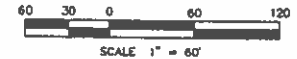
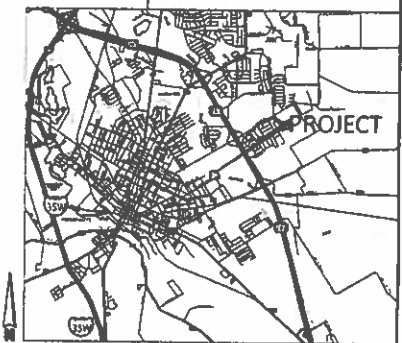
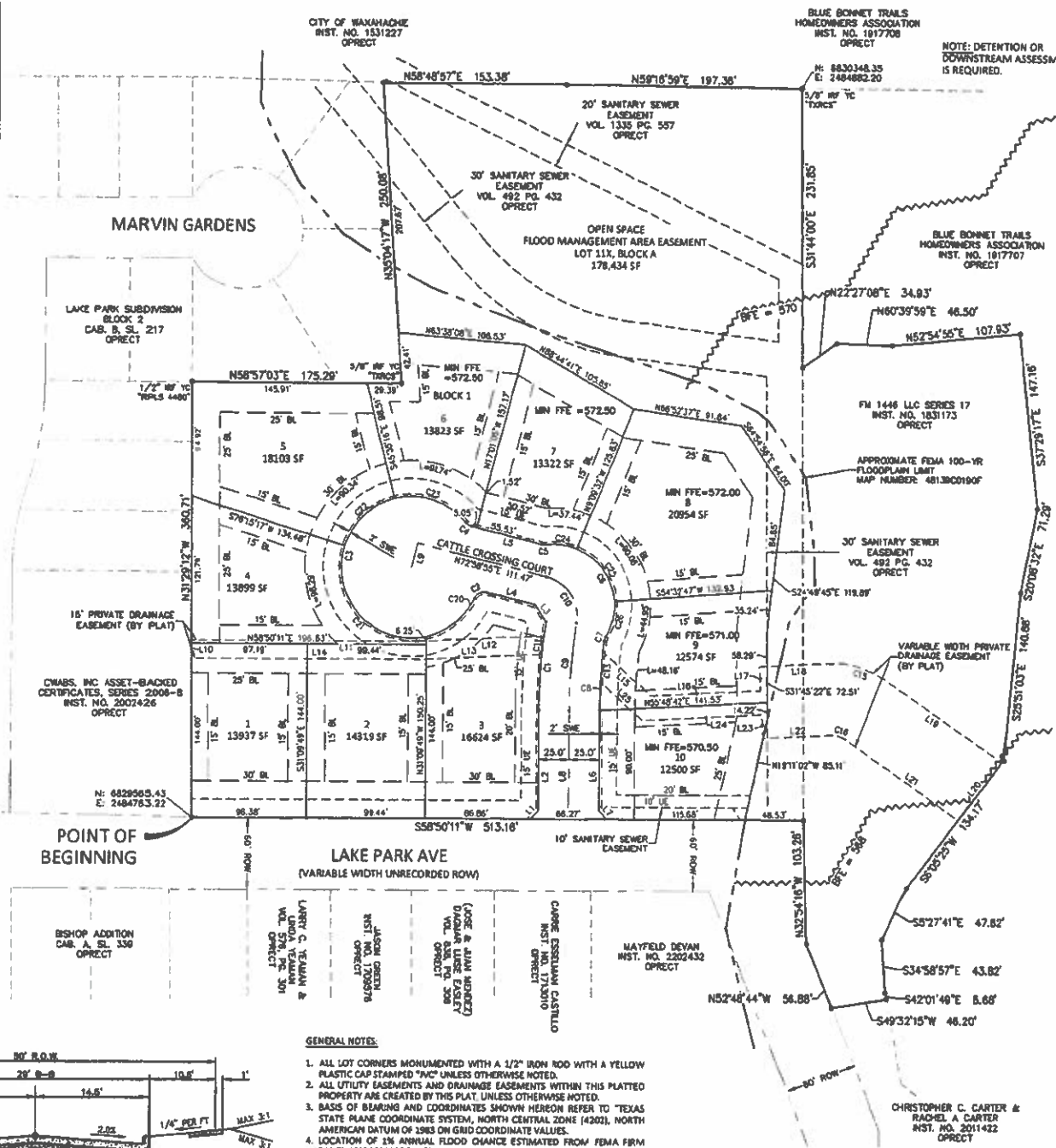
- AIR CONDITION UNIT
- ELECTRIC METER
- GAS METER
- POWER POLE
- SANITARY SEWER MANHOLE
- TEMPORARY BENCHMARK
- WATER METER
- FENCE LINE (VARIOUS TYPES)
- OVERHEAD UTILITY LINES
- CRS (VARIOUS TYPES)
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRXC3" SET
- INDICATE RECORD OR DEED CALLS

EXHIBIT C - CONCEPTUAL SUBDIVISION

(8)

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	73.85	485.00	008°42'05"	73.88	S28°48'47"E
C2	12.36	8.00	078°54'07"	11.44	N33°31'31"E
C3	303.82	98.00	286°02'54"	83.38	S38°23'40"E
C4	5.68	8.00	038°08'47"	5.58	N88°58'42"W
C5	3.40	8.00	021°40'23"	3.38	S82°08'43"W
C6	114.24	91.00	128°20'38"	81.81	N84°31'09"W
C7	3.65	8.00	023°32'28"	3.62	N11°57'33"W
C8	57.84	438.00	007°35'33"	57.86	N27°22'03"W
C9	72.87	460.00	009°04'53"	72.80	S28°37'31"E
C10	50.40	34.00	084°35'53"	45.91	S84°35'08"E
C11	15.18	485.00	001°47'42"	15.18	N24°48'13"W
C13	25.11	435.00	003°16'28"	25.11	N26°23'08"W
C15	52.46	80.00	037°34'23"	51.53	N74°36'22"E
C16	13.12	20.00	037°34'23"	12.88	S74°36'22"W
C20	53.87	58.00	057°10'02"	52.02	N20°14'18"E
C21	123.42	58.00	118°51'28"	102.12	S73°40'27"E
C22	58.88	58.00	088°09'28"	57.35	S18°20'00"W
C23	88.84	58.00	084°42'38"	83.15	S78°48'13"W
C24	28.78	51.00	030°03'46"	28.45	S88°20'25"W
C25	58.33	51.00	083°15'46"	53.48	N86°59'49"W
C26	31.17	51.00	033°01'08"	30.88	N17°51'23"W

Line	Length	Direction
L1	40.00	S13°50'11"W
L2	82.06	S31°09'49"E
L3	18.84	S64°33'09"E
L4	41.58	N72°58'56"E
L5	68.58	S72°55'55"W
L6	82.08	N37°09'49"W
L7	10.09	N78°08'49"W
L8	80.00	S31°09'49"E
L9	20.81	N17°01'08"W
L10	15.00	S31°29'12"E
L11	181.46	S89°30'11"W
L12	104.23	S58°05'30"W
L13	102.17	N58°05'30"E
L14	181.74	N89°30'11"E
L15	54.48	S78°10'50"E
L16	92.87	N58°48'10"E
L17	20.00	N34°16'50"W
L18	56.32	N58°48'10"E
L19	118.86	S88°36'25"E
L20	80.07	S8°08'28"W
L21	116.04	N88°36'25"W
L22	56.32	S35°44'10"W
L23	20.00	N34°16'50"W
L24	101.15	S88°44'10"W
L25	47.88	N78°16'50"W



•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
•	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
CI	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUC	Drainage Utility Easement
Eam	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
SWE	Stakeless Easement
VM	Visibility Easement
D.R.E.C.T.	Deed Records of Ellis County, Texas

REPLAT LAKE PARK ESTATES

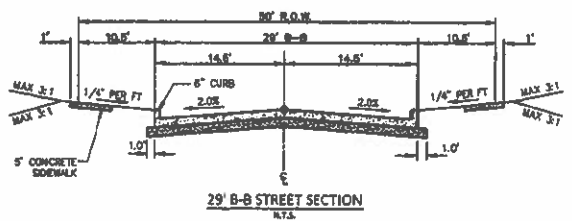
8.122 ACRES
 LOTS 1-10, 11X, BLOCK 1
 10 SINGLE FAMILY LOTS
 1 OPEN SPACE LOT

OUT OF THE
 B.B. DAVIS SURVEY, ABSTRACT NO. 290
CITY OF WAXAHACHIE
 ELLIS COUNTY, TEXAS
 ZONED: SINGLE FAMILY-2 (SF-2)
 SUB-69-2022
 11 May 2023

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Jay Volk, PE

Owner/Applicant:
 FM 1446, LLC Series 17
 200A North Rogers Street
 Waxahachie, TX 75165
 Contact: John Wray

- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (42002), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
 - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48138D0100P DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2 ABOVE THE 100-YR WSEL.
 - DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA OR ADJACENT PROPERTY OWNERS.
 - OPEN SPACE LOT 11X SHALL BE MAINTAINED BY THE HOA. IF LOT 11X IS NOT MAINTAINED BY THE HOA, THE ADJACENT PROPERTY OWNERS FROM THIS SUBDIVISION WILL BE RESPONSIBLE FOR THE MAINTENANCE.
 - THE PRIVATE STORM LINES SHALL BE MAINTAINED BY THE PROPERTY OWNER.



Planning & Zoning Department

(9)

Zoning Staff Report

Case: ZDC-23-2026



MEETING DATE(S)

Planning & Zoning Commission: May 26, 2026
City Council: June 15, 2026

CAPTION

Public Hearing on a request by Jeremy Nelson, Westfall Engineering, for a **Specific Use Permit (SUP)** for a **Unified Lot Sign** use for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

RECOMMENDED MOTION

"I move to approve of ZDC-23-2026, for a Specific Use Permit of a Unified Lot Sign use for a Child Daycare Center (The Learning Experience), subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting held on May 26, 2026, the Commission voted 6-0 to recommend approval with conditions of case number ZDC-23-2026, subject to the conditions of the staff report.

APPLICANT REQUEST

The Applicant requests a Specific Use Permit (SUP) to allow for the construction of a Unified Lot Sign for a Child Daycare Center use at 1328 and 1332 Brown Street.

CASE INFORMATION

Applicant: Jeremy Nelson, Westfall Engineering
Property Owner(s): Buffalo Creek Plaza, LLC
Site Acreage: 2.16 acres
Current Zoning: General Retail (GR)
Requested Zoning: GR with a SUP for a Unified Lot Sign use

SUBJECT PROPERTY

General Location: 1328 and 1332 Brown Street
Parcel ID Number(s): 295112 and 295113
Existing Use: Undeveloped
Development History: The subject property was platted as Lots 1 and 2, Block A of the Buffalo Creek Addition in 2022.

(9)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	GR w/ SUP for Convenience Store w/ Gasoline Sales (Ord. No. 3363) and Pole Sign (Ord. No. 3386)	QuikTrip (QT)
East	GR	Undeveloped Land
South	GR	LoneStar Bariatrics
West	GR and PD-44- GR	Buffalo Creek Assisted Living and Memory Care

Future Land Use Plan:

Mixed-Use Neighborhood

Comprehensive Plan:

A mixed-use neighborhood harkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Thoroughfare Plan:

The primary access to the subject property is from Indian Drive (80' Major Collector).

Site Image:



(9)

PLANNING ANALYSIS

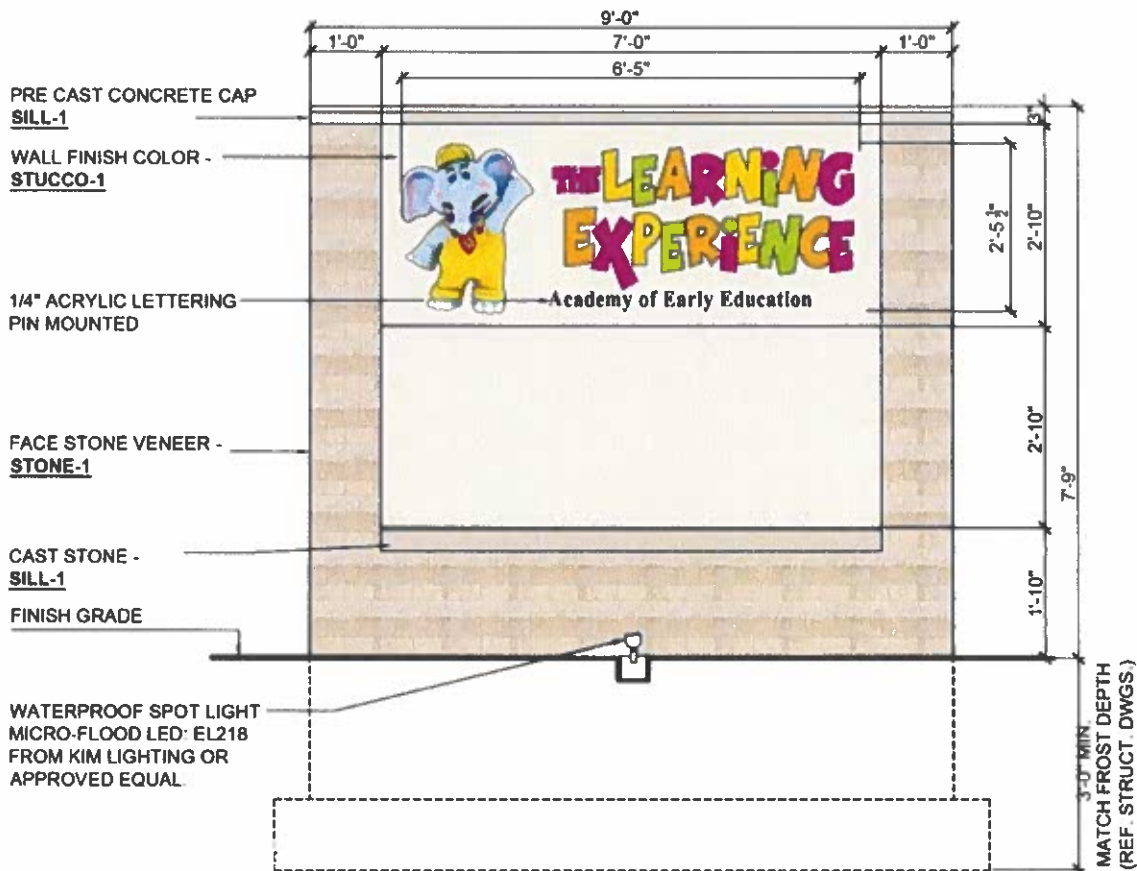
The Applicant requests approval of a Specific Use Permit (SUP) for a Unified Lot Sign associated with a Child Daycare Center (The Learning Experience) to be located on Lot 2 (1332 Brown Street). The Waxahachie Zoning Ordinance requires a SUP for a Unified Lot Sign to be approved by the City Council.

As part of the SUP request, the Applicant also seeks deviations from Section 5.01.b.iv.7.b.v, Exterior Construction Requirements, pertaining to the provision of a minimum of 30% glazing per elevation, and Section 5.08.d.ii.24.24, Sign Regulations, regarding the maximum permitted wall sign area.

Proposed Use:

The Applicant proposes to develop a Child Daycare Center (The Learning Experience) on Lot 1 (1328 Brown Street), with a Unified Lot Sign to be installed on the adjacent property, Lot 2 (1332 Brown Street), which has frontage along Indian Drive and Brown Street. The proposed sign location is necessary because neither lot has direct access or frontage along Brown Street. Therefore, the Applicant seeks approval of an off-site Unified Lot Sign within the General Retail (GR) zoning district; which is only permitted by SUP. The proposed sign location complies with the setback requirements established by the Waxahachie Zoning Ordinance.

The proposed Unified Lot Sign will have an overall height of seven feet, nine inches (7'-9"), a width of nine feet (9'-0"), and a total sign area of approximately 69.75 square feet. The unified lot sign is proposed to be constructed of stone and stucco materials designed to complement the architectural style and exterior building materials of The Learning Experience. Additionally, the sign includes tenant panels intended to serve occupants of both Lots 1 and 2.



(9)

Deviation Requests:

The Applicant requests a deviation from Section 5.01.b.iv.7.b.v of the Waxahachie Zoning Ordinance to decrease the minimum requirement amount of glazing from 30% to the proposed amounts listed below:

- North Elevation 17.6%
- East Elevation 21.8%
- South Elevation 10.2%
- West Elevation 16.3%

The request for the deviation is based on national childcare safety standards, which discourage the use of glass due to child safety concerns, potential mold and moisture issues, and increased long-term maintenance requirements, while also supporting an improved architectural design.

The Applicant also requests relief from Section 5.08.d.ii.24 of the Waxahachie Zoning Ordinance to exceed the maximum wall sign allowance of one (1) square foot per one (1) linear foot of building frontage due to the orientation of the building on the site. The rear elevation of the building faces west toward Brown Street, while the front elevation faces east. Based on the development proposal, a total of XX square feet of wall signage is permitted by the Waxahachie Sign Regulations.

To ensure visibility and identification of the business from both directions, the Applicant proposes to install wall signage on the front and rear elevations of the building. Each proposed wall sign is XX square feet in size and would individually comply with the Waxahachie Zoning Ordinance if only one sign were installed; however, the Applicant is proposing a total of two (2) wall signs. Additionally, the Applicant proposes decorative signage elements on the columns located along the front elevation of the building.

Concluding Summary

Staff supports the requested deviation from the Sign Regulations of the City of Waxahachie Zoning Ordinance, as alternative design that can provide adequate site visibility to the subject property while remaining generally consistent with the intent of the ordinance, provided the Applicant complies with the minimum glazing requirements.

Staff's support for the signage deviation is contingent upon compliance with the building design and glazing requirements, as the proposed structure is intended to remain on site in perpetuity and should complement and enhance the surrounding development pattern. While signage on the structure may change as future tenants come and go, the building itself will remain. Accordingly, staff seeks to maintain a high-quality architectural appearance and ensure the structure retains long-term adaptability for future commercial occupancy.

PUBLIC NOTIFICATIONS

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, nine (9) notices were mailed to property owners within 200 feet of the subject property. Additionally, notice of the public hearing was published in the Waxahachie Daily Light, and a sign was posted on the property in a visible location. As of the publication date of this staff report, Staff has received four (4) letters of support and no letters in opposition.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends approval of the SUP request subject to the conditions listed below.

(9)

Conditions:

1. A mutually agreed upon Development Agreement shall be required for the development to be executed within thirty (30) calendar days.
2. The Applicant shall meet a minimum average glazing area of 20% for the structure.
3. All proposed lighting fixtures shall be equipped with shield to prevent light pollution that could create a nuisance to adjacent properties.
4. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on the Landscape Plan and maintain the required landscaping at all times.
5. The Applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Property Owner Notices response(s)
2. SUP Ordinance
3. Development Agreement
4. SUP and Exception Requests Letter
5. Exhibit A – Location Map
6. Exhibit B – Building Materials/Elevations
7. Exhibit C – Site Plan
8. Exhibit D – Landscape Plan
9. Exhibit E – Signage and Details Plan
10. Exhibit F – Floorplan
11. Exhibit G – Photometric Plan

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trenton.robertston@waxahachie.com

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

Request by Jeremy Nelson, Westfall Engineering, for a **Specific Use Permit (SUP)** for a Unified Lot Sign for a Child Daycare Center within a General (GR) zoning district located at 1328 and 1332 Brown Street (Property ID(s): 295112 and 295113) Owner(s): Buffalo Creek Plaza LLC (ZDC-23-2026)

You received this notice because your property is within the area of notification as required by law. As an interested party you are welcome to make your views known by attending the hearings. If you cannot attend the hearings, you may express your views by filling in and returning the bottom portion of this notice. Please scan the QR Code or contact the Planning Department at (469) 309-4290 or Planning@Waxahachie.com for additional information on this request.



Scan for additional information.

Case Number: ZDC-23-2026

City Reference: 295113

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

I think this can be good use for this property.

Joe Rust
Signature

5/8/26
Date

Joe Rust, Owner
Printed Name and Title

440 Gingerbread Ln
Address

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **ZDC-23-2026**

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: **ZDC-23-2026**

City Reference: 295119

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SUPPORT

OPPOSE

Comments:

I think this is a good use for this property.

Joe Rust

Signature

Joe Rust Owner

5/18/26

Date

440 GINGERBREAD LN

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026

BUFFALO CREEK PLAZA LLC
440 GINGERBREAD LN
WAXAHACHIE, TX 75165

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Scan for additional information.

Case Number: ZDC-23-2026

City Reference: 295112

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

I think this will be a good use for this property.

Joe Rust
Signature

Joe Rust, Owner
Printed Name and Title

5/8/26
Date

440 Gingerbread Ln.
Address

(9)



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: ZDC-23-2026



INDIAN DRIVE HOLDINGS LLC
200 N ELM ST
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, May 26, 2026 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Monday, June 15, 2026 at 7:00 p.m. in Meeting Rooms A & B at the Waxahachie Civic Center, 2000 Civic Center Ln, Waxahachie, Texas to consider the following:

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Scan for additional information.

Case Number: ZDC-23-2026

City Reference: 278239

Your response to this notification is optional. If you choose to respond, please return this form by 5:00 P.M. on **May 15, 2026** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to Planning@Waxahachie.com or you may drop off/mail your form to City of Waxahachie, Attention: Planning, 408 S Rogers Street, Waxahachie, TX 75165.

SUPPORT

OPPOSE

Comments:

Mark Singleton
Signature

Date

Mark Singleton
Printed Name and Title

Address

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A UNIFIED LOT SIGN USE LOCATED AT 1328 AND 1332 BROWN STREET IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 1.11 ACRES KNOWN AS PROPERTY ID 295112 AND 295113, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having adopted a zoning ordinance and map showing the classification of the property located within the city limits of said City; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-23-2026. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from GR to GR, with an SUP in order to allow a Unified Lot Sign on the following property: Property ID(s) 295112 and 295113, which is shown on the Location Map (Exhibit A), Building Materials/Elevations Plan (Exhibit B), Site Plan (Exhibit C), Landscape Plan (Exhibit D), Signage and Details Plan (Exhibit E), and Floorplan (Exhibit F).

SPECIFIC USE PERMIT

Purpose and Intent

The purpose of this ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and the Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A SPECIFIC USE PERMIT FOR A UNIFIED LOT SIGN USE WITHIN A GENERAL RETAIL (GR); the following standards and conditions are hereby established as part of this ordinance:

1. The subject property shall conform to the site plan approved by the City Council under case number ZDC-23-2026.
2. Development on the subject property shall adhere to the following exhibits approved by the City Council: Exhibit A – Location Map, Exhibit B – Building Materials/Elevations Plan, Exhibit C – Site Plan, Exhibit D – Landscape Plan, Exhibit E – Signage and Details Plans, Exhibit F – Floorplan, and Exhibit G – Photometric Plan.
3. A mutually agreed upon Development Agreement shall be required for the development to be executed within thirty (30) calendar days.
4. The Applicant shall meet a minimum average glazing area of 20% for the structure.
5. All proposed lighting fixtures shall be equipped with shield to prevent light pollution that could create a nuisance to adjacent properties.
6. The Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D – Landscape Plan and maintain the landscaping required for screening at all times.
7. The Applicant and/or Developer for the subject property shall be responsible for obtaining building permits per the City's applicable rules and regulations governing such permits.
8. All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
9. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
10. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, the Development Agreement, or Staff Report as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibit B – Building Materials/Elevations Plan, Exhibit C – Site Plan, Exhibit D – Landscape Plan, Exhibit E – Signage and Details Plan, Exhibit F – Floorplan, and Exhibit G – Photometric Plan. Where regulations are not specified in Exhibits B, C, D, E, F, and G of this Zoning Ordinance, or the Development Agreement, the regulations of the General Retail (GR) Zoning District shall apply to this development.

11. City Council shall have the right to review the Specific Use Permit at any point, if needed.

Compliance

1. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Waxahachie.
2. Furthermore, by this Ordinance, if the premises covered by this Specific Use Permit is vacated and/or ceases to operate for a period exceeding six months (6 months), a new Specific Use Permit shall be required to reestablish the use.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED AND ADOPTED on this 15th day of June, 2026.

MAYOR

ATTEST:

City Secretary

(10)

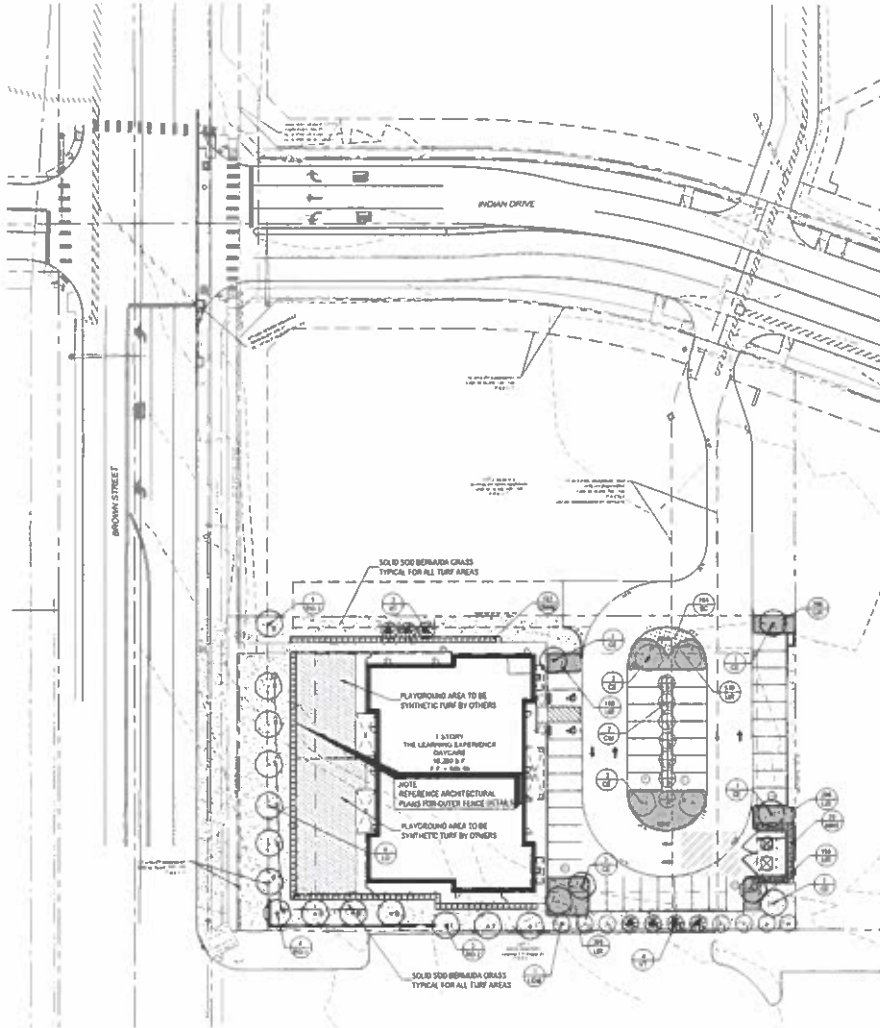


EXHIBIT A - LOCATION MAP

0 50 100 200 300 400 Feet

SP-23-2026 (SP)

EXHIBIT D - LANDSCAPE PLAN



01 LANDSCAPE PLAN
SCALE 1"=30'-0"

- DWA - DWARF VINE MYRTLE
- HEB - HELLBIE STEVENS
- CM - CREPE MYRTLE
- V1 - VITEX
- LOM - LITTLE OLEM MAGNOLIA
- CE - CEDAR ELM
- RO - RED OAK
- LO - LIVE OAK

GROUND COVER LEGEND

- UR EUROPE
- SC SEASONAL COLOR
- SOLID BERBERGRASS
- SYNTHETIC TURF

TREE LEGEND

- BUFFER YARD TREE
- INTERIOR TREE
- PARKING TREE
- STREET TREE

PLANT MATERIAL SCHEDULE:

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	<i>Quercus emoryi</i>	3" cal	8-12' H if spread min. 3' clear from building
LO	8	Live Oak	<i>Quercus agrifolia</i>	3" cal	Container 12" H if spread min. 3' clear from building
RO-1	3	Red Oak Shrub	<i>Quercus shumardii</i>	4" cal	Container 12" H if spread min. 3' clear from building
RO-2	3	Red Oak Shrub	<i>Quercus shumardii</i>	3" cal	Container 12" H if spread min. 3' clear from building
SEASONAL COLOR TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOM	7	Little Olem Magnolia	<i>Magnolia grandiflora</i> 'Little Olem'	3" cal	container 4' H if spread min. 3' clear from building
V1	7	Vitex	<i>Vitex rotundifolia</i>	3" cal	container 4' H if spread min. 3' clear from building
CM	7	Crepe Myrtle	<i>Lagerströmia speciosa</i>	3" cal	container 4' H if spread min. 3' clear from building
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWA	123	Dwarf Vinea Myrtle	<i>Myrica carolinensis</i>	7 gal	container 30" H 24" spread
HRS	20	Red H. Steveson Holly	<i>Ilex x 'Red H. Steveson'</i>	7 gal	container 30" H 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
UR	184 sq ft	UR Europe	<i>Liriodendron tulipifera</i>	4" cal	containers 14" H w/ 12" c c
SC	184 sq ft	Seasonal Color	<i>Quercus shumardii</i>	4" cal	containers 14" H w/ 12" c c
		4" IP Bermudagrass	<i>Cynodon dactylon</i> '412'		Seed 500 lbs to 1000 lbs

NOTE: Plant list is an aid to bidding only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plants shall be delivered to site in good condition and shall be installed within 90 days of completion of construction. All trees shall be installed in accordance with the City of Waxahatchee and TCEQ standards and requirements. AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER THE CITY OF WAXAHATCHEE AND TCEQ STANDARDS AND REQUIREMENTS.

LANDSCAPE FABRICATIONS

- INTERIOR LANDSCAPE AREA
REQUIREMENT: 80% OF THE BUILDING SQUARE FOOTAGE SHALL BE LANDSCAPED AREA
TOTAL BUILDING SQUARE FOOTAGE: 18,300 SF (WITHOUT AIRWAYS)
REQUIRED: 14,640 SF (80%)
PROVIDED: 17,540 SF
- PLANTING REQUIREMENTS
CANOPY TREES: 1 TREE PER 500 SF OF REQUIRED INTERIOR LANDSCAPE AREA
REQUIRED: 29 TREES
PROVIDED: 31 CANOPY TREES
- INDUSTRIAL TREES: 1 TREE PER 200 SF
REQUIRED: 73 TREES
PROVIDED: 71 TREES
- SHRUBS: 1 SHRUB PER 75 SF
REQUIRED: 244 SHRUBS
PROVIDED: 122 SHRUBS
- GRASS COVER: 15% OF REQUIRED AREA
REQUIRED: 2751 SF
PROVIDED: 184 SPTS
- SEASONAL COLOR: 2% OF REQUIRED AREA
REQUIRED: 366 SPTS
PROVIDED: 184 SPTS
- 44 PARKING SPACES BETWEEN STRUCTURE AND PUBLIC PARKING SPACES PROVIDED (NOTE: ORNAMENTAL TREES ARE LOCATED IN THE REAR OF SITE)
TOTAL: 307 SPTS

SOLID SOO NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON PLAN. GRADE AREAS TO BE REFINED TO TOP OF FINISH GRADE. CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT OF CONSTRUCTION.
2. ADJUST CONTOURS TO AVOID POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE SLOPE OF 1% TO TOP AND BOTTOM OF SLOPE AND OTHER AREAS AS NOTED. CORRECT IRREGULAR AREAS AND AREAS WHERE WATER MAY STAGNATE.
3. ALL LAWN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH THE CONSTRUCTION SCHEDULE.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF 4" EMBLEM TOPSOIL.
5. PLANT SOO BY HAND TO COVER INDICATED AREA COMPLETELY. IRRIGATE EDGE OF SOO WITH TOLERANCE. TOP OF SOO SHALL BE 1" BELOW FINISH GRADE TO ALLOW FOR SETTLEMENT.
6. ROLL GRADE AREAS TO ACHIEVE A SMOOTH FINISH SURFACE. FINE PRODUCE SHALL BE USED.
7. WATER SOO THROUGHOUT AS SOO OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOULING, WATERING, WEEDING, CLEANING, CLEANING AND REPLACING DEAD OR DAMNED AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION.
9. CONTRACTOR SHALL MAINTAIN ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF WEEDS ARE OBSERVED BY THE CONTRACTOR, THEY SHALL BE REMOVED BY THE CONTRACTOR. A RATE OF 15 POUNDS PER ONE THOUSAND SQUARE FEET SHALL BE MAINTAINED.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON PLAN.
2. ADJUST CONTOURS TO AVOID POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE SLOPE OF 1% TO TOP AND BOTTOM OF SLOPE AND OTHER AREAS AS NOTED. CORRECT IRREGULAR AREAS AND AREAS WHERE WATER MAY STAGNATE.
3. ALL LAWN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH THE CONSTRUCTION SCHEDULE.
4. SLOPED TOPSOIL SHALL BE 1" BELOW FINISH GRADE. SLOPE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SLOPE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SLOPE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION FRENCHES COMPLETELY SETTLED AND FINE GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL PORES IN SLOPE TIE AND LARGER DIRT CLOSURE, STAKE, CHOKER, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE 1" ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.
8. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEVATIONS AND VERIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND BIDDING PERMITS.
10. CONTRACTOR TO PROVIDE A MINIMUM 1% SLOPE AWAY FROM ALL STRUCTURES.
11. ALL IRRIGATION AREAS AND LAWN AREAS TO BE IRRIGATED BY STEEL EDDING. NO STEEL TO BE INSTALLED ADJACENT TO STEEL BEAMS OR COLUMNS.
12. ALL LANDSCAPE AREAS TO BE IRRIGATED BY 1/2" HOLES PER 1000 SQUARE FEET. IRRIGATION SYSTEM SHALL INCLUDE MAINLINE AND PIPES & SENSORS.
13. ALL LAWN AREAS TO BE SOLID SOO BY BERMUDAGRASS. LAWN SOO OTHERS AS NOTED ON THIS DRAWING.
14. THE PROPERTY OWNER SHALL PROVIDE A PERMANENT IRRIGATION SYSTEM FOR ALL REQUIRED LANDSCAPE AREAS SHOWN ON THIS LANDSCAPE PLAN AND SHALL MAINTAIN THE REQUIRED LANDSCAPING PER THE LANDSCAPE CONTRACTORS AT ALL TIMES.

LANDSCAPE NOTES

THE ARCHITECT OR OWNER, THEIR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER THE LANDSCAPE CONTRACTORS AND THE CONSTRUCTION SCHEDULE. THIS SHALL INCLUDE MOULING, WATERING, WEEDING, CLEANING, CLEANING AND REPLACING DEAD OR DAMNED AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION. ALL PLANTS SHALL BE PLANTED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' AWAY FROM UTILITY LINES. ALL TREES SHALL NOT BE PLANTED WITHIN 4' CLEAR HEIGHT AND THE FLOORPLAN.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1182 W. MCDEMOTT DR.
ALLEN, TEXAS 75013
(409) 356-6649
CHRS@STUDIOGREENSPOT.COM



THE LEARNING EXPERIENCE
BROWN STREET
ELLIS COUNTY CITY OF WAXAHATCHEE, TEXAS

ISSUE:
ISSUE APPROVAL: 03.28.2025
CITY COMMENTS: 03.28.2025
CITY COMMENTS: 04.24.2025
CITY COMMENTS: 05.08.2025

DATE:
05.08.2025
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:

EXHIBIT D - LANDSCAPE PLAN

SECTION 0101 - LANDSCAPE

- 1.1 REFERENCES**
- A American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - B American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - C American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - D American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - E American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - F American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
- 1.2 REFERENCES**
- A American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - B American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - C American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - D American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - E American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
 - F American Standard for Healthy Soils, published by American Horticultural Society, 11/15/2011
- 1.3 NOTIFICATION OF SOURCES AND SUBSTITUTIONS**
- A The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.
 - B The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.
 - C The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.
 - D The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.
 - E The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.
 - F The Contractor shall verify that the materials and methods specified in this section are available and suitable for use in the project area.

- 1.4 MAINTENANCE AND GUARANTEE**
- A Maintenance shall be provided for the duration of the project.
 - B Maintenance shall be provided for the duration of the project.
 - C Maintenance shall be provided for the duration of the project.
 - D Maintenance shall be provided for the duration of the project.
 - E Maintenance shall be provided for the duration of the project.
 - F Maintenance shall be provided for the duration of the project.
- 1.5 QUALITY ASSURANCE**
- A Quality assurance shall be provided for the duration of the project.
 - B Quality assurance shall be provided for the duration of the project.
 - C Quality assurance shall be provided for the duration of the project.
 - D Quality assurance shall be provided for the duration of the project.
 - E Quality assurance shall be provided for the duration of the project.
 - F Quality assurance shall be provided for the duration of the project.
- 1.6 PROJECT DELIVERY, STORAGE AND HANDLING**
- A Project delivery, storage and handling shall be provided for the duration of the project.
 - B Project delivery, storage and handling shall be provided for the duration of the project.
 - C Project delivery, storage and handling shall be provided for the duration of the project.
 - D Project delivery, storage and handling shall be provided for the duration of the project.
 - E Project delivery, storage and handling shall be provided for the duration of the project.
 - F Project delivery, storage and handling shall be provided for the duration of the project.

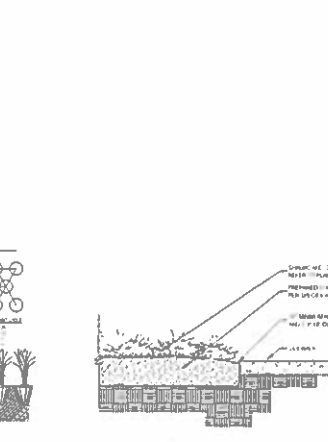
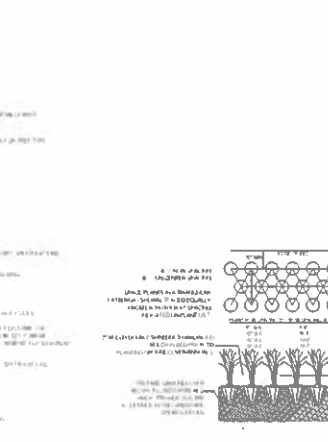
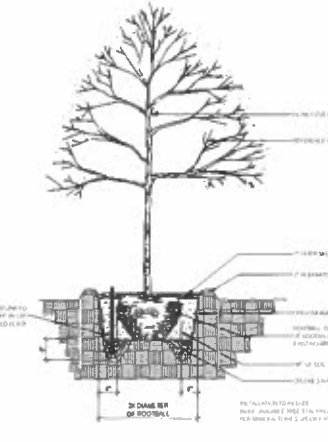
- 1.7 SOIL PREPARATION MATERIALS**
- A Soil preparation materials shall be provided for the duration of the project.
 - B Soil preparation materials shall be provided for the duration of the project.
 - C Soil preparation materials shall be provided for the duration of the project.
 - D Soil preparation materials shall be provided for the duration of the project.
 - E Soil preparation materials shall be provided for the duration of the project.
 - F Soil preparation materials shall be provided for the duration of the project.
- 1.8 SOIL PREPARATION MATERIALS**
- A Soil preparation materials shall be provided for the duration of the project.
 - B Soil preparation materials shall be provided for the duration of the project.
 - C Soil preparation materials shall be provided for the duration of the project.
 - D Soil preparation materials shall be provided for the duration of the project.
 - E Soil preparation materials shall be provided for the duration of the project.
 - F Soil preparation materials shall be provided for the duration of the project.
- 1.9 SOIL PREPARATION MATERIALS**
- A Soil preparation materials shall be provided for the duration of the project.
 - B Soil preparation materials shall be provided for the duration of the project.
 - C Soil preparation materials shall be provided for the duration of the project.
 - D Soil preparation materials shall be provided for the duration of the project.
 - E Soil preparation materials shall be provided for the duration of the project.
 - F Soil preparation materials shall be provided for the duration of the project.

- 2.1 PLANTS**
- A Plants shall be provided for the duration of the project.
 - B Plants shall be provided for the duration of the project.
 - C Plants shall be provided for the duration of the project.
 - D Plants shall be provided for the duration of the project.
 - E Plants shall be provided for the duration of the project.
 - F Plants shall be provided for the duration of the project.
- 2.2 SOIL PREPARATION MATERIALS**
- A Soil preparation materials shall be provided for the duration of the project.
 - B Soil preparation materials shall be provided for the duration of the project.
 - C Soil preparation materials shall be provided for the duration of the project.
 - D Soil preparation materials shall be provided for the duration of the project.
 - E Soil preparation materials shall be provided for the duration of the project.
 - F Soil preparation materials shall be provided for the duration of the project.

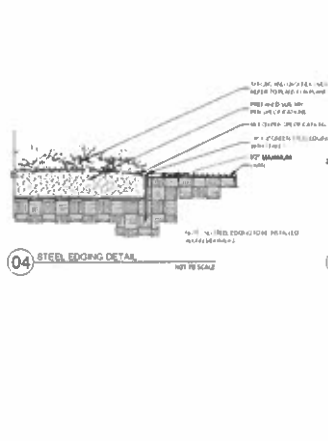
SECTION 0102 - CONSTRUCTION

- 1.1 SOIL PREPARATION & FERTILIZATION**
- A Soil preparation and fertilization shall be provided for the duration of the project.
 - B Soil preparation and fertilization shall be provided for the duration of the project.
 - C Soil preparation and fertilization shall be provided for the duration of the project.
 - D Soil preparation and fertilization shall be provided for the duration of the project.
 - E Soil preparation and fertilization shall be provided for the duration of the project.
 - F Soil preparation and fertilization shall be provided for the duration of the project.
- 1.2 METALLIZATION**
- A Metallization shall be provided for the duration of the project.
 - B Metallization shall be provided for the duration of the project.
 - C Metallization shall be provided for the duration of the project.
 - D Metallization shall be provided for the duration of the project.
 - E Metallization shall be provided for the duration of the project.
 - F Metallization shall be provided for the duration of the project.

- 1.3 CLEANUP AND ACCEPTANCE**
- A Cleanup and acceptance shall be provided for the duration of the project.
 - B Cleanup and acceptance shall be provided for the duration of the project.
 - C Cleanup and acceptance shall be provided for the duration of the project.
 - D Cleanup and acceptance shall be provided for the duration of the project.
 - E Cleanup and acceptance shall be provided for the duration of the project.
 - F Cleanup and acceptance shall be provided for the duration of the project.



- 1.4 STEEL EDGING DETAIL**
- A Steel edging detail shall be provided for the duration of the project.
 - B Steel edging detail shall be provided for the duration of the project.
 - C Steel edging detail shall be provided for the duration of the project.
 - D Steel edging detail shall be provided for the duration of the project.
 - E Steel edging detail shall be provided for the duration of the project.
 - F Steel edging detail shall be provided for the duration of the project.
- 1.5 SHRUB PLANTING DETAIL**
- A Shrub planting detail shall be provided for the duration of the project.
 - B Shrub planting detail shall be provided for the duration of the project.
 - C Shrub planting detail shall be provided for the duration of the project.
 - D Shrub planting detail shall be provided for the duration of the project.
 - E Shrub planting detail shall be provided for the duration of the project.
 - F Shrub planting detail shall be provided for the duration of the project.



LANDSCAPE ARCHITECT
 1702 W. MODERNA CT DR
 ARLING, TEXAS 75011
 (409) 388-4449
 CHRSBGT@DODGERSPEOP.COM



THE LEARNING EXPERIENCE
 BROWN STREET
 ELLIS COUNTY CITY OF WAXAHACHE, TEXAS

ISSUE:
 FOR APPROVAL 02.11.2024

DATE:
 02.11.2024

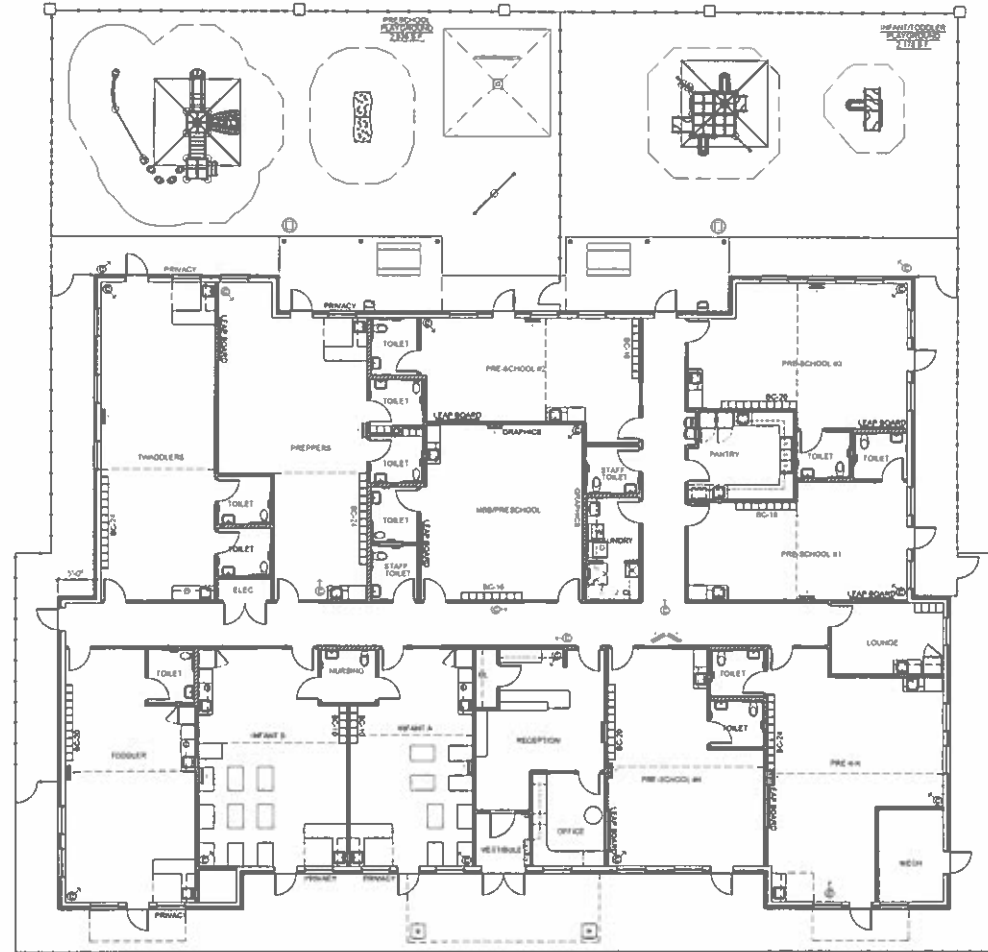
SHEET NAME:
 LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
 L.2

EXHIBIT F - FLOORPLAN

2025 USE AS PROTOTYPE

LICENSING CALCULATION CHART The Learning Experience - Waxahachie, Texas									
ROOM NUMBER	ROOM NAME	AGE GROUP	NUMBER OF CHILDREN	NUMBER OF TEACHERS	TEACHER RATIO	STATE REQUIRE	NET S.F.	ACTUAL S.F.	RATIO CHILD PER S.F. PER TILE
☐	INFANT A	6 WK - 11 MO	8	2	1/4	840	660	684	1/200
☐	INFANT B	12 MO - 17 MO	16	3	1/5	550	80	600	1/55
☐	TODDLER	18 MO - 23 MO	16	2	1/8	340	340	384	1/20
☐	TWADDLERS	24 MO - 30 MO	20	2	1/11	680	884	730	1/20
☐	PREPPERS	30 MO - 36 MO	22	2	1/11	680	677	775	1/20
☐	PRE-SCHOOL #1	3 - 4 YEARS	15	1	1/15	650	451	483	1/20
☐	PRE-SCHOOL #2	3 - 4 YEARS	15	1	1/15	450	452	484	1/20
☐	PRE-SCHOOL #3	4 - 5 YEARS	15	1	1/15	540	541	583	1/20
☐	PRE-SCHOOL #4	4 - 5 YEARS	15	1	1/15	540	540	588	1/20
☐	PRE-K K	5 - 6 YEARS	22	1	1/22	880	861	941	1/20
☐	MBBPRESCHOOL	VARES	15	2	VARES	540	540	587	1/20
* CALCULATED LEAS BUILT IN ITEMS FIRST FLOOR 6 088 8 8 F PLAY AREA 6 014 6 F			TOTALS	148	17				
				+ 2 ADMIN STAFF					
			TOTAL	300					



1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

The information contained on this drawing is the property of Jarmel Kizek Architects, Inc. It is to be used only for the project and site specifically identified herein. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Jarmel Kizek Architects, Inc. The user assumes all liability for any use of this drawing not intended by the architect.

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 ARCHITECTS, INC.
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 Waxahachie, Texas 75165
 Phone: 972.937.1111
 Fax: 972.937.1112
 www.jarmelkizek.com

BROWN ST & INDIAN DRIVE
 WAXAHACHIE, TEXAS
 TILE SITE ID: TX0248

THE LEARNING EXPERIENCE
 Academy of Early Education

ISSUE		REVISION	
NO.	DATE	NO.	DATE
1	11/20/24		

25-1173
 11/20/24
 JKA
 JKA

PROPOSED FLOOR PLAN
SA-1.1

EXHIBIT G - PHOTOMETRIC PLAN

Luminaire Schedule										
Symbol	Qty	Tag	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	MANUFACT	Mounting Height	BUG Rating
	3	G	Single	0.950	3712	33.4	PNVTR-12-30-4R2-UNV	Hubbell	10	B1-U3-G1
	2	BNV	Single	0.950	24953	181	SLMLED-24L-5L-9W-UNV-DM-40-TOCR-BRZ	LSI INDUSTRIES, INC	20	B5-U0-G3
	12	NL	Single	0.920	8554	85	WPF3-S-LC-U-D-WP-EM (BSW-4000K-CCT)	TDS	12	B5-U0-G2

Calculation Summary (Footcandles calculated at 50,000k Hours @ 28°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.87	18.0	0.0	N/A	N/A
Percent Footing	Fc	2.44	7.3	0.5	4.68	14.60

Fixture Mounting Height: 20' AFG (17' Pole + 3' Offset)

Pole Schedule:
(1) LSI-450 (50-511G)-17.5-BRZ-LAB (24 X 4" X 1/2" STEEL SQUARE POLE, Single) - 3' Concrete Base
(2) AB KIT 122609 - (450 511G Anchor Bolts (Galvanized))

Proposed poles meet 120 MPH sustained winds

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Lighting and signage are part of a nationally specified and managed program for the developer, owned by CED National Accounts. Please contact David Rash for pricing and general questions (david.rash@ced.com)

General Design Notes

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.

Many factors will impact the actual performance of lighting in the constructed space, including:

- accuracy of the site photometric data files supplied by the manufacturer

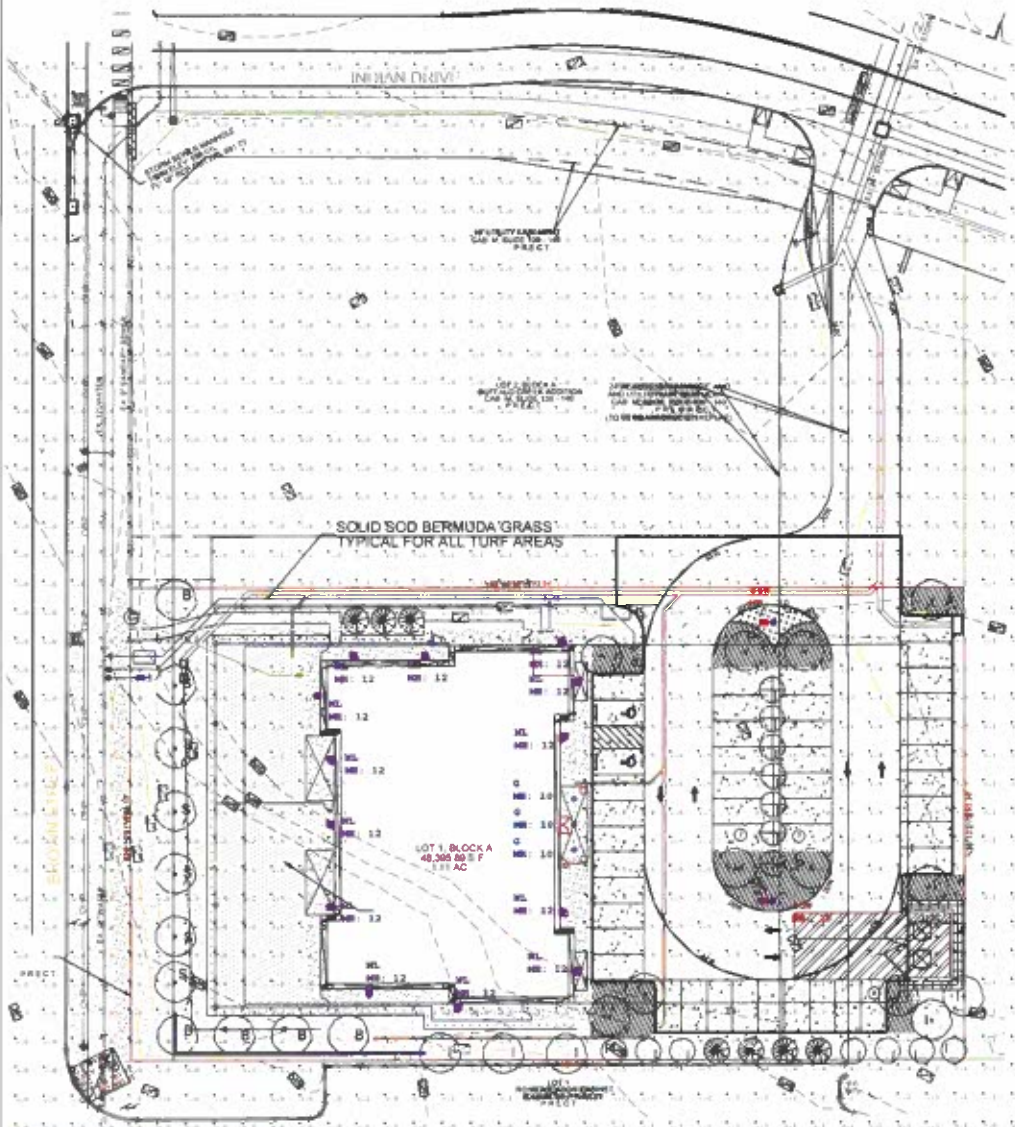
- actual finish reflectance values in the constructed environment

- final luminaire placement including obstructions and installation quality

The photometric report has been calculated per customer design criteria, while accounting for energy codes that may impact desired levels.

Any calculations that conflict with other should be brought to CED's attention ASAP for correction.

Disclaimer: All proposed lighting fixtures used to calculate this analysis are based on manufacturer data. CED National Accounts does not warrant that these data are correct or that the analysis is accurate.



 3117 Buda Lane, Fort Worth, TX 76135 www.CEDNationalAccounts.com	Photometric analysis based on the lighting design provided. The analysis is based on the lighting design provided and is not a guarantee of performance. The analysis is based on the lighting design provided and is not a guarantee of performance.	Project Name: The Learning Experience - Indian Dr. & Brown St. Waxahachie, TX - EXT RC: CED-FT-26-0025 Footcandles calculated at grade	Layout By: Colin Witherow Ben Kerstiens, LC Date: 4/25/2026 Filename: TLE - Waxahachie, TX - R2.AGI	Scale 1" = 20' ARCH D (24"x36")
-------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	----------------------------------------

(11)

STATE OF TEXAS

§

DEVELOPMENT AGREEMENT FOR

§

THE LEARNING EXPERIENCE

COUNTY OF ELLIS

§

THIS DEVELOPMENT AGREEMENT (“Agreement”) is entered into by and between the City of Waxahachie, Texas (“City”), and Desert Owl Realty, LLC (“Developer”) (individually, a “Party” and collectively, the “Parties”) to be effective (the “Effective Date”) on the latest date executed by a Party.

WHEREAS, the City is a home-rule municipal corporation, located in Ellis County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing in the City a Unified Lot Sign on approximately 2.16 acres of land generally located at 1328 and 1332 Brown Street Parcel Number(s) 295112 and 295113 in the City (the “Property”), and a legal description and depiction of the Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the foregoing Property was rezoned by the City Council on or about June 15, 2026, when the City Council approved a (Planned Development or insert other type of development) for the Property, contained in **Ordinance No. TBD**, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer’s reasonable investment-backed expectations in the Development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards**. For any structure built on the Property following the Effective Date, it shall comply with the elevations and building materials requirements contained in Exhibit B, attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the City, previously or in the future.

2. **Covenant Running with the Land**. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. **Applicability of City Ordinances.** Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable City ordinances and building/construction codes. Further, Developer shall plat the Property prior to the submission of any applications for any building permit.

4. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated to the City pursuant to this Agreement, including but not limited to any dedication of right-of-way along Brown Street or Indian Drive, whether in fee simple or otherwise, including any easements (as may be reflected in any Final Plat), including any utility and/or access easements, relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

5. **Exactions/Infrastructure Costs.** Both the City and Developer have been represented by legal counsel in the negotiation of this Agreement and been advised or each has had the opportunity to have legal counsel review this Agreement and advise them, regarding Developer's and the City's rights under Texas and federal law. Developer and the City hereby waive any requirement that the other retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code and any exemptions from impact fees under current or future law; however, notwithstanding the foregoing and to the extent permitted by law, Developer hereby releases the City from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

6. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in

accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages.

7. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Ellis County, Texas.

8. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City: The City of Waxahachie
408 S. Rogers Street
Waxahachie, Texas 75165
Attention: City Manager

If to Developer: Desert Owl Realty, LLC
401 North Carroll Avenue, Suite 614
Southlake, Texas 76092
Attention: James Wiseman

9. **Prevailing Party**. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

10. **Entire Agreement**. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

11. **Savings/Severability**. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

12. **Binding Agreement**. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

13. **Authority to Execute**. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The City warrants and represents

that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The City Council hereby authorizes the City Manager of the City to execute this Agreement on behalf of the City.

14. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Ellis County, Texas.

15. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

16. Notification of Sale or Transfer; Assignment of Agreement. Except with respect to a sale or transfer to a related entity of Developer, Developer shall notify the City in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. Except with respect to a sale or transfer to a related entity of Developer, a copy of each assignment shall be provided to the City within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement and/or the building has been constructed on the Property as provided in this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon such transfer. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

17. Sovereign Immunity. The Parties agree that the City has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

18. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent

(11)

of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

19. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

20. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

21. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

22. Waiver of Texas Government Code § 3000.001 et seq. With respect to any structures or improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

23. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

(11)

CITY:

THE CITY OF WAXAHACHIE, TEXAS

By: _____

Name: Ricky Boyd

Title: City Manager

STATE OF TEXAS)

COUNTY OF ELLIS)

This instrument was acknowledged before me on the ____ day of _____, 202__, by Ricky Boyd, City Manager of the City of Waxahachie, Texas, on behalf of the City of Waxahachie, Texas.

Notary Public, State of Texas
My Commission Expires: _____

(11)

DEVELOPER:

Desert Owl Realty, LLC, a Texas corporation

By: _____

Name: James Wiseman

Title: Manager

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 202__, by James Wiseman in his/her capacity as the Manager of Desert Owl Realty, LLC a Texas corporation, known to be the person whose name is subscribed to the foregoing instrument, and that he/she executed the same on behalf of and as the act of Developer.

Notary Public, State of _____

My Commission Expires: _____

(11)

EXHIBIT A

(Property Legal Description)

Property Description: Ellis County Appraisal District Parcel Number(s): 295112 and 295113.

(11)

EXHIBIT B

(Building Materials/Elevations)

Planning & Zoning Department (12)

Zoning Staff Report

Case: ZDC-52-2026



MEETING DATE(S)

Planning & Zoning Commission: June 9, 2026
City Council: June 15, 2026

CAPTION

Public Hearing on a request by Stephanie Gienger, Kimley-Horn, for a **Zoning Change** to Amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive (Property IDs 275156 and 313224) – Owner(s): Woodland Cottage Waxahachie LP (ZDC-52-2026)

RECOMMENDED MOTION

"I move to deny ZDC-52-2026, to amend Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive."

APPLICANT REQUEST

The Applicant requests approval of an amendment to Ordinance No. 3587 for the Woodland Cottages at Waxahachie to change the construction material of the masonry screening wall located at 2797 John Arden Drive.

CASE INFORMATION

Applicant: Stephanie Gienger, Kimley-Horn
Property Owner(s): Woodland Cottage Waxahachie LP
Site Acreage: 13.66 acres
Current Zoning: Planned Development-Multifamily-2 (PD-MF-2)
Requested Zoning: PD-MF-2 to update the construction material of the masonry screening wall

SUBJECT PROPERTY

General Location: 2797 John Arden Drive
Parcel ID Number(s): 275156 and 313224
Existing Use: The applicant is currently installing the public infrastructure for an age-restricted multifamily development.
Development History: The plat application for the subject property was approved by the Planning & Zoning Commission on February 25, 2025.

(12)

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MF-GR, PD-15-LI-1	Oxford at Crossroads Centre, Oncor
East	LI-1	Navarro College
South	PD-LI-1	Connect 4 Life Church
West	SF-2	Undeveloped

Future Land Use Plan:

Mixed-Use Neighborhood & Urban Village

Comprehensive Plan:

Mixed-Use Neighborhood

A mixed-use neighborhood hearkens back to the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and very importantly, a mix of uses. This mixing of activities and uses allows the area to adapt and change over time to suit the needs of its inhabitants. Though it is not imperative for uses to always be mixed within the same building, it is important to note that large monolithic developments with near exclusive uses such as large multiplex apartments or retail centers with large land area being devoted to automobile parking do not suit mixed-use neighborhoods. Mixed-use neighborhoods are places where residents can live, work and play and are primarily accessible by foot. Given the various housing typologies encouraged in this placetype, it is essential to make sure residential uses appropriately transition from one another based on the housing typology.

Urban Village

An urban village is intended to be a bustling center of activity with active streets and a focus on the pedestrian. Filled with high-yield development, it is also one of the most fiscally resilient placetypes and in the right proportion can subsidize low-value development patterns. Streets are narrow with on-street parking making the streetscape comfortable for people who inhabit and patronize the homes and businesses here. When uses which require large amounts of parking are built, parking is hidden with continuous building frontage. Commercial uses on the ground floor should have a higher proportion of glazing to create a more interesting interface between the public and private realm. Most commercial uses make sense in this area as long as the building form treats pedestrians as their principal user.

Thoroughfare Plan:

The subject property is accessible via John Arden Drive (80' Major Collector) and Alliance Boulevard (80' Major Collector).

(12)

Site Image:



PLANNING ANALYSIS

The Applicant requests approval of the amendment of the existing PD to amend the construction material of the masonry screening wall from brick to concrete panels.

Case Background:

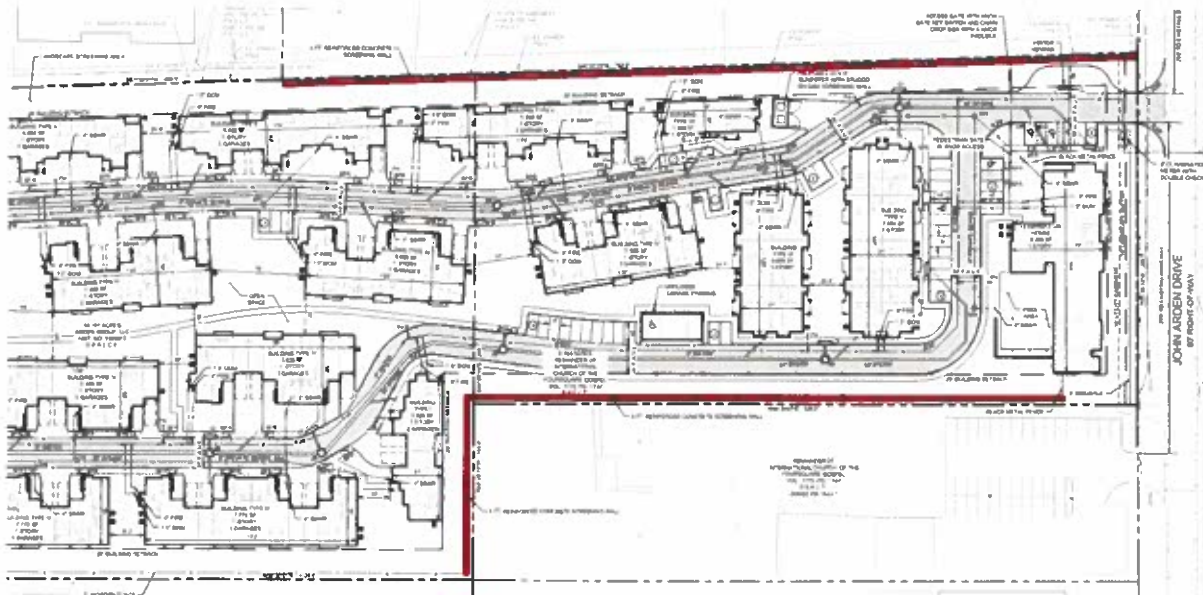
In September 2024, a Planned Development Application (ZDC-120-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie allowed for a 68-unit senior living (55+) community. The application featured a multifamily use only on the east side of Alliance Boulevard. The west side of Alliance Boulevard was reserved as a 3-acre General Retail (GR) tract.

In December 2024, an amended Planned Development Application (ZDC-203-2024) was approved for the property. This PD application for the Woodland Cottages at Waxahachie replaced the 3-acre General Retail (GR) tract on the west side of Alliance Boulevard with an additional multifamily tract. The applicant proposed to develop the area west of Alliance Boulevard with seven (7) additional senior living (55+) units.

In April 2026, the Applicant submitted this PD amendment application to change the approved construction masonry screening wall along the northern property line from traditional brick to solid concrete panels. The new concrete panel wall is proposed to be painted white. This is the only item proposed to be amended with this application.

STAFF CONCERN(S)

Staff is concerned that the proposed change in material for the masonry screening wall will not provide the same quality as the product originally approved. The proposed material of concrete panels represent a downgrade from the previously approved brick screening wall installation. Additionally, the masonry screening walls are proposed only along the portions of the property adjacent to Oncor's facility to the north and Connect 4 Life Church to the south, rather than enclosing the subject property entirely with a masonry screening wall.



(Location of the proposed masonry screening wall)

PUBLIC NOTIFICATIONS

To comply with State law under Local Government Code Chapter 211 and the City's public hearing notice requirements, eleven (11) notices were mailed to property owners within 200 feet of the subject property. Additionally, notice of the public hearing was published in the Waxahachie Daily Light, and a sign was posted on the property in a visible location. As of the publication date of this staff report, Staff has received 0 letters of support and 0 letters in opposition.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents associated with the request, the Planning Department recommends denial of this PD Amendment request.

ATTACHED EXHIBITS

1. PD Ordinance
2. Development Agreement
3. Exhibit A – Location Map
4. Exhibit B – Site Plan
5. Exhibit C – Landscape Plan
6. Exhibit D – Planned Development Standards

STAFF CONTACT INFORMATION

Prepared by:

Oanh Vu

Senior Planner

oanh.vu@waxahachie.com

Reviewed by:

Trenton Robertson, AICP

Director of Planning

trenton.robertston@waxahachie.com

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A ZONING CHANGE FROM PLANNED DEVELOPMENT-MULTI-FAMILY-2 (PD-MF-2) TO PLANNED DEVELOPMENT-MULTIFAMILY-2 (PD-MF-2), WITH UPDATED CONSTRUCTION MATERIAL OF THE MASONRY SCREENING WALL, LOCATED AT 2797 JOHN ARDEN DRIVE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 13.66 ACRES KNOWN AS PROPERTY ID 275156 AND 313224 OF THE JONATHAN E. PRICE SURVEY, ABSTRACT 844, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

WHEREAS, a proper application for a PD, with a Detailed Site Plan has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-52-2026. Said application, having been referred to the Planning and Zoning (P&Z) Commission for their final report, was recommended by the P&Z Commission for zoning change approval of the subject property from PD-MF-2 to PD-MF-2, with updated construction material of the masonry wall; and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said zoning amendment;

NOW, THEREFORE, this property is rezoned PD-MF-2 to PD-MF-2, with updated construction material of the masonry wall, in order to facilitate development of a single-story age restricted (55+) multi-family residential development on the following property: Property ID 275156 and 313224, which is shown on Exhibit A, in accordance with the Site Plan attached as Exhibit B, the Landscape Plan attached as Exhibit C, and the Planned Development Standards attached as Exhibit D.

PLANNED DEVELOPMENT

Purpose and Intent

The purpose of this planned development is to allow for the development of a single-story age restricted (55+) multi-family residential development, and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

Development Standards

All development on land located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, private streets, and utility infrastructure shall substantially conform to the locations shown on the approved Detailed Site Plan (Exhibit C).

Development Regulations

1. An updated mutually agreed upon Development Agreement will be required for the property.
2. The development shall conform as approved by the City Council under case number ZDC-52-2026 and ZDC-203-2024.
3. The development shall adhere to the City Council approved in Exhibit A- Location Map, Exhibit B – Site Plan, Exhibit C – Landscape Plan, and Exhibit D – Planned Development Standards.
4. The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit C - Landscape Plan and maintain the required landscaping at all times.
5. The property owner shall establish a deed restriction on the subject property that requires residents to be fifty-five (55+) years of age or older.
6. All improvements within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
7. The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.
8. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance or the Woodland Cottages at Waxahachie Development Agreement, shall conform to those requirements and/or standards prescribed in Exhibit A- Location Map, Exhibit B – Site Plan, Exhibit C – Landscape Plan, and Exhibit D – Planned Development Standards. Where regulations are not specified in Exhibits A, B, C, & D in this Ordinance, or the Woodland Cottages at Waxahachie Development Agreement, the regulations of the Multifamily-2 (MF-2) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

(13)

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

PASSED, APPROVED, AND ADOPTED on this 15th day of June, 2026.

MAYOR

ATTEST:

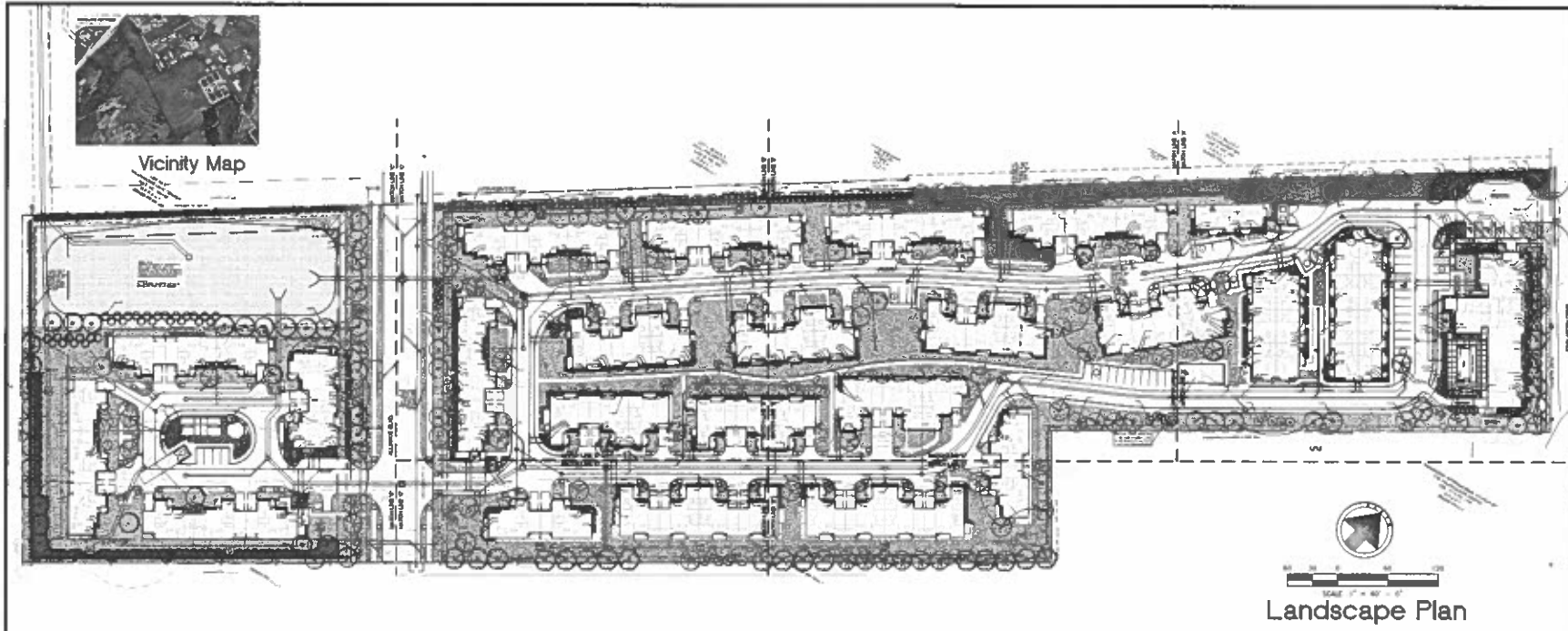
City Secretary

(13)



EXHIBIT A - LOCATION MAP

ZDC-203-2024 (PD)



Woodland Cottages - Waxahachie, TX
 Plan Review Responses 08-20-2025
 Landscape Requirements/ Calculations

Buffer Yard and Landscape Buffer

266 in ft. John Arden Drive
 Street Buffer provided = 7,150 SF (100% Permanent Landscape)
 Buffer Yard Tree Required: 8 Provided: 8
 376 in ft. Alliance Pkwy.
 Street Buffer provided = 9,400 SF (100% Permanent Landscape)
 Permanent Landscape Required
 Buffer Yard Tree Required: 8 Provided: 8
 Note: All street trees required to be 4" cal (DBH)

Parking Requirements

Parking Required: 68 Parking Provided: 168
 13 sf parking landscape per parking spaced
 Parking provided 168 spaces @13 s.f. = 2184 sf

Parking Landscape Area Provided: 25,415
 Required planting per 500 s.f.
 2 - Canopy Trees (4" cal DBH)
 Canopy Trees Required: 8 Canopy Trees Provided: 27
 10 - Shrubs (3gallon)
 Shrubs Required: 40 Shrubs Provided: 40
 Park Space must be within 64 lf of a canopy tree

Interior Landscape Requirements

Total Bldg Footprint = 123,243 SF ± 50 = 61,622 SF Required Interior Landscape Area
 Interior Landscape Provided 128,785 s.f.

Canopy Trees Required: 1 / 500 SF of required LA	124	ST (62" cal DBH / 62" cal DBH)
Ornamental Trees Required: 1 / 250 SF of required LA	248	(MT 8ht min.)
Required Shrubs: 1 / 40 SF of required LA	1540	(3gallon)
Required Ground Cover: 15% of required LA	9245	(4"pots)
Required Seasonal Color: 2% of required Landscape LA	1235	(4"pots)

Plant Materials Provided Per Proposed Plan

	Provided	Required	Over/	Provided
	Original	Ordinance	Under	Revised
	FD Plan		Ord.	Plan
Canopy Trees (each)	164	140	24	140
Understory/Ornamental Trees (each)	323	248	75	323
Shrubs (each)	2062	1580	482	2062
Ground Cover (square feet)	11930	9245	2685	11930
Seasonal Color (square feet)	1569	1235	334	1569

MAINTENANCE NOTE:
 The property owner, tenant or agent shall be responsible for the maintenance of all interior landscaping in a healthy, neat, orderly and well-keeping condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, watering, and other such activities commensurate with the maintenance of landscaping. Landscape areas shall be kept free from trash, litter, weeds, and other such matter as a result of the landscaping. Plant materials that do not be replaced with plant material of similar variety and size.

IRRIGATION NOTE:
 All landscape installation and connection to City water lines must be permitted separately by the City inspection staff. All turf zones and bed zones will be separated. All beds will be irrigated with drip irrigation. All turf spray heads will be pressure compensating heads. All other turf heads will be stream line and/or drip as required by state and local codes.

ZONING SUBMISSION APRIL 17, 2026

**PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHIE**

BEING 13.86 ACRES OUT OF THE JOHATHAN E. PRICE SURVEY
 ABSTRACT NO. 884
 CITY OF WAXAHACHIE, ELUS COUNTY, TX
 PROPOSED ZONING: PD
 CASE NUMBER: 2024-203-2024
 EXAMINATION NUMBER: 11-2024

Date	03-29-2024
Job	2024-WC-WAXAHACHIE, TX
Revisions	
Date	Description
06-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES



A Landscape Development of CarbonLandmark Construction

Woodland Cottages

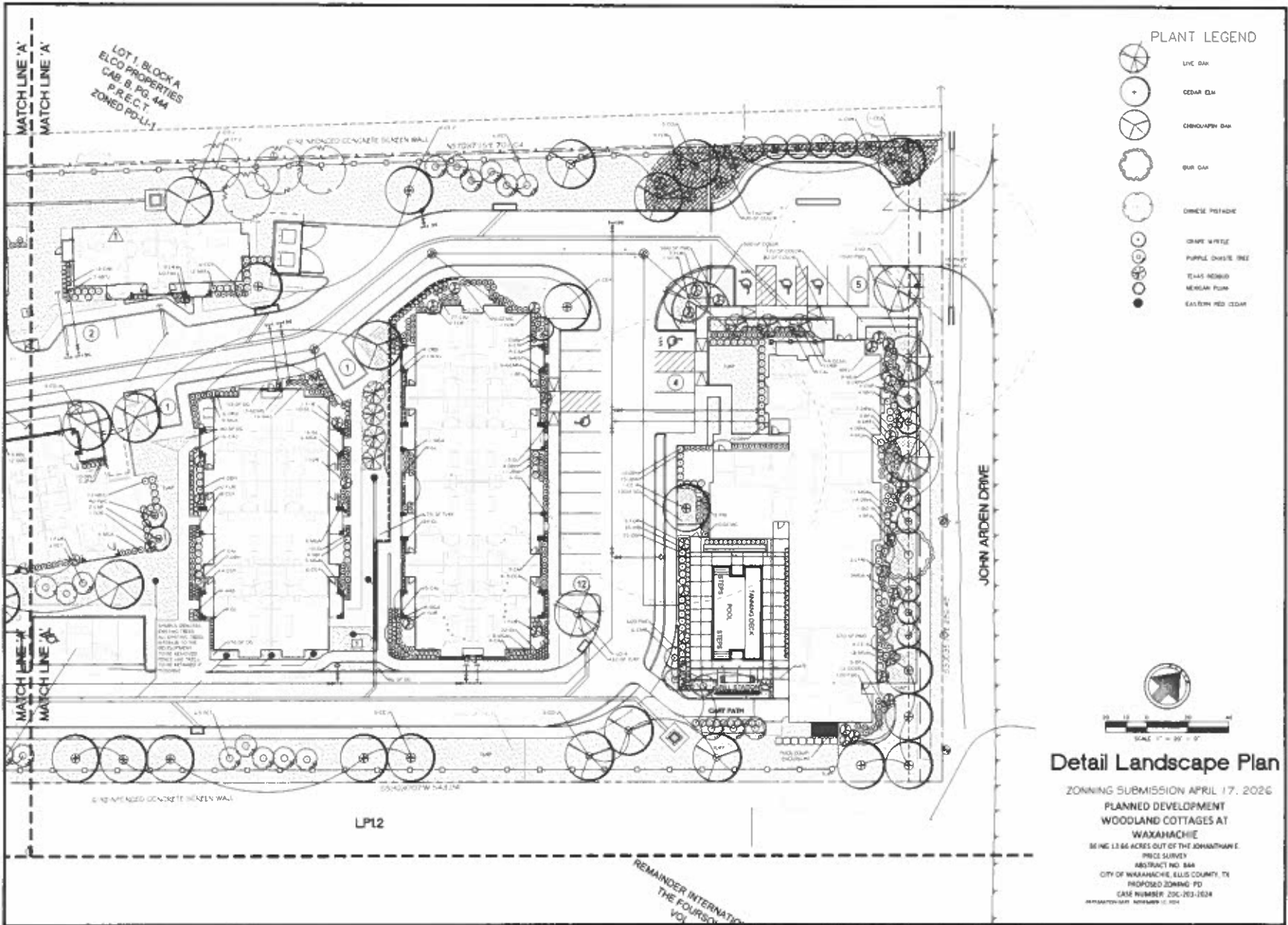
Waxahachie, TX

John Arden Rd.

Date Completed: 05-29/24
 Designed by: DMF
 Checked by: DMF
 Phase: Site Plan

The Carbon Companies
 17120 Dallas Pkwy, #101
 Dallas, TX 75248
 972-250-2990

Sheet
LP.1
 LANDSCAPE PLAN



PLANT LEGEND

- LYC. DAM.
- CEDAR. ELM.
- CERCOCARP. DAM.
- OAK. DAM.
- DIVERSE POST OAK.
- ORANGE & WHITE.
- PURPLE OAK. TREE.
- TEXAS MESQUITE.
- MEXICAN PLUM.
- EASTERN RED CEDAR.



Detail Landscape Plan

ZONING SUBMISSION APRIL 17, 2026
**PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHIE**
 BEING 13.66 ACRES OUT OF THE JOHANNATHAN E.
 PRICE SURVEY
 ABSTRACT NO. 844
 CITY OF WAXAHACHIE, ELLIS COUNTY, TX
 PROPOSED ZONING PD
 CASE NUMBER: 20C-163-1624
 APPROVAL NUMBER: 11/24

Date: 03-28-2024
 Job: 2024-16C-WAXAHACHIE, TX

Revisions	
Date	Description
08-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES
03-10-2026	REV. POOL LAYOUT



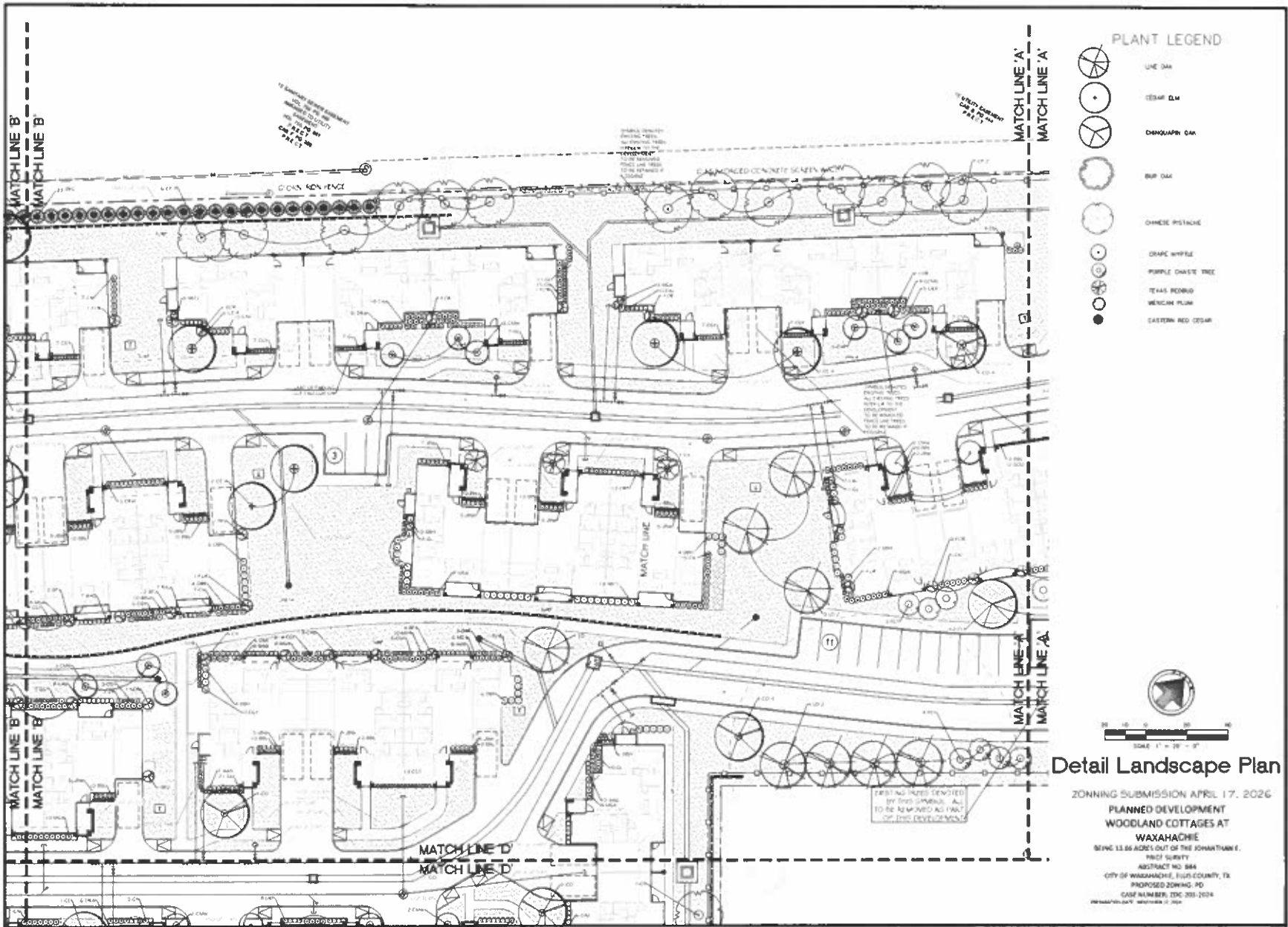
Web: johnardensite.com
 902-250-2990
 Waxahachie, TX

A Landscape Development of CarbonLandmark Construction
Woodland Cottages

Date Completed	03-28-24
Designed by	DMF
Checked by	DMF
Phase	Site Plan

The Carbon Companies
 17120 Dallas Pkwy #101
 Dallas, TX 75248
 972-250-2990

Sheet
LP12
 LANDSCAPE PLAN



Date: 05-29-2024
Job: 2024-WC-WAXAHACHE, TX

Revisions

Date	Description
08-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES



Waxahache, TX

A Landscape Development of Carbon/Landmark Construction

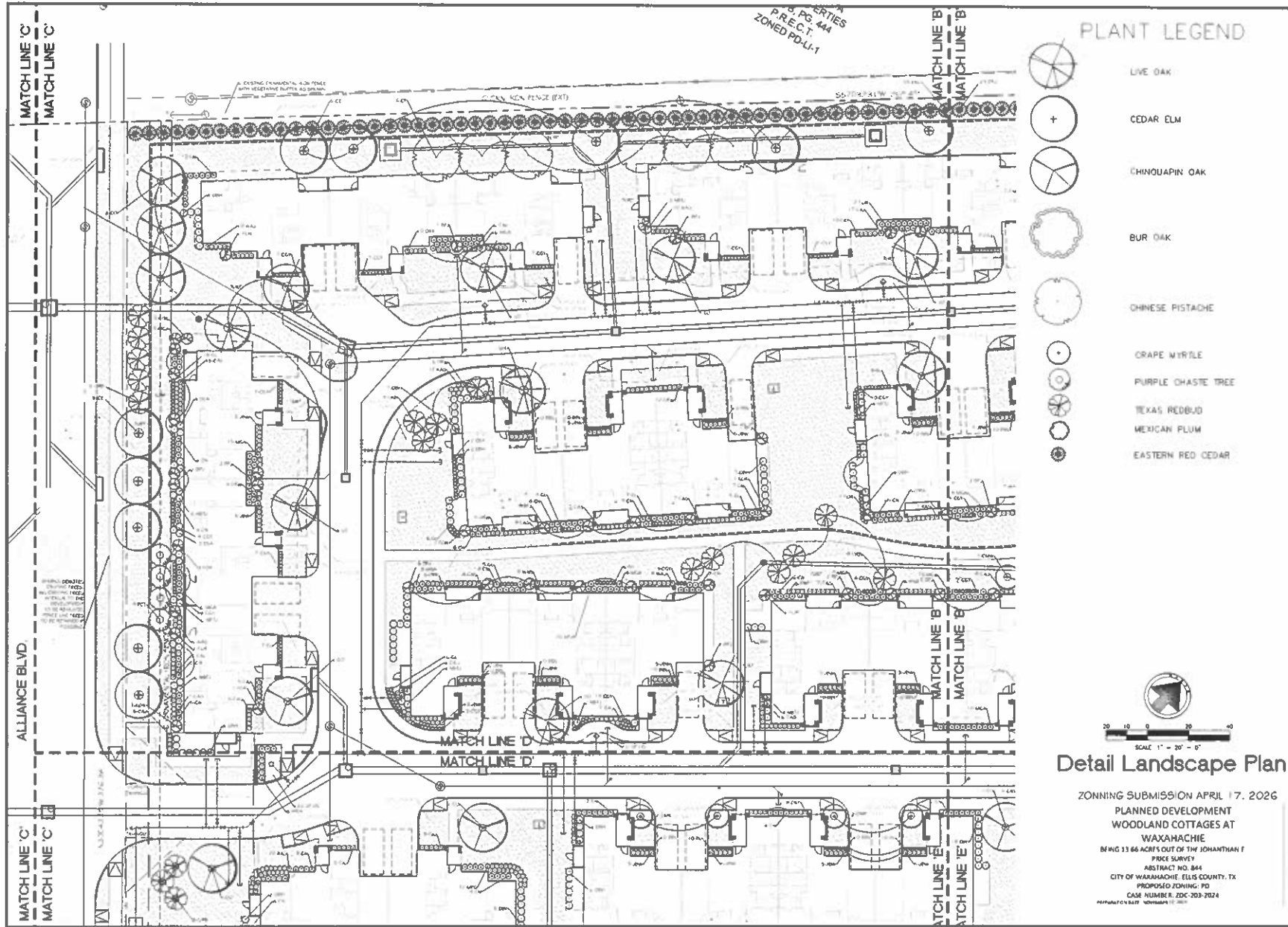
Woodland Cottages

John Arden Ruiz











Date Completed: 05-29-24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

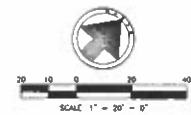
The Carbon Companies
17120 Dallas Pkwy #101
Dallas, TX 75248
972-250-2990

Sheet
LP13
LANDSCAPE PLAN



PLANT LEGEND

-  LIVE OAK
-  CEDAR ELM
-  CHINOQUAPIN OAK
-  BUR OAK
-  CHINESE PISTACHE
-  GRAPE MYRTLE
-  PURPLE CHASTE TREE
-  TEXAS REDBUD
-  MEXICAN PLUM
-  EASTERN RED CEDAR



Detail Landscape Plan

ZONING SUBMISSION APRIL 17, 2026
 PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHIE
 BEING 13.66 ACRES OUT OF THE JOHANNATHAN F
 PRICE SURVEY
 ABSTRACT NO. 844
 CITY OF WAXAHACHIE, ELLIS COUNTY, TX
 PROPOSED ZONING: PD
 CASE NUMBER: ZDC 2023-2024
 PREPARED BY: [unreadable]

Date	05-29-2024
Job	2024-WC-WAXAHACHIE, TX
Revisions	
Date	Description
08-20-2023	PLAN REVIEW RESPONSES
10-17-2023	PLAN REVIEW RESPONSES
12-01-2023	PLAN REVIEW RESPONSES



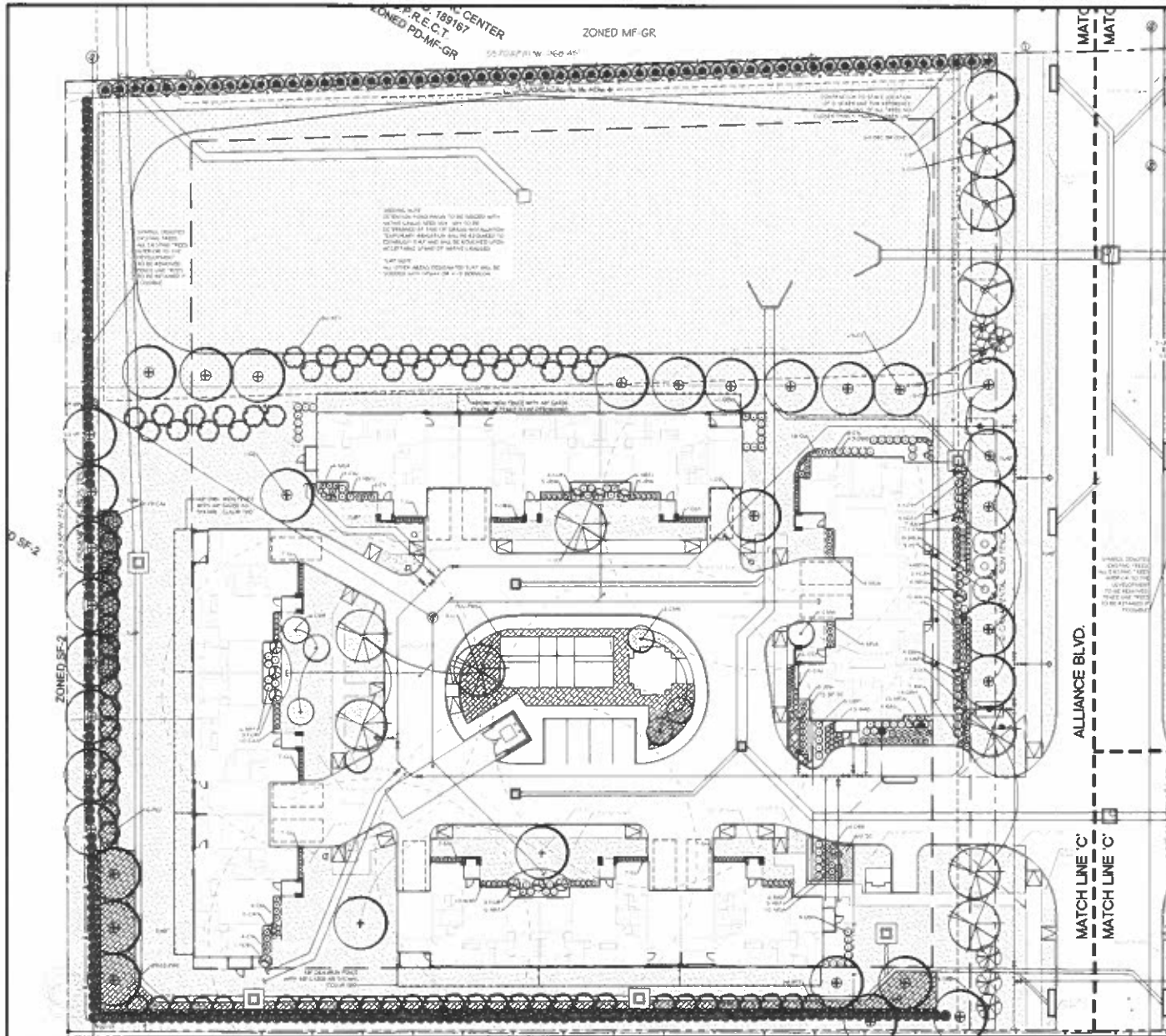
electronically attested/signoff 02-07-23

A Landscape Development of CarbonLandmark Construction
Woodland Cottages
 Waxahachie, TX

Date Compiled	05-29/24
Designed by	DMF
Checked by	DMF
Phase	Site Plan

The Carbon Companies
 17120 Dallas Pkwy #101
 Dallas, Tx 75248
 972-250-2990

Sheet
LP14
 LANDSCAPE PLAN



PLANT LEGEND

	LIVE OAK
	CEDAR ELM
	CHINQUAPIN OAK
	BUR OAK
	CHINESE PISTACHE
	GRAPE MYRTLE
	PURPLE CHASTE TREE
	TEXAS ROBUID
	MEXICAN PLUM
	EASTERN RED CEDAR

SCALE: 1" = 30'-0"
Detail Landscape Plan

ZONING SUBMISSION APRIL 17, 2026
**PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHIE**
 BEING 13.66 ACRES OUT OF THE JOHANNAN E
 PRICE SURVEY
 ABSTRACT NO. 844
 CITY OF WAXAHACHIE, ELLIS COUNTY, TX
 PROPOSED ZONING: PD
 CASE NUMBER: ZDC-203-2024
PREPARED ON DATE: NOVEMBER 13, 2024

Date: 05-29-2024
 Job: 2024-WC-WAXAHACHIE, TX

Revisions	
Date	Description
08-20-2025	PLAN REVIEW RESPONSES
10-27-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES

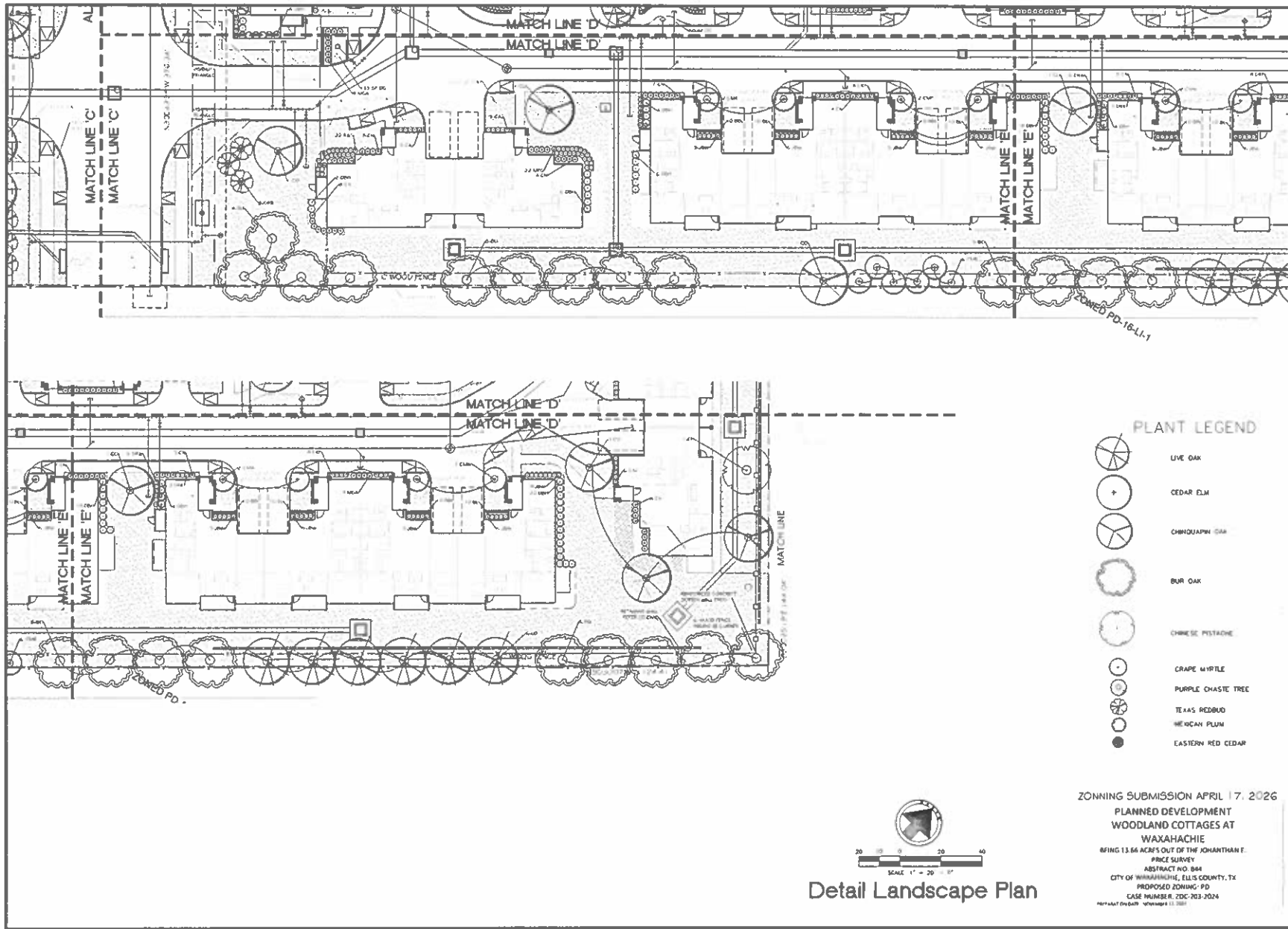


A Landscape Development of Carbon/Landmark Construction
Woodland Cottages
 Waxahachie, TX
 John Arden Rd

Date Completed	05-29-24
Designed by	DMF
Checked by	DMF
Phase:	Site Plan

The Carbon Companies
 17120 Dallas Pkwy #101
 Dallas, TX 75248
 972-250-2990

Sheet
LP1.5
LANDSCAPE PLAN



- PLANT LEGEND**
- LIVE OAK
 - CEDAR ELM
 - CHINQUAPIN OAK
 - BUR OAK
 - CHINESE PISTACHE
 - CRAPE MYRTLE
 - PURPLE CHASTETREE
 - TEXAS REDBUD
 - HICKORY PLUM
 - EASTERN RED CEDAR

ZONING SUBMISSION APRIL 17, 2026
 PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHIE
 BEING 13.66 ACRES OUT OF THE JOHNSON TRACT
 ABSTRACT NO. 844
 CITY OF WAXAHACHIE, ELLIS COUNTY, TX
 PROPOSED ZONING PD
 CASE NUMBER ZDC-2023-2024
 PREPARED BY: [unreadable]

Detail Landscape Plan

05-29-2024
 2024-WC-WAXAHACHIE, TX

Revisions	
Date	Description
06-20-2023	PLAN REVIEW RESPONSES
10-27-2023	PLAN REVIEW RESPONSES
12-01-2023	PLAN REVIEW RESPONSES



A Landscape Development of CarbonLandscape Construction
Woodland Cottages
 Waxahachie, TX
 John Arden, Esq.

Date Completed	05-29/24
Designed by	DMF
Checked by	DMF
Phase	Site Plan

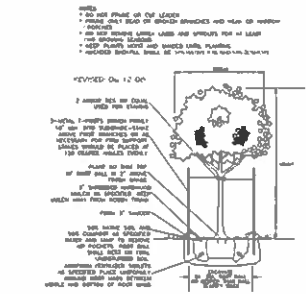
The Carbon Companies
 17120 Dallas Pkwy #101
 Dallas, TX 75248
 972-250-2990

Sheet
LP1.6
 LANDSCAPE PLAN

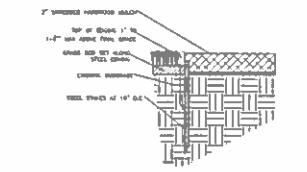
LANDSCAPE SPECIFICATIONS

- A. Planting Requirements**
 - All work to be performed in accordance with all applicable laws, codes and regulations by authorities having jurisdiction over such work. Landscape contractor to provide all required permits and inspections as required under the scope of this work.
 - Landscape Contractor is responsible for contacting all city agencies or other local agencies that the location and type of underground utility work may be within the scope of work to be performed by the contractor.
 - Damage to any of underground utilities is the responsibility of the Landscape Contractor.
- B. Plants**
 - Plants are to be nursery grown in accordance with sound and proven horticultural practices under climatic conditions similar to those to be found in the project area.
 - Plants are to be true to species form in growth characteristics.
 - Plants shall be sound, healthy, vigorous, well-developed and densely foliated when in use.
 - Plants shall be free from all diseases, pests, eggs, and/or larvae.
 - Plants shall meet or exceed the requirements in terms of color, size, height, spread and all other requirements set forth on the plans.
 - Container grown plants are to have been at the container for a minimum of 60 weeks and no more than 24 months and shall not exhibit any signs of distress.
- D. TOP SOIL**
 - Top soil shall be from locally available sources and delivered to the site in a dry condition and shall not be occupiable.
 - Top soil to be fertile, friable, heavy and containing a minimum of 10% organic matter and is to be free from all stones, sticks, clods and other materials greater than 1" in diameter.
 - Top soil shall be free from weeds, weed seeds and other such distasteful materials.
- E. COMPOST**
 - Compost is to be of a vegetable composition and it to have been processed by a local producer of composted materials (local compost) and shall not be occupiable.
 - Compost is to be delivered to the site in a dry condition.
- F. FERTILIZERS**
 - Fertilizers are to be "complete" in make up and contain grade all fertilizers are to be granulated and free flowing.
 - Deliver fertilizers to site in unopened containers with chemical make-up and manufacturer clearly identified on container.
 - All bags and should greater than 1 cubic yard are to be furnished with appropriate 21 grain lawn fertilizer labels (20-10-10) as manufactured by Sumco Chemical Co.
- G. MULCH**
 - All mulch is to be shredded hardwood mulch.
 - All mulch is to be free from stems, sticks and other such debris.
- H. PLANTING BED**
 - Soils for lawns and shrub beds shall be composed of 50% native soils and 50% compost.
 - Soils for planting beds shall be 50% native soils and 50% compost to shall achieve a uniform depth of 18" when cultivated.
- I. DRAINAGE**
 - On sloped areas for tree pits or locations approved by the Landscape Architect and/or Owner's Representative.
 - FB beds with water and 4" falls to particular soil with a 24 hour period notify the Landscape Architect and/or Owner's Representative.
- J. Tree/Shrub (not planted) Installation**
 - Excavate tree pit to depth of diameter with the width of the root ball and no deeper than the depth of the soil. Install all sides and bottom of the pit.
 - Excavate all shrub pits to the diameter of the container and/or root ball and no deeper than the depth of the root ball 2" above.
 - Set the tree/shrub in the pit and backfill soil at the pit with the approved planting mix as noted herein. Thoroughly compact the mix and eliminate all pockets and voids. Once the back is thoroughly compacted, back remove any buildup of either such planting soils from the top of the root ball and place in the pit.
 - Backfill the remainder of the pit with the approved backfill materials to within 2" of the top of the pit. Place the appropriate fertilizer tablets around the pit as per the manufacturer's recommended rates of application.
 - Finish building operations and water the backfill thoroughly to settle any air and all air pockets.
 - Form a 3" x 4" watering saucer around the perimeter of the pit with the remainder of the excavated materials to be in the watering of the plant.
 - Top dress all pit planted materials with a 2" layer of approved top dressing mulch as noted herein.
- K. BED PLANTED MATERIALS**
 - Subsoil surface of bed for approval by Landscape Architect and/or Owner's Representative.
 - Reinforce the native soil to a depth of 6"-8" and remove any stones, clods, sticks, etc. greater than 1" in diameter.
 - Add 2" of approved compost to the bed area and cultivate into the existing soil to a depth of 6". Crown all beds for positive drainage and raise out all disturbed previously.
 - Apply fertilizer and pre-planting herbicide as per manufacturer's recommended rates of application, incorporate into the top 2" of the planting mixture.
 - Plant all shrubs and ground covers at designated herein structures and top dress all planting beds with a 2" layer of approved mulch.

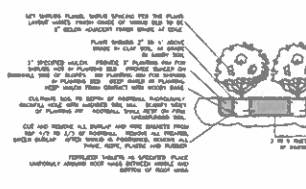
- M. BED EDGING**
 - All beds are to be finished by a minimum of 180mm, curb or other such hard edge and to be set with 30mm Grading (1/2" - 4" finished grade).
 - Shade all bed lines for approval by Landscape Architect and/or Owner's Representative.
 - Finish the bed so that the edging is placed in that space and the top of the bed is 1"-1 1/2" above proposed finish grade. Do not allow edging directly on the top of ground and maintain its place.
 - Place edging with all slopes towards the inside of the bed.
- N. PRUNING**
 - Prune all plant materials at time of planting to remove dead wood, suckers, cross branches, etc.
 - Prune in accordance with sound horticultural practices.
 - Do not over-prune or remove any structural leader or any tree.
- O. CLEAR UP**
 - Clean work area daily to a broom finish quality.
 - Do not landscape materials on site unless approved by Owner in writing.
- P. MAINTENANCE**
 - Maintenance for all plant materials shall be for a period of sixty (60) days after substantial completion.
 - Maintenance of new plantings consists of watering, pruning, fertilization, weeding, and any other work actively engaged in to ensure the overall appearance of the planting and keep them in a growing, thriving condition.
- Q. WARRANTY**
 - The warranty period begins at the time of substantial completion and acceptance of the work by the Owner's Representative and/or Landscape Architect.
 - Warranty period for all plantings shall be for one (1) year from date of acceptance. Warranty of plantings does not include Owner neglect, Acts of God or vandalism.
 - Landscape Contractor is to make replacement of warranty items within ten (10) days of date of notification unless weather conditions prohibit such activity.
 - Replacement items are to be furnished for a period of six (6) months after date of notification.
- TURF/GRASS REQUIREMENTS**
 - A. HYDRONATURAL**
 - All lawn areas to be hydronatural bermudagrass, unless noted otherwise on the drawings.
 - B. SURFACE PREPARATION**
 - All turf areas will be received from the general contractor within 1" of proposed finish grade and free from all trash and debris.
 - Lightly water the proposed turf areas until moisture or by hand to loosen the top 1" of soil.
 - Top grade turf areas to eliminate high spots and/or low spots in the turf areas.
 - C. HYDRONATURALING**
 - Bermudagrass seed shall be extra hybrid and breded lawn type and delivered to the site in its original, unopened container, and shall meet Texas State requirements.
 - Fiber shall be one hundred (100%) percent weed Collapsa Fiber delivered to the site in its original, unopened container.
 - Fiber bags shall be Terra-Tack One, as manufactured by Growers, Inc., or equal.
 - Hydronatural with Bermudagrass seed at a rate of one (1) pound per one thousand (1,000) square feet, minimum 10% moisture, 10% organic matter, and 10% fertilizer per one thousand (1,000) square feet.
 - Use a 4" x 8" rubber board against all turf areas.
 - If installation occurs between September 1 and April 1, all hydronatural areas to be watered frequently, at a rate of one (1) inch per one thousand (1,000) square feet. Contractor shall be required to re-hydronatural with bermudagrass the following spring.
 - D. SOIL**
 - All bermudagrass seed to be Common Bermuda at 95% purity.
 - All seed is to be shade or stored height of 1" at the time of delivery.
 - All seed is to be free from all stones and all dirt.
 - All seed is to be 1" moist at time of delivery.
 - E. SOODING**
 - Deliver seed to site within 24 hours of setting.
 - Use seed in areas partial to contour of turf area.
 - Use seed with equal care, lightly obtained to one another and with all joints.
 - Use top soil in all joints if so directed by Owner's Representative or the engineer.
 - F. LANDSCAPE ARCHITECT WATERING/PRUNING/WEEDING**
 - Water all seed immediately after installation to a minimum depth of four inches and all seed with a water budget lawn roller immediately after watering has occurred. Fluffing bed is to ensure good seed contact with the soil and is not intended as a means of "topping" the ground. If waterlogging grade conditions persist, then the Landscape Contractor shall remove the seed from that area, regrade the area to establish a uniform grade, and seed the area with new seed.
 - Fertilize all turf with a complete fertilizer within ten (10) days of installation of the turf recommended by the manufacturer of the fertilizer.
 - G. ACCEPTANCE**
 - The turf will be accepted when a lush green lawn is achieved and there are no brown areas in the turf.
 - Acceptance of the turf will be for a period of one (1) month and will begin upon acceptance of the turf.
 - H. MAINTENANCE**
 - Begin maintenance of the turf immediately upon installation of the seed. Maintenance to consist of watering, weeding, mowing, fertilizing and any other such actively engaged in to ensure a healthy, thriving turf.
 - Maintain the turf for a period of ninety (90) days after acceptance.



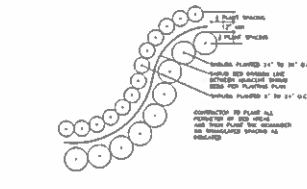
02 TREE PLANTING DETAIL



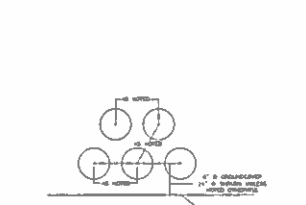
05 STEEL EDGING DETAIL



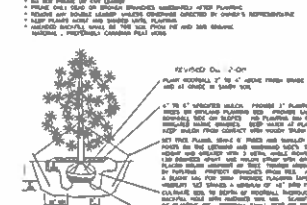
03 SHRUB PLANTING DETAIL



06 SHRUB/GROUND COVER PLANTING DETAIL



04 PLANT SPACING DETAIL



07 EVERGREEN TREE PLANTING DETAIL

01 PLANTING SPECIFICATIONS

Date 05-29-2024
 Job 2024-WC-WAXAHACHE, TX

Revisions	
Date	Description
04-01-24	City Comments
08-20-2025	PLAN REVIEW RESPONSES
12-01-2025	PLAN REVIEW RESPONSES



electronically signed/signed 02-07-23

Waxahatche, TX

A Landscape Development of CarbonLandscape Construction

Woodland Cottages

John Arden Red

Date Completed	05-29/24
Designed by	DMF
Checked by	DMF
Phase	Site Plan

ZONING SUBMISSION APRIL 17, 2026
 PLANNED DEVELOPMENT
 WOODLAND COTTAGES AT
 WAXAHACHE
 BEING 13.66 ACRES OUT OF THE IDIANTHAN E
 PRICE SURVEY
 ABSTRACT NO. 844
 CITY OF WAXAHACHE, ELLIS COUNTY, TX
 PROPOSED ZONING PD
 CASE NUMBER: ZDC-203-2024
 PREPARED BY DATE: 05/29/24

The Carbon Companies
 17120 Dallas Pkwy #101
 Dallas, TX 75248
 972-250-2990

Sheet
LP1.7
 PLANTING SPECS.

EXHIBIT D - PD STANDARDS

(13)

Planned Development Standards

Purpose and Intent

The purpose of this planned development is to create a single-story age restricted (55+) senior living multi-family residential development and to establish appropriate restrictions for the development.

Development Standards

“Site Property” as defined on Exhibit A will comply with the MF-2 Zoning District of the City of Waxahachie 2024 Zoning Ordinance, except as otherwise provided herein.

- 1) Permitted Land Use
 - a) Approximate 9.69 acres east of Alliance Boulevard
 - i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a)
 - (1) Senior living restricted (55+) multi-family residential up to 64 units allowed within the site property.
 - b) Approximate 3.24 acres west of Alliance Boulevard
 - i) Residential Type Uses per City of Waxahachie Code of Ordinances Appendix A, section 4.03(a)
 - (1) Senior living restricted (55+) multi-family residential up to 11 units allowed within the site property.
- 2) Screening Requirements
 - a) Screening shall be consistent with the landscape plan.
- 3) Trash Service
 - a) The property owner shall provide one (2) refuse facilities on the site property. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling.
 - b) The property owner shall provide valet trash service for residents located within the site. Each unit shall be provided with a refuse container for solid waste collection. Trash service to pick up refuse containers is to be handled by a private company.
- 4) Architectural Roof Pitch
 - a) Buildings located within the site property shall have a minimum roof pitch of 5:12
- 5) Construction Materials
 - a) Construction materials, location, and percentages shall comply with the Façade/Elevation Plan accompanying the PD or otherwise approved by the City.
- 6) Amenities
 - a) Amenities listed in the PD, or otherwise approved by the City, shall be provided within the site property.

EXHIBIT D - PD STANDARDS

(13)

- i) The site property located east of Alliance Boulevard shall include a clubhouse, pool, and fitness room.
- ii) The site property located west of Alliance Boulevard shall include a pickleball court and cabana.

STATE OF TEXAS	§	DEVELOPMENT AGREEMENT
	§	FOR WOODLAND COTTAGES AT
		WAXAHACHIE
COUNTY OF ELLIS	§	

This Development Agreement for Woodland Cottages at Waxahachie ("Agreement") is entered into between Woodland Cottages at Waxahachie ("WCW") and the City of Waxahachie, Texas ("City"). WCW and the City are sometimes referred herein together as the "Parties" and individually as a "Party."

Recitals:

1. WCW is the developer of approximately 13.66 acres of real property generally located southeast of 411 Alliance Boulevard, Parcel Number 275165 and 313224 in the City of Waxahachie, Texas (the "Property"), for which the applicant has requested a change in the Property's Planned Development-Multi-Family-2 (PD-MF-2) zoning to a Planned Development-Multi-Family-2 ("PD-MF-2") zoning district, revising the construction material of the masonry screening wall. The Property is currently zoned PD-MF-2 by the City, and is anticipated to have the PD reviewed on June 15, 2026.

2. The planned use of the Property is to create a Planned Development to allow for the use of single-story age restricted (55+) multi-family residential development. The PD zoning process is utilized to ensure that the Property would develop in a manner that meets the City's desired development standards, as well as providing WCW with agreed-upon and negotiated standards consistent with their business objectives.

3. As is reflected by the public records of the City, significant discussions and negotiations between representatives of WCW and the City of Waxahachie staff have occurred during various meetings, in an effort to obtain an agreed-upon and negotiated set of zoning and development standards to be reflected in the PD zoning amendment Ordinance No. (TBD) (the "Woodland Cottages at Waxahachie"), a copy of which is attached hereto as *Exhibit A* and which contains the negotiated zoning and development standards for Woodland Cottages at Waxahachie.

4. This Agreement seeks to incorporate the negotiated and agreed upon zoning and development standards contained in the Woodland Cottages at Waxahachie PD Ordinance as contractually-binding obligations between the City of Waxahachie and CSD, and to recognize CSD's reasonable investment-backed expectations in the Woodland Cottages at Waxahachie PD Ordinance and the planned development of Woodland Cottages at Waxahachie.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Term. This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing ("**Term**").

Section 3. Agreements. The Parties agree as follows:

Incorporation of Zoning and Recognition of Investment-Backed Expectations:

The negotiated and agreed upon zoning and development standards contained in the Woodland Cottages at Waxahachie PD Ordinance, which incorporate by reference the general zoning regulations of the City of Waxahachie zoning ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the Developer.

The Developer agrees to:

- (A) A mutually agreed upon Development Agreement will be required for the property.
- (B) The development shall conform as approved by the City Council under case number ZDC-203-2024
- (C) The development shall adhere to the City Council approved Exhibit A – Location Map, Exhibit B – Development Standards, Exhibit C – Detailed Site Plan, Exhibit D – Landscape Plan, and Exhibit E – Elevation/Façade Plan.
- (D) All exterior construction materials, location of exterior construction materials, and percentage of exterior construction materials for each building in the development shall conform with the Elevation/Façade Plan (Exhibit E).
- (E) The Property Owner shall provide a permanent irrigation system for all required landscape areas shown on Exhibit D - Landscape Plan and maintain the required landscaping at all times.
- (F) The property owner shall establish a deed restriction on the subject property that requires residents to be fifty-five (55) years of age or older.
- (G) All development within the subject property will be subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits.
- (H) The development shall maintain compliance with all Federal, State and Local regulations; including, but not necessarily limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

- (I) Any zoning, land use requirement, or restriction not contained within this Development Agreement, Zoning Ordinance No. (TBD), or Development Standards, shall conform to those requirements and/or standards prescribed in Exhibit B – Development Standards, Exhibit C – Detailed Site Plan, Exhibit D – Landscape Plan, and Exhibit E – Elevation/Façade Plan. Where regulations are not specified in Exhibits B, C, D, E, in this Development Agreement or Zoning Ordinance No. (TBD), the regulations of Multi-Family-2 (MF-2) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
- (J) A physical copy of the Development Agreement with a notarized wet signature by the Developer shall be delivered by the Developer to the Planning Department within thirty (30) days following approval of the agreement.

In consideration of CSD's agreement in this regard, the City of Waxahachie agrees that CSD has reasonable investment-backed expectations in the Woodland Cottages at Waxahachie PD Ordinance, and that the City of Waxahachie may not unilaterally change the zoning and development standards contained in the Woodland Cottages at Waxahachie PD Ordinance without impacting CSD's reasonable investment-backed expectations.

Section 4. Miscellaneous

- A. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Ellis County, Texas.
- B. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.
- C. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.
- D. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party

may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

E. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

F. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

G. This Agreement is made subject to the existing provisions of the City of Waxahachie, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

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

I. This Agreement may be only amended or altered by written instrument signed by the Parties.

J. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

K. This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

L. This Agreement shall be recorded in the real property records of Ellis County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon CSD and all heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any platted residential lot upon which a completed structure has been constructed.

M. **Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

N. **Undocumented Workers Provision.** The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120th day after the date the Town notifies Developer of the violation.

O. **Non-Boycott of Israel Provision.** In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2271 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2271 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

P. **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

Q. **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

R. **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

(14)

{Signature Pages Follow}

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

CITY OF WAXAHACHIE, TEXAS

By: _____
Michael Scott, City Manager

Date: _____

ATTEST:

By: _____
City Secretary

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared MICHAEL SCOTT, City Manager of the City of Waxahachie, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(14)

: CARBON SHEPHERD DEVELOPMENT LLC (Developer)

By: _____

Date: _____

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this ____ day of _____, personally appeared _____, representative of Carbon Shepherd Development LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(14)

: ARDEN GROUP LLC (Owner)

By: _____

Date: _____

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of Arden Group LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

: CONNECT4LIFE CHURCH (Owner)

By: _____

Date: _____

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

Before me, the undersigned authority, on this _____ day of _____, personally appeared _____, representative of Connect4Life Church, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

(14)

EXHIBIT A

THIS SECTION RESERVED FOR APPROVED ZONING ORDINANCE

(15)



Memorandum

To: Honorable Mayor and City Council

From: Justin Stoker, P.E., CFM, Director of Public Works & Engineering

Thru: Ricky Boyd, City Manager *RB*

Date: June 15, 2026

Re: Consider Special Street Name Sign Markers for Historic Freedmens Town

Recommended Motion: "I move to approve the resolution authorizing the installation of street name sign markers on select intersections to recognize Historic Freedmens Town and its place in City history."

Item Description: Consider special street name sign markers for Historic Freedmens Town.

Item Summary: As verified by historic maps, Historic Freedmens Town, is located generally between Kaufman Street and Aiken Street, and East Jefferson Street and the Union Pacific Railroad tracks. After meeting with community members, it is proposed to add special street-name sign markers atop the standard street-name signs to recognize the community's historic nature within the City.

After reviewing maps and discussion with residents, it is proposed to add the special sign marker above the street name signs at the following intersections:

- Dr. Martin Luther King, Jr Boulevard and Kaufman Street
- Dr. Martin Luther King, Jr Boulevard and Tuggle Street
- Dr. Martin Luther King, Jr Boulevard and Wyatt Street
- Dr. Martin Luther King, Jr Boulevard and Hill Street
- Dr. Martin Luther King, Jr Boulevard and Aiken Street
- Wyatt Street and Tuggle Street
- Frierson Street and Wyatt Street
- Frierson Street and Aiken Street

(15)

- Jefferson Street and Cliff Street
- Jefferson Street and Hill Street
- Jefferson Street and Aiken Street

Fiscal Impact: The signs can be made in-house for approximately \$700 in materials. These costs can be covered by the existing sign maintenance budget within the Streets Operations Fund.

(15)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE RECOGNIZING HISTORIC FREEDMENS TOWN AND ITS PLACE IN CITY HISTORY

WHEREAS, The City of Waxahachie recognizes the role of Historic Freedmens Town as part of east Waxahachie and;

WHEREAS, The City of Waxahachie recognizes the historical impact that the area and its residents have on the City of Waxahachie and;

WHEREAS, The City of Waxahachie desires to recognize the area by installing special street name sign markers at the following intersections:

- Dr. Martin Luther King, Jr Boulevard and Kaufman Street
- Dr. Martin Luther King, Jr Boulevard and Tuggle Street
- Dr. Martin Luther King, Jr Boulevard and Wyatt Street
- Dr. Martin Luther King, Jr Boulevard and Hill Street
- Dr. Martin Luther King, Jr Boulevard and Aiken Street
- Wyatt Street and Tuggle Street
- Frierson Street and Wyatt Street
- Frierson Street and Aiken Street
- Jefferson Street and Cliff Street
- Jefferson Street and Hill Street
- Jefferson Street and Aiken Street

NOW THEREFORE, BE IT RESOLVED that the City of Waxahachie authenticates its support of Historic Freedmens Town and authorizes the installation of street name sign markers recognizing the area.

APPROVED this 15th day of June, 2026.

APPROVED:

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary



Memorandum

To: Honorable Mayor and City Council

From: Dustin Deel, Director of Administrative Services

Thru: Ricky Boyd, City Manager *RB*

Date: June 15, 2026

Re: Consider Approval of Supplemental Appropriation for Legal Expenses – Mid-Way Regional Airport.

Motion: "I move to approve a supplemental appropriation in the amount of \$40,000 to the Mid-Way Regional Airport Fund for legal expenses."

Item Description: Consider approval of a supplemental appropriation to increase the FY 2025–2026 budget for legal expenses related to the Mid-Way Regional Airport.

Item Summary: Under the current Airport Agreement, the City of Midlothian typically pays for legal expenses related to the Mid-Way Regional Airport. However, recent legal activity associated with an ongoing matter involving the Airport has resulted in legal costs that exceed what would normally be expected.

At the December 1st, 2025 council meeting, City Council approved a supplemental appropriation to address these extraordinary legal expenses. Since that time, the legal matter has continued and required additional legal services beyond what was originally anticipated.

To address these additional costs, staff recommends a supplemental appropriation of \$40,000 from the Airport Reserve Fund to cover current and anticipated legal expenses associated with this matter. This budget adjustment will allow the Airport to remain financially prepared while ensuring legal services can continue uninterrupted.

Fiscal Impact: This legal expense requires a supplemental appropriation from the Airport Reserve Fund in the amount of \$40,000 to be transferred into the Airport Budget


(16)

because funding is not available in the current approved operating budget. Sufficient funds are available in the Mid-Way Regional Airport Reserve Fund to fully cover the cost.

(17)



Memorandum

To: Honorable Mayor and City Council
From: Gumaro Martinez, Director of Parks & Recreation
Thru: Ricky Boyd, City Manager 
Date: June 15, 2026
Re: Consider Supplemental Appropriation from the Waxahachie Community Development Corporation Fund for When Hinges Creak, LLC Sponsorship for Holiday Events

Motion: "I move to approve a supplemental appropriation of \$38,895 from the Waxahachie Community Development Corporation unrestricted reserve fund balance for the sponsorship for When Hinges Creak, LLC and authorize the City Manager to execute all necessary documents."

Item Description: Consider approving a supplemental appropriation in the amount of \$38,895 from the Waxahachie Community Development Corporation (WCDC) unrestricted reserve fund balance for a sponsorship for When Hinges Creak, LLC for the programming of fall holiday events.

Item Summary: At the April 21, 2026, WCDC board meeting, Alex and Jennifer Lohmann presented the board with an opportunity for the Lohmann's organization to program fall holiday events in various public spaces and facilities. The Lohmann's requested a sponsorship to host family-friendly events and seasonal pop-ups for the month of October. The proposal included a funding request of \$38,895 to cover hard costs such as generators, props, costumes, and power infrastructure.

The Parks Department worked with the city attorney to develop a facilities and park space use agreement between the City of Waxahachie and When Hinges Creak, LLC. The Lohmann's have agreed to the terms of the agreement, which

(17)

is for a one-year term, any continuation of used beyond the term shall require a new agreement. The Lohmann's also agreed to maintain an inventory listing of equipment purchased with the funds and provide an end-of-season recap. The agreement allows the following facilities and public spaces to be programmed as such:

Waxahachie Nature Trail Area - October 2, 3, 9, 10, 16, 17, 23, 24, 30, 31

Times: 7pm-10:30pm

Chautauqua Auditorium and Surrounding Grounds - October 14, 17, 21, 28, 30

Times: Wednesdays: doors at 6:30pm movie at 7pm

Fridays: doors at 7pm movie at 7:30pm

Saturdays: matinee doors at 3:30pm movie at 4pm; doors at 7pm movie 7:30

Old Baylor Hospital Field (Live Action Pac-man) - October 23, 24, 29, 30

Times: Thursdays 6pm-9pm

Friday 7-10pm

Saturday 7-10pm

The WCDC board approved the supplemental funding unanimously.

Fiscal Impact: The supplemental appropriation will increase the GL account 208-000-55274 – Sponsorships by \$38,895. The WCDC's unrestricted reserve fund balance has sufficient capacity for the supplemental appropriation.



Memorandum

To: Honorable Mayor and City Council

From: Jason B. Watson, Director of Building & Community Services

Thru: Ricky Boyd, City Manager *RWB*

Date: June 15th, 2026

Re: Consider Order by Council – Chapter 8, Article XIII, Substandard Structures – 115 Elder St.

Motion

"I move to order the demolition and debris removal of the substandard structure located at 115 Elder Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, and to authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council."

Item Description

Consider issuance of an order pursuant to Chapter 8, Article XIII, Substandard Structures, of the City of Waxahachie Code of Ordinances for the demolition and debris removal of a substandard structure located at 115 Elder Street, following the owner's failure to comply with notices and orders issued in accordance with said article.

Item Summary

Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the

legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 115 Elder Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 115 Elder Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Fiscal Impact

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the

(18)

property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

**ORDER OF THE CITY COUNCIL
CITY OF WAXAHACHIE, TEXAS
REGARDING SUBSTANDARD STRUCTURE
115 ELDER STREET**

The City Council of the City of Waxahachie, Texas, having conducted a public hearing pursuant to Chapter 8, Article XIII, specifically Section 8-61, of the City of Waxahachie Code of Ordinances regarding the structure located at 115 Elder Street, Waxahachie, Ellis County, Texas (the "Property"), and having considered the evidence and testimony presented, hereby finds that the structure constitutes a substandard structure and a hazard to public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

- SECTION 1. The structure located at 115 Elder Street is hereby determined to be a substandard structure pursuant to Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances.
- SECTION 2. The owner, lienholder, and/or mortgagee of the Property are hereby ORDERED to:
Demolish the structure located upon the Property;
Remove all resulting debris, rubbish, and demolition materials from the Property;
and
Leave the Property in a clean, graded, and safe condition, within _____ (___) days from the date of this Order.
- SECTION 3. In the event the ordered work is not fully completed within the time prescribed herein, the City is authorized to:
Enter upon the Property and cause the structure to be demolished and debris removed by a contractor authorized by the City;
Secure or clean the Property as necessary;
Assess all costs incurred by the City against the Property; and
File and foreclose liens as authorized by Chapter 8, Article XIII, and applicable state law.
- SECTION 4. Pursuant to Section 8-61(i) of the City Code, the City Secretary is directed to:
File a copy of this Order in the office of the municipal secretary or clerk;
Publish notice of this Order in a newspaper of general circulation in the City; and
Mail copies of this Order by certified mail, return receipt requested, to the owner and any identified lienholders and/or mortgagees.
- SECTION 5. This Order shall become effective immediately upon adoption by the City Council.

(18)

PASSED, APPROVED AND ORDERED on this ___ day of _____, 2026.

MAYOR

ATTEST:

City Secretary

(19)



Memorandum

To: Honorable Mayor and City Council

From: Jason B. Watson, Director of Building & Community Services

Thru: Ricky Boyd, City Manager *RB*

Date: June 15th, 2026

Re: Consider Order by Council – Chapter 8, Article XIII, Substandard Structures – 316 Wyatt St.

Motion

“I move to order the demolition and debris removal of the substandard structure located at 316 Wyatt Street pursuant to Chapter 8, Article XIII (Sections 8-57 through 8-64), specifically Section 8-61, of the City of Waxahachie Code of Ordinances, and to authorize the City to perform the work and assess the costs against the property should the owner fail to comply within the time prescribed by Council.”

Item Description

Consider issuance of an order pursuant to Chapter 8, Article XIII, Substandard Structures, of the City of Waxahachie Code of Ordinances for the demolition and debris removal of a substandard structure located at 316 Wyatt Street, following the owner’s failure to comply with notices and orders issued in accordance with said article.

Item Summary

Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances establishes minimum standards for residential and nonresidential structures and provides the

(19)

legal framework for identifying, notifying, and abating substandard structures that pose a risk to public health, safety, and welfare. The article defines substandard conditions, authorizes inspections and notices by the director, and prescribes enforcement procedures culminating in City Council action when compliance is not achieved.

The property located at 316 Wyatt Street has been inspected and determined to be a substandard structure as defined under Chapter 8, Article XIII. Notices and orders were issued in accordance with Section 8-60; however, the required corrective action has not been commenced or completed within the timeframes prescribed by ordinance.

Pursuant to Section 8-61, when compliance is not achieved, the matter is brought before the City Council to determine whether to order the repair, removal, or demolition of the structure and whether the associated costs should be assessed against the property. Based on the condition of the structure at 316 Wyatt Street, staff has determined that demolition of the structure and removal of all associated debris is the appropriate corrective action. Rehabilitation is not considered feasible given the extent of deterioration and the conditions present.

Staff further recommends that Council find the structure to be substandard and a hazard to public health, safety, and welfare in accordance with Chapter 8, Article XIII.

Chapter 8, Article XIII, provides procedural safeguards, including notice to owners, lienholders, and mortgagees; the opportunity to be heard; the establishment of reasonable compliance timelines; and authority for the City to perform the work if compliance is not achieved. Should the City be required to undertake demolition and debris removal, the ordinance authorizes recovery of costs through assessment and lien against the property.

All notice and procedural requirements of Section 8-61, including subsection (c), have been satisfied.

Pursuant to Section 8-61(i), any requirement imposed by Council shall be reduced to writing and considered an order of Council, after which the City Secretary shall complete the filing, publication, and notice requirements prescribed by ordinance.

Fiscal Impact

Funding for demolition and debris removal, should City action be required due to noncompliance, has previously been budgeted within existing departmental appropriations. Any costs incurred by the City may be assessed against the

(19)

property in accordance with Chapter 8, Article XIII (Sections 8-57 through 8-64) of the City Code and applicable state law.

**ORDER OF THE CITY COUNCIL
CITY OF WAXAHACHIE, TEXAS
REGARDING SUBSTANDARD STRUCTURE
316 WYATT STREET**

The City Council of the City of Waxahachie, Texas, having conducted a public hearing pursuant to Chapter 8, Article XIII, specifically Section 8-61, of the City of Waxahachie Code of Ordinances regarding the structure located at 316 Wyatt Street, Waxahachie, Ellis County, Texas (the "Property"), and having considered the evidence and testimony presented, hereby finds that the structure constitutes a substandard structure and a hazard to public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

- SECTION 1. The structure located at 316 Wyatt Street is hereby determined to be a substandard structure pursuant to Chapter 8, Article XIII, of the City of Waxahachie Code of Ordinances.
- SECTION 2. The owner, lienholder, and/or mortgagee of the Property are hereby ORDERED to:
Demolish the structure located upon the Property;
Remove all resulting debris, rubbish, and demolition materials from the Property;
and
Leave the Property in a clean, graded, and safe condition, within _____ (___) days from the date of this Order.
- SECTION 3. In the event the ordered work is not fully completed within the time prescribed herein, the City is authorized to:
Enter upon the Property and cause the structure to be demolished and debris removed by a contractor authorized by the City;
Secure or clean the Property as necessary;
Assess all costs incurred by the City against the Property; and
File and foreclose liens as authorized by Chapter 8, Article XIII, and applicable state law.
- SECTION 4. Pursuant to Section 8-61(i) of the City Code, the City Secretary is directed to:
File a copy of this Order in the office of the municipal secretary or clerk;
Publish notice of this Order in a newspaper of general circulation in the City; and
Mail copies of this Order by certified mail, return receipt requested, to the owner and any identified lienholders and/or mortgagees.
- SECTION 5. This Order shall become effective immediately upon adoption by the City Council.

(19)

PASSED, APPROVED AND ORDERED on this ___ day of _____, 2026.

MAYOR

ATTEST:

City Secretary

(20)



Memorandum

To: Honorable Mayor and City Council
From: Shon Brooks, Assistant City Manager
Thru: Ricky Boyd, City Manager *RB*
Date: June 15, 2026
Re: Consider Tax Rate Equivalent for Waxahachie Public Improvement District No. 1

Recommended Motion: "I move to adopt a resolution determining the costs of Phase Five district improvements for the Waxahachie PID No. 1, approving the Preliminary Service and Assessment Plan, executing other matters related to the subject, and calling a public hearing for July 20, 2026 to consider an ordinance levying the assessments."

Item Description: Consider approving a PID Tax Rate Equivalent for Saddlebrook Estates. The developer, 287 Waxahachie, L.P. is seeking to levy a rate equal to the current rate for existing phases of \$0.17 per \$100 of assessed value. This rate impacts future home purchases in the development and provides the same rate as the existing homes PID rates.

Item Summary: The City of Waxahachie accepted Public Improvement District No. 1 in 2007. This PID was created to offset infrastructure costs and public open space areas. Previously proposed rate increases included additional amenities, however, with the proposed rate remaining consistent with the original PID rate, the amenities will remain as originally designed.

Fiscal Impact: The proposed rate will continue the development as currently operating and will not increase any services other than those due to the increase in future homes in the development.

(20)

CITY OF WAXAHACHIE, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS DETERMINING THE COSTS OF PHASE FIVE DISTRICT IMPROVEMENTS TO BE FINANCED BY THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, AS UPDATED FOR PHASES #4 AND #5 BONDS ON JUNE 15, 2026, INCLUDING A PROPOSED PHASE #5 ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 20, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #5 OF THE PUBLIC IMPROVEMENT DISTRICT NO. 1; DIRECTING THE FILING OF THE PROPOSED PHASE #5 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Waxahachie, Texas (the "City") to create a public improvement district within the City and within the extraterritorial jurisdiction of the City (the "ETJ"); and

WHEREAS, on April 16, 2007, the City Council conducted a public hearing to consider a petition received by the City requesting creation of a public improvement district within the ETJ of the City; and

WHEREAS, on April 16, 2007, the City Council approved Resolution No. 1087 (the "Authorization Resolution"), authorizing, establishing, and creating the Waxahachie Public Improvement District No. 1 (the "District"); and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$34,882,328.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "District Improvements"); and

(20)

WHEREAS, the City Council and the City staff have been presented a “Waxahachie Public Improvement District No. 1 Preliminary Service and Assessment Plan as updated for Phase #4 on September 15, 2025, and Phases #4 and #5 Bonds on June 15, 2026” (the “Preliminary SAP”), including the Proposed Phase #5 Assessment Roll attached thereto as Appendix C-5 (the “Proposed Assessment Roll”), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Phase Five District Improvements (as defined in the Preliminary SAP) to be financed by assessments levied against property within Phase #5 of the District and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in Phase #5 of the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the “City Secretary”) and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the “Assessment Hearing”) be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the City’s ETJ in which the District is located or in which the District Improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS AS FOLLOWS:

SECTION 1. THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A**

(20)

and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. THAT the City Council hereby determines that the total estimated costs of the Phase Five District Improvements to be financed by the District are as set forth in Table III-E of the Preliminary SAP.

SECTION 4. THAT the City Council's final determination and approval of the costs of the Phase Five District Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Phase #5 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in Phase #5 of the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. THAT the City Council expressly defers the levy of assessments against property within future phases of the District for phase-specific improvements that will benefit only the property within each subsequent phase until such time as the costs of such phase-specific improvements can be determined with certainty as referenced in the Preliminary SAP.

SECTION 7. THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on *July 20, 2026 at or after 7:00 p.m. at Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas 75165*, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider ordinance levying the assessments as special assessments on property within

(20)

Phase #5 of the District that benefit from the Phase Five District Improvements (which ordinance shall specify the method of payment of the assessments).

SECTION 9. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on *July 20, 2026*, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City and in the part of the City's ETJ in which the District is located or in which the Phase Five District Improvements are to be undertaken, on or before July 9, 2026, which is before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

SECTION 10. THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on July 20, 2026, on or before May 20, 2026, as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the July 20, 2026 meeting of the City Council.

SECTION 12. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

[Remainder of page intentionally left blank; signatures follow]

(20)

PASSED AND APPROVED on this the ____ day of _____, 2026.

ATTEST:

Billie Wallace, Mayor

Amber Villareal, City Secretary

(20)

EXHIBIT A

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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**EXHIBIT B
CITY OF WAXAHACHIE, TEXAS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Waxahachie, Texas on *July 20, 2026 at or after 7:00 p.m. at Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas 75165*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Phase #5 of the Waxahachie Public Improvement District No. 1 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements (collectively, the "Phase Five District Improvements") may include: (i) roadway and paving improvements, (ii) water improvements, (iii) sanitary sewer improvements, (iv) storm drainage improvements, (v) right of way purchases, (vi) landscaping, irrigation, and (vii) other soft and miscellaneous costs, and (viii) administrative costs and district formation costs allocable to Phase #5.

The total costs of the Phase Five District Improvements is approximately \$8,916,859.

The District includes approximately 1,965 acres of land generally located within the corporate limits of the City, Ellis County, Texas, and as more particularly described by a metes and bounds description available at the City of Waxahachie City Hall and available for public inspection. The boundaries of Phase #5 include approximately 70.035 acres within the District.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the proposed assessment roll relating to the Phase Five District Improvements, which proposed assessment roll includes the assessments to be levied against each parcel in Phase #5 of the District for the Phase Five District Improvements, is available for public inspection at the office of the City Secretary at 408 S. Rogers, Waxahachie, Texas 75165.

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WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT No. 1

CITY OF WAXAHACHIE, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

as updated for Phase #4 on September 15, 2025, and Phase
#5 on June 15, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT No. 1

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

Chapter 372, Texas Local Government Code, as amended (the "PID Act"), governs the creation of public improvement districts in Texas. On April 16, 2007, pursuant to and in accordance with the petition, notice, and public hearing requirements of the PID Act and the other applicable laws of the State of Texas, the City Council of the City of Waxahachie, Ellis County, Texas (the "City") approved and adopted Resolution No. 1087 approving and authorizing the creation of Waxahachie Public Improvement District No. 1 (the "PID"). The purpose of the PID is to undertake public improvement projects that will confer a special benefit on property within the boundaries of the PID.

A service and assessment plan for platted lots in the PID (the "2007 Service and Assessment Plan") was approved by the City Council pursuant to Ordinance No. 2413 approved and adopted on June 18, 2007, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements. The Service and Assessment Plan is to be reviewed and updated at least annually.

A service and assessment plan for platted lots in the PID (the "2016 Service and Assessment Plan") was approved by the City Council on April 13, 2016, updating the 2007 Service and Assessment Plan for Phase Two, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

A service and assessment plan for platted lots in the PID (the "2021 Service and Assessment Plan") was approved by the City Council on June 7, 2021, updating the 2016 Service and Assessment Plan for Phase Three, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

A service and assessment plan for platted lots in the PID (the "2025 Service and Assessment Plan") was approved by the City Council on September 18, 2025, updating the 2021 Service and Assessment Plan for Phase Four, identifying the public improvements to be provided by the PID, the costs of the public improvements, and the manner of assessing property in the PID for costs of the public improvements.

Prior to the levy by the City of any special assessments on property within the boundaries of the PID, the PID Act requires the preparation of a service plan for the PID covering a period of at least five years and defining the annual indebtedness and the projected costs for the improvement projects (which plan shall be reviewed and updated annually). The required service plan for the PID is contained in Section IV of this Service and Assessment Plan.

The PID Act requires that an assessment plan be included in the service plan for the PID. As part of the assessment plan, the PID Act requires that the City Council of the City shall apportion the

costs of the improvement projects to be assessed against property in the PID. The apportionment shall be made on the basis of special benefits accruing to the property within the boundaries of the PID because of the improvement projects. The required assessment plan for the PID is contained in Section V of this Service and Assessment Plan.

The PID Act requires that after the total costs of the improvement projects are determined, the City Council of the City shall prepare an assessment roll that states the Assessment against each parcel of land in the PID, as determined by the method of assessment chosen by the City. The Assessment Rolls for the PID are included as Appendix C-1, Appendix C-2, Appendix C-3, Appendix C-4, and Appendix C-6,, attached to this Service and Assessment Plan.

B. DEFINITIONS

Terms used in this Service and Assessment Plan shall have the following meanings:

“Actual Cost(s)” means, with respect to a District Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such District 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 incurred for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such District Improvement, (b) the costs incurred in preparing the construction plans for such District Improvements, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such District Improvements, (d) a construction management fee of 4.0% of the costs incurred for the construction of such District Improvements if an Owner is serving as the construction manager but not the general contractor, (e) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to the District Improvements (f) all labor, bonds and materials, including equipment and fixtures, by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the District Improvements, (g) all related permitting, zoning and public approval expenses, architectural, engineering, and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and all payments for Annual Collection Costs.

“Administrator” means a person or entity that contracts with, or that is an employee, representative, or agent of, the City that performs the responsibilities provided for in this Service and Assessment Plan, or in any other agreement approved by the City Council and related to the administration of the PID.

“Annual Collection Costs” mean the following actual or anticipated costs related to the annual collection of outstanding Assessments (whether paid in full or in Annual Installments), including, but not limited to, the actual or anticipated costs of:

- (i) preparing this Service and Assessment Plan, each Annual Service Plan Update, and each Assessment Roll;

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- (ii) computing, preparing, levying, collecting, and transmitting Assessments;
- (iii) remitting Assessments to the Trustee;
- (iv) the City, the Administrator, and the Trustee (and their respective legal counsel) in the discharge of their duties under this Service and Assessment Plan;
- (v) complying with arbitrage rebate requirements;
- (vi) complying with annual securities disclosure requirements; and
- (vii) the City, the Administrator, and the Trustee in any way related to computing, preparing, levying, collecting, and transmitting the Assessments (including, but not limited to, the administration of the PID, maintaining a record of installments, payments, reallocations, and/or cancellations of Assessments, repayment of Bonds, any associated legal expenses, reasonable costs of other consultants and advisors, and contingencies and reserves for all of the foregoing costs as deemed appropriate by the City Council).
- (viii) fees and expenses related to the Bonds including legal counsel, engineers, accountants, financial advisors, investment bankers, or other consultants and advisors. Administrative collection costs do not include payment of the actual principal of redemption premiums, if any, and interest on the Bonds; and
- (ix) administering the construction of the District Improvements.

“Annual Installment” means, with respect to each Parcel, each annual installment payment of the Assessment for the Parcel as shown on the Assessment Roll, which includes, without limitation, debt service and transaction costs related to any Bonds (other than costs payable from Bond proceeds), and Annual Collection Costs.

“Annual Service Plan Update” means the annual update to this Service and Assessment Plan as required by the PID Act.

“Assessed Property” means, collectively, all the Parcels in the PID (excluding Non-Benefited Property) described on the Assessment Rolls attached as Appendix C-1, C-2, C-3, C-4, C-5, and C-6 to this Service and Assessment Plan.

“Assessment” means, with respect to each Parcel in the PID, the assessment levied against the Parcel in accordance with the Assessment Ordinance and this Service and Assessment Plan.

“Assessment Ordinance” means any Assessment Ordinance approved by the City Council that approves this Service and Assessment Plan, as amended and levies and imposes the Assessments, as shown on the applicable Assessment Rolls, subject to reallocation or reduction, from time to time, as provided by this Service and Assessment Plan and the PID Act.

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“Assessment Revenues” mean the revenues actually received by the City from Assessments including, but not limited to, revenues from Annual Installments, revenues that result from the payment, in full of any Assessment, and including revenues from prepayments of Assessments as provided by this Service and Assessment Plan.

“Assessment Roll(s)” means a list of and description of all Parcels and the Assessment and Annual Installment for each Parcel attached as Appendix C-1, C-2, C-3, C-4, and C-6 to this Service and Assessment Plan, and including any updates, modification or amendments thereto prepared from time to time including, but not limited to, updates prepared in connection with any issuance of Bonds or in connection with any Annual Service Plan Update.

“Bond Indenture” means any indenture, ordinance, or similar document setting forth the terms and other provisions relating to any series of Bonds, as modified, amended, or supplemented from time to time.

“Bonds” mean the Phase One Bonds, Phase Four and Five Bonds, or any bonds (including refunding bonds) or other debt secured by Assessment Revenues, whether in one or more series, issued by the City with respect to the PID.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more District Improvements segments or sections.

“City” means the City of Waxahachie, Texas.

“City Council” means the duly elected governing body of the City.

“Collection Costs” mean the sum of Annual Collection Costs and Delinquent Collection Costs.

“Cost” mean actual or budgeted costs, as applicable, to acquire, design, construct, install, or improve District Improvements including, but not limited to, all costs paid or incurred in connection with the issuance, from time to time, of multiple series of Bonds, and including all costs otherwise paid or incurred in connection with the transaction that results in the issuance of Bonds (whether such costs are characterized as interest, costs of issuance, reserve fund, or other costs of the transaction).

“Delinquent Collection Costs” mean interest, penalties, and expenses incurred or imposed with respect to any delinquent installments of the Assessments in accordance with the PID Act.

“Developer” means, as applicable, Waxahachie 287, LP, Ellis County CTR Development, Ltd, Saddlebrook Phase 3, LLC, or Saddlebrook Phase 4 LLC, and their respective successors and assigns.

“District Improvements” mean the public improvement projects authorized by the PID Act that confer a special benefit on the applicable Assessed Property and that are described for each Phase in Section III of this Service and Assessment Plan.

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“**Equivalent Units**” mean, for each Parcel in Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5, (i) the number of residential dwelling units built or expected to be built within the Parcel for each “Lot Type” shown below multiplied times (ii) the equivalency factor shown below:

Lot Type	Equivalency Factor
Lot Type 1 (90 FT single-family residential)	1.00 per dwelling unit
Lot Type 2 (70 FT single-family residential)	0.84 per dwelling unit
Lot Type 3 (60 FT single-family residential)	0.75 per dwelling unit

“**Lot Type 1**” means a single-family lot designated “SF-1” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Lot Type 2**” means a single-family lot designated as “SF-2” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Lot Type 3**” means a single-family lot designated as “SF-3” in the Planned Development Ordinance and identified as such in the Assessment Roll.

“**Maximum Assessment**” means the following amount per unit for each lot type within Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5:

Lot Type	Maximum Assessment
Lot Type 1 (90 FT single-family residential)	\$7,660 per unit
Lot Type 2 (70 FT single-family residential)	\$6,434 per unit
Lot Type 3 (60 FT single-family residential)	\$5,745 per unit

“**Non-Benefited Property**” means Parcels within the boundaries of the PID that have been determined by the City Council to receive no measurable special benefit from the District Improvements, including, but not limited to, Owner Association Property, Public Property, and right-of-way and easements for use by a public or private utility providers.

“**Owner Association Property**” means property within the boundaries of the PID that is owned by or offered for dedication to, whether in fee simple or through an exclusive use easement, a non-profit property owners’ association established for the benefit of a group of homeowners or property owners within the PID.

“**Parcel**” means a parcel of land within the PID identified (i) by a tax map identification number assigned by the Ellis County Central Appraisal District for real property tax purposes, (ii) by lot and block number in a final subdivision plat recorded in the real property records of Ellis County, (iii) by metes and bounds description, or (iv) by any other means determined by the City.

“**Phase Five**” or “**Phase #5**” means a portion of the PID Property as depicted and described on Appendix A-5 attached to this Service and Assessment Plan.

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“Phase Five District Improvements” has the meaning ascribed thereto in Section III hereof.

“Phase Four” or **“Phase #4”** means a portion of the PID Property as depicted and described on Appendix A-4 attached to this Service and Assessment Plan.

“Phase Four District Improvements” has the meaning ascribed thereto in Section III hereof.

“Phase #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix C-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #2 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix C-2, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #3 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix C-3, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #4 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix C-4, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #5 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix C-6, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phase #2 Reimbursement Agreement Obligation” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #2 to be paid from Assessments secured by the Assessed Property within Phase #2 for the District Improvements related to Phase #2 under the terms of the Phase #2 reimbursement agreement and/or a series of future phase bonds.

“Phase #3 Reimbursement Agreement Obligation” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #3 to be paid from Assessments secured by the Assessed Property within Phase #3 for the District Improvements related to Phase #3 under the terms of the Phase #3 reimbursement agreement and/or a series of future phase bonds.

“Phase #4 Reimbursement Agreement Obligation” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #4 to be paid from Assessments secured by the Assessed Property within Phase #4 for the Phase Four District Improvements under the terms of the Phase #4 reimbursement agreement and/or a series of future phase bonds. Upon

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the issuance of Phases Four and Five Bonds, the Phase #4 Reimbursement Agreement Obligation shall be satisfied.

“Phase #5 Reimbursement Agreement Obligation” means the reimbursement obligation related to the Actual Costs of the District Improvements related to Phase #5 to be paid from Assessments secured by the Assessed Property within Phase #5 for the Phase Five District Improvements under the terms of the Phase #5 reimbursement agreement and/or a series of future phase bonds. Upon the issuance of Phases Four and Five Bonds, the Phase #5 Reimbursement Agreement Obligation shall be satisfied.

“Phase One” or **“Phase #1”** means a portion of the PID Property as depicted on Appendix A-1 attached to this Service and Assessment Plan.

“Phase One Bonds” means the City of Waxahachie Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) issued in the initial principal amount of \$1,340,000, and any Bonds issued to refund such Bonds.

“Phase One District Improvements” has the meaning ascribed thereto in Section III hereof.

“Phase Three” or **“Phase #3”** means a portion of the PID Property as depicted on Appendix A-3 attached to this Service and Assessment Plan identifying the property currently being developed within the boundaries of the PID.

“Phase Three District Improvements” has the meaning ascribed thereto in Section III hereof.

“Phase Two” or **“Phase #2”** means a portion of the PID Property as depicted on Appendix A-2 attached to this Service and Assessment Plan.

“Phase Two District Improvements” has the meaning ascribed thereto in Section III hereof.

“Phases Four and Five Bonds” means the City of Waxahachie Special Assessment Bonds, Series 2026 (Waxahachie Public Improvement District No. 1 Phases Four and Five Project) issued in the initial principal amount of \$3,312,000, and any Bonds issued to refund such Bonds.

“PID Act” or **“Act”** means Chapter 372, Texas Local Government Code, as amended.

“PID Property” means the property depicted and described on Appendix A attached to this Service and Assessment Plan identifying the total property included within the boundaries of the PID.

“Planned Development Ordinance” means Ordinance No. 2302 adopted by the City Council of the City on April 18, 2005, which ordinance establishes the zoning that is applicable to the PID Property.

“Public Property” means property within the boundaries of the PID that is owned by or offered for dedication to the federal government, the State of Texas, a county, the City, a school district, a

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public utility provider, or any other political subdivision or public agency, whether in fee simple or through an easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as amended and updated from time to time.

“Trustee” means the fiscal agent or trustee as specified in any Bond Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID Property is depicted and described by metes and bounds on Appendix A attached to this Service and Assessment Plan. The PID Property consists of approximately 1,965 acres of land located within the corporate limits of the City, Ellis County, Texas. The PID Property is zoned as a planned development zoning district in accordance with the Planned Development Ordinance. The total Costs to design, acquire and construct the District Improvements was \$34,882,328.

The property in Phase One consists of approximately 78.6 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase One District Improvements financed through the PID for Phase One was \$1,340,000.

The property in Phase Two consists of approximately 33.9 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Two District Improvements financed through the PID for Phase Two was \$749,059.

The property in Phase Three consists of approximately 63.3 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Three District Improvements financed through the PID for Phase Three was \$1,453,485.

The property in Phase Four consists of approximately 107.655 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Four District Improvements financed through the PID for Phase Four was \$2,034,190.

The property in Phase Five consists of approximately 70.035 acres of land and is located within the PID boundaries. The total Actual Cost of the Phase Five District Improvements financed through the PID for Phase Five is anticipated to be \$1,621,000.

This Service and Assessment Plan is updated for Phase Five of the development, which includes approximately 252 residential dwelling units. The Parcels in Phase Five of the development are shown on the Assessment Roll and the map included as Appendix A-5. The total Actual Cost of the District Improvements to be financed through the PID for Phase Five is \$1,621,000.

The total estimated Costs to design, acquire and construct the District Improvements for future phases to be developed after Phase Five is \$27,684,594 (i.e., \$34,882,328 - \$1,340,000 - \$749,059 - \$1,453,485 - \$2,034,190 - 1,621,000).

For purposes of allocating the Assessments, the Assessed Property has been classified in one of three lot types. The following table shows the actual or proposed residential lot types: The residential development at build-out in Phase One, Phase Two, Phase Three, Phase Four, and the projected residential development in Phase Five of the PID Property are shown in Table II-A on the following page for each of the three Lot Types developed or being developed.

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Table II-A
Current Development Plan

Lot Type	Actual Development Phase 1	Actual Development Phase 2	Actual Development Phase 3	Actual Development Phase 4	Projected Development Phase 5
Lot Type 1 – 90 FT Single-Family	47 units	17 units	0 units	0 units	0 units
Lot Type 2 – 70 FT Single-Family	96 units	31 units	0 units	109 units	252 units
Lot Type 3 – 60 FT Single-Family	66 units	73 units	253 units	232 units	0 units
	209 Units	121 Units	253 Units	341 Units	252 Units

The estimated number of units at the build-out of the Assessed Property is based on the land use approvals for the property, the anticipated subdivision of the Assessed Property, and the Developer's estimate of the highest and best use of the property within the Assessed Property.

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III. DESCRIPTION OF THE DISTRICT IMPROVEMENTS

A. DISTRICT IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. District 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; and

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- (xiv) payment of expenses incurred in the establishment, administration, and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

Phase One District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase One (the “Phase One District Improvements”) should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the Actual Costs of the Phase One District Improvements is shown in Table III-A below.

Table III-A
Phase One District Improvements

Phase One District Improvement	Total Actual Cost
Phase #1 - Street Grading and Paving	\$328,742
Phase #1 - Onsite Water Distribution System	\$132,078
Phase #1- Onsite Wastewater Management System	\$120,149
Phase #1- Storm Drainage Management System	\$147,931
Phase #1 - Engineering	\$106,916
Phase #1 - Bond Financing Costs	\$504,183
Total Phase #1 Costs of District Improvements	\$1,340,000

Road Improvements:

The Phase One District Improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One road improvements have been completed.

Water Distribution System Improvements:

The Phase One water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One water distribution system improvements have been completed.

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Sanitary Sewer Improvements:

The Phase One wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One sanitary sewer improvements have been completed.

Storm Drainage Improvements

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The Phase One storm drainage improvements have been completed.

Phase Two District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Two (the “Phase Two District Improvements”) should be undertaken by the City for the benefit of the property within Phase Two of PID. A summary of the Costs of the Phase Two District Improvements is shown in Table III-B below.

Table III-B
Actual Costs of Phase Two District Improvements

District Improvements	Cost
Phase #2 roadway improvements	\$936,493
Phase #2 water distribution improvements	\$275,351
Phase #2 sanitary sewer improvements	\$278,831
Phase #2 storm sewer improvements	\$107,796
Phase #2 engineering, inspection and contingency	\$183,686
<i>Sub-total cost of improvements</i>	\$1,782,157
Less: other sources of funds	(\$1,033,098)
Total PID-funded District Improvements	\$749,059

Road Improvements:

Residential Streets - The roadway improvements within Phase Two include construction of approximately 2,489 linear feet of 7” thick, 36-foot wide, concrete pavement with curb and gutter and 8,982 linear feet of 6” thick, 30-foot wide, concrete pavement with curb and gutter. The

concrete is 3,600 pounds per square inch (psi) strength. Unclassified excavation for the project consists of 115,000 cubic yards of cut and fill. 41,171 square yards (sy) of pavement sub-grade are lime stabilized and compacted. Intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each lot within Phase Two. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Two road improvements have been completed.

Water Distribution System Improvements:

Water Lines – the Phase Two waterline improvements consist of constructing approximately 9,211 linear feet of 8” water line, including associated 8” gate valves, and approximately 602 linear feet of 12” water line, including associated 12” gate valves. One-inch diameter water services are provided to each of the 121 lots and an additional two-inch service to the park within Phase Two. All associated waterline testing, trench safety and erosion protection during construction are included. These lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Two and all lots within Phase Two.

The Phase Two water distribution system improvements have been completed.

Sanitary Sewer Improvements:

Wastewater Lines - The Phase Two wastewater collection system improvements include construction of 10,299 linear feet of 8” gravity sanitary sewer line that connects to the gravity sewer trunk line flowing to proposed collection point located in Phase 1B. Construction includes connection at multiple points through 51 concrete manholes. Services to individual lots are by 4” gravity sewer services. All lines are designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Two and each of the 178 lots and park within Phase Two.

The Phase Two sanitary sewer improvements have been completed.

Storm Drainage Improvements

The drainage portion of the Phase Two Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Two is within underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Two. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the

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drainage areas within Phase Two flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

The Phase Two storm drainage improvements have been completed.

Phase Three District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the District Improvements benefiting the properties in Phase Three (the "Phase Three District Improvements") should be undertaken by the City for the benefit of the property within Phase Three of PID. A summary of the Costs of the Phase Three District Improvements is shown in Table III-C below.

Table III-C
Actual Costs of Phase Three District Improvements

District Improvements	Cost
Phase #3 roadway improvements	\$2,949,600
Phase #3 utility improvements	\$3,730,087
Phase #3 engineering, inspection and contingency	\$775,340
Phase #3 bond issuance costs ^(a)	\$0
<i>Sub-total cost of improvements</i>	<i>\$7,455,027</i>
Less: other sources of funds	(\$6,001,542)
Total PID-funded District Improvements	\$1,453,485

(a) If and when Bonds are issued for Phase Three District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

Road Improvements:

Residential Streets - The roadway improvements within Phase Three include construction of approximately 42,682 square yards (sy) of 6" thick concrete pavement, approximately 4,210 square yards (sy) of 7" thick concrete pavement, approximately 3,322 square yards (sy) of 8" thick concrete pavement, 53,491 square yards (sy) of pavement sub-grade will be lime stabilized and compacted, 8,510 square feet (sf) of side walk 5 feet wide, and 11,450 linear feet (lf) of sidewalk 6 feet wide. These roadway improvements include streets that will provide street access to each lot within Phase Three. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These projects provide access to community roadways and state highways.

The Phase Three road improvements have been completed.

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Utility Improvements:

The Phase 3 utility improvements include water distribution system improvements, wastewater collection system improvements and storm sewer collection system improvements.

Water Lines – the Phase Three waterline improvements consists of constructing approximately 7,829 linear feet (lf) of 8” water line, including associated 8” gate valves, approximately 10,720 linear feet (lf) of 12” water line, including associated 12” gate valves, and approximately 1,160 linear feet (lf) of 16” water line, including associated 16” gate valves. All associated waterline testing, trench safety and erosion protection during construction are included. Construction includes connection of 38 fire hydrants. These lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase Three and all lots within Phase Three.

Wastewater Lines - The Phase Three wastewater collection system improvements also include construction of approximately 7,400 linear feet (lf) of 8” sanitary sewer line, approximately 2,572 linear feet (lf) of 10” sanitary sewer line, approximately 979 linear feet (lf) of 12” sanitary sewer line, approximately 1,446 linear feet (lf) of 15” sanitary sewer line, approximately 2,212 linear feet (lf) of 21” sanitary sewer line located in Phase Three. Construction includes connection at multiple points through 46 concrete manholes. All lines were designed and constructed in accordance with City standards and specifications and are owned and operated by the City. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase Three and each of the 253 lots and park within Phase Three.

Storm Drainage Improvements - The drainage portion of the Phase Three Improvements consists of underground reinforced concrete storm sewer pipes, inlets and rock riprap protection at outfalls. The main means of conveyance of storm drainage within Phase Three is within underground storm drainpipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm water throughout the drainage basins associated with Phase Three. The system includes underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase Three flow to existing facilities constructed with the previous phases of Saddlebrook Estates. This project was constructed to City standards and specifications and is owned and operated by the City.

Phase Three utility improvements have been completed.

Phase Four District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Four (the “Phase Four District Improvements”) should be undertaken by the City for the benefit of the property within Phase Four of PID. A summary of the estimated Costs of the Phase Four District Improvements is shown in Table III-D on the following page.

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Table III-D
Actual Costs of Phase Four District Improvements

Phase Four District Improvement	Total Actual Cost
Phase #4 - Roadway Improvements	\$5,234,810
Phase #4 - Water Improvements	\$2,081,077
Phase #4 - Sanitary Sewer Improvements	\$1,735,451
Phase #4 - Storm Drainage Improvements	\$1,599,876
Phase #4 - Soft and Miscellaneous Costs	\$881,219
Phase #4 - Bond Financing Costs ^a	\$343,729
<i>Sub-total cost of improvements</i>	<i>\$11,876,161</i>
Less: other sources of funds	(\$9,841,971)
Total PID-funded District Improvements	\$2,034,190

(a) If and when Bonds are issued for Phase Four District Improvements, proceeds of those Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

The Phase Four District Improvements include roadway improvements, water system improvements, sanitary sewer improvements, storm drainage improvements, soft and miscellaneous costs, and bond financing costs.

Road Improvements:

The Phase Four street grading and paving improvements include the construction of the residential streets that provide access to the Phase Four lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

Water Improvements:

The Phase Four water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase Four lots. The water infrastructure constructed is connected to the City water distribution system.

Sanitary Sewer Improvements:

The Phase Four wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase Four lots and a sewer trunk line that runs through Phase Four. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Storm Drainage Improvements:

The Phase Four storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

Soft and Miscellaneous Costs:

The other soft and miscellaneous portion of the Phase Four District Improvements consist of fees, related to designing, constructing, installing, and financing the Phase Four District Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, district formation costs, and other PID costs incurred and paid by the Developer.

Additional details of the Phase Four District Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

Phase Five District Improvements

After analyzing the public improvement projects authorized by the PID Act, the City determined that the District Improvements benefiting the properties in Phase Five (the "Phase Five District Improvements") should be undertaken by the City for the benefit of the property within Phase Five of PID. A summary of the estimated Costs of the Phase Five District Improvements is shown in Table III-E below.

Table III-E
Actual Costs of Phase Five District Improvements

Phase Five District Improvement	Total Actual Cost
Phase #5 - Roadway Improvements	\$3,565,295
Phase #5 - Water Improvements	\$1,489,923
Phase #5 - Sanitary Sewer Improvements	\$1,424,340
Phase #5 - Storm Drainage Improvements	\$1,831,064
Phase #5 – Soft and Miscellaneous Costs	\$241,614
Phase #5 - Bond Financing Costs ^a	\$364,623
<i>Sub-total cost of improvements</i>	<i>\$8,916,859</i>
Less: other sources of funds	(\$7,660,482)
Total PID-funded District Improvements	\$1,256,378

(a) Proceeds of the Phases Four and Five Bonds may be used to fund costs of issuance, capitalized interest, underwriters discount and any debt service reserve fund or other required reserves.

The Phase Five District Improvements include roadway improvements, water improvements, sanitary sewer improvements, storm drainage improvements, soft and miscellaneous costs, and bond financing costs.

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Road Improvements:

The Phase Five street grading and paving improvements include the construction of the residential streets that provide access to the Phase Five lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and reinforced concrete pavement. The streets are curb and gutter construction. The curb and gutter design conveys storm water to the storm drainage system.

Water Improvements:

The Phase Five water distribution system improvements include the construction of PVC water lines, valves, fire hydrants and service lines to the Phase Five lots. The water infrastructure constructed is connected to the City water distribution system.

Sanitary Sewer Improvements:

The Phase Five wastewater distribution system improvements include the construction of PVC sewer lines, manholes and service lines to the Phase Five lots and a sewer trunk line that runs through Phase Five. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Storm Drainage Improvements

The Phase Five storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

Soft and Miscellaneous Costs:

The other soft and miscellaneous portion of the Phase Five District Improvements consist of fees, related to designing, constructing, installing, and financing the Phase Five District Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, district formation costs, and other PID costs incurred and paid by the Developer.

Additional details of the Phase Five Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

The detailed Costs of the Phase Five District Improvements are shown in Appendix B to this Service and Assessment Plan.

The PID Act provides that if the governing body of a municipality determines that it promotes the interests of the municipality, the governing body may undertake public improvement projects authorized by the PID Act that confer a special benefit on a definable part of the municipality. The City Council has determined that the “District Improvements” described on Appendix B to this

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Service and Assessment Plan are authorized by the PID Act, promote the interests of the City, and confer a special benefit on the applicable Assessed Property. The individual line items described on Appendix B may be updated with each update of this Service and Assessment Plan. Individual line items may be adjusted upward or downward; however, the total cost of all line items cannot exceed the total shown on Appendix B.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires a service plan covers a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the improvement projects undertaken within each Phase of the PID. This plan shall be reviewed and updated annually for the purpose of determining the annual budget for the District Improvements and for the issuance of Bonds for Phase Four and Phase Five or any other future phase bond issues. The annual update to this Service and Assessment Plan is herein referred to as the “Annual Service Plan Update.”

The Actual Costs, including costs related to the issuance of the Phase One Bonds and payment of expenses incurred in the establishment, administration, and operation of Phase One of the PID, was \$1,390,000, of which \$1,340,000 was funded with the Assessments on the Assessed Property within Phase One, as shown on Table IV-A. All of the Costs of the Phase One District Improvements were expended during the first five years after adoption of the 2007 Service and Assessment Plan.

Table IV-A
Sources and Uses of Funds
Phase One District Improvements

Sources of Funds	Total
Bond proceeds	\$1,340,000
Other private funds	\$50,000
Total Sources of Funds	\$1,390,000
Uses of Funds	
Phase One District Improvements	\$835,817
Capitalized Interest Account	\$54,558
Cost of Issuance	\$297,095
Reserve Account	\$131,093
Prepayment Reserve Account	\$1,437
Developer's Reserve Account	\$50,000
Collection Costs Account	\$20,000
Total Uses of Funds	\$1,390,000

The Actual Costs, including estimated Costs incurred in the establishment, administration, and operation of Phase Two of the PID, are \$1,782,157, of which \$749,059 have been funded with the Assessments on the Assessed Property within Phase Two, as shown on Table IV-B. All of the Costs of the Phase Two District Improvements were expended during the first five years after adoption of the updated 2016 Service and Assessment Plan.

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Table IV-B
Sources and Uses of Funds
Phase Two District Improvements

Sources of Funds:	Total
PID Assessments	\$749,059
Other source of funds	\$1,033,098
Total sources of funds	\$1,782,157
Uses of Funds:	
Phase Two District Improvements	\$1,782,157
Total uses of funds	\$1,782,157

The Actual Costs, including Costs incurred in the establishment, administration, and operation of Phase Three of the PID, is \$7,455,027, of which \$1,453,485 have been funded with the Assessments on the Assessed Property within Phase Three, as shown on Table IV-C. All of the Costs of the Phase Three District Improvements were expended during the first five years after adoption of the 2021 Service and Assessment Plan.

Table IV-C
Sources and Uses of Funds
Phase Three District Improvements

Sources of Funds:	Total
PID Assessments	\$1,453,485
Other source of funds	\$6,001,542
Total sources of funds	\$7,455,027
Uses of Funds:	
Phase Three District Improvements	\$7,455,027
Total uses of funds	\$7,455,027

The estimated Costs, including Costs incurred in the establishment, administration, and operation of Phase Four of the PID, is \$11,532,432, of which \$2,034,190 is to be funded with the Assessments on the Assessed Property within Phase Four, as shown on Table IV-D.1. All of the Costs of the Phase Four District Improvements are anticipated to be expended during the first five years after adoption of the 2025 Service and Assessment Plan.

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Table IV-D.1
Sources and Uses of Funds - Original
Phase Four District Improvements

Sources of Funds:	Total
PID Assessments	\$2,034,190
Estimated Other source of funds	\$9,498,243
Total sources of funds	\$11,532,432
Uses of Funds:	
Estimated Phase Four District Improvements	\$11,532,432
Total Uses of Funds	\$11,532,432

The updated estimated Costs, including Costs incurred in the establishment, administration, operation, and the allocable share of the costs of issuance of the Phases Four and Five Bonds of Phase Four of the PID, is \$11,876,161, of which \$1,691,000 will be funded with the Assessments on the Assessed Property within Phase Four, as shown on Table IV-D.2. All of the Costs of the Phase Four District Improvements are anticipated to be expended during the first five years after adoption of this Service and Assessment Plan.

Table IV-D.2
Sources and Uses of Funds - Updated
Phase Four District Improvements

Sources of Funds:	Phase Four
Bond proceeds	\$1,691,000
Other Funding Sources	\$10,185,161
Total Sources	\$11,876,161
Uses of Funds	
Estimated Phase Four District Improvements	\$11,532,432
Capitalized Interest Account	\$0
Cost of Issuance	\$101,460
Reserve Account	\$141,539
Underwriter's Discount	\$50,730
Collection Costs Account	\$50,000
Total Uses of Funds	\$11,876,161

The estimated Costs, including Costs incurred in the establishment, administration, and operation of Phase Five of the PID, are \$8,916,859, of which \$1,621,000 will be funded with the Assessments on the Assessed Property within Phase Five, as shown on Table IV-E. All of the Costs of the Phase Five District Improvements are anticipated to be expended during the first five years after adoption of this Service and Assessment Plan.

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Table IV-E
Sources and Uses of Funds
Phase Five District Improvements

Sources of Funds:	Phase Five
Bond proceeds	\$1,621,000
Other Funding Sources	\$7,295,859
Total Sources	\$8,916,859
Uses of Funds	
Estimated Phase Five District Improvements	\$8,552,237
Capitalized Interest Account	\$44,578
Cost of Issuance	\$97,260
Reserve Account	\$124,155
Underwriter's Discount	\$48,630
Collection Costs Account	\$50,000
Total Uses of Funds	\$8,916,859

The annual projected Costs and annual projected indebtedness are shown by Table IV-E-1, Table IV-E-2, Table IV-E-3, Table IV-E-4, and Table IV-E-5, on page 22, page 23, and page 24 of this report. Bonds are being issued by the City to pay for or reimburse all or a portion of the Phase Four and/or Phase Five District Improvements. The annual projected costs and indebtedness is subject to revision and shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Collection Costs, updating the Costs of Phase Two District Improvements, Phase Three District Improvements, Phase Four District Improvements, and Phase Five District Improvements, and updating the Assessment Rolls for Phase One, Phase Two, Phase Three, Phase Four, and Phase Five.

Table IV-E-1
Phase One Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2010-2025	\$1,340,000	\$1,340,000	\$0	\$1,924,183
2026	\$0	\$0	\$0	\$150,139
2027	\$0	\$0	\$0	\$152,043
2028	\$0	\$0	\$0	\$153,576
2029	\$0	\$0	\$0	\$154,737
2030	\$0	\$0	\$0	\$155,527
2031	\$0	\$0	\$0	\$155,946
2032	\$0	\$0	\$0	\$155,995
Total	\$1,340,000	\$1,340,000	\$0	\$3,002,146

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Table IV-E-2
Phase Two Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2010-2025	\$1,782,157	\$749,059	\$1,033,098	\$545,244
2026	\$0	\$0	\$0	\$66,559
2027	\$0	\$0	\$0	\$68,203
2028	\$0	\$0	\$0	\$69,732
2029	\$0	\$0	\$0	\$70,148
2030	\$0	\$0	\$0	\$71,507
2031	\$0	\$0	\$0	\$72,753
2032	\$0	\$0	\$0	\$73,885
Total	\$1,782,157	\$749,059	\$1,033,098	\$1,038,031

Table IV-E-3
Phase Three Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2021-2025	\$7,179,911	\$1,453,000	\$5,726,911	\$530,158
2026	\$0	\$0	\$0	\$133,389
2027	\$0	\$0	\$0	\$119,291
2028	\$0	\$0	\$0	\$118,341
2029	\$0	\$0	\$0	\$122,399
2030	\$0	\$0	\$0	\$121,235
2031	\$0	\$0	\$0	\$125,080
2032	\$0	\$0	\$0	\$123,702
Total	\$7,179,911	\$1,453,000	\$5,726,911	\$1,393,595

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Table IV-E-4
Phase Four Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2025	\$11,876,161	\$2,034,190	\$10,185,161	\$0
2026	\$0	\$0	\$0	\$191,539
2027	\$0	\$0	\$0	\$186,460
2028	\$0	\$0	\$0	\$186,440
2029	\$0	\$0	\$0	\$186,380
2030	\$0	\$0	\$0	\$187,282
2031	\$0	\$0	\$0	\$187,084
Total	\$11,876,161	\$2,034,190	\$10,185,161	\$1,125,185

Table IV-E-5
Phase Five Annual Projected Costs and Indebtedness

Assessment Year Ending 08/15	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2026	\$8,916,859	\$1,621,000	\$7,295,859	\$0
2027	\$0	\$0	\$0	\$129,578
2028	\$0	\$0	\$0	\$182,160
2029	\$0	\$0	\$0	\$182,020
2030	\$0	\$0	\$0	\$180,840
2031	\$0	\$0	\$0	\$180,682
2032	\$0	\$0	\$0	\$180,484
Total	\$8,916,859	\$1,621,000	\$7,295,859	\$1,035,764

B. 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"). The PID Assessment Notice is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the governing body of a municipality to apportion the cost of improvement projects to be assessed against property in a public improvement district on the basis of special benefits conferred upon the property because of the projects. The PID Act provides that the cost of improvement projects 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. This Section V of this Service and Assessment Plan describes the special benefit received by each Parcel of the Assessed Property as a result of the District Improvements, provides the basis and justification for the determination that this special benefit exceeds the costs of the Assessments, and establishes the methodology by which the City Council allocates the special benefit of the District Improvements to Parcels in a manner that results in equal shares of the Cost of the District Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodology 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 PID Property.

B. SPECIAL BENEFIT

The Assessed Property will receive a direct and special benefit from the District Improvements, and this benefit will be equal to or greater than the cost of the Assessments. The District Improvements are provided specifically for the benefit of the Assessed Property. The District Improvements (more particularly described in line-item format on Appendix B to this Service and Assessment Plan) include the following categories of public improvement projects authorized by the PID Act: (i) streets (including paving, landscaping, sidewalks, street lights, and screening walls), recreational facilities, entry features, parks, hike and bike trails, open space improvements, common area improvements, pond improvements, water improvements, wastewater improvements, and storm water improvements; (ii) engineering, contract administration, and contingencies associated with the foregoing; and (iii) various issuance and transaction costs related to the issuance of one or more series of Bonds.

The owners of the Assessed Property have acknowledged that the applicable District Improvements confer a special benefit on the applicable Assessed Property and have consented to the imposition of the applicable Assessments to pay for the applicable District Improvements. The owners are acting in their interest in consenting to this imposition because the special benefit conferred upon the applicable Assessed Property by the applicable District Improvements exceeds the amount of the applicable Assessments.

The owners of the Assessed Property have represented: (i) that, based on their evaluation of the potential development of the Assessed Property, the highest and best use is the use described in this Service and Assessment Plan and otherwise required by the Planned Development Ordinance; and (ii) that it is in the interest of the owners of the Assessed Property to maximize the value of such property. Use of the Assessed Property as described in this Service and Assessment Plan and as required by the Planned Development Ordinance will require that District Improvements be acquired, constructed, installed, and improved. Funding the cost of the District Improvements through the PID is determined to be the most beneficial means of doing so. In summary, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments based on the evidence, information, and testimony provided to the City Council.

C. ASSESSMENT METHODOLOGY

1. The Cost of the District Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.
2. For purposes of this Service and Assessment Plan, the City Council has determined that the Cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. In determining the relative value of Parcels, the City Council has taken into consideration (i) the type of residential development (i.e., single-family, duplex, or multi-family); (ii) single-family lot size; (iii) current and projected land values; (iv) current and projected home prices; (v) current and projected market demands for single-family residential development within the City and within the region; and (vi) the high-quality, master-planned community development standards created by the Planned Development Ordinance. In determining the relative value of Parcels, the City Council has also taken into consideration independent studies supporting the conclusion that larger residential lots with full municipal services (including police, fire, and other emergency services), with access to concrete streets with curb and gutter storm drainage facilities, and with municipal water and wastewater service will be developed with larger, more expensive homes; and that such larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption.
3. Having taken into consideration the matters described above, the City Council has determined that allocating the Cost of the applicable District Improvements among Parcels in Phase One, Phase Two, Phase Three, Phase Four, and Phase Five based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the "Lot Types" defined in Section I.B of this Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value within Phase One, Phase Two, Phase Three, Phase Four, and Phase Five) is set forth in Tables V-A, V-C, V-E, V-G.2, V-H.2, V-I, and V-J below. These tables illustrate that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the

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greatest benefit from the District Improvements, which benefit is given an "Equivalent Unit" value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

Table V-A
Equivalent Unit Factor - Phase One

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639
Average Annual Installment Per Equivalent Unit			\$866
Average Home Price Per Equivalent Unit			\$303,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.29

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Assessment on the Assessed Property within Phase One per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-B sets forth the Phase One Assessment per dwelling unit.

Table V-B
Phase One Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table V-C shows the Equivalent Units for Phase Two on the following page.

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Table V-C
Equivalent Unit Factor - Phase Two

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660
Average Annual Installment Per Equivalent Unit			\$787
Average Home Price Per Equivalent Unit			\$295,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.27

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Assessment on the Assessed Property within Phase Two per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-D below sets forth the Phase Two Assessment per dwelling unit.

Table V-D
Phase Two Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

Table V-E shows the Equivalent Units for Phase Three below.

Table V-E
Equivalent Unit Factor - Phase Three

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			\$1,453,485
Original Assessment Per Equivalent Unit			\$7,660
Average Annual Installment Per Equivalent Unit			\$659
Average Home Price Per Equivalent Unit			\$303,000
Average Tax Rate Equivalent per Equivalent Unit			\$0.22

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The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Assessment on the Assessed Property within Phase Three per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table V-F below sets forth the Phase Three Assessment per dwelling unit.

Table V-F
Phase Three Assessment per Lot Type

Lot Type	Equivalent Units	Phase Three Assessment per Dwelling Unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

Table V-G.1 shows the Equivalent Units for Phase Four below.

Table V-G.1
Phase #4 Equivalent Unit Factor - Phase Four - Original

Lot Type	Phase #4 Equivalent Units	Total Number of Dwelling Units	Total Phase #4 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	109 dwelling units	91.56
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	232 dwelling units	174.00
Total Equivalent Units			265.56
Total Phase Four Assessments			\$2,034,189.60
Assessment Per Equivalent Unit			\$7,660.00
Average Annual Installment Per Equivalent Unit			\$707.76
Average Estimated Home Price Per Equivalent Unit			\$330,000.00
Average Tax Rate Equivalent per Equivalent Unit			\$0.21

Table V-G.2 shows the Equivalent Units for Phase Four below, as updated for Phase Four and Five Bonds.

Table V-G.2
Phase #4 Equivalent Unit Factor - Phase Four - Updated

Lot Type	Phase #4 Equivalent Units	Total Number of Dwelling Units	Total Phase #4 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	109 dwelling units	91.56
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	232 dwelling units	174.00
Total Equivalent Units			265.56
Total Phase Four Assessments			\$1,691,000.00
Assessment Per Equivalent Unit			\$6,367.68
Average Annual Installment Per Equivalent Unit			\$707.76
Average Estimated Home Price Per Equivalent Unit			\$330,000.00
Average Tax Rate Equivalent per Equivalent Unit			\$0.21

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The total original Assessments for the Phase Four parcels are allocated among 265.56 Equivalent Units resulting in a cost per Phase #4 Equivalent Unit of \$7,660.00. The Assessment on the Assessed Property within Phase Four per dwelling unit was calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Phase #4 Equivalent Unit value for each Lot Type. Table V-H.1 below sets forth the original Phase Four Assessment per dwelling unit.

Table V-H.1
Phase Four Assessment per Lot Type - Original

Lot Type	Phase #4 Equivalent Units	Phase Four Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

The total updated Assessments for the Phase Four parcels are allocated among 265.56 Equivalent Units resulting in a cost per Equivalent Unit of \$6,368. The Assessment on the Assessed Property within Phase Four per dwelling unit was calculated as the product of (i) \$6,368 multiplied times (ii) the applicable Phase #4 Equivalent Unit value for each Lot Type. Table V-H.2 below sets forth the original Assessment on the Assessed Property within Phase Four per dwelling unit.

Table V-H.2
Phase Four Assessment per Lot Type - Updated

Lot Type	Phase #4 Equivalent Units	Phase Four Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$5,349 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$4,776 per dwelling unit

Table V-I shows the Equivalent Units for Phase Five below.

Table V-I
Phase #5 Equivalent Unit Factor - Phase Five

Lot Type	Phase #5 Equivalent Units	Total Number of Dwelling Units	Total Phase #5 Equivalent Units
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	252 dwelling units	211.68
Total Equivalent Units			211.68
Total Phase Five Assessments			\$1,621,000.00
Assessment Per Equivalent Unit			\$7,657.79
Average Annual Installment Per Equivalent Unit			\$866.90
Average Estimated Home Price Per Equivalent Unit			\$330,000.00
Average Tax Rate Equivalent per Equivalent Unit			\$0.26

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The total Assessments for the Phase Five parcels are allocated among 211.68 Phase #5 Equivalent Units resulting in a cost per Phase #5 Equivalent Unit of \$7,657.79. The Assessment on the Assessed Property within Phase Five per dwelling unit is calculated as the product of (i) \$7,658 multiplied times (ii) the applicable Phase #5 Equivalent Unit value for each Lot Type. Table V-J below sets forth the Assessment on the Assessed Property within Phase Five per dwelling unit.

Table V-J
Phase Five Assessment per Lot Type

Lot Type	Phase #5 Equivalent Units	Phase Five Assessment per Dwelling Unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,433 per dwelling unit

It has been represented to the City Council by the owners of the Assessed Property that the District Improvements for the Assessed Property will be completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance, as amended. When the City has determined that the District Improvements have been completed in accordance with the Planned Development Ordinance and the City's Subdivision Ordinance or when financial security (including, but not limited to, proceeds from the issuance of Bonds) to complete the District Improvements in accordance with the Planned Development Ordinance and Subdivision Ordinance has been provided in a manner approved by the City; then the Assessed Property shall be deemed to have received a special benefit from the District Improvements. When the Assessed Property is deemed to have received a special benefit from District Improvements, the City shall collect Assessments and Annual Installments to pay for such District Improvements and shall issue Bonds for such purpose.

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VI. DETERMINATION OF ASSESSMENT

A. AMOUNT OF ASSESSMENTS

The total applicable Assessments for each Assessed Property shall not exceed the total Cost of the applicable District Improvements. The Assessment for each Parcel shall be as shown on the Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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 Equivalent Units to be built on each new 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.

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. REDUCTION OF ASSESSMENTS

If after all applicable District Improvements have been completed the Actual Cost of the applicable District Improvements is less than the Cost used to calculate the applicable Assessments, then the Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all applicable Parcels equals the actual reduced Cost of the applicable District Improvements (but never less than an amount equal to the principal amount of any applicable outstanding Bonds). To the extent permitted by law and as provided by any Bond Indenture, the trustee under the Bond Indenture shall (with the consent of the City Council) refund the amount of such reduction to any owner of a Parcel who has already paid in full the Assessment for such owner's Parcel.

D. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Payment shall include interest through the date of payment to the extent such interest is not included in any Annual Installment paid or to be paid. If payment in full will result in a redemption of Bonds, the payment amount shall be reduced by the amount, if any, of reserve funds applied to the redemption under the Bond Indenture.

(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 an Assessment, the City shall deposit the payment in accordance with the applicable Bond 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.

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 City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments, including interest and Annual Collection Costs, beginning on the date the City determines that a phase of development of the PID Property has received a special benefit from District Improvements completed or to be completed in connection with such phase of development as provided by Section V.C of this Service and Assessment Plan. Each applicable Assessment securing Bonds shall bear interest at one-half of one percent above than the actual

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interest rate paid on the public debt used to finance the District Improvements. The Assessment Roll sets forth for each year the Annual Installment for each Parcel.

The interest rate on the Phase One Bonds is 7.15 percent per annum. Accordingly, the interest rate of 7.65 percent per annum is used as the interest rate on the Assessments for the Phase One Parcels.

Each Assessment related to the Phase #2 Reimbursement Agreement Obligation on Parcels in Phase #2 shall be paid with interest based on an interest rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #2 shall be paid at a rate 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 Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during September 2017 was 2.77%. The City has determined that the Assessments on Parcels in Phase #2 shall bear interest at the rate of 7.00% per annum for years 1 through 5 and 5.77% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.00% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.77%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll, updated with the actual interest rate on the reimbursement agreement, is shown in Appendix C-2. The first annual installments for Parcels within Phase #2 were due by January 31, 2018, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase #3 Reimbursement Agreement Obligation on Parcels in Phase #3 shall be paid with interest based on an interest rate of 7.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment. Each Assessment on Parcels in Phase #3 shall be paid at a rate 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 Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during May 2021 was 2.64%. The City has determined that the Assessments on Parcels in Phase #3 shall bear interest at the rate of 7.64% per annum for years 1 through 5 and 4.66% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.64% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.64%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is shown in Appendix C-3. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #3 were due on January 31, 2022, and became delinquent February 1 following such payment date.

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Each Assessment related to the Phase #4 Reimbursement Agreement Obligation on Parcels in Phase #4 shall be paid with interest based on an interest rate of 4.50% per annum for years 1 through 30. Each Assessment on Parcels in Phase #4 shall be paid at a rate 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 Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during August 2025 was 5.54%. The City has determined that the Assessments on Parcels in Phase #4 shall bear interest at the rate of 4.50% per annum for years 1 through 30, which rate is within the initial maximum allowable rate of interest of 7.50% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 7.50%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown in Appendix C-4. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #4 were due on January 31, 2026, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase Four and Five Bonds on Parcels in Phase #4 shall be paid with interest related to the actual interest rate paid on the Phases Four and Five Bonds (plus the Prepayment and Delinquency Reserve) allocable to Phase Four, as shown in the Phase #4 Assessment Roll. Interest on the Phases Four and Five Bonds is based on an estimated interest rate of 5.50% per annum for years 1 through 30, plus an additional 0.5% to fund the prepayment and delinquency reserve. Accordingly, the estimated interest rate of 5.50 percent per annum is used as the estimated interest rate on the Assessments for the Phase Four Parcels. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown in Appendix C-4. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #4 were due on January 31, 2026, and became delinquent February 1 following such payment date.

Each Assessment related to the Phase Four and Five Bonds on Parcels in Phase #5 shall be paid with interest related to the actual interest rate paid on the Phases Four and Five Bonds (plus the prepayment and delinquency reserve) allocable to Phase Five, as shown in the Phase #5 Assessment Roll. Interest on the Phases Four and Five Bonds is based on an estimated interest rate of 5.50% per annum for years 1 through 30, plus an additional 0.5% to fund the prepayment and delinquency reserve. Accordingly, the estimated interest rate of 5.50 percent per annum is used as the estimated interest rate on the Assessments for the Phase Five Parcels. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Phase #5 Assessment Roll. The Phase Five Assessment Roll is shown in Appendix C-6. Calculation of the Annual Installments shall be as of September 1 of each year. The first Annual Installments for Parcels within Phase #5 will be due on January 31, 2027, and will become delinquent February 1 following such payment date.

The City reserves and shall have the right and option to issue Bonds to pay or reimburse Costs of the Phase Three District Improvements. In the event of issuance of such Bonds, the Administrator

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shall recalculate the Annual Installments for Assessments on the Assessed Property within Phase Three, and if necessary, may adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Special Assessments will be produced in annual amounts that are required to pay the debt service on such Bonds when due and payable as required by and established in the Bond Indenture authorizing and securing such Bonds.

E. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Annual Collection Costs 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 Bond Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase One received a special benefit from the Phase One District Improvements completed, and collection of Annual Installments for Phase One commenced as of September 1, 2010, and was due by January 31, 2011.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Two received a special benefit from the Phase Two District Improvements completed, and collection of Annual Installments for Phase Two commenced as of September 1, 2015, and was due by January 31, 2016.

The City made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Three received a special benefit from the Phase Three District Improvements completed, and collection of Annual Installments for Phase Three commenced as of September 1, 2021, and was due by January 31, 2022.

The City has made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Four has received a special benefit from the Phase Four District Improvements completed, and collection of Annual Installments for Phase Four commenced as of September 1, 2025, and were due by January 31, 2026.

The City has made the determinations as provided in Section V.C of this Service and Assessment Plan that the Assessed Property in Phase Five has received a special benefit from the Phase Five District Improvements completed, and collection of Annual Installments for Phase Five commence as of September 1, 2026, and will be due by January 31, 2027.

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 Assessments shall have lien priority as specified in the PID Act.

VII. THE ASSESSMENT ROLL

Each Parcel has been evaluated by the City Council (based on the Planned Development Ordinance, developable area, proposed Owner Association Property and Public Property, the District Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the Lot Type that is anticipated to be developed within such Parcel. The Assessment for each Parcel will not exceed the Maximum Assessment, for the Lot Type. All of the Assessments are set forth on the Assessment Rolls attached as Appendix C-1, C-2, C-3, C-4, and C-6, to this Service and Assessment Plan. The Assessment Rolls shall be updated upon the issuance of each series Bonds, upon the preparation of each Annual Service Plan Update, and to reflect, for each Parcel, prepayments and reductions authorized by this Service and Assessment Plan.

The Administrator shall prepare, and the City Council shall review and approve, updates (no less frequently than annually) to the Assessment Rolls to reflect the following matters, together with any other changes helpful to the Administrator and permitted by the PID Act: (i) the identification of each Parcel (including, if available, the tax parcel identification number for each Parcel); (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.C of this Service and Assessment Plan.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

An owner of a Parcel claiming that an error has been made in calculating the Assessment Roll (including the Annual Installment) shall (prior to pursuing any other remedy) give written notice describing the alleged error to the City within thirty (30) days after the owner receives the purportedly erroneous calculation. If an owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installment) and to have waived any objections to the calculation. The Administrator shall promptly review all notices alleging calculation errors and decide whether an error has been made. Any overpayment of a prior Annual Installment shall be credited against future Annual Installments, and no cash refunds shall be made except for the final year during which the Annual Installment is collected. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments, if any, and including Delinquent Collection Costs. After termination of an Assessment, the City shall provide to the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination."

C. AMENDMENTS

Supplemental Assessments may be made by the City Council in accordance with the PID Act to correct omissions or mistakes relating to the total Cost of the District Improvements. The City Council reserves the right to amend this Service and Assessment Plan without notice under the PID Act and without notice to owners of Parcels: (i) to correct minor mistakes and clerical errors; (ii) to clarify minor ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Collection Costs, and other charges imposed by this Service and Assessment Plan. The City Council further reserves the right to amend this Service and Assessment Plan (after notice and public hearing as required by the PID Act) to conform this Service and Assessment Plan to the requirements of the PID Act, including requirements arising from interpretations of the PID Act by the Attorney General of the State of Texas.

D. FILING AND POSTING OF SERVICE AND ASSESSMENT PLAN

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 and post each Annual Service Plan Update approved by the City Council, with each such filing and posting to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be posted, filed, and recorded in the entirety.

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E. INTERPRETATION AND DETERMINATIONS

The City Council shall make all interpretations and determinations related to the application of this Service and Assessment Plan, which determinations and interpretations are governmental actions involving legislative discretion. Ministerial and administrative acts may be delegated pursuant to this Service and Assessment Plan and the Bond Indenture.

F. SEVERABILITY

If any provision of this Service and Assessment Plan is held to be unenforceable by final judgment of any court having jurisdiction, such unenforceable provision shall be deleted and severed from this Service and Assessment Plan, and this Service and Assessment Plan, and all remaining provisions, shall remain in full force and effect and be interpreted to give effect to the intent of the parties as evidenced by this Service and Assessment Plan as a whole. To the extent required to give maximum effect to the intent of the parties, the remaining provisions of this Service and Assessment Plan shall be reformed or rewritten. All provisions of this Service and Assessment Plan are deemed to be severable.

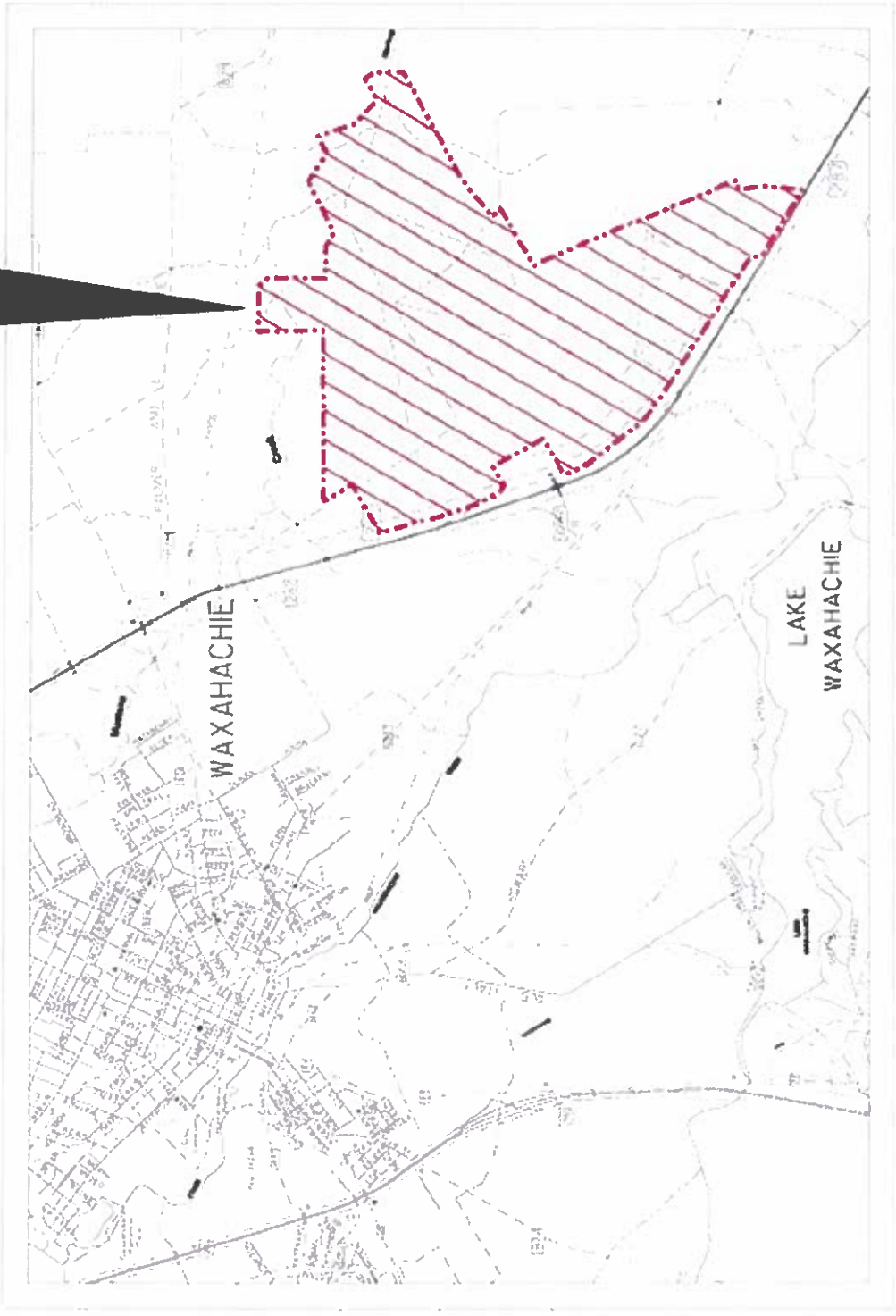
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APPENDIX A
THE PID MAP

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**PROJECT
LOCATION**



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PHASE	SF-3	SF-2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE 2W-1	42	0	10.7	42
PHASE 2W-2	34	9	11.9	34
PHASE 2B	60	33	22.6	93
TOTAL	348	42	99.5	390

Phase 1B-1/2/3
90a 73
90a 51
90a 12
Total 121

BUILDER DEED EXHIBIT

SADDLEBROOK - PHASE 2

Waxahachie, Texas

October 2018

Prepared by: JACOBS ENGINEERING GROUP, INC. 10000 North Central Expressway, Suite 1000, Dallas, TX 75203
Project No.: 18-001-001-001



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APPENDIX A-1
THE PID MAP – PHASE ONE

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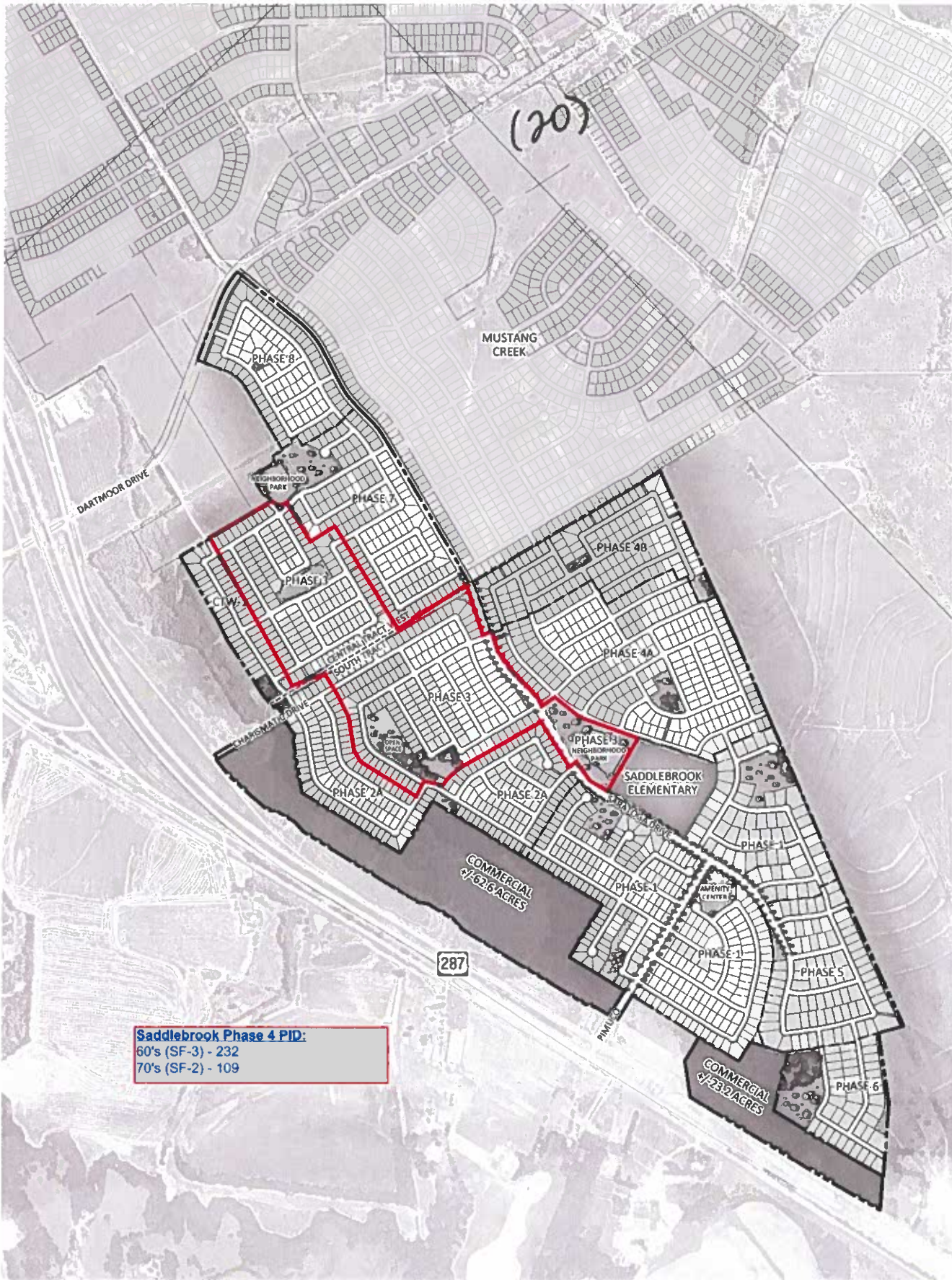
APPENDIX A-2
THE PID MAP – PHASE TWO

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APPENDIX A-3
THE PID MAP - PHASE THREE

(20)

APPENDIX A-4
THE PID MAP – PHASE FOUR



Saddlebrook Phase 4 PID:
 60's (SF-3) - 232
 70's (SF-2) - 109

SADDLEBROOK MASTERPLAN												SOUTH TRACT PRELIMINARY LOT COUNT TABLE							CENTRAL TRACT WEST PRELIMINARY LOT COUNT TABLE				
RESIDENTIAL TYPE	ZONING	PHASE 1			PHASE 2A		PHASE 3		PHASE 4		PHASE 5	PHASE 6	TOTAL SUMMARY	RESIDENTIAL TYPE	ZONING	CTWS	PHASE 3	PHASE 7	PHASE 8	TOTAL SUMMARY			
		PHASE 1A	PHASE 1B	PHASE 1C	PHASE 1D	PHASE 1E	PHASE 1F	PHASE 1G	PHASE 1H	PHASE 1I											PHASE 1J	PHASE 1K	PHASE 1L
60' x 120'	SF3	68		22				131	59				430	60' x 120'	SF3	42	135	42	1	238			
70' x 155'	SF1	96		1	11			20	87	252	131		618	70' x 155'	SF2								
80' x 157'	SF1	2	41								79	41	182	70' x 155'	SF2		22	106	95	223			
SUBTOTALS		166	42	24	12	17	211	188	252	132	79	41	1230	TOTAL SUMMARY		42	155	148	96	441			
TOTAL LOTS		330			211		186		383		79		41										

Planning & Landscape Architecture
 11111 Highway 281, Suite 100, Waxahatchee, TX 75165
 Phone: 972.961.1111
 Fax: 972.961.1112
 Website: www.planningandlandscape.com

CITY OF WAXAHACHEE, ELLIS COUNTY, TX
 PROJECT NUMBER: P17-180-0019
 DATED: 3/12/2025
 DRAWN BY: TBJ
 ENDED BY: TBJ

DATE: 3/12/2025
 PROJECT NUMBER: P17-180-0019

RESIDENTIAL TYPE: 60' x 120', 70' x 155', 80' x 157'
 ZONING: SF3, SF1

PHASE 1: PHASE 1A, PHASE 1B, PHASE 1C, PHASE 1D, PHASE 1E, PHASE 1F, PHASE 1G, PHASE 1H, PHASE 1I, PHASE 1J, PHASE 1K, PHASE 1L

PHASE 2A, PHASE 3, PHASE 4, PHASE 5, PHASE 6

TOTAL SUMMARY: 1230

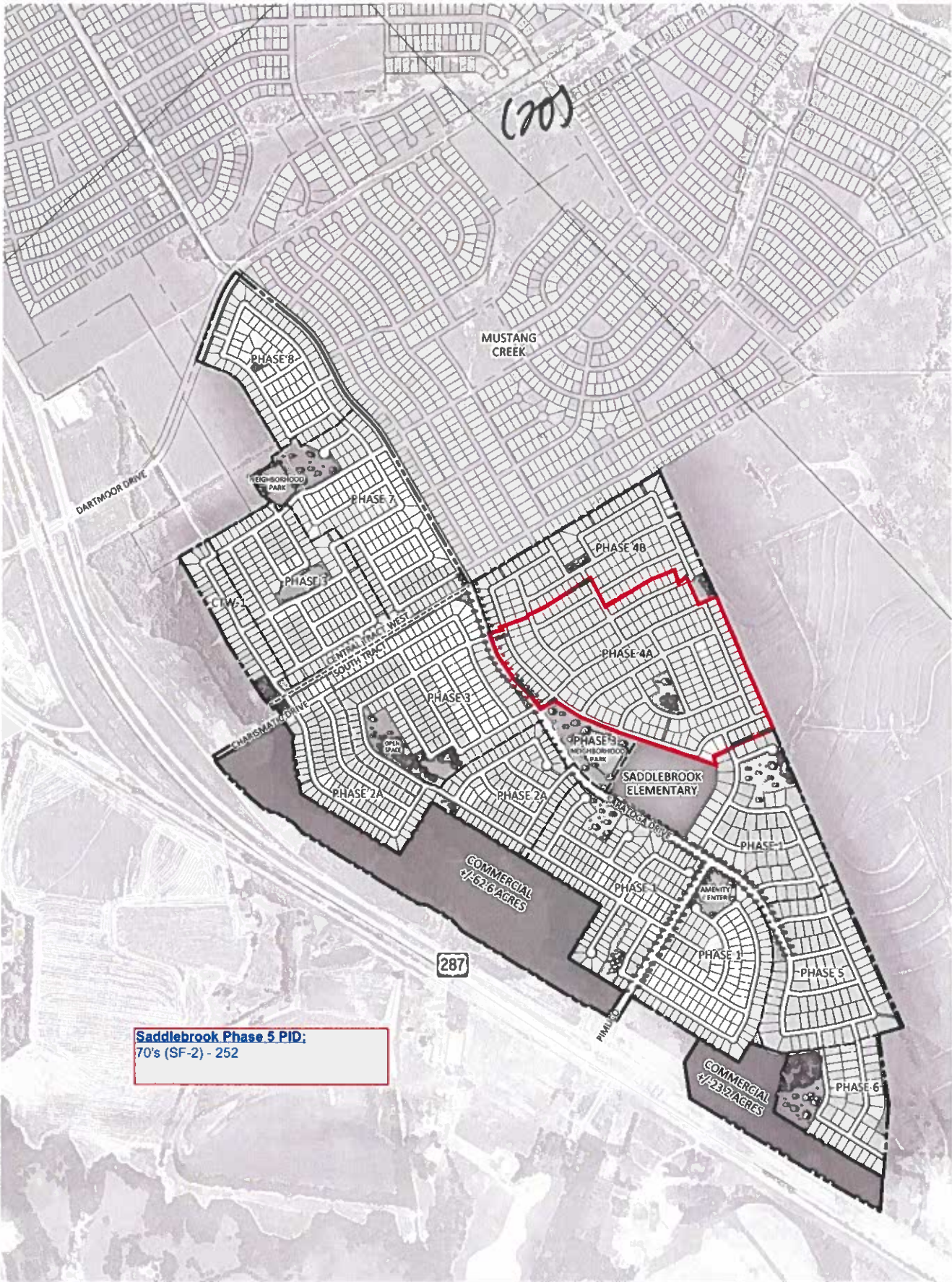
RESIDENTIAL TYPE: 60' x 120', 70' x 155'

ZONING: SF3, SF2
 CTWS: 42
 PHASE 3: 135
 PHASE 7: 42
 PHASE 8: 1
 TOTAL SUMMARY: 238

TOTAL SUMMARY: 441

(20)

APPENDIX A-5
THE PID MAP – PHASE FIVE



Saddlebrook Phase 5 PID:
70's (SF-2) - 252

 SADDLEBROOK MASTERPLAN		SOUTH TRACT PRELIMINARY LOT COUNT TABLE											CENTRAL TRACT WEST PRELIMINARY LOT COUNT TABLE								
		RESIDENTIAL TYPE	ZONING TYPE	PHASE 2A	PHASE 2B	PHASE 2	PHASE 1	PHASE 1	PHASE 1	PHASE 2A	PHASE 3	PHASE 4	PHASE 5	PHASE 6	TOTAL SUMMARY	RESIDENTIAL TYPE	ZONING	CTW 1	PHASE 5	PHASE 7	PHASE 8
60' x 110'	SF 3	66	72					193	99					430	60' x 150'	SF 3	42	133	82	1	218
70' x 155'	SF 2	96	8	31				20	87	252	151			618	70' x 155'	SF 2	22	106	95		223
80' x 157'	SF 1	2	43		17							79	41	182							
SUBTOTALS		166	43	73	31	17	211	186	252	131	79	41		1230	TOTAL SUMMARY						
TOTAL LOTS		330			211			186	383	79	41	441									

CITY OF WAXAHACHIE, ELLIS COUNTY, TX

DRAWN BY: TMA
 CHECKED BY: TMA
 DATE: 3/17/2025
 PROJECT: SADDLEBROOK MASTERPLAN
 PROJECT NUMBER: 2024-0019

This plan is the property of the City of Waxahachie and is loaned to the applicant for use only. It is not to be used for any other purpose. The City of Waxahachie is not responsible for any errors or omissions in this plan. The applicant is responsible for all errors and omissions. The City of Waxahachie is not responsible for any errors or omissions in this plan. The applicant is responsible for all errors and omissions.

(20)

APPENDIX B
ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS

(20)

**Appendix B
DISTRICT IMPROVEMENTS - PHASE #1**

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Thoroughfare Paving	\$0	\$0	\$0	\$0	\$0
Median Landscaping	\$0	\$0	\$0	\$0	\$0
6' Concrete Sidewalk	\$0	\$0	\$0	\$0	\$0
Landscape Buffer	\$0	\$0	\$0	\$0	\$0
Thin Screening Wall	\$0	\$0	\$0	\$0	\$0
Engineering/Survey	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Recreational Facilities	\$700,000	(\$700,000)	\$0	\$0	\$0
Main Entry	\$250,000	(\$250,000)	\$0	\$0	\$0
Secondary Entry	\$100,000	(\$100,000)	\$0	\$0	\$0
Public Neighborhood Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Pocket Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Hike and Bike Trail	\$52,500	(\$52,500)	\$0	\$0	\$0
Open Space Improvements	\$75,000	(\$75,000)	\$0	\$0	\$0
Pond Improvements	\$100,000	(\$100,000)	\$0	\$0	\$0
6' Concrete Sidewalks (Collectors)	\$184,800	(\$184,800)	\$0	\$0	\$0
Landscape Buffer (Collectors)	\$211,200	(\$211,200)	\$0	\$0	\$0
Thin Screening Wall (Collectors)	\$277,500	(\$277,500)	\$0	\$0	\$0
Engineering/Survey	\$196,339	\$108,569	\$304,908	\$106,916	\$197,992
Contingency	\$97,362	(\$97,362)	\$0	\$0	\$0
Water	\$32,020	\$344,656	\$376,676	\$132,078	\$244,597
Sewer	\$53,298	\$289,853	\$343,151	\$120,149	\$223,002
Drainage	\$61,380	\$360,690	\$422,070	\$147,931	\$274,139
Roads	\$60,050	\$876,761	\$936,811	\$328,742	\$608,068
Public Right of Way	\$5,115	(\$5,115)	\$0	\$0	\$0
Related Appurtenances	\$1,535	(\$1,535)	\$0	\$0	\$0
Street Lighting	\$3,582	(\$3,582)	\$0	\$0	\$0
Storm Water Control Improvements	\$12,378	(\$12,378)	\$0	\$0	\$0
Common Area Fencing, Landscaping	\$13,197	(\$13,197)	\$0	\$0	\$0
Common Area Improvements	\$5,831	(\$5,831)	\$0	\$0	\$0
Other Park Items	\$2,148	(\$2,148)	\$0	\$0	\$0
Other Recreational Facilities	\$5,729	(\$5,729)	\$0	\$0	\$0
Other Trail Improvements	\$4,194	(\$4,194)	\$0	\$0	\$0
Engineering	\$2,864	(\$2,864)	\$0	\$0	\$0
Contract Administration	\$35,805	(\$35,805)	\$0	\$0	\$0
Master Common Utility Improvements	\$24,654	(\$24,654)	\$0	\$0	\$0
Contingencies	\$34,539	(\$34,539)	\$0	\$0	\$0
SUB-TOTAL	\$2,803,020	(\$419,404)	\$2,383,616	\$835,817	\$1,547,799

(20)

**Appendix B
DISTRICT IMPROVEMENTS - PHASE #1**

PUBLIC IMPROVEMENT PROJECTS	Original Budget	Budget Changes	Revised Budget	Phase One Budget	Budget for Other Assessed Property
Debt Service Reserve Fund	\$248,552	\$102,521	\$351,073	\$131,093	\$219,980
Capitalized Interest	\$309,362	(\$151,377)	\$157,985	\$54,558	\$103,427
Bond Counsel	\$45,990	\$25,196	\$71,186	\$26,860	\$44,326
Underwriters Counsel	\$35,566	(\$22,315)	\$13,251	\$5,000	\$8,251
Developers Financial Advisor	\$26,675	\$48,672	\$75,347	\$28,430	\$46,917
City Financial Advisor	\$26,675	\$8,918	\$35,593	\$13,430	\$22,163
Underwriters Fee	\$71,132	\$71,240	\$142,372	\$26,800	\$115,572
Interest from Dev. Fund	(\$30,865)	\$30,865	\$0	\$0	\$0
Developers Counsel	\$7,154	\$59,103	\$66,257	\$25,000	\$41,257
Assessment Consultant	\$7,154	\$10,643	\$17,797	\$6,715	\$11,082
Other Administrative Costs	\$8,892	\$225,617	\$234,509	\$186,297	\$48,212
SUB-TOTAL	\$756,287	\$409,083	\$1,165,370	\$504,183	\$661,187
PAR AMOUNT OF BONDS	\$3,559,307	\$0	\$3,559,307	\$1,340,000	\$2,219,307
DEPOSIT TO PROJECT FUND	\$2,803,020	(\$419,404)	\$2,383,616	\$835,817	\$1,547,799

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

(20)

Appendix B
DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

Cost Code	Cost Code Description	Actual	PID Eligible
Direct Costs			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		183,685.71	183,686
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		385,112.90	308,090
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		628,402.70	628,403
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

(20)

Appendix B

DISTRICT IMPROVEMENTS - PHASE #2

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		107,796.15	107,796
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		0.00	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		275,350.70	275,351
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		278,830.54	278,831
Total		1,859,178.70	1,782,156.12

(20)

Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reclass to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	\$ 1,056,015.64	\$ (47,902.59)	\$ 1,008,113.05	\$ 609,277.00	\$ -	\$ -	\$ 609,277.00	\$ (398,836.05)	\$ 233,735.00	\$ 375,542	38.4%	61.6%
Retaining Walls	\$ 184,200.00		\$ 184,200.00	\$ 336,930.00	\$ 23,648.00	\$ -	\$ 360,578.00	\$ 176,378.00	\$ 360,578.00	\$ -	100.0%	0.0%
Erosion Control		\$ 99,340.20	\$ 99,340.20	\$ 99,340.20	\$ -	\$ 50,000.00	\$ 149,340.20	\$ 50,000.00	\$ 149,340.20	\$ -	100.0%	0.0%
Utilities	\$ 3,681,225.93	\$ (113,555.99)	\$ 3,567,669.97	\$ 3,730,086.70	\$ -	\$ -	\$ 3,730,086.70	\$ 162,416.73	\$ 3,730,086.70	\$ 3,730,087	50.0%	50.0%
Paving	\$ 3,240,669.54	\$ (99,462.51)	\$ 3,141,207.03	\$ 2,563,314.20	\$ 10,743.81	\$ -	\$ 2,574,058.01	\$ (567,149.02)	\$ 2,574,058.01	\$ 2,574,058	50.0%	50.0%
Soft Costs	\$ 1,432,306.14	\$ (935,144.51)	\$ 497,161.63	\$ 897,161.63	\$ -	\$ -	\$ 897,161.63	\$ -	\$ 121,821.63	\$ 775,340	13.6%	86.4%
Inspection Fees		\$ 133,473.56	\$ 133,473.56	\$ 157,603.62	\$ -	\$ -	\$ 157,603.62	\$ 24,130.06	\$ 157,603.62	\$ -	100.0%	0.0%
Geotechnical Testing		\$ 100,790.31	\$ 100,790.31	\$ 100,790.31	\$ -	\$ -	\$ 100,790.31	\$ -	\$ 100,790.31	\$ -	100.0%	0.0%
Hardscape/Landscape		\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ -	\$ -	\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	100.0%	0.0%
Franchise		\$ 274,961.50	\$ 274,961.50	\$ 252,461.50	\$ 22,500.00	\$ -	\$ 274,961.50	\$ -	\$ 274,961.50	\$ -	100.0%	0.0%
Contingency	\$ 671,582.75		\$ 671,582.75	\$ -	\$ -	\$ -	\$ -	\$ (671,582.75)	\$ -	\$ -	-	-
Interest/Tax Reserve	\$ 650,000.00		\$ 650,000.00	\$ 650,000.00	\$ -	\$ -	\$ 650,000.00	\$ -	\$ 650,000.00	\$ -	100.0%	0.0%
Landscape/Park Improvements	\$ 400,000.00		\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	100.0%	0.0%
Development Fees	\$ 188,000.00		\$ 188,000.00	\$ 188,000.00	\$ -	\$ -	\$ 188,000.00	\$ -	\$ 188,000.00	\$ -	100.0%	0.0%
Rollbacks	\$ 150,000.00		\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%	0.0%
Closing Costs	\$ 246,000.00		\$ 246,000.00	\$ 246,000.00	\$ -	\$ -	\$ 246,000.00	\$ -	\$ 246,000.00	\$ -	100.0%	0.0%
	\$ 11,900,000.00	\$ -	\$ 11,900,000.00	\$ 10,568,465.16	\$ 36,891.81	\$ 50,000.00	\$ 10,675,356.97	\$ (1,224,643.03)	\$ 9,524,474.97	\$ 7,455,026.71		

(20)

Saddlebrook Phase 3, LLC (PID Phase #4)
Overall PID Costs
3.14.2025

Description	Total Spent to Date	Remaining Costs to Fund	Total Costs to Spend
Hard Costs, Soft Costs			
GRADING/EXCAVATION	\$ 2,041,863.74	\$ 25,000.00	\$ 2,066,863.74
EROSION CONTROL	\$ 358,229.12	\$ 100,000.00	\$ 458,229.12
RETAINING WALLS	\$ 766,829.79	\$ 6,917.21	\$ 773,747.00
WATER SYSTEM	\$ 2,081,076.80	\$ -	\$ 2,081,076.80
SANITARY SEWER SYSTEM	\$ 1,734,450.70	\$ 1,000.00	\$ 1,735,450.70
STORM SEWER SYSTEM	\$ 1,576,498.10	\$ 23,377.50	\$ 1,599,875.60
PAVING/ROADWAY IMPROVEMENTS	\$ 4,144,813.06	\$ -	\$ 4,144,813.06
MASTER INFRASTRUCTURE PAVING - SARATOGA	\$ -	\$ -	\$ -
FRANCHISE	\$ -	\$ -	\$ -
ENGINEERING/SURVEYING	\$ 884,641.34	\$ 50,000.00	\$ 934,641.34
GEOTECHNICAL	\$ 282,550.00	\$ 15,000.00	\$ 297,550.00
LANDSCAPE & HARDSCAPE	\$ 971,452.19	\$ 1,208,324.80	\$ 2,179,776.99
CITY FEES	\$ 335,113.14	\$ -	\$ 335,113.14
SUBTOTAL	\$ 15,177,517.98	\$ 1,429,619.51	\$ 16,607,137.49

Private Costs	Public Costs
\$ 1,102,790.99	\$ 964,072.75
\$ 458,229.12	\$ -
\$ 773,747.00	\$ -
\$ -	\$ 2,081,076.80
\$ -	\$ 1,735,450.70
\$ -	\$ 1,599,875.60
\$ 70,550.51	\$ 4,074,262.55
\$ -	\$ -
\$ -	\$ -
\$ 53,422.34	\$ 881,219.00
\$ 297,550.00	\$ -
\$ 1,983,301.99	\$ 196,475.00
\$ 335,113.14	\$ -
\$ 5,074,705.09	\$ 11,532,432.40

(20)



8789 Stockard Ln
Suite 602
Frisco, TX 75034

Contact J.J. Heid # 469-352 1471
Email: J.J.obramos.com

PROJECT: SADDLEBROOK PH 3 PID Phase #4
LOCATION: WAXAHACHE, TX
DATE: Thursday, January 28, 2023
PROPOSAL VALID FOR 30 DAYS

PAGE 1 OF 1

EXCAVATION IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	CLEARING & GRUBBING	AC	108.0	2,235.00	241,380.00
2	REMOVE & DISPOSE OF EXISTING FENCING	LF	2,950	2.50	7,375.00
3	REMOVE & DISPOSE OF EXISTING CONCRETE FILLAGE	SY	148	72.00	10,512.00
4	ONSITE EXCAVATION, CUT TO FILL	CY	108,708	3.25	613,301.00
4A	EXCAVATE AND STOCKPILE EXCESS DIRT WITHIN 1,000' OF THE SOUTH-EASTERN POND	CY	33,658	3.25	108,391.75
5	FINAL OPEN SPACE GRADING**	AC	17.33	1,700.00	29,461.00
6	ROUGH LOT GRADING	LOT	341	385.00	131,285.00
7	FINAL LOT GRADING**	LOT	341	195.00	66,495.00
8	MOISTURE CONDITION PAD (40'X70') 6" BELOW SUBGRADE (ZONE III)	LOT	118	812.00	95,816.00
9	MOISTURE CONDITION PAD (54'X75') 6" BELOW SUBGRADE (ZONE III)	LOT	73	1,104.00	80,592.00
10	MOISTURE CONDITION PAD (40'X70') 7" BELOW SUBGRADE (ZONE III)	LOT	80	2,489.00	199,120.00
11	MOISTURE CONDITION PAD (54'X75') 7" BELOW SUBGRADE (ZONE III)	LOT	48	3,359.00	161,232.00
12	MOISTURE CONDITION PAD (40'X70') 10" BELOW SUBGRADE (ZONE IV)	LOT	79	3,728.00	294,412.00
13	MOISTURE CONDITION PAD (54'X75') 10" BELOW SUBGRADE (ZONE IV)	LOT	15	5,081.00	76,215.00
14	6 MIL POLY PADS EXTENDED 5' BEYOND 40'X70' PAD	LOT	217	540.00	117,180.00
15	6 MIL POLY PADS EXTENDED 5' BEYOND 54'X75' PAD	LOT	104	734.40	76,377.60
EARTHWORK TOTAL					\$ 1,977,613.35

Total	Private	Public
\$ 241,380.00	\$ -	\$ 241,380.00
\$ 7,375.00	\$ 7,375.00	\$ -
\$ 10,512.00	\$ 10,512.00	\$ -
\$ 613,301.00	\$ -	\$ 613,301.00
\$ 108,391.75	\$ -	\$ 108,391.75
\$ 29,461.00	\$ 29,461.00	\$ -
\$ 131,285.00	\$ 131,285.00	\$ -
\$ 66,495.00	\$ 66,495.00	\$ -
\$ 95,816.00	\$ 95,816.00	\$ -
\$ 80,592.00	\$ 80,592.00	\$ -
\$ 197,520.00	\$ 197,520.00	\$ -
\$ 53,728.00	\$ 53,728.00	\$ -
\$ 70,984.00	\$ 70,984.00	\$ -
\$ 76,215.00	\$ 76,215.00	\$ -
\$ 117,180.00	\$ 117,180.00	\$ -
\$ 76,377.60	\$ 76,377.60	\$ -
\$ 1,977,613.35	\$ 1,813,540.60	\$ 164,072.75

SUBSTANTIAL COMPLETION 110 WORK DAYS
ADDITIONAL DURATION FOR ONSITE FINAL COMPLETION (AFTER PAVING) 25 WORK DAYS

ADD ITEMS, IF NECESSARY

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
ADD1	IF STOCKPILE IS LOCATED BEYOND 1,000' OF THE CUT (POND), UPCHARGE FOR EACH ADDITIONAL 500 FT HAUL WILL BE UPCHARGED THE FOLLOWING	CY/500FT	33,658	0.50	16,829.50

ADDITIONAL (IF BIDDING METHOD) FOR HAUL EACH ADDITIONAL 500 5 WORK DAYS

(20)

Attn: Mr. Jake Finch
 Finch@parksandrec.com

#	Description Of Work	Unit	Contract Quantity	Unit Price	Contract Amount	Current Month		Project To Date		
						Prev Work Performed	Quantities This Month	Amount Due This Estimate	Quantities To Date	Year 1 Payments
1	6" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	57,170	\$48.55	\$2,775,803.50	57,170.00		80.00	57,170.00	\$2,775,803.50
2	7" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	6,309	\$57.20	\$360,874.80	6,309.00		80.00	6,309.00	\$360,874.80
3	4" Lume Stabilized Subgrade Preparation	SY	67,389	\$3.40	\$229,054.60	67,389.00		80.00	67,389.00	\$229,054.60
4	Line Material (36 Inlay)	Ton	1,213	\$312.00	\$378,456.00	1,213.00		90.00	1,213.00	\$378,456.00
5	Remove Barricade and Connect to Header	EA	6	\$1,100.00	\$6,600.00	6.00		80.00	6.00	\$6,600.00
6	Concrete Street Header	LF	186	\$23.00	\$4,298.00	186.00		80.00	186.00	\$4,298.00
7	End of Road Barricade	EA	6	\$2,290.00	\$13,800.00	6.00		90.00	6.00	\$13,800.00
8	6" Wide 4" Thick Concrete Sidewalk	SF	13,982	\$7.55	\$105,564.10	13,982.00		90.00	13,982.00	\$105,564.10
9	6" Wide 4" Thick Concrete Sidewalk	SF	17,454	\$7.55	\$131,777.70	17,454.00		90.00	17,454.00	\$131,777.70
10	Barricade Free Ramp - Directional	EA	92	\$1,900.00	\$174,800.00	92.00		90.00	92.00	\$174,800.00
11	Barricade Free Ramp - Perpendicular	EA	19	\$1,600.00	\$30,400.00	19.00		90.00	19.00	\$30,400.00
12	Street Name Blades Only on Galvanized Post	EA	2	\$400.00	\$800.00	2.00		90.00	2.00	\$800.00
13	Stop Sign & Street Name Blades on Galvanized Post	EA	12	\$480.00	\$5,760.00	12.00		90.00	12.00	\$5,760.00
14	Street Name Blades Only on Existing Street Light Post	EA	6	\$300.00	\$1,800.00	6.00		90.00	6.00	\$1,800.00
15	Stop Sign & Street Name Blades on Street Light Post	EA	14	\$360.00	\$5,110.00	14.00		90.00	14.00	\$5,110.00
16	Parking Space Markings	LB	1	\$1,800.00	\$1,800.00	1.00		90.00	1.00	\$1,800.00
17	Maintenance Bond	LB	1	\$23,000.00	\$23,000.00	1.00		90.00	1.00	\$23,000.00
Change Order Number 1										
Delete										
1	6" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	-57,170	\$48.55	-\$2,775,803.50	-57,170.00		90.00	-57,170.00	-\$2,775,803.50
2	7" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	-6,309	\$57.20	-\$360,874.80	-6,309.00		90.00	-6,309.00	-\$360,874.80
Add										
1	6" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	57,170	\$48.55	\$2,832,201.80	57,170.00		90.00	57,170.00	\$2,832,201.80
2	7" 3600 PSI Reinf Concrete Street Pavement w/Curb	SY	6,309	\$56.35	\$356,130.15	6,309.00		90.00	6,309.00	\$356,130.15
Change Order Number 2										
8 B	6" Wide 4" Thick Concrete Sidewalk	SF	(13,982)	\$7.55	-\$105,564.10	(13,982.00)		90.00	(13,982.00)	-\$105,564.10
8 D	6" Wide 4" Thick Concrete Sidewalk	SF	(17,454)	\$7.55	-\$131,777.70	(17,454.00)		90.00	(17,454.00)	-\$131,777.70

Total	Private	Public
\$ 2,775,603.50	\$ -	\$ 2,775,603.50
\$ 360,874.80	\$ -	\$ 360,874.80
\$ 229,054.60	\$ -	\$ 229,054.60
\$ 378,456.00	\$ -	\$ 378,456.00
\$ 6,600.00	\$ -	\$ 6,600.00
\$ 4,650.00	\$ -	\$ 4,650.00
\$ 13,500.00	\$ -	\$ 13,500.00
\$ 105,564.10	\$ -	\$ 105,564.10
\$ 131,777.70	\$ -	\$ 131,777.70
\$ 174,800.00	\$ -	\$ 174,800.00
\$ 30,400.00	\$ -	\$ 30,400.00
\$ 800.00	\$ -	\$ 800.00
\$ 5,760.00	\$ -	\$ 5,760.00
\$ 1,800.00	\$ -	\$ 1,800.00
\$ 5,110.00	\$ -	\$ 5,110.00
\$ 1,800.00	\$ 1,800.00	\$ -
\$ 23,000.00	\$ -	\$ 23,000.00
\$ -	\$ -	\$ -
\$ (2,775,603.50)	\$ -	\$ (2,775,603.50)
\$ (360,874.80)	\$ -	\$ (360,874.80)
\$ 2,832,201.80	\$ -	\$ 2,832,201.80
\$ 368,130.15	\$ -	\$ 368,130.15
\$ (105,564.10)	\$ -	\$ (105,564.10)
\$ (131,777.70)	\$ -	\$ (131,777.70)
\$ 4,076,062.55	\$ 1,800.00	\$ 4,074,262.55

Original Contract Amount	\$4,249,500.70	Total Amount of Work Performed	\$4,076,062.55
Change Orders/Errors	-\$173,498.15	Less % Retained	\$6.00
Revised Contract Amount	\$4,076,002.55	Amount Payable on Contract	\$4,076,062.55
		Less Previous Payments	-\$3,477,183.50
		Net Amount Due	\$600,879.05
		Less Retainage	\$1.00
		Net Amount Due	\$599,878.05

Given Authority by: 

(20)

**Waxahachie PID #1 - Phase 5 Improvements
Phase 4A Construction Contract Breakdown
4.15.2026**

Scope of Work	Contractor	Total Contract	Public Work	Private Work
Roadway				
	<i>Obra Ramos</i>	\$ 1,847,707.00	\$ 688,501.00	\$ 1,159,206.00
	<i>Glenn Thurman</i>	\$ 2,974,281.40	\$ 2,876,794.15	\$ 97,487.25
Water				
	<i>Circle H</i>	\$ 1,489,923.12	\$ 1,489,923.12	\$ -
Sanitary Sewer				
	<i>Circle H</i>	\$ 1,424,340.10	\$ 1,424,340.10	\$ -
Storm Drainage				
	<i>Circle H</i>	\$ 1,831,064.34	\$ 1,831,064.34	\$ -
Soft & Miscellaneous Costs				
	<i>Circle H (bonds)</i>	\$ 16,614.00	\$ 16,614.00	\$ -
	<i>Bond issuance/assessment fee</i>	\$ 225,000.00	\$ 225,000.00	\$ -
Subtotal		\$ 9,808,929.96	\$ 8,552,236.71	\$ 1,256,693.25

(20)

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL

(20)

Appendix C-1-1
Phase #1 - Assessment Roll

**Parcel
Equivalent Units
Assessment**

**All Parcels
175.42
\$1,340,000**

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$54,558	\$20,000	\$74,558
2012	\$5,000	\$102,319	\$20,400	\$127,719
2013	\$10,000	\$101,745	\$20,808	\$132,553
2014	\$10,000	\$100,980	\$21,224	\$132,204
2015	\$10,000	\$100,215	\$21,649	\$131,864
2016	\$15,000	\$99,259	\$22,082	\$136,340
2017	\$15,000	\$98,111	\$22,523	\$135,634
2018	\$20,000	\$96,773	\$22,974	\$139,746
2019	\$20,000	\$95,243	\$23,433	\$138,676
2020	\$25,000	\$93,521	\$23,902	\$142,423
2021	\$25,000	\$91,609	\$24,380	\$140,989
2022	\$30,000	\$89,505	\$24,867	\$144,372
2023	\$35,000	\$87,019	\$25,365	\$147,384
2024	\$35,000	\$84,341	\$25,872	\$145,213
2025	\$40,000	\$81,473	\$26,390	\$147,862
2026	\$45,000	\$78,221	\$26,917	\$150,139
2027	\$50,000	\$74,588	\$27,456	\$152,043
2028	\$55,000	\$70,571	\$28,005	\$153,576
2029	\$60,000	\$66,173	\$28,565	\$154,737
2030	\$65,000	\$61,391	\$29,136	\$155,527
2031	\$70,000	\$56,228	\$29,719	\$155,946
2032	\$75,000	\$50,681	\$30,313	\$155,995
2033	\$85,000	\$44,561	\$30,920	\$160,481
2034	\$90,000	\$37,868	\$31,538	\$159,405
2035	\$100,000	\$30,600	\$32,169	\$162,769
2036	\$110,000	\$22,568	\$32,812	\$165,380
2037	\$115,000	\$13,961	\$33,468	\$162,430
2038	\$125,000	\$4,781	\$34,138	\$163,919
Total	\$1,340,000	\$1,988,861	\$741,024	\$4,069,885

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and include an additional 0.50% for prepayment and delinquency reserves.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-1-2
Phase #1 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 1 (90 Ft)
1.00
\$7,639

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$311	\$114	\$425
2012	\$29	\$583	\$116	\$728
2013	\$57	\$580	\$119	\$756
2014	\$57	\$576	\$121	\$754
2015	\$57	\$571	\$123	\$752
2016	\$86	\$566	\$126	\$777
2017	\$86	\$559	\$128	\$773
2018	\$114	\$552	\$131	\$797
2019	\$114	\$543	\$134	\$791
2020	\$143	\$533	\$136	\$812
2021	\$143	\$522	\$139	\$804
2022	\$171	\$510	\$142	\$823
2023	\$200	\$496	\$145	\$840
2024	\$200	\$481	\$147	\$828
2025	\$228	\$464	\$150	\$843
2026	\$257	\$446	\$153	\$856
2027	\$285	\$425	\$157	\$867
2028	\$314	\$402	\$160	\$875
2029	\$342	\$377	\$163	\$882
2030	\$371	\$350	\$166	\$887
2031	\$399	\$321	\$169	\$889
2032	\$428	\$289	\$173	\$889
2033	\$485	\$254	\$176	\$915
2034	\$513	\$216	\$180	\$909
2035	\$570	\$174	\$183	\$928
2036	\$627	\$129	\$187	\$943
2037	\$656	\$80	\$191	\$926
2038	\$713	\$27	\$195	\$934
Total	\$7,639	\$11,338	\$4,224	\$23,201

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-1-3
Phase #1 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 2 (70 Ft)
0.84
\$6,417

Year	Principal ¹	Interest ¹	Annual Collection Costs ²	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$261	\$96	\$357
2012	\$24	\$490	\$98	\$612
2013	\$48	\$487	\$100	\$635
2014	\$48	\$484	\$102	\$633
2015	\$48	\$480	\$104	\$631
2016	\$72	\$475	\$106	\$653
2017	\$72	\$470	\$108	\$649
2018	\$96	\$463	\$110	\$669
2019	\$96	\$456	\$112	\$664
2020	\$120	\$448	\$114	\$682
2021	\$120	\$439	\$117	\$675
2022	\$144	\$429	\$119	\$691
2023	\$168	\$417	\$121	\$706
2024	\$168	\$404	\$124	\$695
2025	\$192	\$390	\$126	\$708
2026	\$215	\$375	\$129	\$719
2027	\$239	\$357	\$131	\$728
2028	\$263	\$338	\$134	\$735
2029	\$287	\$317	\$137	\$741
2030	\$311	\$294	\$140	\$745
2031	\$335	\$269	\$142	\$747
2032	\$359	\$243	\$145	\$747
2033	\$407	\$213	\$148	\$768
2034	\$431	\$181	\$151	\$763
2035	\$479	\$147	\$154	\$779
2036	\$527	\$108	\$157	\$792
2037	\$551	\$67	\$160	\$778
2038	\$599	\$23	\$163	\$785
Total	\$6,417	\$9,524	\$3,548	\$19,489

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-1-4
Phase #1 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 3 (60 Ft)
0.75
\$5,729

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2010	\$0	\$0	\$0	\$0
2011	\$0	\$233	\$86	\$319
2012	\$21	\$437	\$87	\$546
2013	\$43	\$435	\$89	\$567
2014	\$43	\$432	\$91	\$565
2015	\$43	\$428	\$93	\$564
2016	\$64	\$424	\$94	\$583
2017	\$64	\$419	\$96	\$580
2018	\$86	\$414	\$98	\$597
2019	\$86	\$407	\$100	\$593
2020	\$107	\$400	\$102	\$609
2021	\$107	\$392	\$104	\$603
2022	\$128	\$383	\$106	\$617
2023	\$150	\$372	\$108	\$630
2024	\$150	\$361	\$111	\$621
2025	\$171	\$348	\$113	\$632
2026	\$192	\$334	\$115	\$642
2027	\$214	\$319	\$117	\$650
2028	\$235	\$302	\$120	\$657
2029	\$257	\$283	\$122	\$662
2030	\$278	\$262	\$125	\$665
2031	\$299	\$240	\$127	\$667
2032	\$321	\$217	\$130	\$667
2033	\$363	\$191	\$132	\$686
2034	\$385	\$162	\$135	\$682
2035	\$428	\$131	\$138	\$696
2036	\$470	\$96	\$140	\$707
2037	\$492	\$60	\$143	\$694
2038	\$534	\$20	\$146	\$701
Total	\$5,729	\$8,503	\$3,168	\$17,401

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 7.15% and includes an additional 0.50% for prepayment and delinquency reserves.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

APPENDIX C-2
PHASE #2 ASSESSMENT ROLL

(20)

Appendix C-2-1
Phase #2 - Assessment Roll

**Parcel
Equivalent Units
Assessment**

**All Parcels
97.79
\$749,059**

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2018	\$0	\$52,434	\$15,000	\$67,434
2019	\$0	\$52,434	\$15,150	\$67,584
2020	\$3,000	\$52,434	\$15,302	\$70,736
2021	\$4,000	\$52,224	\$15,455	\$71,679
2022	\$5,000	\$51,944	\$15,609	\$72,553
2023	\$6,000	\$42,528	\$15,765	\$64,293
2024	\$7,000	\$42,182	\$15,923	\$65,105
2025	\$8,000	\$41,778	\$16,082	\$65,860
2026	\$9,000	\$41,317	\$16,243	\$66,559
2027	\$11,000	\$40,797	\$16,405	\$68,203
2028	\$13,000	\$40,163	\$16,569	\$69,732
2029	\$14,000	\$39,413	\$16,735	\$70,148
2030	\$16,000	\$38,605	\$16,902	\$71,507
2031	\$18,000	\$37,682	\$17,071	\$72,753
2032	\$20,000	\$36,643	\$17,242	\$73,885
2033	\$22,000	\$35,489	\$17,415	\$74,903
2034	\$25,000	\$34,220	\$17,589	\$76,808
2035	\$27,000	\$32,777	\$17,765	\$77,542
2036	\$30,000	\$31,219	\$17,942	\$79,161
2037	\$33,000	\$29,488	\$18,122	\$80,610
2038	\$36,000	\$27,584	\$18,303	\$81,887
2039	\$40,000	\$25,507	\$18,486	\$83,993
2040	\$44,000	\$23,199	\$18,671	\$85,870
2041	\$47,000	\$20,660	\$18,857	\$86,517
2042	\$52,000	\$17,948	\$19,046	\$88,994
2043	\$56,000	\$14,948	\$19,236	\$90,184
2044	\$62,000	\$11,717	\$19,429	\$93,145
2045	\$67,000	\$8,139	\$19,623	\$94,762
2046	\$74,059	\$4,273	\$19,819	\$98,152
Total	\$749,059	\$979,744	\$501,756	\$2,230,559

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-2-2
Phase #2 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 1 (90 Ft)
1.00
\$7,660

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2018	\$0	\$536	\$153	\$690
2019	\$0	\$536	\$155	\$691
2020	\$31	\$536	\$156	\$723
2021	\$41	\$534	\$158	\$733
2022	\$51	\$531	\$160	\$742
2023	\$61	\$528	\$161	\$750
2024	\$72	\$523	\$163	\$758
2025	\$82	\$518	\$164	\$765
2026	\$92	\$513	\$166	\$771
2027	\$112	\$506	\$168	\$786
2028	\$133	\$498	\$169	\$801
2029	\$143	\$489	\$171	\$803
2030	\$164	\$479	\$173	\$815
2031	\$184	\$467	\$175	\$826
2032	\$205	\$455	\$176	\$835
2033	\$225	\$440	\$178	\$843
2034	\$256	\$425	\$180	\$860
2035	\$276	\$407	\$182	\$864
2036	\$307	\$387	\$183	\$878
2037	\$337	\$366	\$185	\$889
2038	\$368	\$342	\$187	\$898
2039	\$409	\$316	\$189	\$915
2040	\$450	\$288	\$191	\$929
2041	\$481	\$256	\$193	\$930
2042	\$532	\$223	\$195	\$949
2043	\$573	\$185	\$197	\$955
2044	\$634	\$145	\$199	\$978
2045	\$685	\$101	\$201	\$987
2046	\$757	\$53	\$203	\$1,013
Total	\$7,660	\$11,585	\$5,131	\$24,375

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-2-3
Phase #2 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 2 (70 Ft)
0.84
\$6,434

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2018	\$0	\$450	\$129	\$579
2019	\$0	\$450	\$130	\$581
2020	\$26	\$450	\$131	\$608
2021	\$34	\$449	\$133	\$616
2022	\$43	\$446	\$134	\$623
2023	\$52	\$443	\$135	\$630
2024	\$60	\$440	\$137	\$636
2025	\$69	\$435	\$138	\$642
2026	\$77	\$431	\$140	\$647
2027	\$94	\$425	\$141	\$661
2028	\$112	\$419	\$142	\$673
2029	\$120	\$411	\$144	\$675
2030	\$137	\$402	\$145	\$685
2031	\$155	\$393	\$147	\$694
2032	\$172	\$382	\$148	\$702
2033	\$189	\$370	\$150	\$708
2034	\$215	\$357	\$151	\$722
2035	\$232	\$342	\$153	\$726
2036	\$258	\$325	\$154	\$737
2037	\$283	\$307	\$156	\$746
2038	\$309	\$287	\$157	\$754
2039	\$344	\$266	\$159	\$768
2040	\$378	\$242	\$160	\$780
2041	\$404	\$215	\$162	\$781
2042	\$447	\$187	\$164	\$797
2043	\$481	\$156	\$165	\$802
2044	\$533	\$122	\$167	\$822
2045	\$576	\$85	\$169	\$829
2046	\$636	\$45	\$170	\$851
Total	\$6,434	\$9,731	\$4,310	\$20,475

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-2-4
Phase #2 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 3 (60 Ft)
0.75
\$5,745

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2018	\$0	\$402	\$115	\$517
2019	\$0	\$402	\$116	\$518
2020	\$23	\$402	\$117	\$543
2021	\$31	\$401	\$119	\$550
2022	\$38	\$398	\$120	\$556
2023	\$46	\$396	\$121	\$563
2024	\$54	\$392	\$122	\$568
2025	\$61	\$389	\$123	\$573
2026	\$69	\$384	\$125	\$578
2027	\$84	\$380	\$126	\$590
2028	\$100	\$374	\$127	\$600
2029	\$107	\$367	\$128	\$602
2030	\$123	\$359	\$130	\$612
2031	\$138	\$351	\$131	\$620
2032	\$153	\$341	\$132	\$627
2033	\$169	\$330	\$134	\$632
2034	\$192	\$318	\$135	\$645
2035	\$207	\$305	\$136	\$648
2036	\$230	\$290	\$138	\$658
2037	\$253	\$274	\$139	\$666
2038	\$276	\$257	\$140	\$673
2039	\$307	\$237	\$142	\$686
2040	\$337	\$216	\$143	\$697
2041	\$360	\$192	\$145	\$697
2042	\$399	\$167	\$146	\$712
2043	\$429	\$139	\$148	\$716
2044	\$476	\$109	\$149	\$734
2045	\$514	\$76	\$150	\$740
2046	\$568	\$40	\$152	\$760
Total	\$5,745	\$8,688	\$3,848	\$18,282

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.00% for years 1 through 5 and 5.77% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

APPENDIX C-3
PHASE #3 ASSESSMENT ROLL

(20)

Appendix C-3-1
Phase #3 - Assessment Roll

**Parcel
Equivalent Units
Assessment**

**All Parcels
189.75
\$1,453,485**

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2022	\$1,000	\$111,046	\$20,000	\$132,046
2023	\$1,000	\$110,970	\$20,400	\$132,370
2024	\$1,000	\$110,893	\$20,808	\$132,701
2025	\$1,000	\$110,817	\$21,224	\$133,041
2026	\$1,000	\$110,741	\$21,649	\$133,389
2027	\$30,000	\$67,210	\$22,082	\$119,291
2028	\$30,000	\$65,818	\$22,523	\$118,341
2029	\$35,000	\$64,426	\$22,974	\$122,399
2030	\$35,000	\$62,802	\$23,433	\$121,235
2031	\$40,000	\$61,178	\$23,902	\$125,080
2032	\$40,000	\$59,322	\$24,380	\$123,702
2033	\$40,000	\$57,466	\$24,867	\$122,333
2034	\$45,000	\$55,610	\$25,365	\$125,975
2035	\$45,000	\$53,522	\$25,872	\$124,394
2036	\$50,000	\$51,434	\$26,390	\$127,823
2037	\$50,000	\$49,114	\$26,390	\$125,503
2038	\$50,000	\$46,794	\$26,390	\$123,183
2039	\$55,000	\$44,474	\$26,390	\$125,863
2040	\$60,000	\$41,922	\$26,390	\$128,311
2041	\$60,000	\$39,138	\$26,390	\$125,527
2042	\$65,000	\$36,354	\$26,390	\$127,743
2043	\$65,000	\$33,338	\$26,390	\$124,727
2044	\$70,000	\$30,322	\$26,390	\$126,711
2045	\$75,000	\$27,074	\$26,390	\$128,463
2046	\$75,000	\$23,594	\$26,390	\$124,983
2047	\$80,000	\$20,114	\$26,390	\$126,503
2048	\$85,000	\$16,402	\$26,390	\$127,791
2049	\$85,000	\$12,458	\$26,390	\$123,847
2050	\$90,000	\$8,514	\$26,390	\$124,903
2051	\$93,485	\$4,338	\$26,390	\$124,212
Total	\$1,453,485	\$1,587,198	\$741,712	\$3,782,395

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-3-2
Phase #3 - Assessment Per Unit

Lot Type
Equivalent Unit Factor
Assessment Per Unit

Lot Type 3 (60 Ft)
0.75
\$5,745

Year	Principal¹	Interest¹	Annual Collection Costs²	Total Annual Installment
2022	\$4	\$439	\$79	\$522
2023	\$4	\$439	\$81	\$523
2024	\$4	\$438	\$82	\$525
2025	\$4	\$438	\$84	\$526
2026	\$4	\$438	\$86	\$527
2027	\$119	\$266	\$87	\$472
2028	\$119	\$260	\$89	\$468
2029	\$138	\$255	\$91	\$484
2030	\$138	\$248	\$93	\$479
2031	\$158	\$242	\$94	\$494
2032	\$158	\$234	\$96	\$489
2033	\$158	\$227	\$98	\$484
2034	\$178	\$220	\$100	\$498
2035	\$178	\$212	\$102	\$492
2036	\$198	\$203	\$104	\$505
2037	\$198	\$194	\$104	\$496
2038	\$198	\$185	\$104	\$487
2039	\$217	\$176	\$104	\$497
2040	\$237	\$166	\$104	\$507
2041	\$237	\$155	\$104	\$496
2042	\$257	\$144	\$104	\$505
2043	\$257	\$132	\$104	\$493
2044	\$277	\$120	\$104	\$501
2045	\$296	\$107	\$104	\$508
2046	\$296	\$93	\$104	\$494
2047	\$316	\$80	\$104	\$500
2048	\$336	\$65	\$104	\$505
2049	\$336	\$49	\$104	\$490
2050	\$356	\$34	\$104	\$494
2051	\$370	\$17	\$104	\$491
Total	\$5,745	\$6,274	\$2,932	\$14,950

1 - The principal and interest amounts represent the debt service requirements using an interest of 7.64% for years 1 through 5 and 4.64% thereafter.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

APPENDIX C-4
PHASE #4 ASSESSMENT ROLL

(20)

Appendix C-4-1
Phase #4 - Assessment Roll

Parcel
Phase 4 Equivalent Units
Assessment

All Parcels
265.56
\$1,691,000

Year	Principal¹	Interest¹	Annual Collection Costs²	Additional Interest Reserve	Total Annual Installment
9/1/2025	\$0	\$0	\$0	\$0	\$0
9/1/2026	\$50,000	\$91,539	\$50,000	\$0	\$191,539
9/1/2027	\$34,000	\$93,005	\$51,000	\$8,455	\$186,460
9/1/2028	\$35,000	\$91,135	\$52,020	\$8,285	\$186,440
9/1/2029	\$36,000	\$89,210	\$53,060	\$8,110	\$186,380
9/1/2030	\$38,000	\$87,230	\$54,122	\$7,930	\$187,282
9/1/2031	\$39,000	\$85,140	\$55,204	\$7,740	\$187,084
9/1/2032	\$40,000	\$82,995	\$56,308	\$7,545	\$186,848
9/1/2033	\$41,000	\$80,795	\$57,434	\$7,345	\$186,574
9/1/2034	\$43,000	\$78,540	\$58,583	\$7,140	\$187,263
9/1/2035	\$44,000	\$76,175	\$59,755	\$6,925	\$186,855
9/1/2036	\$46,000	\$73,755	\$60,950	\$6,705	\$187,410
9/1/2037	\$47,000	\$71,225	\$62,169	\$6,475	\$186,869
9/1/2038	\$49,000	\$68,640	\$63,412	\$6,240	\$187,292
9/1/2039	\$51,000	\$65,945	\$64,680	\$5,995	\$187,620
9/1/2040	\$53,000	\$63,140	\$65,974	\$5,740	\$187,854
9/1/2041	\$55,000	\$60,225	\$67,293	\$5,475	\$187,993
9/1/2042	\$57,000	\$57,200	\$68,639	\$5,200	\$188,039
9/1/2043	\$59,000	\$54,065	\$70,012	\$4,915	\$187,992
9/1/2044	\$61,000	\$50,820	\$71,412	\$4,620	\$187,852
9/1/2045	\$64,000	\$47,465	\$72,841	\$4,315	\$188,621
9/1/2046	\$66,000	\$43,945	\$74,297	\$3,995	\$188,237
9/1/2047	\$69,000	\$40,315	\$75,783	\$3,665	\$188,763
9/1/2048	\$72,000	\$36,520	\$77,299	\$3,320	\$189,139
9/1/2049	\$75,000	\$32,560	\$78,845	\$2,960	\$189,365
9/1/2050	\$78,000	\$28,435	\$80,422	\$2,585	\$189,442
9/1/2051	\$81,000	\$24,145	\$82,030	\$2,195	\$189,370
9/1/2052	\$84,000	\$19,690	\$83,671	\$1,790	\$189,151
9/1/2053	\$88,000	\$15,070	\$85,344	\$1,370	\$189,784
9/1/2054	\$92,000	\$10,230	\$87,051	\$930	\$190,211
9/1/2055	\$94,000	\$5,170	\$88,792	\$470	\$188,432
Total	\$1,691,000	\$1,632,785	\$1,978,404	\$148,435	\$5,450,624

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an estimated interest rate of 5.50% for years 2 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-4-2
Phase #4 - Assessment Per Unit

Parcel
Phase 4 Equivalent Units
Assessment

Lot Type 2 (70 FT
single-family
residential)
0.84
\$5,349

Year	Principal¹	Interest¹	Annual Collection Costs²	Additional Interest Reserve	Total Annual Installment
9/1/2025	\$0	\$0	\$0	\$0	\$0
9/1/2026	\$158	\$290	\$158	\$0	\$606
9/1/2027	\$108	\$294	\$161	\$27	\$590
9/1/2028	\$111	\$288	\$165	\$26	\$590
9/1/2029	\$114	\$282	\$168	\$26	\$590
9/1/2030	\$120	\$276	\$171	\$25	\$592
9/1/2031	\$123	\$269	\$175	\$24	\$592
9/1/2032	\$127	\$263	\$178	\$24	\$591
9/1/2033	\$130	\$256	\$182	\$23	\$590
9/1/2034	\$136	\$248	\$185	\$23	\$592
9/1/2035	\$139	\$241	\$189	\$22	\$591
9/1/2036	\$146	\$233	\$193	\$21	\$593
9/1/2037	\$149	\$225	\$197	\$20	\$591
9/1/2038	\$155	\$217	\$201	\$20	\$592
9/1/2039	\$161	\$209	\$205	\$19	\$593
9/1/2040	\$168	\$200	\$209	\$18	\$594
9/1/2041	\$174	\$190	\$213	\$17	\$595
9/1/2042	\$180	\$181	\$217	\$16	\$595
9/1/2043	\$187	\$171	\$221	\$16	\$595
9/1/2044	\$193	\$161	\$226	\$15	\$594
9/1/2045	\$202	\$150	\$230	\$14	\$597
9/1/2046	\$209	\$139	\$235	\$13	\$595
9/1/2047	\$218	\$128	\$240	\$12	\$597
9/1/2048	\$228	\$116	\$245	\$11	\$598
9/1/2049	\$237	\$103	\$249	\$9	\$599
9/1/2050	\$247	\$90	\$254	\$8	\$599
9/1/2051	\$256	\$76	\$259	\$7	\$599
9/1/2052	\$266	\$62	\$265	\$6	\$598
9/1/2053	\$278	\$48	\$270	\$4	\$600
9/1/2054	\$291	\$32	\$275	\$3	\$602
9/1/2055	\$297	\$16	\$281	\$1	\$596
Total	\$5,349	\$5,165	\$6,258	\$470	\$17,241

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an estimated interest rate of 5.50% for years 2 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

Appendix C-4-2
Phase #4 - Assessment Per Unit

Parcel
Phase 4 Equivalent Units
Assessment

Lot Type 3 (60 FT
single-family
residential)
0.75
\$4,776

Year	Principal¹	Interest¹	Annual Collection Costs²	Additional Interest Reserve	Total Annual Installment
9/1/2025	\$0	\$0	\$0	\$0	\$0
9/1/2026	\$141	\$259	\$141	\$0	\$541
9/1/2027	\$96	\$263	\$144	\$20	\$523
9/1/2028	\$99	\$257	\$147	\$20	\$523
9/1/2029	\$102	\$252	\$150	\$19	\$523
9/1/2030	\$107	\$246	\$153	\$19	\$525
9/1/2031	\$110	\$240	\$156	\$18	\$525
9/1/2032	\$113	\$234	\$159	\$18	\$524
9/1/2033	\$116	\$228	\$162	\$17	\$524
9/1/2034	\$121	\$222	\$165	\$17	\$526
9/1/2035	\$124	\$215	\$169	\$16	\$525
9/1/2036	\$130	\$208	\$172	\$16	\$526
9/1/2037	\$133	\$201	\$176	\$15	\$525
9/1/2038	\$138	\$194	\$179	\$15	\$526
9/1/2039	\$144	\$186	\$183	\$14	\$527
9/1/2040	\$150	\$178	\$186	\$14	\$528
9/1/2041	\$155	\$170	\$190	\$13	\$528
9/1/2042	\$161	\$162	\$194	\$12	\$529
9/1/2043	\$167	\$153	\$198	\$12	\$529
9/1/2044	\$172	\$144	\$202	\$11	\$528
9/1/2045	\$181	\$134	\$206	\$10	\$531
9/1/2046	\$186	\$124	\$210	\$9	\$530
9/1/2047	\$195	\$114	\$214	\$9	\$531
9/1/2048	\$203	\$103	\$218	\$8	\$533
9/1/2049	\$212	\$92	\$223	\$7	\$533
9/1/2050	\$220	\$80	\$227	\$6	\$534
9/1/2051	\$229	\$68	\$232	\$5	\$534
9/1/2052	\$237	\$56	\$236	\$4	\$533
9/1/2053	\$249	\$43	\$241	\$3	\$535
9/1/2054	\$260	\$29	\$246	\$2	\$537
9/1/2055	\$265	\$15	\$251	\$1	\$532
Total	\$4,776	\$4,611	\$5,587	\$352	\$15,327

1 - The principal and interest amounts represent the debt service requirements using an interest rate of 4.50% for year 1. The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an estimated interest rate of 5.50% for years 2 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

APPENDIX C-5
PHASE #4 ASSESSMENT ROLL SUMMARY

(20)

Appendix C-5
Phase #4 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309063	B	36	70	0.84	\$5,348.85
309064	B	37	70	0.84	\$5,348.85
309065	B	38	70	0.84	\$5,348.85
309066	B	39	70	0.84	\$5,348.85
309067	B	40	70	0.84	\$5,348.85
309068	B	41	70	0.84	\$5,348.85
309069	B	42	70	0.84	\$5,348.85
309070	B	43	70	0.84	\$5,348.85
309071	B	44	70	0.84	\$5,348.85
309072	B	45	70	0.84	\$5,348.85
309073	B	46	70	0.84	\$5,348.85
309074	B	47	60	0.75	\$4,775.76
309075	B	48	60	0.75	\$4,775.76
309076	B	49	60	0.75	\$4,775.76
309077	B	50	60	0.75	\$4,775.76
309078	B	51	60	0.75	\$4,775.76
309079	B	52	60	0.75	\$4,775.76
309080	B	53	60	0.75	\$4,775.76
309081	B	54	60	0.75	\$4,775.76
309082	B	55	60	0.75	\$4,775.76
309083	B	56	60	0.75	\$4,775.76
309084	B	57	60	0.75	\$4,775.76
309085	B	58	60	0.75	\$4,775.76
309086	B	59	60	0.75	\$4,775.76
309090	G	24	60	0.75	\$4,775.76
309091	G	25	60	0.75	\$4,775.76
309092	G	26	60	0.75	\$4,775.76
309093	G	27	60	0.75	\$4,775.76
309094	G	28	60	0.75	\$4,775.76
309095	G	29	60	0.75	\$4,775.76
309096	G	30	60	0.75	\$4,775.76
309097	G	31	60	0.75	\$4,775.76
309098	G	32	60	0.75	\$4,775.76
309099	G	33	60	0.75	\$4,775.76
309100	G	34	60	0.75	\$4,775.76
309101	G	35	60	0.75	\$4,775.76
309102	G	36	60	0.75	\$4,775.76
309103	G	37	60	0.75	\$4,775.76
309104	G	38	60	0.75	\$4,775.76
309105	G	39	60	0.75	\$4,775.76
309106	G	40	60	0.75	\$4,775.76
309107	G	41	60	0.75	\$4,775.76
309108	G	42	60	0.75	\$4,775.76
309109	G	43	60	0.75	\$4,775.76
309110	G	44	60	0.75	\$4,775.76
309111	G	45	60	0.75	\$4,775.76
309113	G	46	60	0.75	\$4,775.76
309114	G	47	60	0.75	\$4,775.76
309115	G	48	60	0.75	\$4,775.76
309116	G	49	60	0.75	\$4,775.76
309117	G	50	60	0.75	\$4,775.76
309118	G	51	60	0.75	\$4,775.76
309119	G	52	60	0.75	\$4,775.76
309120	G	53	60	0.75	\$4,775.76
309121	G	54	60	0.75	\$4,775.76
309122	G	55	60	0.75	\$4,775.76
309123	G	56	60	0.75	\$4,775.76
309124	G	57	60	0.75	\$4,775.76

(20)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309125	G	58	60	0.75	\$4,775.76
309126	G	59	60	0.75	\$4,775.76
309127	G	60	60	0.75	\$4,775.76
309128	G	61	60	0.75	\$4,775.76
309129	G	62	60	0.75	\$4,775.76
309130	G	63	60	0.75	\$4,775.76
309131	G	64	60	0.75	\$4,775.76
309135	H	10	60	0.75	\$4,775.76
309136	H	11	60	0.75	\$4,775.76
309137	H	12	60	0.75	\$4,775.76
309138	H	13	60	0.75	\$4,775.76
309139	H	14	60	0.75	\$4,775.76
309140	H	15	60	0.75	\$4,775.76
309141	H	16	60	0.75	\$4,775.76
309142	H	17	60	0.75	\$4,775.76
309143	H	18	60	0.75	\$4,775.76
309144	H	19	60	0.75	\$4,775.76
309145	H	20	60	0.75	\$4,775.76
309146	H	21	60	0.75	\$4,775.76
309147	H	22	70	0.84	\$5,348.85
309148	H	23	70	0.84	\$5,348.85
309149	H	24	70	0.84	\$5,348.85
309150	H	25	70	0.84	\$5,348.85
309132	H	7	60	0.75	\$4,775.76
309133	H	8	60	0.75	\$4,775.76
309134	H	9	60	0.75	\$4,775.76
309153	K	10	60	0.75	\$4,775.76
309154	K	11	60	0.75	\$4,775.76
309155	K	12	60	0.75	\$4,775.76
309156	K	13	60	0.75	\$4,775.76
309157	K	14	60	0.75	\$4,775.76
309158	K	15	60	0.75	\$4,775.76
309159	K	16	60	0.75	\$4,775.76
309152	K	9	60	0.75	\$4,775.76
309161	L	12	60	0.75	\$4,775.76
309162	L	13	60	0.75	\$4,775.76
309163	L	14	60	0.75	\$4,775.76
309164	L	15	60	0.75	\$4,775.76
309165	L	16	60	0.75	\$4,775.76
309166	L	17	60	0.75	\$4,775.76
309167	L	18	60	0.75	\$4,775.76
309168	L	19	60	0.75	\$4,775.76
309169	L	20	60	0.75	\$4,775.76
309170	L	21	60	0.75	\$4,775.76
309171	L	22	60	0.75	\$4,775.76
309181	M	10	60	0.75	\$4,775.76
309182	M	11	60	0.75	\$4,775.76
309183	M	12	60	0.75	\$4,775.76
309184	M	13	60	0.75	\$4,775.76
309185	M	14	60	0.75	\$4,775.76
309186	M	15	60	0.75	\$4,775.76
309187	M	16	60	0.75	\$4,775.76
309188	M	17	60	0.75	\$4,775.76
309189	M	18	60	0.75	\$4,775.76
309190	M	19	60	0.75	\$4,775.76
309191	M	20	60	0.75	\$4,775.76
309192	M	21	60	0.75	\$4,775.76
309193	M	22	60	0.75	\$4,775.76
309194	M	23	60	0.75	\$4,775.76
309172	M	1	60	0.75	\$4,775.76

(20)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309173	M	2	60	0.75	\$4,775.76
309174	M	3	60	0.75	\$4,775.76
309175	M	4	60	0.75	\$4,775.76
309176	M	5	60	0.75	\$4,775.76
309177	M	6	60	0.75	\$4,775.76
309178	M	7	60	0.75	\$4,775.76
309179	M	8	60	0.75	\$4,775.76
309180	M	9	60	0.75	\$4,775.76
309205	N	10	60	0.75	\$4,775.76
309206	N	11	60	0.75	\$4,775.76
309207	N	12	60	0.75	\$4,775.76
309208	N	13	60	0.75	\$4,775.76
309209	N	14	70	0.84	\$5,348.85
309210	N	15	70	0.84	\$5,348.85
309211	N	16	70	0.84	\$5,348.85
309212	N	17	70	0.84	\$5,348.85
309213	N	18	70	0.84	\$5,348.85
309214	N	19	70	0.84	\$5,348.85
309215	N	20	70	0.84	\$5,348.85
309216	N	21	70	0.84	\$5,348.85
309217	N	22	70	0.84	\$5,348.85
309218	N	23	70	0.84	\$5,348.85
309219	N	24	70	0.84	\$5,348.85
309196	N	1	60	0.75	\$4,775.76
309197	N	2	60	0.75	\$4,775.76
309198	N	3	60	0.75	\$4,775.76
309199	N	4	60	0.75	\$4,775.76
309200	N	5	60	0.75	\$4,775.76
309201	N	6	60	0.75	\$4,775.76
309202	N	7	60	0.75	\$4,775.76
309203	N	8	60	0.75	\$4,775.76
309204	N	9	60	0.75	\$4,775.76
309229	P	10	70	0.84	\$5,348.85
309230	P	11	70	0.84	\$5,348.85
309231	P	12	70	0.84	\$5,348.85
309232	P	13	70	0.84	\$5,348.85
309233	P	14	70	0.84	\$5,348.85
309234	P	15	70	0.84	\$5,348.85
309235	P	16	70	0.84	\$5,348.85
309236	P	17	70	0.84	\$5,348.85
309237	P	18	70	0.84	\$5,348.85
309238	P	19	70	0.84	\$5,348.85
309239	P	20	70	0.84	\$5,348.85
309240	P	21	70	0.84	\$5,348.85
309241	P	22	70	0.84	\$5,348.85
309242	P	23	70	0.84	\$5,348.85
309220	P	1	70	0.84	\$5,348.85
309221	P	2	70	0.84	\$5,348.85
309222	P	3	70	0.84	\$5,348.85
309223	P	4	70	0.84	\$5,348.85
309224	P	5	70	0.84	\$5,348.85
309225	P	6	70	0.84	\$5,348.85
309226	P	7	70	0.84	\$5,348.85
309227	P	8	70	0.84	\$5,348.85
309228	P	9	70	0.84	\$5,348.85
309252	Q	10	70	0.84	\$5,348.85
309253	Q	11	70	0.84	\$5,348.85
309243	Q	1	70	0.84	\$5,348.85
309244	Q	2	70	0.84	\$5,348.85
309245	Q	3	70	0.84	\$5,348.85

(20)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309246	Q	4	70	0.84	\$5,348.85
309247	Q	5	70	0.84	\$5,348.85
309248	Q	6	70	0.84	\$5,348.85
309249	Q	7	70	0.84	\$5,348.85
309250	Q	8	70	0.84	\$5,348.85
309251	Q	9	70	0.84	\$5,348.85
309268	S	10	70	0.84	\$5,348.85
309269	S	11	70	0.84	\$5,348.85
309270	S	12	70	0.84	\$5,348.85
309271	S	13	70	0.84	\$5,348.85
309272	S	14	70	0.84	\$5,348.85
309273	S	15	70	0.84	\$5,348.85
309274	S	16	70	0.84	\$5,348.85
309259	S	1	60	0.75	\$4,775.76
309260	S	2	60	0.75	\$4,775.76
309261	S	3	70	0.84	\$5,348.85
309262	S	4	70	0.84	\$5,348.85
309263	S	5	70	0.84	\$5,348.85
309264	S	6	70	0.84	\$5,348.85
309265	S	7	70	0.84	\$5,348.85
309266	S	8	70	0.84	\$5,348.85
309267	S	9	70	0.84	\$5,348.85
309284	T	10	70	0.84	\$5,348.85
309285	T	11	70	0.84	\$5,348.85
309286	T	12	70	0.84	\$5,348.85
309287	T	13	70	0.84	\$5,348.85
309288	T	14	70	0.84	\$5,348.85
309289	T	15	70	0.84	\$5,348.85
309290	T	16	70	0.84	\$5,348.85
309291	T	17	70	0.84	\$5,348.85
309293	T	18	60	0.75	\$4,775.76
309294	T	19	60	0.75	\$4,775.76
309295	T	20	60	0.75	\$4,775.76
309296	T	21	60	0.75	\$4,775.76
309297	T	22	60	0.75	\$4,775.76
309298	T	23	60	0.75	\$4,775.76
309299	T	24	60	0.75	\$4,775.76
309300	T	25	60	0.75	\$4,775.76
309301	T	26	60	0.75	\$4,775.76
309302	T	27	60	0.75	\$4,775.76
309303	T	28	60	0.75	\$4,775.76
309304	T	29	60	0.75	\$4,775.76
309305	T	30	60	0.75	\$4,775.76
309306	T	31	60	0.75	\$4,775.76
309307	T	32	60	0.75	\$4,775.76
309308	T	33	60	0.75	\$4,775.76
309275	T	1	70	0.84	\$5,348.85
309276	T	2	70	0.84	\$5,348.85
309277	T	3	70	0.84	\$5,348.85
309278	T	4	70	0.84	\$5,348.85
309279	T	5	70	0.84	\$5,348.85
309280	T	6	70	0.84	\$5,348.85
309281	T	7	70	0.84	\$5,348.85
309282	T	8	70	0.84	\$5,348.85
309283	T	9	70	0.84	\$5,348.85
309320	U	10	60	0.75	\$4,775.76
309321	U	11	60	0.75	\$4,775.76
309322	U	12	60	0.75	\$4,775.76
309323	U	13	60	0.75	\$4,775.76
309324	U	14	60	0.75	\$4,775.76

(20)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309325	U	15	60	0.75	\$4,775.76
309326	U	16	60	0.75	\$4,775.76
309311	U	1	60	0.75	\$4,775.76
309312	U	2	60	0.75	\$4,775.76
309313	U	3	60	0.75	\$4,775.76
309314	U	4	60	0.75	\$4,775.76
309315	U	5	60	0.75	\$4,775.76
309316	U	6	60	0.75	\$4,775.76
309317	U	7	60	0.75	\$4,775.76
309318	U	8	70	0.84	\$5,348.85
309319	U	9	60	0.75	\$4,775.76
309343	V	17	60	0.75	\$4,775.76
309336	V	10	60	0.75	\$4,775.76
309337	V	11	60	0.75	\$4,775.76
309338	V	12	60	0.75	\$4,775.76
309339	V	13	60	0.75	\$4,775.76
309340	V	14	60	0.75	\$4,775.76
309341	V	15	60	0.75	\$4,775.76
309342	V	16	60	0.75	\$4,775.76
309344	V	18	60	0.75	\$4,775.76
309345	V	19	60	0.75	\$4,775.76
309346	V	20	70	0.84	\$5,348.85
309348	V	21	70	0.84	\$5,348.85
309349	V	22	70	0.84	\$5,348.85
309350	V	23	70	0.84	\$5,348.85
309351	V	24	60	0.75	\$4,775.76
309352	V	25	60	0.75	\$4,775.76
309353	V	26	60	0.75	\$4,775.76
309354	V	27	60	0.75	\$4,775.76
309355	V	28	60	0.75	\$4,775.76
309356	V	29	60	0.75	\$4,775.76
309357	V	54	70	0.84	\$5,348.85
309358	V	55	70	0.84	\$5,348.85
309359	V	56	70	0.84	\$5,348.85
309360	V	57	70	0.84	\$5,348.85
309361	V	58	70	0.84	\$5,348.85
309362	V	59	70	0.84	\$5,348.85
309327	V	1	60	0.75	\$4,775.76
309328	V	2	60	0.75	\$4,775.76
309329	V	3	60	0.75	\$4,775.76
309330	V	4	60	0.75	\$4,775.76
309331	V	5	60	0.75	\$4,775.76
309332	V	6	60	0.75	\$4,775.76
309333	V	7	60	0.75	\$4,775.76
309334	V	8	60	0.75	\$4,775.76
309335	V	9	60	0.75	\$4,775.76
309373	W	10	60	0.75	\$4,775.76
309364	W	1	70	0.84	\$5,348.85
309365	W	2	70	0.84	\$5,348.85
309366	W	3	70	0.84	\$5,348.85
309367	W	4	70	0.84	\$5,348.85
309368	W	5	70	0.84	\$5,348.85
309369	W	6	60	0.75	\$4,775.76
309370	W	7	60	0.75	\$4,775.76
309371	W	8	60	0.75	\$4,775.76
309372	W	9	60	0.75	\$4,775.76
309383	X	10	60	0.75	\$4,775.76
309384	X	11	60	0.75	\$4,775.76
309385	X	12	60	0.75	\$4,775.76
309386	X	13	60	0.75	\$4,775.76

(20)

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
309387	X	14	60	0.75	\$4,775.76
309388	X	15	60	0.75	\$4,775.76
309389	X	16	60	0.75	\$4,775.76
309374	X	1	60	0.75	\$4,775.76
309375	X	2	60	0.75	\$4,775.76
309376	X	3	60	0.75	\$4,775.76
309377	X	4	60	0.75	\$4,775.76
309378	X	5	60	0.75	\$4,775.76
309379	X	6	60	0.75	\$4,775.76
309380	X	7	60	0.75	\$4,775.76
309381	X	8	60	0.75	\$4,775.76
309382	X	9	60	0.75	\$4,775.76
309400	Y	10	60	0.75	\$4,775.76
309401	Y	11	60	0.75	\$4,775.76
309402	Y	12	60	0.75	\$4,775.76
309403	Y	13	60	0.75	\$4,775.76
309404	Y	14	60	0.75	\$4,775.76
309405	Y	15	60	0.75	\$4,775.76
309406	Y	16	60	0.75	\$4,775.76
309391	Y	1	60	0.75	\$4,775.76
309392	Y	2	60	0.75	\$4,775.76
309393	Y	3	60	0.75	\$4,775.76
309394	Y	4	60	0.75	\$4,775.76
309395	Y	5	60	0.75	\$4,775.76
309396	Y	6	60	0.75	\$4,775.76
309397	Y	7	60	0.75	\$4,775.76
309398	Y	8	60	0.75	\$4,775.76
309399	Y	9	60	0.75	\$4,775.76
309417	Z	10	60	0.75	\$4,775.76
309418	Z	11	60	0.75	\$4,775.76
309419	Z	12	60	0.75	\$4,775.76
309420	Z	13	60	0.75	\$4,775.76
309421	Z	14	60	0.75	\$4,775.76
309422	Z	15	60	0.75	\$4,775.76
309408	Z	1	70	0.84	\$5,348.85
309409	Z	2	60	0.75	\$4,775.76
309410	Z	3	70	0.84	\$5,348.85
309411	Z	4	60	0.75	\$4,775.76
309412	Z	5	60	0.75	\$4,775.76
309413	Z	6	60	0.75	\$4,775.76
309414	Z	7	60	0.75	\$4,775.76
309415	Z	8	60	0.75	\$4,775.76
309416	Z	9	60	0.75	\$4,775.76
Total					\$1,691,000

(20)

APPENDIX C-6
PROPOSED PHASE #5 ASSESSMENT ROLL

(20)

Appendix C-6-1
Phase #5 - Assessment Roll

Parcel	All Parcels
Equivalent Units	211.68
Assessment	\$1,621,000

Year¹	Principal	Interest²	Annual Collection Costs³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/2027	\$35,000	\$89,155	\$50,000	\$0	(\$44,578)	\$129,578
9/1/2028	\$36,000	\$87,230	\$51,000	\$7,930	\$0	\$182,160
9/1/2029	\$37,000	\$85,250	\$52,020	\$7,750	\$0	\$182,020
9/1/2030	\$37,000	\$83,215	\$53,060	\$7,565	\$0	\$180,840
9/1/2031	\$38,000	\$81,180	\$54,122	\$7,380	\$0	\$180,682
9/1/2032	\$39,000	\$79,090	\$55,204	\$7,190	\$0	\$180,484
9/1/2033	\$40,000	\$76,945	\$56,308	\$6,995	\$0	\$180,248
9/1/2034	\$40,000	\$74,745	\$57,434	\$6,795	\$0	\$178,974
9/1/2035	\$41,000	\$72,545	\$58,583	\$6,595	\$0	\$178,723
9/1/2036	\$42,000	\$70,290	\$59,755	\$6,390	\$0	\$178,435
9/1/2037	\$44,000	\$67,980	\$60,950	\$6,180	\$0	\$179,110
9/1/2038	\$45,000	\$65,560	\$62,169	\$5,960	\$0	\$178,689
9/1/2039	\$46,000	\$63,085	\$63,412	\$5,735	\$0	\$178,232
9/1/2040	\$48,000	\$60,555	\$64,680	\$5,505	\$0	\$178,740
9/1/2041	\$49,000	\$57,915	\$65,974	\$5,265	\$0	\$178,154
9/1/2042	\$51,000	\$55,220	\$67,293	\$5,020	\$0	\$178,533
9/1/2043	\$52,000	\$52,415	\$68,639	\$4,765	\$0	\$177,819
9/1/2044	\$54,000	\$49,555	\$70,012	\$4,505	\$0	\$178,072
9/1/2045	\$56,000	\$46,585	\$71,412	\$4,235	\$0	\$178,232
9/1/2046	\$58,000	\$43,505	\$72,841	\$3,955	\$0	\$178,301
9/1/2047	\$60,000	\$40,315	\$74,297	\$3,665	\$0	\$178,277
9/1/2048	\$63,000	\$37,015	\$75,783	\$3,365	\$0	\$179,163
9/1/2049	\$65,000	\$33,550	\$77,299	\$3,050	\$0	\$178,899
9/1/2050	\$68,000	\$29,975	\$78,845	\$2,725	\$0	\$179,545
9/1/2051	\$71,000	\$26,235	\$80,422	\$2,385	\$0	\$180,042
9/1/2052	\$74,000	\$22,330	\$82,030	\$2,030	\$0	\$180,390
9/1/2053	\$77,000	\$18,260	\$83,671	\$1,660	\$0	\$180,591
9/1/2054	\$81,000	\$14,025	\$85,344	\$1,275	\$0	\$181,644
9/1/2055	\$85,000	\$9,570	\$87,051	\$870	\$0	\$182,491
9/1/2056	\$89,000	\$4,895	\$88,792	\$445	\$0	\$183,132
Total	\$1,621,000	\$1,598,190	\$2,028,404	\$137,185	(\$44,578)	\$5,340,201

1 - The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an estimated interest rate of 5.50% for years 1 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

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Appendix C-6-2
Phase #5 - Assessment Roll per Unit

Parcel	Lot Type 2 (70 FT single-family residential)
Equivalent Units	Lot Type 2
Assessment	0.84
	\$6,433

Year¹	Principal	Interest²	Annual Collection Costs³	Additional Interest Reserve	Capitalized Interest	Total Annual Installment
9/1/2027	\$139	\$354	\$198	\$0	(\$177)	\$514
9/1/2028	\$143	\$346	\$202	\$31	\$0	\$723
9/1/2029	\$147	\$338	\$206	\$31	\$0	\$722
9/1/2030	\$147	\$330	\$211	\$30	\$0	\$718
9/1/2031	\$151	\$322	\$215	\$29	\$0	\$717
9/1/2032	\$155	\$314	\$219	\$29	\$0	\$716
9/1/2033	\$159	\$305	\$223	\$28	\$0	\$715
9/1/2034	\$159	\$297	\$228	\$27	\$0	\$710
9/1/2035	\$163	\$288	\$232	\$26	\$0	\$709
9/1/2036	\$167	\$279	\$237	\$25	\$0	\$708
9/1/2037	\$175	\$270	\$242	\$25	\$0	\$711
9/1/2038	\$179	\$260	\$247	\$24	\$0	\$709
9/1/2039	\$183	\$250	\$252	\$23	\$0	\$707
9/1/2040	\$190	\$240	\$257	\$22	\$0	\$709
9/1/2041	\$194	\$230	\$262	\$21	\$0	\$707
9/1/2042	\$202	\$219	\$267	\$20	\$0	\$708
9/1/2043	\$206	\$208	\$272	\$19	\$0	\$706
9/1/2044	\$214	\$197	\$278	\$18	\$0	\$707
9/1/2045	\$222	\$185	\$283	\$17	\$0	\$707
9/1/2046	\$230	\$173	\$289	\$16	\$0	\$708
9/1/2047	\$238	\$160	\$295	\$15	\$0	\$707
9/1/2048	\$250	\$147	\$301	\$13	\$0	\$711
9/1/2049	\$258	\$133	\$307	\$12	\$0	\$710
9/1/2050	\$270	\$119	\$313	\$11	\$0	\$712
9/1/2051	\$282	\$104	\$319	\$9	\$0	\$714
9/1/2052	\$294	\$89	\$326	\$8	\$0	\$716
9/1/2053	\$306	\$72	\$332	\$7	\$0	\$717
9/1/2054	\$321	\$56	\$339	\$5	\$0	\$721
9/1/2055	\$337	\$38	\$345	\$3	\$0	\$724
9/1/2056	\$353	\$19	\$352	\$2	\$0	\$727
Total	\$6,433	\$6,342	\$8,049	\$544	(\$177)	\$21,191

1 - The principal and interest amounts represent the Phases Four and Five Bonds debt service requirements using an estimated interest rate of 5.50% for years 1 through 30.

2- Annual Collection Costs are estimated and will be updated each year in the Annual Service Plan Updates.

(20)

APPENDIX C-7
PHASE #5 ASSESSMENT ROLL SUMMARY

(20)

APPENDIX D
PID ASSESSMENT NOTICE

(20)

AFTER RECORDING RETURN TO:

_____]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF WAXAHACHIE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Waxahachie, 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 *Waxahachie 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.

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 Ellis County.

(20)

[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.

(20)

[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 ELLIS

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 Ellis County.

(20)

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 ELLIS

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

⁴To 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 Ellis County.