A G E N D A

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 ***September 8, 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. Recognize Teresa McNiel for 23 years of service on the Civil Service Commission
   c. Recognize John Hamilton for 12 years serving as President of the Waxahachie Partnership, Inc.
   d. Present Proclamation recognizing September as "National Ovarian Cancer Awareness Month"

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 August 17, 2026
   b. Minutes of the City Council work session of August 25, 2026

c. Proposed Ordinance approving a request by Stefan Kenyon, for a Petition for ETJ Release for approximately 63.451 acres, located at 1315 FM 1446 (Property ID 179047) – Owner Jon Payne (ETJ-PTN-90-2026)
d. Proposed Ordinance approving a request by Elizabeth Davis, for a Petition for ETJ Release for approximately 20.501 acres, located at 1109 Wilson Road (Property ID 192192) – Owner: Elizabeth Davis (ETJ-PTN-94-2026)
e. City Manager's appointment of member to Civil Service Commission
f. Approval of a construction contract with Texas Materials Group Inc and Reliable Paving Inc for Asphalt Milling and Overlay Services with IDIQ Pricing
g. Construction contract award for the Waxahachie Creek Erosion Repair at Getzendaner Project in the amount of $3,652,692

7. ***Public Hearing*** on a request 7020 Waxahachie LP, for a Specific Use Permit (SUP) for Heavy Machinery and Equipment, Rental, Sales or Storage use within a Light Industrial-1 zoning district located at 7020 N Interstate 35 (Property ID 185396) - Owner: Waxahachie LLC (ZDC-64-2026)

8. ***Consider*** proposed Ordinance approving ZDC-64-2026

9. ***Public Hearing*** on a request by Matt Lucas, Kimley-Horn, for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Nonresidential (PD-MUNR) zoning district located on the northeast corner of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner(s): 289 BSL Waxahachie, LLC (ZDC-79-2026)

10. ***Consider*** proposed Ordinance approving ZDC-79-2026

11. ***Consider*** proposed ordinance approving revised budget figures for fiscal year 2025-2026 and adopting the budget for fiscal year 2026-2027

12. ***Consider*** proposed ordinance amending Water and Wastewater rates and fees and setting an effective date of October 1, 2026

13. ***Consider*** proposed ordinance adopting the Tax Rate for fiscal year 2026-2027

14. ***Consider*** a motion to ratify the property tax revenue increase reflected in the fiscal year 2026-2027 budget in accordance with the Texas Local Government Code

15. ***Consider*** and ***act*** upon an ordinance of the City of Waxahachie, Texas, approving the 2026-2027 annual service plan update to the Service and Assessment Plan for the North Grove Public Improvement District and providing an effective date"

16. ***Discuss and consider*** Resolution designating an official newspaper and an alternate advertising source for the City of Waxahachie for Fiscal Year 26-27

17. ***Consider*** appointments to Boards and Commissions

18. ***Consider*** approval to enter into a contract for a Type 3 fire apparatus identified as 4244-BME-International HV 507-Type 3 for $673,590 with Siddons-Martin Emergency Group, LLC

19. ***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

20. ***Reconvene*** and take any necessary action

21. Comments by Mayor, City Council, City Attorney and City Management

22. 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.

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code: At this meeting the City Council will discuss the FY 2027 Proposed Budget. This budget is accessible on the City's website at https://www.waxahachietx.gov/DocumentCenter/View/3503/FY-2027-Proposed-Budget-. If the FY 2027 Proposed Budget is adopted as it is currently proposed, the median-valued homestead property in the City of Waxahachie is estimated to receive a property tax bill of $1,915.78 compared to last year’s bill of $1,934.96. If a balanced budget funded at the no-new-revenue tax rate were adopted, that same property would receive a property tax bill of $1,848.67.

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)

Memorandum

To: Honorable Mayor and City Council

From: Lindsey Mearns, Director of Human Resources & Civil Service

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Recognize Teresa McNiel, Civil Service Commissioner, for 23 years of service as a Civil Service Commissioner

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Item Description: Recognize Teresa McNiel, Civil Service Commissioner, for 23 years of service as a Civil Service Commissioner

Item Summary: The City of Waxahachie proudly recognizes Teresa McNiel for her 23 years of dedicated service as a Civil Service Commissioner. Throughout her tenure, Teresa has provided dedicated service and oversight in matters affecting the City's police officers and firefighters.

In addition to her service as a Commissioner, Teresa has served in leadership roles as both Chair and Vice-Chair of the Civil Service Commission for several years. Her experience, leadership, and commitment have made a lasting impact on the Commission, the City, and the police officers and firefighters she has faithfully served.

The City of Waxahachie sincerely thanks Teresa for her 23 years of service, dedication, and commitment to the City and its first responders. Her contributions are greatly appreciated and will be remembered for years to come.

(4C)

Memorandum

To: Honorable Mayor and City Council

From: Sandy Rehkopf, Downtown Manager

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Recognize John Hamilton for service to Waxahachie Partnership Inc.

Item Description: Recognize John Hamilton for 20+ years of service to Waxahachie Partnership Inc and 12 of those as President.

Item Summary: Waxahachie Partnership, Inc. was established following the City's 2000 Downtown Master Plan to serve as the organizational structure needed to pursue National Main Street accreditation, which WPI helped earn in 2002 under founding leader Hilda Chapman. John Hamilton was part of that original group who worked alongside Chapman for ten years before stepping in as Acting President in 2012, when she fell ill. He became President upon her passing in 2014 and has served in that role for the past twelve years.

WPI remains the only public-private partnership of its kind still active with the City. Under Hamilton's leadership, the organization has supported the City through monumental activities such as the purchase and restoration of the MKT Depot, relocation of the Farmers Market to its own facility, construction of the Police and Fire Memorial Park, downtown beautification efforts, and ongoing community events.

The City of Waxahachie sincerely thanks John for his years of service, dedication, and commitment to Downtown Waxahachie. His contributions are greatly appreciated and will be remembered for years to come.

(4d)

PROCLAMATION

WHEREAS, ovarian cancer is a serious disease that affects thousands of women and families each year, and raising awareness is essential to improving early recognition, diagnosis, treatment, and outcomes; and

WHEREAS, ovarian cancer can be difficult to detect in its early stages because its symptoms may be subtle or mistaken for other health conditions; and

WHEREAS, increased awareness and education can encourage individuals to recognize potential symptoms, discuss concerns with their healthcare providers, and learn about risk factors and available resources; and

WHEREAS, families, healthcare professionals, researchers, advocates, and community organizations work together to support those affected by ovarian cancer and advance research toward improved prevention, detection, and treatment; and

WHEREAS, the City of Waxahachie recognizes the courage of those living with ovarian cancer, honors those who have lost their lives to the disease, and extends its support to their families and loved ones; and

WHEREAS, National Ovarian Cancer Awareness Month provides an opportunity for the Waxahachie community to increase awareness, promote education, encourage support for those affected, and recognize the importance of continued research.

NOW, THEREFORE, be it resolved that I, Billie Wallace, Mayor of the City of Waxahachie, Texas, along with the entire City Council, do hereby recognize September as

"NATIONAL OVARIAN CANCER AWARENESS MONTH"

and encourage all residents to increase their awareness of ovarian cancer, support those affected by the disease, and participate in efforts to promote education, research, and hope.

Proclaimed this 8th day of September 2026.

MAYOR

City Council
August 17, 2026

(ua)

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 August 17, 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

There was not an Honorary Council Member in attendance.

5. Public Comments

Hannah Shelby, 131 Aria Drive, Waxahachie, Texas, announced her candidacy as a write-in candidate for Ellis County Commissioner, Precinct 2. A longtime Ellis County resident, she highlighted her experience in construction, finance, budgeting, heavy equipment, and employee management. Ms. Shelby described herself as a Christian, conservative, and Republican who values hard work, integrity, and honesty, and asked for residents' support and votes.

6. Consent Agenda

a. Minutes of the City Council meeting of August 3, 2026
b. Event Application for OddFest 2026 to be held October 10, 2026 in Downtown Waxahachie
c. Engineering Professional Services Agreement for Water Storage Tanks Rehabilitation Project in the amount of $130,000

(6a)

Action:
Chris Wright 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 (3-0).

7. Hear update on services provided at The Heights

{Mayor Pro Tem Travis Smith arrived at 7:04 p.m.}

Richard Rozier, Chairman of The Heights, reported that its new shelter is now open and serving people in critical situations in Ellis County. He emphasized The Heights role in crime prevention and collaboration with local law enforcement, as well as providing sexual assault services, evidence collection, housing, and treatment for victims of family violence locally. Mr. Rozier thanked the City for its continued support and announced its annual luncheon on October 21st.

Jennifer Salzman, Executive Director at The Heights, reported significant growth in its domestic violence and sexual assault services, emphasizing its role in public safety and partnerships with law enforcement and the courts. In 2025, Ellis County recorded more than 1,000 reported domestic violence cases, while The Heights served nearly 2,000 victims over five years. The organization now operates a 24/7 emergency shelter, provides childcare and programs for children exposed to violence, offers sexual assault examinations locally, and provides long-term housing assistance. Officials stressed that continued County and City funding is critical as the organization's operating budget has grown to nearly $3 million.

Police Chief Joe Wiser also credited The Heights with filling a longstanding resource gap, supporting mandated victim advocacy, and reducing costs for public agencies.

8. Public Hearing on a request by Jennifer Smolka for a Specific Use Permit (SUP) for a Short-Term Rental (STR) use within a Single-family-2 (SF-2) zoning district located at 116 San Jacinto CT (Property ID 174917) - Owner: Smolka Holdings LLC Series D (ZDC-21-2026)

Trenton Robertson, Director of Planning, announced the applicant requested to withdraw the request.

Councilman Chris Wright clarified that the item in question was not denied, but rather failed to receive approval on a 3–2 vote at the July 20th meeting.

9. Consider proposed Ordinance approving ZDC-21-2026

No action taken.

10. Public Hearing on a request by Megan Hillen, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Planned Development-Single Family-3 (PD-SF-3) zoning district located at 220 Chesterfield Circle (Property ID 228853) – Owner(s): Megan and Alexander Hillen (ZDC-65-2026)

(6a)

Mr. Robertson presented the Item and applicant Megan Hillen requested approval. The applicant is requesting a SUP for a Short-Term Rental (STR) at 220 Chesterfield Circle located within the PD-SF-3 zoning district. The subject property consists of a primary structure of approximately 2,327 square feet with four (4) bedrooms, an in-ground pool, and enough improved surface to accommodate parking for a maximum of four (4) vehicles with two (2) vehicles parked in the garage and two (2) vehicles parked in the driveway.

The subject property is situated on approximately 0.16 acres (7,318 square feet) lot. The applicant has not been operating the subject property as an STR; therefore, they have not been paying local hotel occupancy taxes. The Ellis County Appraisal District (ECAD) does identify the subject property as a Homestead. The applicant submitted the SUP application on June 3, 2026.

Staff consulted with the Waxahachie Police Department and confirmed that the property had two calls for service involving the previous owners. The calls were not related to the current request. The applicant's local emergency contact is Alexander Hillen and is located approximately eight (8) miles from the subject property.

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 88 notices were mailed to property owners located within 200 feet of the subject property. Staff received seven (7) letters of opposition, although one later withdrew its opposition and expressed support.

Mayor Wallace opened the public hearing at approximately 7:26 p.m.

There being no others to speak for or against ZDC-65-2026, Mayor Wallace closed the public hearing at approximately 7:26 p.m.

Ms. Hillen explained that the property was purchased as a family second home that would also be used as a short-term rental when the family is not in town. Ms. Hillen manages another short-term rental in Ruidoso, New Mexico, and said she understands and will follow Waxahachie's STR regulations. The proposed rental would have a maximum occupancy of 10, parking limited to the garage and driveway, exterior cameras, noise monitoring, and guest screening requiring renters to be at least 25 years old. Council members expressed concern about the property's size, potential parties, and neighborhood opposition. Ms. Hillen said she personally contacted the seven neighbors who initially opposed the permit, addressed their concerns about traffic and noise, and obtained four support letters from nearby neighbors. She emphasized her commitment to open communication and maintaining neighbors' trust.

11. Consider proposed Ordinance approving ZDC-65-2026

<u>ORDINANCE NO. 3742</u>

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO ALLOW A SHORT-TERM RENTAL USE WITHIN A PLANNED DEVELOPMENT – SINGLE FAMILY-3 (PD-SF-3) ZONING DISTRICT LOCATED AT 220 CHESTERFIELD CIRCLE IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING 0.168 ACRES KNOWN AS PROPERTY ID 228853, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

(ua)

Action:
Tres Atkins moved to approve ZDC-65-2026, a Specific Use Permit for Short-Term Rental use, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

12. Public Hearing on a request by Jose Castillo for a Specific Use Permit (SUP) for a Major Auto Repair Shop use within a Commercial (C) zoning district located at 407 W. Franklin (Property ID 170507) – Owner: Big Blue Truck, LLC (ZDC-57-2026)

Mr. Robertson presented the Item and applicant Jose Castillo requested approval. The applicant requests a SUP for an Auto Repair, Major use. The business has been operating on-site as an Auto Repair, Major use since 2016 without an approved certificate of occupancy (CO) for repairs onsite. The applicant submitted a Certificate of Occupancy request on April 15, 2026, for an Auto Repair, Major use. Per the City of Waxahachie Zoning Ordinance, the use of an Auto Repair, Major, requires a Specific Use Permit to be approved by the City Council within the Commercial (C) zoning district.

Castillo Auto Repair is a specialized major auto repair shop that primarily concerns itself with engine and mechanical repairs.

The existing business offers a wide variety of services that the applicant has detailed in their operational plan, including services such as vehicle diagnostics, brake repairs, rotor and A/C repairs, transmission repair and service, transmission rebuild, check engine service, engine replacement, and other services that relate to overall major vehicle maintenance and health. According to the applicant's operational plan, this establishment will not operate as a tire shop, nor offer oil change or paint and bodywork services. The applicant made it clear that no cars that are being serviced will be stored outside, and staff will only support the outside area used for employee & customer parking only. The building will remain as it exists currently, with the applicant making it clear that no additions or changes will be made to the primary structure, including no additional signage on the property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 29 notices were mailed to property owners within 200 feet of the request. Staff has received one (1) letter of opposition, and one (1) letter of support for the proposed SUP.

Mayor Wallace opened the public hearing at approximately 7:38 p.m.

There being no others to speak for or against ZDC-57-2026, Mayor Wallace closed the public hearing at approximately 7:38 p.m.

Jose Castillo, applicant, 407 West Franklin, Waxahachie, Texas, provided background on the business. Mr. Castillo stated that in 2016, he initially leased the property to store personal and friends' vehicles and ATVs. As space opened up, he began repairing vehicles for family members. He noted he has experienced no issues with neighbors during his tenancy.

(ua)

Council members expressed concerns about traffic, parking, and the applicant's history of operating without all required permits. Because the street is narrow and already congested, Council emphasized preventing on-street parking and requiring clearly marked parking spaces and unobstructed sidewalks. The Council discussed limiting the number of vehicles stored outside and requiring vehicles awaiting repair to be kept inside when possible. Council members also stressed that the business must comply with all legal requirements, including sales tax permitting, and urged the applicant to be a good neighbor and address issues before they generate complaints.

13. Consider proposed Ordinance approving ZDC-57-2026

ORDINANCE NO. 3743

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN AUTO REPAIR, MAJOR OR AUTOMOTIVE CARE CENTER USE WITHIN A COMMERCIAL (C) ZONING DISTRICT, LOCATED AT 407 W FRANKLIN, BEING PROPERTY ID 170507, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 4A, BLOCK 18 OF THE ORIGINAL TOWN ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
Tres Atkins moved to approve ZDC-57-2026, a Specific Use Permit for a Major Auto Repair Shop use, subject to the conditions of the staff report.

Travis Smith moved to amend the motion to include a maximum of four vehicles parked outside for no more than 24 hours, with no on-street parking or sidewalk blockage, along with required parking signage. The applicant must also provide proof of sales tax registration/application and business formation documents. Tres Atkins accepted the amendment to the motion.

Motion was seconded by Travis Smith and carried unanimously (4-0).

14. Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single Family-1 (SF-1) zoning district located at 265 Broadhead Rd (Property ID 211021) - Owner: Waxahachie Independent School District (ZDC-48-2026)

Mr. Robertson presented the Item. The applicant requests approval of a SUP to install an Electronic Message Sign for Howard Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed Electronic Message Sign will replace the existing sign located along the south property line adjacent to Broadhead Road.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 18 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and zero (0) letters of opposition to the SUP request.

(ua)

Mayor Wallace opened the public hearing at approximately7:52 p.m.

There being no others to speak for or against the Item, Mayor Wallace closed the public hearing at approximately 7:52 p.m.

15. Consider proposed Ordinance approving ZDC-48-2026

ORDINANCE NO. 3744

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE IN A SINGLE-FAMILY-1 ZONING DISTRICT, LOCATED AT 265 BROADHEAD ROAD, BEING PROPERTY ID 211021, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 2R OF THE BROADHEAD ROAD SPORTS COMPLEX ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
Travis Smith moved to approve ZDC-48-2026, a Specific Use Permit for an Electronic Message Sign, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (4-0).

16. Public Hearing on a request by Stephen Mott, WISD, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a Single-Family-1 (SF-1) zoning district located at 275 Indian Drive (Property ID 224060) - Owner: Waxahachie Independent School District (ZDC-49-2026)

Mr. Robertson presented the Item. The applicant requests approval of a SUP to install an Electronic Message Sign for Coleman Junior High School. In accordance with the Waxahachie Zoning Ordinance, Electronic Message Signs are subject to a SUP to be approved by City Council. The proposed sign will be approximately eight (8) feet in height and include a seventy-two (72) square-foot display area mounted on a four (4)-foot masonry base. The proposed location of the sign is approximately twenty-five (25) from the property line along Indian Drive.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 33 notices were mailed to property owners within 200 feet of the request. Staff has received zero (0) letters of support and zero (0) letters of opposition to the SUP request.

Mayor Wallace opened the public hearing at approximately 7:53 p.m.

There being no others to speak for or against the Item, Mayor Wallace closed the public hearing at approximately 7:53 p.m.

17. Consider proposed Ordinance approving ZDC-49-2026

(ua)

ORDINANCE NO. 3745

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN ELECTRONIC MESSAGE SIGN USE IN A PLANNED DEVELOPMENT-GENERAL RETAIL ZONING DISTRICT, LOCATED AT 275 INDIAN DRIVE, BEING PROPERTY ID 224060, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 OF THE NINTH GRADE CENTER ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:
Travis Smith moved to approve ZDC-49-2026, a Specific Use Permit for an Electronic Message Sign, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (4-0).

18. Public Hearing on a request by David McDill, Davis & McDill, LLC, for a Replat of Lot 3, Block A of the Teddo Crossing Phase One Addition, to create Lots 3-A, 3-B, and 3-C, Block A of the Teddo Crossing Phase One Addition, three nonresidential lots, being 8.695 acres located at the northwest corner of US Highway 77 and West Butcher Road, (Property ID 310843) – Owner(s): Crux Jefferson LLC (SUB-75- 2026)

Mr. Robertson presented the Item. The applicant proposes to replat the subject property into three (3) lots for nonresidential use. The proposed lots comply with the minimum lot size and dimensional requirements of the Waxahachie Zoning Ordinance. Access to the proposed lots will be provided through existing access easements dedicated with the Teddo Crossing Phase One plat and new access easements established with this replat, and direct access from U.S. Highway 77, as applicable. Utility easements necessary to serve the property have been previously dedicated by plat.

The applicant is requesting relief from Appendix C, Article III, Subdivision Design Standards, Section 3.1.c.4 of the Waxahachie Subdivision Ordinance. Although proposed Lot 3-B has frontage along U.S. Highway 77, it does not have direct vehicular access to the highway. A single access point serving the subject property was previously approved by the Texas Department of Transportation (TxDOT) and is located approximately 180 feet from proposed Lot 3-B. As a result, access to Lot 3-B will be provided through the existing and proposed access easements rather than by a separate direct driveway connection to U.S. Highway 77.

Mayor Wallace opened the public hearing at approximately 7:55 p.m.

There being no others to speak for or against the Item, Mayor Wallace closed the public hearing at approximately 7:55 p.m.

Mayor Pro Tem Travis Smith raised concerns about ongoing flooding near Life School and questioned what safeguards were in place to ensure the proposed project would not worsen drainage problems, particularly following I-35 improvements that shifted some flooding downstream. He noted that Life School had spent hundreds of thousands of dollars dredging the creek but continue to experience backups.

(6a)

Dr. Yomi Fayiga responded that the project would still be subject to the City's civil engineering and drainage requirements after approval, including requirements preventing additional drainage or flooding impacts to neighboring properties. He also stated that extensive drainage studies and improvements had previously been completed and that the proposed development would not adversely affect drainage to Life School or surrounding properties.

19. Consider approval of SUB-75-2026

Action:

Tres Atkins moved to approve SUB-75-2026 for a Replat of Block A, Lot 3 of the Teddo Crossing Phase One Addition and the associated Petition of Relief Wavier request, to create 3 non-residential use lots, subject to the conditions of the staff report, authorizing the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Travis Smith and carried unanimously (4-0).

20. Public Hearing on a request by GRBK EDGEWOOD LLC, for a Petition to rename a portion of Harrington Road to "Brickman Lane", starting at Waterfront Drive to the beginning of Treelyn Drive

Mr. Robertson presented the Item. Earlier this year, staff identified that an existing roadway south of Lake Waxahachie would become discontinuous upon completion of the Haven Ranch development. Because Ellis County does not allow discontinuous streets to share the same name, the Haven Ranch developer submitted a petition requesting that the affected portion of Harrington Road be renamed Brickman Lane.

The Planning Department mailed notification letters to the property owners along the affected segment of Harrington Road to inform them of the proposed name change. As of the date of the meeting, no responses had been received.

Mayor Wallace opened the public hearing at approximately 8:00 p.m.

There being no others to speak for or against this Item, Mayor Wallace closed the public hearing at approximately 8:00 p.m.

Staff explained that the applicant proposed renaming a portion of Harrington Road to Brickman Lane, with Brickman being the preferred name. The name was chosen in honor of the Green Brick Partners CEO and cofounder, who owns property along the road and has a connection to Waxahachie. Mr. Robertson reported that required notifications and petitions were completed, with no formal objections received. Mayor Pro Tem Smith raised concerns about naming a public street after a living developer and the potential political implications, as well as whether the City's broader street-naming policy should apply.

Tanner Vincent, applicant representative, said multiple rounds of certified notices were sent to affected property owners, with several signing petitions in support. Approximately 15 adjacent properties were identified as potentially affected.

(ua)

21. Consider proposed Ordinance to rename a portion of Harrington Road to "Brickman Lane", starting at Waterfront Drive to the beginning of Treelyn Drive

ORDINANCE NO. 3746

AN ORDINANCE TO RENAME A PORTION OF HARRINGTON ROAD TO BRICKMAN LANE.

Action:
Chris Wright moved to approve an Ordinance to rename a portion of Harrington Road to Brickman Lane, between Waterfront Drive and the proposed Treelyn Drive, and authorize the City Manager and/or Mayor to execute all necessary documents. Motion was seconded by Tres Atkins and carried 3-1, with Travis Smith voting in opposition.

22. Consider proposed Ordinance changing to the speed limit for portions of FM-813 (Brown Street)

Justin Stoker, Director of Public Works & Engineering, presented the Item. The City has received a request from TxDOT to modify the speed limit on FM 813 (Brown Street). Based upon a detailed speed study performed earlier this year, TxDOT is recommending the speed limit be modified as follows:

- Modify the school speed zone on FM 813 (Finley Junior High School) from 30 mph to 20 mph.
- Modify the permanent speed limit on FM 813 from Spring Creek Drive (south connection) to the City Limits, from 55 mph to 50 mph.

The recommendation is based upon a speed study performed by an independent licensed professional traffic engineer. The study has been reviewed and is recommended by TxDOT. TxDOT is requesting City Council approval to make the change. Staff supports the request.

All costs, including the study and the replacement signs, are covered by TxDOT.

{Mayor Pro Tem Smith briefly left the meeting at 8:10 p.m.}

ORDINANCE NO. 3747

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM TO MARKET 813 (BROWN STREET) OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF WAXAHACHIE, AS SET OUT IN THIS ORDINANCE.

Action:
Tres Atkins moved to approve the ordinance modifying the speed limit for FM 813 (Brown Street). Motion was seconded by Chris Wright and carried unanimously (3-0).

{Mayor Pro Tem Smith returned at 8:11 p.m.}

23. Consider contract for the Full-Service Chlorine Dioxide Generation Program

(ua)

Kumar Gali, Director of Utilities, presented the Item. Chlorine Dioxide is utilized as a disinfectant and for iron and manganese control at Howard Road and Robert W. Sokoll Water Treatment Plants. On May 5, 2026, City staff issued a Request for Proposals (RFP) for the Full-Service Chlorine Dioxide Generation Program and sealed bids were opened on May 28, 2026. The City received two bids from PureLine and Evoqua Water Technologies LLC.

Staff has reviewed and scored the evaluations of the two bids based on pricing, experience, qualifications, project manager experience, and references, and recommends awarding the contract to Evoqua Water Technologies LLC.

Full-Service Chlorine Dioxide Generation Program is an approved budget item in the Utilities Department's Operations and Maintenance budget. This contract will be on a unit price basis and the quantity needed for the treatment of the water each year.

Action:
Tres Atkins moved to award a contract to Evoqua Water Technologies LLC for Full-Service Chlorine Dioxide Generation Program and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

24. Consider budget transfer for the Indian Hills Alley Reconstruction Project in the amount of $50,000

Mr. Stoker presented the Item. The proposed Indian Hills Alley Reconstruction Project consists of concrete pavement improvements on approximately 3,200 linear feet of alleys within the Indian Hills subdivision. The project will replace approximately 3,700 square yards of concrete road pavement and 375 square yards of concrete driveway approaches as necessary.

The City received eighteen (18) bids for this project as summarized below:

Bidder	Bid Amount
Warren Development and Construction	$ 596,830.00
CI Pavement	$ 659,490.00
CCGMC, LLC	$ 690,265.00
JR West Texas Concrete LLC	$ 691,950.00
Don Smith Concrete	$ 716,175.00
Perfect General Contractor LLC	$ 740,250.00
Jaay Concrete Paving Inc	$ 744,600.00
HI-TEK Paving LLC	$ 770,000.00
SYB Construction Company Inc	$ 786,118.18
Holy Contractors LLC	$ 794,475.00
Cook's Rock Solid, Inc	$ 799,050.00
Axis Construction	$ 838,869.50
B&B Concrete Sawing, Inc	$ 838,975.00
J&L Construction LLC	$ 864,409.90
A T Construction, LLC	$ 876,000.00

(6a)

A&D Paving, LLC	$ 886,319.01
Texas Civil Construction	$ 997,475.00
Estrada Concrete Company LLC	$ 1,637,480.00

Kimley Horn, the engineer of record, reviewed the bids, and contacted references. The lowest bidder didn't meet the project's minimum experience requirements, and CI Pavement was determined to be the lowest responsible bidder. Staff recommends approval of this contractor in the amount of $659,490 for the Indian Hills Alley Reconstruction project.

The construction contract with CI Pavement is $659,490. This is under budget and is funded from the approved FY25 Indian Hills Alleys Ph1 Capital Improvement Plan (CIP) Project.

Action:
Tres Atkins moved to approve a $50,000 budget transfer from Street Capital Fund to the Indian Hills Alley Reconstruction Project and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

25. Consider approval to enter into a contract for a Type 3 fire apparatus identified as 4244- BME-International HV 507-Type 3 for $673,590 with Siddons-Martin Emergency Group, LLC

Fire Chief Scott Safford requested to continue the Item to the September 8, 2026 City Council meeting.

Action:
Tres Atkins moved to continue Item 25 to the September 8, 2026 City Council meeting. Motion was seconded by Travis Smith and carried unanimously (4-0).

26. Consider Resolution for Eminent Domain to acquire Water, Sewer, and Temporary Construction Easements Associated with Howard and Sokoll Water Treatment Plant Boundary Separation Project

James Gaertner, Director of Capital Improvement Projects, presented the Item. Construction of new water lines is required to separate the 791 and 715 pressure planes. This would limit the water needed from the Howard Water Treatment plant to serve the north side of the city and to utilize the Sokoll Water Treatment plant to a greater potential.

Water, sewer, and temporary construction easements are necessary on the southeast side of Brown Street, between Audra Avenue and Mustang Creek Drive, between Miriam Lane and Myrtle Avenue, along Miriam Lane, and along Myrtle Avenue.

Staff recommend approval of the eminent domain resolution to stay within budget and time for this project.

Mr. Gaertner explained negotiations would continue, but Council authorization was needed to proceed with the eminent domain process if necessary to avoid delaying the project and increasing costs. The proposed easements would generally be about 20 feet wide, with additional temporary

(6a)

construction areas, and affected properties would be restored to their preconstruction condition. Council also clarified that the project would expand the right-of-way for water infrastructure and would not require demolishing homes.

RESOLUTION NO. 1416

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, DECLARING THE NECESSITY TO ACQUIRE WATER, SEWER, AND TEMPORARY CONSTRUCTION EASEMENTS; DETERMINING THE PUBLIC USE AND NECESSITY FOR SUCH ACQUISITON; APPOINTING AN APPRAISER AND NEGOTIATOR AS NECESSARY; AUTHORIZING THE MAYOR OF THE CITY OF WAXAHACHIE, TEXAS, TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE MAYOR TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; AND PROVIDING AN EFFECTIVE DATE.

Action:
Tres Atkins moved to approve the Resolution authorizing the use of the power of eminent domain to acquire water, sewer, and temporary construction easements as referenced in the Resolution; determining the public use and necessity for such acquisition; authorizing the acquisition of property rights necessary for such water and sanitary sewer easements; appointing an appraiser and negotiator as necessary; authorizing the Mayor to establish just compensation for the property rights to be acquired; authorizing the Mayor or her representative, to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions; and authorizing the City Attorney, or his representative, to institute condemnation proceedings to acquire the property rights if purchase negotiations are not successful. Motion was seconded by Travis Smith and carried unanimously (4-0), with the vote as follows:

Billie Wallace – Aye
Travis Smith – Aye
Tres Atkins – Aye
Chris Wright – Aye

27. Consider Resolution denying SiEnergy Gas, LLC rate increase request

Dustin Deel, Director of Administrative Services, presented the Item. On May 4, 2026, SiEnergy Gas, LLC filed a Statement of Intent with the City requesting approval of a natural gas rate increase and consolidation of its service territories into a single statewide jurisdiction. The proposed filing would increase revenues by approximately $4 million within the incorporated areas served by SiEnergy.

Following receipt of the filing, the City joined the Cities Served by SiEnergy Coalition to conduct a comprehensive review of the proposed rate increase. The Coalition retained legal counsel and utility rate consultants to evaluate the application. Based on their review, the consultants identified

(6a)

numerous unreasonable expenses and concluded that the proposed rates are excessive. Accordingly, the Coalition recommends that member cities deny the requested rate increase.

Approval of the attached resolution constitutes the City's final action on SiEnergy's rate request prior to the statutory deadline of September 4, 2026. Upon adoption of the resolution, SiEnergy is expected to appeal the City's decision to the Railroad Commission of Texas, which will continue the rate case and ultimately determine the final rates applicable throughout the company's service territory.

As with the City's previous action to suspend the proposed rate increase, all expenses associated with this case are required to be reimbursed by SiEnergy. Legal counsel and consultants authorized through the coalition of cities will submit invoices directly for reimbursement; therefore, there is no anticipated net cost to the City.

RESOLUTION NO. 1417

A RESOLUTION OF THE CITY OF WAXAHACHIE, TEXAS FINDING THAT SIENERGY GAS, LLC'S STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

Action:
Tres Atkins moved to approve a Resolution denying the rate increase request filed by SiEnergy Gas, LLC, finding the proposed rates to be unreasonable, providing for reimbursement of the City's reasonable rate case expenses, and authorizing the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried unanimously (4-0).

28. Consider approval of a Resolution adopting the Atmos Energy Mid-Tex 2026 Rate Review Mechanism Settlement

Mr. Deel presented the Item. The City of Waxahachie is a member of the Atmos Cities Steering Committee (ACSC), a coalition of municipalities that jointly review and negotiate Atmos Energy rate filings on behalf of participating cities. Through the ACSC Rate Review Mechanism (RRM), member cities are able to conduct a comprehensive review of Atmos Energy's requested rate adjustments as an alternative to the statutory Gas Reliability Infrastructure Program (GRIP) process.

Atmos Energy's 2026 RRM filing originally requested a $291.1 million system-wide revenue increase. Pursuant to the provisions of the RRM tariff, the request was reduced to $273.6 million. Following extensive review, discovery, and negotiations by the ACSC's legal counsel and utility rate consultants, a negotiated settlement was reached providing for a $260.5 million system-wide revenue increase. The negotiated settlement represents a reduction of more than $30 million from Atmos Energy's original request and includes reimbursement of the coalition's legal and consulting expenses.

(6a)

Approval of the attached resolution will adopt the negotiated settlement, approve the associated rate tariffs and establish an effective date of October 1, 2026, consistent with the negotiated agreement.

All expenses associated with the City's participation in this rate case are required to be reimbursed by Atmos Energy. Legal counsel and consultants authorized through the Atmos Cities Steering Committee will submit invoices directly for reimbursement; therefore, there is no anticipated net cost to the City.

Council members expressed significant concern about the continued increases in gas bills, noting that residential rates had increased substantially in recent years. Staff and legal counsel explained that the increase would take effect regardless under the existing tariff, while participation in the coalition of cities allows Waxahachie to collectively negotiate lower rates and share legal costs. Council members questioned the effectiveness of the process and requested additional information from Atmos.

Michael Cox, Atmos representative, explained the proposed revenue increase is for recovery costs and improvements to infrastructure.

RESOLUTION NO. 1418

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

Action:
Tres Atkins moved to approve the Resolution adopting the negotiated 2026 Atmos Energy Mid-Tex Rate Review Mechanism settlement and authorize the City Manager to execute all necessary documents. Motion was seconded by Chris Wright and carried 3-1 with Billie Wallace voting in opposition.

29. Consider approval of a supplemental appropriation for legal services in the amount of $90,000

(6a)

Mr. Deel presented the Item. The adopted FY 2025–2026 budget for legal services was $300,000. As the fiscal year has progressed, the City has experienced an increase in legal expenses associated with Municipal Utility District (MUD) matters and other ongoing legal proceedings. The proposed supplemental appropriation will provide sufficient funding to cover anticipated legal services through the remainder of the fiscal year.

The $90,000 supplemental appropriation is proposed to be funded from the General Fund unrestricted reserve. Sufficient funds are available in the General Fund unrestricted reserve to support this appropriation.

Action:
Chris Wright moved to approve a supplemental appropriation from the General Fund unrestricted reserve for legal services in the amount of $90,000. Motion was seconded by Tres Atkins and carried unanimously (4-0).

30. 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 9:00 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.

31. Reconvene and take any necessary action

The meeting reconvened at 10:05 p.m.

Action:
Travis Smith moved to approve the Chapter 380 Economic Development Agreement and incentive package with Roadhouse Enterprises Inc., as presented in executive session, and authorizes the City Manager to execute all necessary documents. Motion was seconded by Tres Atkins and carried unanimously (4-0).

32. Comments by Mayor, City Council, City Attorney and City Management

(6a)

This item was discussed before Executive Session.

Mayor Pro Tem Travis Smith expressed strong support and appreciation for City staff, defending their professionalism and dedication against what he described as baseless public criticism regarding the use of taxpayer funds. He emphasized that staff work extensively behind the scenes and that the public often does not see the meetings, workshops, and effort involved in City operations. Mayor Pro Tem Smith also criticized the conduct of certain elected officials, calling for greater accountability and expressing concern about threats made against members of the City Council and the lack of response from State leadership.

City Manager Ricky Boyd thanked City staff for their dedication, long hours, and thoughtful work. Mr. Boyd emphasized that staff strive to be responsible stewards of taxpayer dollars while providing the highest level of service possible with available resources. He also expressed appreciation for the Council's support of staff.

Council Member Chris Wright congratulated Hannah Shelby on her decision to run for Precinct 2, thanked Richard Rozier and Jennifer Salzman from The Heights for their presentation, and encouraged the Council to recognize The Heights as a community resource that supplements City services, particularly in addressing abuse and sexual assault. Mr. Wright also expressed appreciation for City staff and clarified that Council disagreements are not a reflection of staff's work or the information provided, while emphasizing the need for greater transparency from the City Council moving forward.

Mayor Billie Wallace expressed appreciation for City staff, the City Manager, all departments, and first responders, noting that their work often goes unrecognized. Mayor Wallace also addressed criticism of city streets and sidewalks, pointing out the significant funding already dedicated to street improvements—approximately $14 million in the prior budget and $11 million proposed in the upcoming budget—and questioned how much additional funding should be allocated to those areas.

33. Adjourn

There being no further business, the meeting adjourned at 10:05 p.m.

Respectfully submitted,
Amber Villarreal, City Secretary

City Council
August 25, 2026

(6b)

A Work Session of the Mayor and City Council of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms C and D, Waxahachie, Texas on August 25, 2026 at 2:00 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 Members Present:	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 at 2:13 p.m.

2. Discuss and review options for opening lake parks on Labor Day weekend

Gumaro Martinez, Director of Parks & Recreation, presented the Item. City Council discussed reopening the lake parks for Labor Day weekend following a two-year closure due to overcrowding and safety concerns. Staff from Police, Fire, Emergency Management, Communications, and Parks developed a temporary plan to provide public access while maintaining safety and controlling capacity.

The plan will issue numbered dashboard passes corresponding to available parking spaces at Boat Dock and Spring Park. Once capacity is reached, additional vehicles will be turned away. Police will enforce parking restrictions, including citations and towing, while pedestrian access will be limited to verified neighborhood residents. The parks will operate from 6:00 a.m. to 10:00 p.m., with dedicated police, fire, parks, and emergency management staffing.

The estimated cost for the three-day weekend is approximately $23,000, including personnel, signage, and materials. Council acknowledged that the plan is not financially or operationally sustainable long-term and discussed future options, including non-resident fees, QR codes or parking passes, and restrictions on buses.

Council expressed support for reopening the parks while recognizing the need to balance public access, safety, and cost. Council was in agreement to use the Labor Day weekend as an opportunity to educate the public and evaluate the effectiveness of the plan.

It was the general consensus for staff to proceed with implementation and public communication. Council also discussed the need for a budget appropriation and future development of a more permanent and sustainable lake park management plan.

(ub)

3. Discuss and review Board and Commission applications

The City Council reviewed and discussed the applications, attendance records, and qualifications of each board. Council requested staff to continue monitoring board member attendance. Recommendations will be presented to City Council for consideration in September.

4. Adjourn

There being no further business, the meeting adjourned at 4:08 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary

(uc)

Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-90-2026

MEETING DATE(S)

City Council:	September 8, 2026

CAPTION

Consider proposed Ordinance approving a request by Stefan Kenyon, for a **Petition for ETJ Release** for approximately 63.451 acres, located at 1315 FM 1446 (Property ID 179047) – Owner Jon Payne (ETJ-PTN-90-2026)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-90-2026, a request by Stefan Kenyon, for a Petition for ETJ Release for approximately 63.451 acres, located at 1315 FM 1446, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owner has petitioned the City to remove his property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATION

Applicant:	Stefan Kenyon
Property Owner(s):	Jon Payne
Site Acreage:	63.451 acres
Number of Lots:	1 lot
Number of Dwelling Units:	0 units

SUBJECT PROPERTY

General Location:	Located at 1315 FM 1446
Parcel ID Number(s):	179047
Current Zoning:	N/A, ETJ
Existing Use:	Undeveloped Land
Platting History:	The subject property was not previously platted.
CCN Service Area:	BUENA VISTA - BETHEL WSC

(60)

Site Aerial:

PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

ATTACHED EXHIBITS

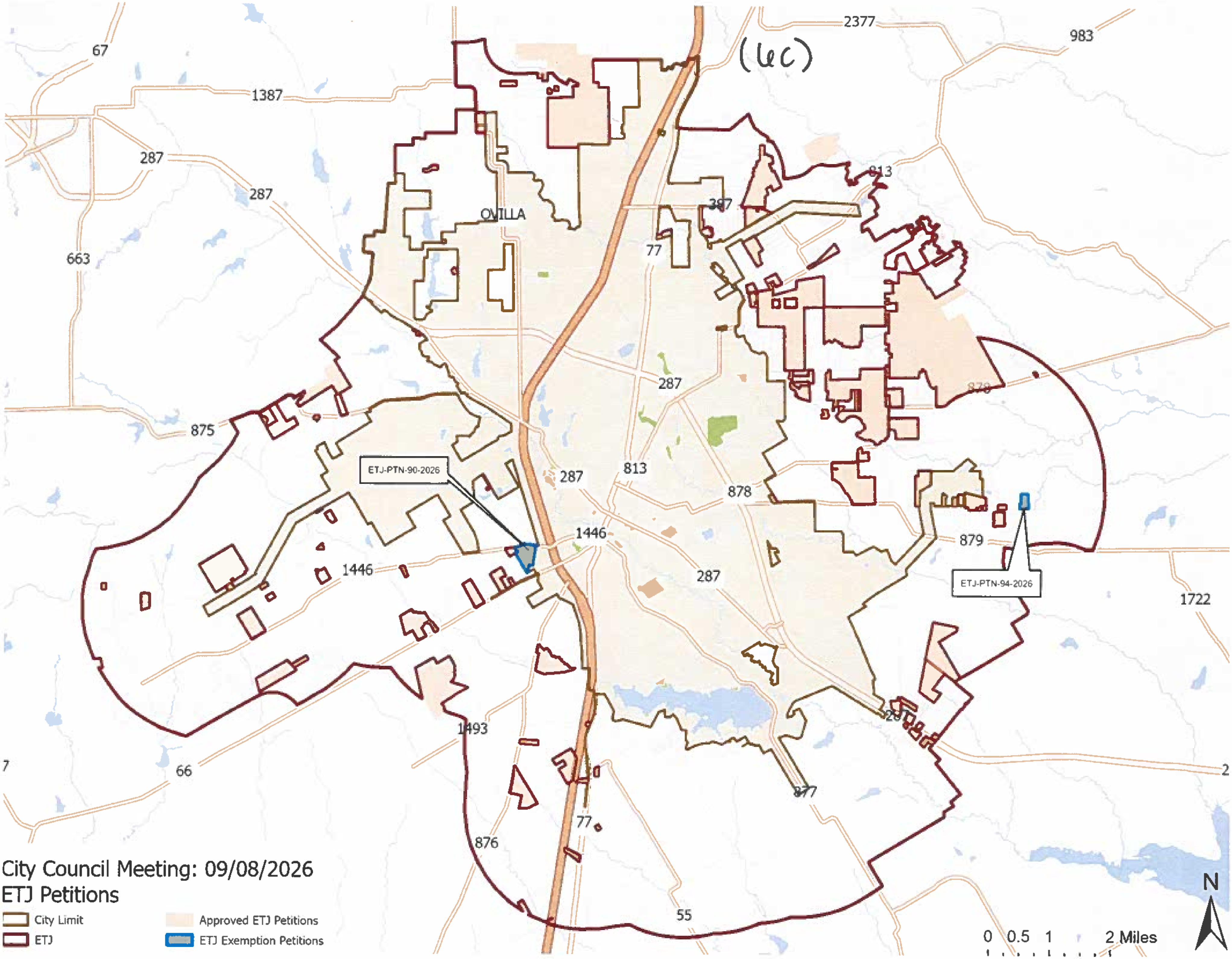
1. ETJ Petition Map for September 8, 2026 City Council Meeting
2. Proposed Ordinance
3. Legal Description (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov

(6c)



City Council Meeting: 09/08/2026
ETJ Petitions

City Limit
ETJ
Approved ETJ Petitions
ETJ Exemption Petitions

(uc)

ORDINANCE NO. ________________

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 63.451 ACRE TRACT OF LAND, LOCATED AT 1315 FM 1446, KNOWN AS PROPERTY ID 179047, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("**City**") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-90-2026, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Sections 42.023 and 42.105 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 8th day of September 2026.

____

MAYOR

ATTEST:

____

City Secretary

(6C)

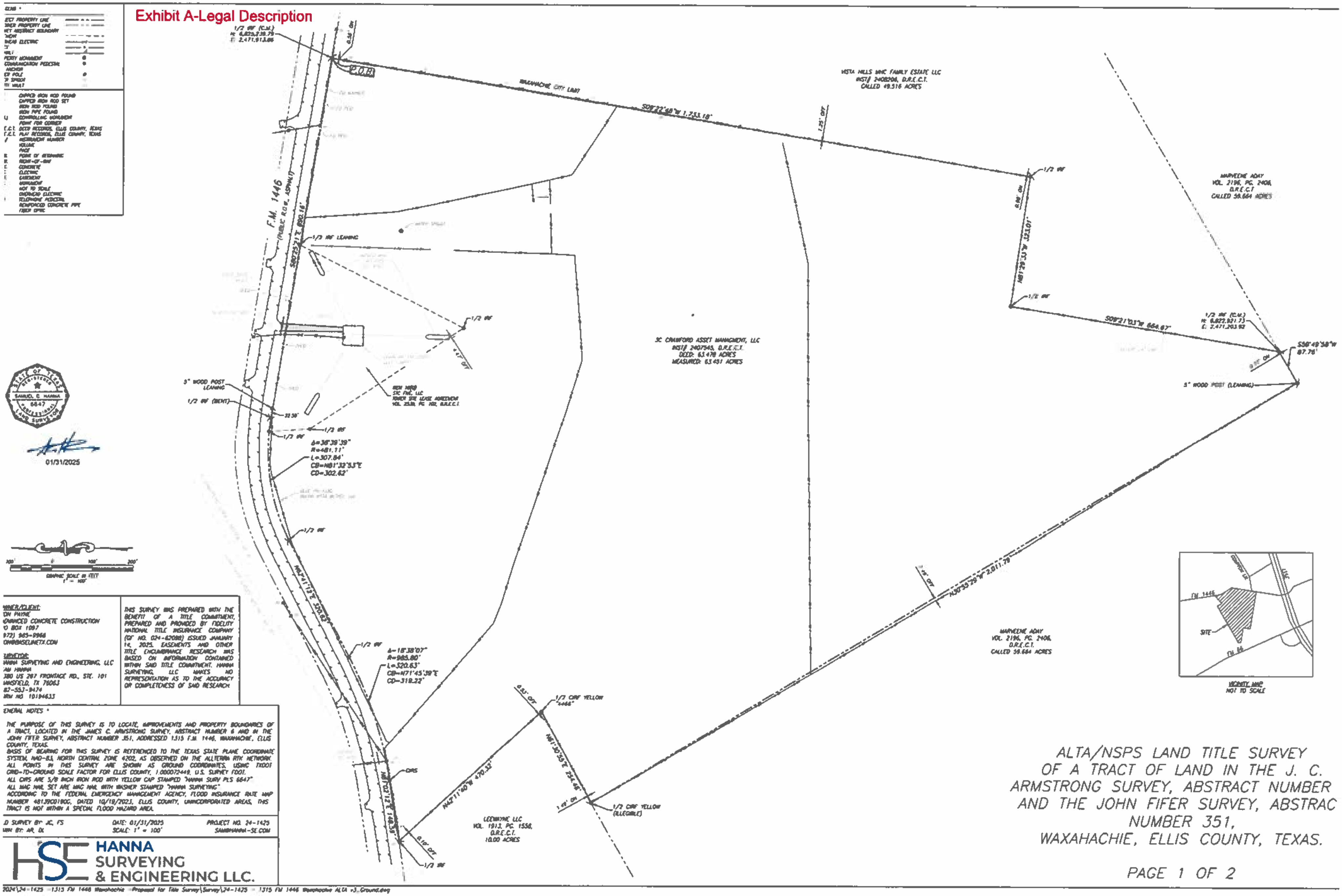


Exhibit A-Legal Description
P.O.B.
F.M. 1446
(PUBLIC R.O.W. ASPHALT)
WAXAHACHIE CITY LIMIT
S08°22'48"W 1,253.18'
VISTA HILLS MHC FAMILY ESTATE LLC
INST# 2408206, D.R.E.C.T.
CALLED 49.516 ACRES
MARVEENE ADAY
VOL. 2196, PG. 2406,
D.R.E.C.T.
CALLED 59.664 ACRES
S08°21'03"W 664.67'
S58°49'58"W
87.76'
N30°55'29"W 2,011.79
3C CRAWFORD ASSET MANAGEMENT, LLC
INST# 2407545, D.R.E.C.T.
DEED: 63.478 ACRES
MEASURED: 63.451 ACRES
Δ=38°39'39"
R=481.11'
L=307.84'
CB=N81°32'53"E
CD=302.62'
Δ=18°38'07"
R=985.80'
L=320.63'
CB=N71°45'39"E
CD=319.22'
N42°11'40"W 470.32'
LEEWAYNE LLC
VOL. 1913, PG. 1558,
D.R.E.C.T.
10.00 ACRES
1/2 CRF YELLOW "4446"
1/2 CRF YELLOW (ILLEGIBLE)
3" WOOD POST LEANING
1/2 IRF (BENT)
1/2 IRF LEANING
01/31/2025
GRAPHIC SCALE IN FEET
1" = 100'
VICINITY MAP
NOT TO SCALE
SITE
FM 1446
FM 66
OWNER/CLIENT:
DON PAYNE
ADVANCED CONCRETE CONSTRUCTION
PO BOX 1097
(972) 965-9968
DON@BASELINETX.COM
SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-553-9474
FIRM NO. 10194633
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, PREPARED AND PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF NO. 024-62088) ISSUED JANUARY 14, 2025. EASEMENTS AND OTHER TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED WITHIN SAID TITLE COMMITMENT. HANNA SURVEYING, LLC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.
GENERAL NOTES:
THE PURPOSE OF THIS SURVEY IS TO LOCATE, IMPROVEMENTS AND PROPERTY BOUNDARIES OF A TRACT, LOCATED IN THE JAMES C. ARMSTRONG SURVEY, ABSTRACT NUMBER 6 AND IN THE JOHN FIFER SURVEY, ABSTRACT NUMBER 351, ADDRESSED 1315 F.M. 1446, WAXAHACHIE, ELLIS COUNTY, TEXAS.
BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN AS GROUND COORDINATES, USING TXDOT GRID-TO-GROUND SCALE FACTOR FOR ELLIS COUNTY, 1.000072449, U.S. SURVEY FOOT.
ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"
ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING"
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48139C0190G, DATED 10/19/2023, ELLIS COUNTY, UNINCORPORATED AREAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
FIELD SURVEY BY: JC, FS
DRAWN BY: AR, DL
DATE: 01/31/2025
SCALE: 1" = 100'
PROJECT NO. 24-1425
SAM@HANNA-SE.COM
HANNA SURVEYING & ENGINEERING LLC.
ALTA/NSPS LAND TITLE SURVEY OF A TRACT OF LAND IN THE J. C. ARMSTRONG SURVEY, ABSTRACT NUMBER AND THE JOHN FIFER SURVEY, ABSTRAC NUMBER 351, WAXAHACHIE, ELLIS COUNTY, TEXAS.
PAGE 1 OF 2

(6c)

STATE OF TEXAS:

COUNTY OF ELLIS:

LEGAL DESCRIPTION

BEING A 63.451 ACRE TRACT OF LAND, OUT OF THE J.C. ARMSTRONG SURVEY, ABSTRACT NUMBER 6, AND THE JOHN FIFER SURVEY, ABSTRACT NUMBER 351, ELLIS COUNTY, TEXAS, AS CONVEYED TO JC CRAWFORD ASSET MANAGEMENT, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER 2407543, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF A CALLED 49.316 ACRE TRACT OF LAND, AS CONVEYED TO VISTA HILLS MHC FAMILY ESTATE, LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER 2408206, D.R.E.C.T., SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1446, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1446, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID VISTA HILLS TRACT, THE FOLLOWING COURSES:

SOUTH 09 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 1,733.18 FEET, TO A 1/2-INCH IRON ROD FOUND;

NORTH 81 DEGREES 29 MINUTES 33 SECONDS WEST, A DISTANCE OF 323.01 FEET, TO A 1/2-INCH IRON ROD FOUND;

SOUTH 09 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 684.67 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID VISTA HILLS TRACT, SAID POINT ALSO BEING ON A NORTHERLY LINE OF A CALLED 38.664 ACRE TRACT AS CONVEYED TO MATHEENE ADAY IN A DEED RECORDED IN VOLUME 2196, PAGE 2408, D.R.E.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID VISTA HILLS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID ADAY TRACT, THE FOLLOWING COURSES:

SOUTH 59 DEGREES 49 MINUTES 58 SECONDS WEST, A DISTANCE OF 87.76 FEET, TO A 5-INCH WOOD FENCE POST FOUND, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT;

NORTH 30 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 2,011.79 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP (ILLEGIBLE), SAID POINT BEING ON THE SOUTHEASTERLY LINE OF A CALLED 10.00 ACRE TRACT OF LAND AS CONVEYED TO LEEWAYNE, LLC IN A DEED RECORDED IN VOLUME 1913, PAGE 1558, D.R.E.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID ADAY TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEEWAYNE TRACT, THE FOLLOWING COURSES:

NORTH 61 DEGREES 30 MINUTES 55 SECONDS EAST, A DISTANCE OF 254.46 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "4466", SAID POINT BEING THE MOST EASTERLY CORNER OF SAID LEEWAYNE TRACT;

NORTH 42 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 470.32 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID LEEWAYNE TRACT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1446;

THENCE, DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEEWAYNE TRACT, AND FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF FM 1446, THE FOLLOWING COURSES:

NORTH 81 DEGREES 02 MINUTES 12 SECONDS EAST, A DISTANCE OF 148.58 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 985.80 FEET, AN INTERIOR ANGLE OF 18 DEGREES 38 MINUTES 07 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 71 DEGREES 45 MINUTES 39 SECONDS EAST, A DISTANCE OF 319.22 FEET;

CONTINUING ALONG SAID TANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 320.63 FEET, TO A 1/2-INCH IRON ROD FOUND;

NORTH 62 DEGREES 41 MINUTES 12 SECONDS EAST, A DISTANCE OF 320.62 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 481.11 FEET, AN INTERIOR ANGLE OF 36 DEGREES 39 MINUTES 39 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 81 DEGREES 32 MINUTES 53 SECONDS EAST, A DISTANCE OF 302.62 FEET;

CONTINUING ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 307.84 FEET, TO A 1/2-INCH IRON ROD FOUND (BENT);

SOUTH 80 DEGREES 25 MINUTES 21 SECONDS EAST, PASSING A 5-INCH WOOD HIGHWAY MARKER FOUND AT A DISTANCE OF 22.58 FEET, CONTINUING A TOTAL DISTANCE OF 890.16 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2,763,915.13 SQUARE FEET, OR 63.451 ACRES, MORE OR LESS.

NOTES:

THE FOLLOWING ITEMS PERTAIN TO EXCEPTIONS FROM COVERAGE AS SHOWN IN SCHEDULE B OF A TITLE COMMITMENT PREPARED AND PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF NO. 024-62008) ISSUED JANUARY 14, 2025: (* INDICATES THAT THE ITEM APPLIES TO THE PROPERTY; Ø INDICATES THAT IT DOES NOT APPLY TO THE PROPERTY, Δ INDICATES MAY APPLY TO THE PROPERTY)

Δ ITEM 10(A.): EASEMENT AND RIGHT-OF-WAY EXECUTED BY JOHN W. ARDEN, WIFE ELLEN P. ARDEN TO TEXAS POWER & LIGHT CO., DATED MAY 14, 1951, FILED AUGUST 10, 1951, RECORDED IN VOLUME 0419, PAGE 76, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
(HANNA SURVEYING AND ENGINEERING (HSE): ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

Δ ITEM 10(B.): RIGHT-OF-WAY DEED EXECUTED BY JOHN W. ARDEN & WIFE TO TEXAS HIGHWAY DEPARTMENT, DATED FEBRUARY 8, 1956, FILED JULY 7, 1956, RECORDED IN VOLUME 452, PAGE 87, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
(HSE: ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

Δ ITEM 10(C.): EASEMENT EXECUTED BY JOHN W. ARDEN AND WIFE, ELLEN ARDEN TO BUENA VISTA-BETHEL WATER SUPPLY CORP., DATED APRIL 26, 1974, FILED JUNE 30, 1974, RECORDED IN VOLUME 580, PAGE 670, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
(HSE: ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

Ø ITEM 10(D.): RECIPROCAL ACCESS EASEMENT AGREEMENT EXECUTED BY VISTA HILL MHC, LTD., A TEXAS LIMITED PARTNERSHIP TO H & D REALTY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED APRIL 3, 2023, FILED APRIL 4, 2023, RECORDED IN CLERK'S INSTRUMENT NUMBER 2309110, OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
(HSE: IT IS NOT ON, DOES NOT TOUCH, AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT, THE SURVEYED PROPERTY.)

* ITEM 10(E.): RIGHT OF FIRST REFUSAL SET FORTH IN AGREEMENT, IN FAVOR OF VISTA HILLS MHC, LTD., A TEXAS LIMITED PARTNERSHIP AND JC CRAWFORD ASSET MANAGEMENT, LLC, DATED MARCH 14, 2024, FILED APRIL 20, 2024, RECORDED IN CLERK'S INSTRUMENT NUMBER 2408208 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.
(HSE: "PARCEL 2" OF SAID AGREEMENT IS THE SUBJECT PROPERTY AS DETERMINED FROM THE RECORD DOCUMENT.)

Δ ITEM 10(F.): RIGHTS OF TENANTS IN POSSESSION UNDER THE TERMS OF ANY UNRECORDED LEASES OR RENTAL AGREEMENTS.
(HSE: THERE WAS NO OBSERVABLE EVIDENCE AT THE TIME OF THE FIELDWORK.)

Δ ITEM 10(G.): ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(HSE: THERE WAS NO OBSERVABLE EVIDENCE AT THE TIME OF THE FIELDWORK.)

Δ ITEM 10(H.): INTENTIONALLY DELETED.

Δ ITEM 10(I.): RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY ONLY)
(HSE: THERE WAS NO OBSERVABLE EVIDENCE AT THE TIME OF THE FIELDWORK.)

Δ ITEM 10(J.): INTENTIONALLY DELETED.

Ø ITEM 10(K.): INTENTIONALLY DELETED.

Ø ITEM 10(L.): INTENTIONALLY DELETED.

Ø ITEM 10(M.): INTENTIONALLY DELETED.

Δ ITEM 10(N.): TERMS AND PROVISIONS OF LEASE BY AND BETWEEN VISTA HILLS LAND INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS LESSOR, AND VISTA HILLS PARK INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, AS LESSEE, EVIDENCED BY MEMORANDUM OF LEASE DATED SEPTEMBER 23, 1983, FILED SEPTEMBER 28, 1983, RECORDED IN VOLUME 694, PAGE 158, OF THE DEED RECORDS, OF ELLIS, TEXAS.
(HSE: THERE WAS NO OBSERVABLE EVIDENCE AT THE TIME OF THE FIELDWORK.)

* ITEM 10(O.): TERMS AND PROVISIONS OF LEASE BY AND BETWEEN NATIONS BANK OF TEXAS, TRUSTEE OF JOHN W. ARDEN AND WILLIAM P. ARDEN, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ELLEN P. ARDEN, DECEASED, AS LESSOR, AND SPRINT SPECTRUM L.P., AS LESSEE, EVIDENCED BY MEMORANDUM OF LEASE DATED MAY 2, 1996, FILED JANUARY 29, 1997, RECORDED IN VOLUME 1325, PAGE 441, OF THE OFFICIAL PUBLIC RECORDS, OF ELLIS, TEXAS, AS AFFECTED BY:
SITE DESIGNATION SUPPLEMENT TO MASTER LEASE AND SUBLEASE AGREEMENT BY AND BETWEEN STC FIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, GLOBAL SIGNAL ACQUISITIONS II LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SPRINT SPECTRUM L.P., A DELAWARE LIMITED PARTNERSHIP DATED MAY 24, 2005, FILED JULY 25, 2005, RECORDED IN VOLUME 2143, PAGE 709, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS;
MEMORANDUM OF SECOND AMENDMENT TO TOWER SITE LEASE AGREEMENT BY AND BETWEEN VISTA HILLS MHC, LTD., A TEXAS LIMITED PARTNERSHIP AND STC FIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED DECEMBER 2, 2009, FILED NOVEMBER 3, 2010, RECORDED IN VOLUME 2539, PAGE 102, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.
(HSE: ITS LOCATION IS SHOWN.)

* ITEM 10(P.): THE FOLLOWING ITEM(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON SURVEY DATED JANUARY 24, 2025, PREPARED BY SAMUEL C. HANNA, R.P.L.S. NO. 6647:
RIGHT OR CLAIMS, IF ANY, OF ADJOINING PROPERTY OWNER(S) IN AND TO THAT PORTION OF INSURED PROPERTY LYING BETWEEN THE FENCE AND THE NORTH, WESTERLY, SOUTH AND SOUTHEAST PROPERTY LINE.
RIGHTS OR CLAIMS, IF ANY, FOR BUENA VISTA BETHEL SPECIAL UTILITY DISTRICT ON THE WESTERLY PROPERTY LINE.

WNER/CLIENT:
ON PAYNE
DVANCED CONCRETE CONSTRUCTION
O BOX 1097
972) 965-9988
ON@BASELINETX.COM

URVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
AM HANNA
380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
82-553-9474
IRM NO. 10194633

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, PREPARED AND PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (GF NO. 024-62008) ISSUED JANUARY 14, 2025. EASEMENTS AND OTHER TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED WITHIN SAID TITLE COMMITMENT. HANNA SURVEYING, LLC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.

ENERAL NOTES *

THE PURPOSE OF THIS SURVEY IS TO LOCATE, IMPROVEMENTS AND PROPERTY BOUNDARIES OF A TRACT, LOCATED IN THE JAMES C. ARMSTRONG SURVEY, ABSTRACT NUMBER 6 AND IN THE JOHN FIFER SURVEY, ABSTRACT NUMBER 351, ADDRESSED 1315 F.M. 1446, WAXAHACHIE, ELLIS COUNTY, TEXAS.
BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK.
ALL POINTS IN THIS SURVEY ARE SHOWN AS GROUND COORDINATES, USING TXDOT GRID-TO-GROUND SCALE FACTOR FOR ELLIS COUNTY, 1.000072449, U.S. SURVEY FOOT.
ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48139C0190C, DATED 10/19/2023, ELLIS COUNTY, UNINCORPORATED AREAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

D SURVEY BY: JC, FS	DATE: 01/31/2025	PROJECT NO. 24-1425
WN BY: AR, DL	SCALE: 1" = 100'	SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

TO JON PAYNE, THE COWBOY BANK OF TEXAS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, RIVER RANCHES GP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2025.

DATE OF PLAT OR MAP: 01/31/2025

STATE OF TEXAS
REGISTERED
SAMUEL C. HANNA
6647
PROFESSIONAL
LAND SURVEYOR

01/31/2025

* TABLE A ITEMS *

1. ALL MONUMENTS, EITHER FOUND OR SET, ARE REFERENCED ON THE SURVEY.
2. SUBJECT PROPERTY, ADDRESSED 1315 FARM-TO-MARKET (F.M.) ROAD 1446, WAXAHACHIE, TEXAS, PER ELLIS COUNTY APPRAISAL DISTRICT WEBSITE.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48139C0190C, DATED 10/19/2023, ELLIS COUNTY, UNINCORPORATED AREAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
4. SUBJECT PROPERTY AS SURVEYED, 63.451 ACRES.
6. SUBJECT PROPERTY IS LOCATED OUTSIDE CITY OF WAXAHACHIE CITY LIMITS, AND WITHIN THE CITY OF WAXAHACHIE EXTRATERRITORIAL JURISDICTION. SUBJECT PROPERTY HAS NO ZONING CLASSIFICATION.
7. NO BUILDINGS OBSERVED.
8. SUBSTANTIAL FEATURES ARE SHOWN ON THE SURVEY EXHIBIT.
9. NO PARKING SPACES OBSERVED.
13. ALL ADJOINING PROPERTY OWNERS ARE SHOWN ON THE SURVEY EXHIBIT.
14. THE NEAREST STREET INTERSECTION FROM THE HEREIN DESCRIBED "POINT OF BEGINNING" IS THE INTERSECTION OF F.M. 1446 AND SOUTH INTERSTATE 35E FRONTAGE ROAD, BEARS SOUTH 84 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,217 FEET.
16. NO EVIDENCE OF RECENT EARTH WORK WAS OBSERVED.
17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED.
19. PROFESSIONAL LIABILITY INSURANCE IS CARRIED BY THE SURVEYOR TO THE $1M LIMITS AS REQUESTED FOR THIS SURVEY.

ALTA/NSPS LAND TITLE SURVEY OF A TRACT OF LAND IN THE J. C. ARMSTRONG SURVEY, ABSTRACT NUMBER AND THE JOHN FIFER SURVEY, ABSTRAC NUMBER 351, WAXAHACHIE, ELLIS COUNTY, TEXAS.

2024\24-1425 - 1315 FM 1446 Waxahachie -Proposal for Title Survey\Survey\24-1425 - 1315 FM 1446 Waxahachie ALTA v3_Ground.dwg

(uc)


Exhibit B-Location Map
FM 1446
FREEDOM RD
ADAM RD
EQUALITY AVE
ARDEN AVE
JUSTICE RD
EQUALITY RD
NIXON RD
BELL RD
LINCOLN RD
FRANKLIN RD
CANTRELL
S INTERSTATE 35 E
S I-35 E EXIT 399A (SB) RAMP
S INTERSTATE 35 E SERVICE RD
S INTERSTATE 35 E
S INTERSTATE 35 E SERVICE RD
Feet
125 250 500 750 1,000
City Limits
ETJ
ETJ-PTN-90-2026 (ETJ PETITION

(ud)

Planning & Zoning Department

Petition for ETJ Release

Case: ETJ-PTN-94-2026

MEETING DATE(S)

City Council:	September 8, 2026

CAPTION

Consider proposed Ordinance approving a request by Elizabeth Davis, for a **Petition for ETJ Release** for approximately 20.501 acres, located at 1109 Wilson Road (Property ID 192192) – Owner: Elizabeth Davis (ETJ-PTN-94-2026)

RECOMMENDED MOTION

"I move to approve ETJ-PTN-94-2026, a request by Elizabeth Davis, for a Petition for ETJ Release for approximately 20.501 acres, located at 1109 Wilson Road, authorizing the Mayor to sign the associated documents accordingly."

APPLICANT REQUEST

The property owner has petitioned the City to remove the property from the extraterritorial jurisdiction (ETJ).

CASE INFORMATION

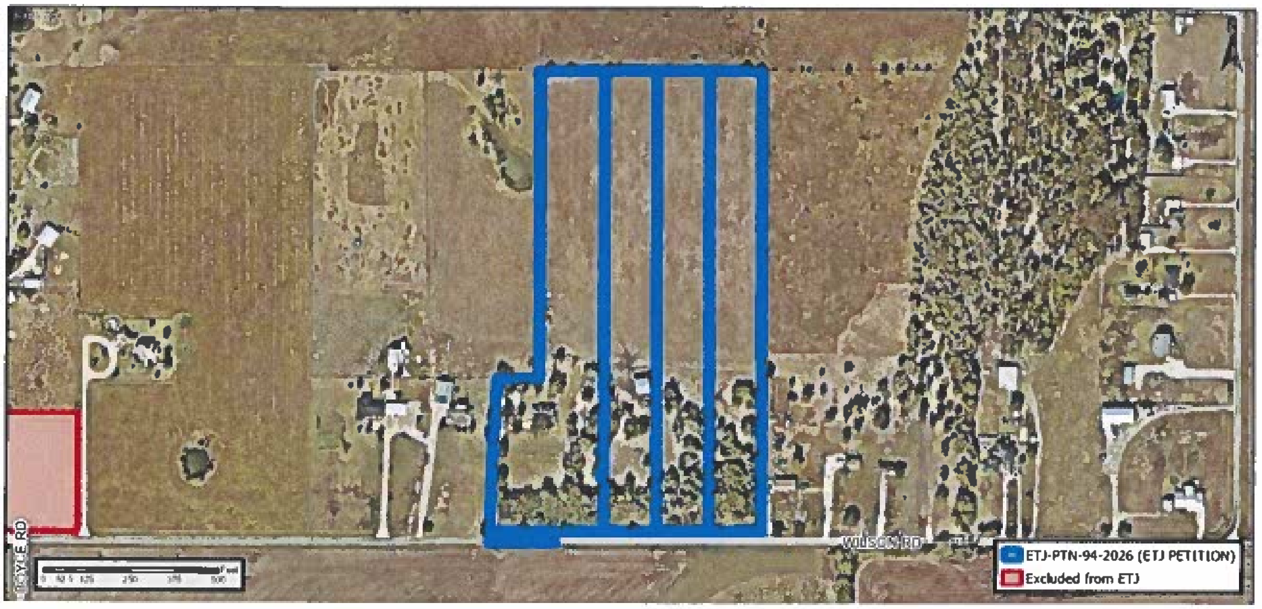
Applicant:	Elizabeth Davis
Property Owner(s):	Elizabeth Davis
Site Acreage:	20.501 acres
Number of Lots:	1 lot
Number of Dwelling Units:	1 unit

SUBJECT PROPERTY

General Location:	Located at 1109 Wilson Road
Parcel ID Number(s):	192192
Current Zoning:	N/A, ETJ
Existing Use:	Residential
Platting History:	1120 F M WOODARD & 6 WHISPERING MEADOWS REPLAT
CCN Service Area:	Rockett Special Utility District

(6d)

Site Aerial:



PLANNING ANALYSIS

Starting September 1, 2023, residents living in areas within a municipality's ETJ are allowed to file a petition requesting their release from the ETJ. Upon providing the City with the minimum information listed below, the City must immediately release the area from its ETJ.

- The petition must be in writing and detail the area's boundaries through either metes and bounds or a recorded plat; and
- The petition must include the property owner's name, signature, date of birth, residence address, and date of signing.

This application satisfies the requirements of Chapter 42, Subchapter D of the Texas Local Government Code governing the requirements for an ETJ petition.

RECOMMENDATION

City staff has determined that the submitted petition complies with the requirements of Chapter 42, Subchapter D of the Texas Local Government Code and that such law requires the release of the subject property from the City's ETJ.

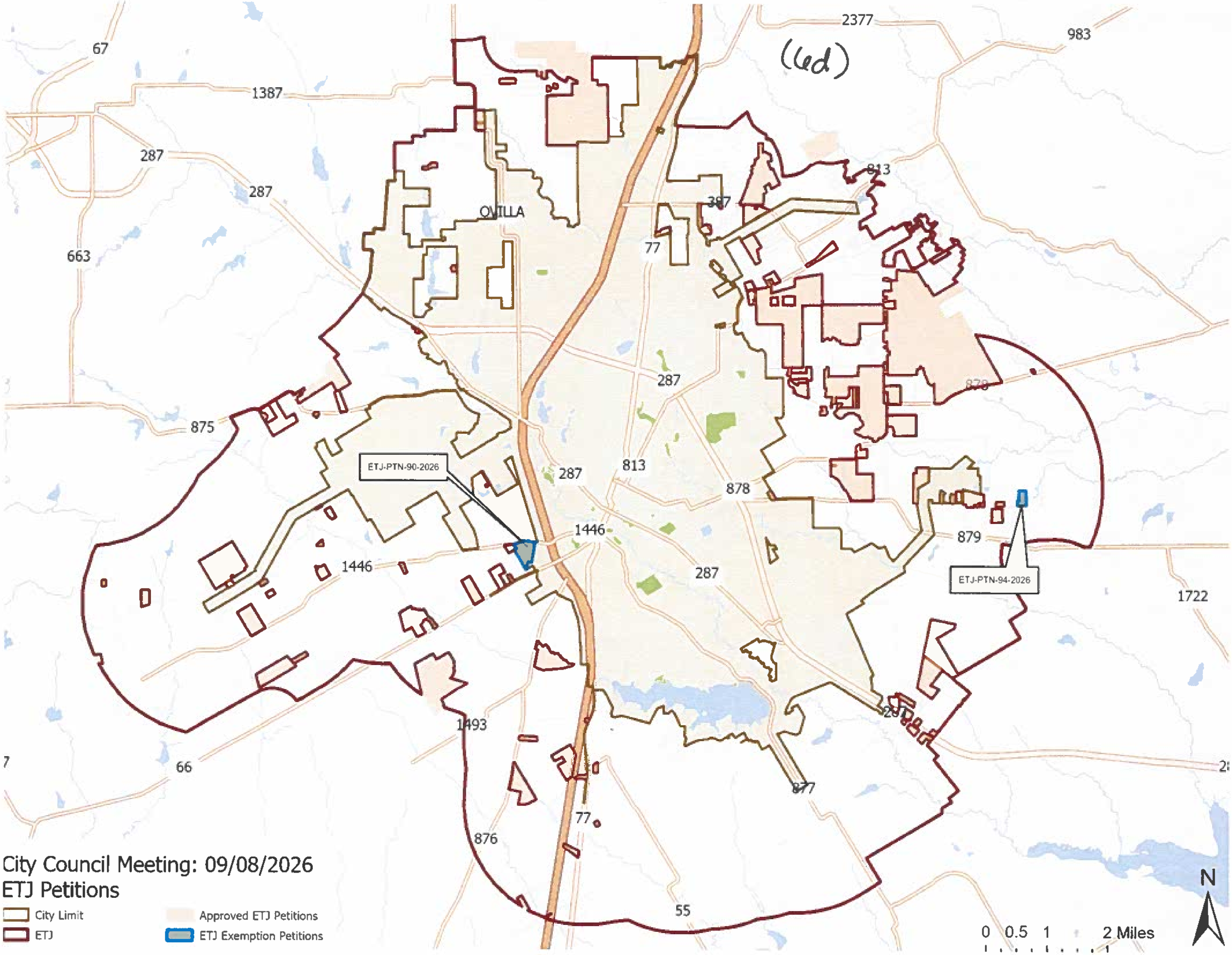
ATTACHED EXHIBITS

1. ETJ Petition Map for September 8, 2026 City Council Meeting
2. Proposed Ordinance
3. Legal Description (Exhibit A)
4. Location Map (Exhibit B)

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov


(ed)
2377
983
67
1387
287
287
813
387
OVILLA
77
663
287
875
ETJ-PTN-90-2026
813
287
878
879
1446
1446
287
ETJ-PTN-94-2026
1722
1493
66
877
77
876
55
City Council Meeting: 09/08/2026
ETJ Petitions
City Limit
ETJ
Approved ETJ Petitions
ETJ Exemption Petitions
0 0.5 1 2 Miles
N

(ud)

ORDINANCE NO. ______________

AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION OF A 20.501 ACRE TRACT OF LAND, LOCATED AT 1109 WILSON ROAD, KNOWN AS PROPERTY ID 192192, AND ORDERING THE CHANGING OF THE CITY OF WAXAHACHIE'S EXTRATERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.

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

WHEREAS, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Waxahachie ("**City**") exclude the property herein described from the City's Extraterritorial Jurisdiction ("**ETJ**"); and

WHEREAS, City staff has determined that the submitted petition, case number ETJ-PTN-94-2026, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described property from the City's ETJ.

NOW, THEREFORE, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

> All those certain lots, tracts or parcels of land situated in Ellis County, Texas, and being more particularly described by metes and bounds in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Sections 42.023 and 42.105 of the Texas Local Government Code, and to promptly notify Ellis County of such changes.

PASSED, APPROVED AND ADOPTED on this 8th day of September, 2026.

____

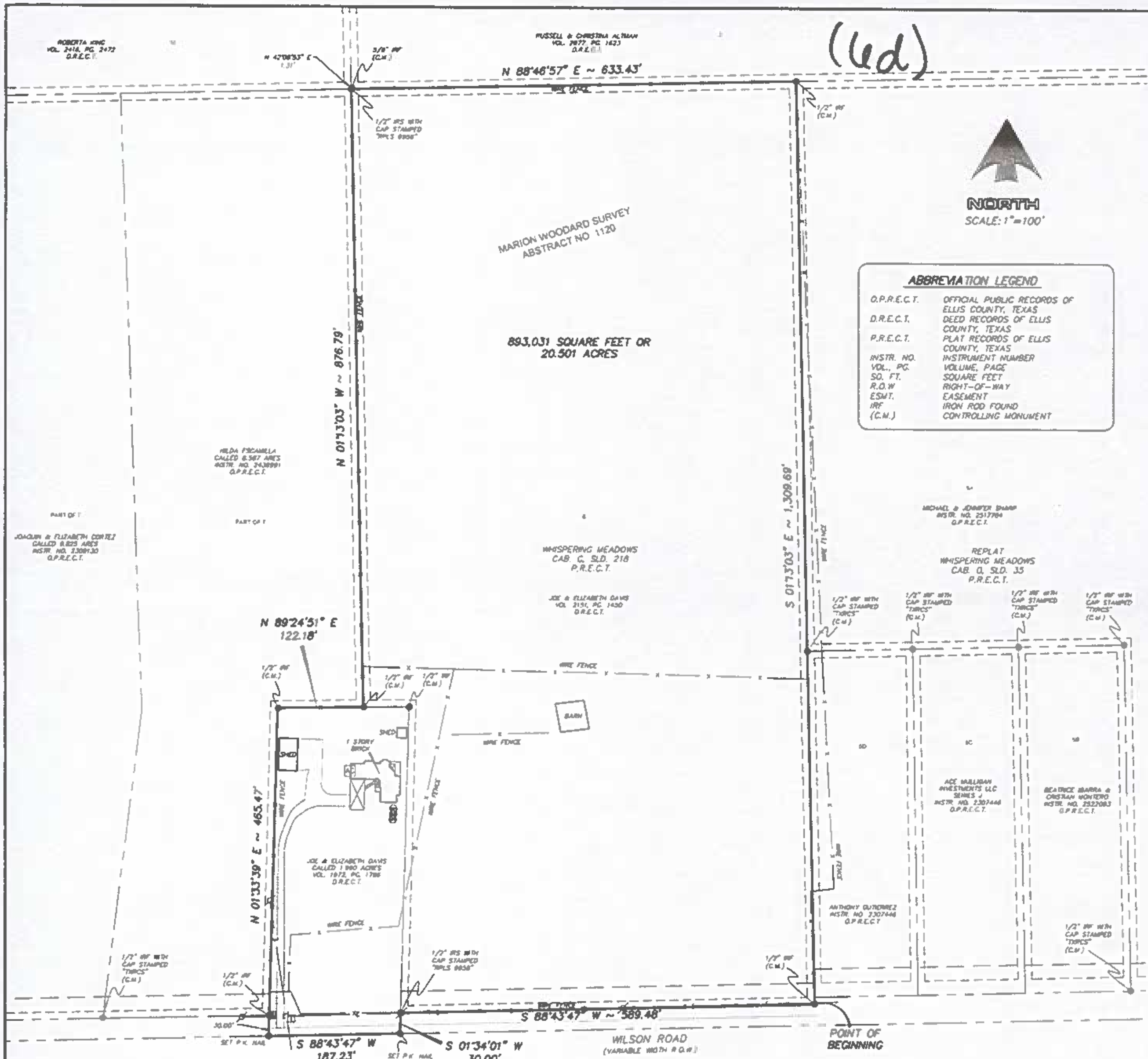
MAYOR

ATTEST:

____

City Secretary

Exhibit A-Legal Description



GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).

2. This property lies within Zone X of the Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas, Map No. 48139C0215G, with an effective date of October 19, 2023. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

3. This survey was performed without the benefit of a Title Commitment which may reveal easements of record the Surveyor is unaware of. No easement research was performed by the Surveyor and/or Survey Company.

LEGAL DESCRIPTION

BEING a 893,031 square feet (20.501 acres) tract of land situated in the Marion Woodard Survey, Abstract Number 1120, in the City of Waxahachie, Ellis County, Texas, and being all of Lot 6 of Whispering Meadows, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet C, Slide 218 of the Plat Records of Ellis County, Texas (P.R.E.C.T.) described in the Warranty Deed to Joe Davis and Elizabeth Davis recorded in Volume 2151, Page 1450 of the Deed Records of Ellis County, Texas (D.R.E.C.T.) and all of a called 1.990 acre tract of land described in the General Warranty Deed with Vendor's Lien to Elizabeth Davis and Joe Davis recorded in Volume 1972, Page 1786, D.R.E.C.T., all of which being more particularly described as follows

BEGINNING at a 1/2 inch iron rod found in the north line of Wilson Road, a variable width Right of Way, for the southeast corner of said Lot 6;

THENCE South 88 degrees 43 minutes 47 seconds West, along the north line of said Wilson Road and the south line of said Lot 6, a distance of 589.48 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the east line of said 1.990 acre tract for the most southern southwest corner of said Lot 6;

THENCE South 01 degree 34 minutes 01 second West, along the east line of said 1.990 acre tract, a distance of 30.00 feet to a P.K. Nail set in the approximate centerline of said Wilson Road for the southeast corner of said 1.990 acre tract;

THENCE South 88 degrees 43 minutes 47 seconds West, along the approximate centerline of said Wilson Road and the south line of said 1.990 acre tract, a distance of 187.23 feet to a P.K. Nail set for the southwest corner of said 1.990 acre tract;

THENCE North 01 degree 33 minutes 39 seconds East, along the west line of said 1.990 acre tract, passing at a distance of 30.00 feet a 1/2 inch iron rod found for the most southerly southeast corner of Lot 7 of said Whispering Meadows and continuing along the common line of said 1.990 acre tract and said Lot 7, a total distance of 465.47 feet to a 1/2 inch iron rod found for the northwest corner of said 1.990 acre tract and an ell corner of said Lot 7;

THENCE North 89 degrees 24 minutes 51 seconds East, continuing along the common line of said 1.990 acre tract and said Lot 7, a distance of 122.18 feet to a 1/2 inch iron rod found for the northerly southeast corner of said Lot 7 and the northerly southwest corner of said Lot 6;

THENCE North 01 degree 13 minutes 03 seconds West, along the common line of said Lots 6 and 7, a distance of 876.79 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set at the common northwest corner of said Lot 6, the common northeast corner of said Lot 7, the common southwest corner of Lot 3 of said Whispering Meadows, and the common southwest corner of Lot 10 of said Whispering Meadows, from which a 5/8 inch iron rod found bears North 42 degrees 08 minutes 53 seconds East, a distance of 1.31 feet,

THENCE North 88 degrees 46 minutes 57 seconds East, along the common line of said Lots 3 and 6, a distance of 633.43 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 6 and the northwest corner of Lot 5A of the Replat of Whispering Meadows, an addition to the City of Waxahachie, Ellis County, Texas according to the plat thereof recorded in Cabinet O, Slide 35, P.R.E.C.T.;

THENCE South 01 degree 13 minutes 03 seconds East, along the east line of said Lot 6 and the west line of said Replat of Whispering Meadows, passing at a distance of 1,299.69 feet the southwest corner of Lot 5D of said Replat of Whispering Meadows, and continuing for a total distance of 1,309.69 feet to the POINT OF BEGINNING and containing 893,031 square feet or 20.501 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this survey was prepared under my direct supervision from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this survey substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 17th day of February, 2026.

David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying, LLC
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
903-600-1072

GRIFFIN LAND SURVEYING
903 W. Ennis Ave., Ste. 1
Ennis, TX 75119
903.600.1072 • www.glsurveying.com
TBPELS Firm No. 101948-13

BOUNDARY SURVEY
JOE & ELIZABETH DAVIS
20.501 ACRES
VOL. 2151, PG. 1450 & VOL. 1972, PG. 1786, D.R.E.C.T.
MARION WOODARD SURVEY, ABSTRACT NO. 1120
WAXAHACHIE, TEXAS

DESIGN	DRAWN	SCALE	DATE	NOTES	JOB NUMBER	SHEET NO.
DSG	DSG	1"=100'	2/17/2026	2601005 BN01	2601005	1 / 1

(6d)

Exhibit B-Location Map
WILSON RD
Feet
0 62.5 125 250 375 500
ETJ-PTN-94-2026 (ETJ PETITION
Excluded from ETJ

(ue)

Memorandum

To: City Council

From: Ricky Boyd, City Manager RB

Thru: NA

Date: September 8, 2025

Re: Civil Service Commission Appointment – Steve Kuykendall

Recommended Motion: "I move to appoint Steve Kuykendall to a three-year term on the Civil Service Commission."

Item Description: As you know, per LGC 143, the Civil Service Commission is made up of three members from the community. These positions each serve a three-year term with one term expiring each year. The City Manager is charged with making these appointments.

This year Teresa McNeil's position is up for consideration. Teresa has served in this capacity for 23 years and has done an outstanding job. However, she has decided to no longer serve as a commissioner. I hereby thank her for her service and dedication to the betterment of our first responders.

I am recommending the appointment of Steve Kuykendall to the Commission. Steve served as a Firefighter for the cities of Kilgore and DeSoto as well as at Bell Helicopter. His father Al was also a career Firefighter for the City of Lancaster. Steve has a heart for service and he wants to get more involved in the City. I think he will do an excellent job as a Civil Service Commissioner for the City of Waxahachie.

(uf)

Memorandum

To: Honorable Mayor and City Council

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

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider the Approval of a Construction Contract with Texas Materials Group Inc and Reliable Paving Inc for Asphalt Milling and Overlay Services with IDIQ Pricing

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Recommended Motion: "I move to award a construction contract to Texas Materials, Inc. and Reliable Paving, Inc. for Asphalt Milling and Overlay Services with IDIQ Pricing."

Item Description: Consider awarding a construction contract to Texas Materials, Inc. and Reliable Paving, Inc. for Asphalt Milling and Overlay Services with IDIQ Pricing.

Item Summary: Each year, the City Council authorizes the Street Maintenance and Operations budget, which includes funds for rehabilitating existing city streets. This budget funds roadway rehabilitation using a variety of methods, including Pressure Pave, Oxcon, Mill & Overlay, chip seal, and spot repairs. This RFP solicited a primary and an alternate provider for mill and overlay services on asphalt roads.

The City received seven (7) proposals, and after reviewing unit prices, qualifications, and references, selected Texas Materials, Inc. as the primary provider and Reliable Paving, Inc. as the alternate provider.

To evaluate the unit prices in the proposals, we provided sample quantities in the Request for Proposal (RFP). Price contributed 70% of the scoring, 20% for

(uf)

experience, and 10% from references. The following table summarizes the scoring results:

Vendor	Estimated Total Proposed Pricing*	Total Score
Texas Materials Group	$ 188,178.50	100
Reliable Paving	$ 239,199.64	84
Pavecon Public Works	$ 263,315.96	76
Advanced Paving Company	$ 296,500.00	72
KRAX Paving	$ 326,000.00	67
Anderson Asphalt & Concrete Paving	$ 327,075.00	66
Coronado R	$ 340,336.00	64

* The pricing portion of the score is based on the sample quantities provided in the RFP and is not based on an actual project

Fiscal Impact: This award is not related to a specific project but to identify a qualified provider for mill and overlay services through the 2028 Fiscal Year, using the Street Operations budget approved by the City Council.

(69)

Memorandum

To: Honorable Mayor and City Council

From: James Gaertner, Director of CIP Engineering

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider Construction Contract Award for the Waxahachie Creek Erosion Repair at Getzendaner Project

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Recommended Motion: "I move to award the construction contract to Austin Filter Systems, Inc., for the Waxahachie Creek Erosion Repair at Getzendaner Park Project in the amount of $3,652,692 and authorize the City Manager to execute all necessary documents."

Item Description: Consider awarding the construction contract to Austin Filter Systems, Inc., for the Waxahachie Creek Erosion Repair at Getzendaner Park Project

Item Summary: The project includes the installation of a new rock anchor gabion wall along approximately 1,500 feet of the Waxahachie Creek within the Getzendaner Park. These improvements will be performed along most of the creek north bank. The project also includes excavation, tree removal, fencing, replacement of 24" RCP storm pipe, and removal of the old Matthews bridge piers and abutments.

Staff also recommends including all bid alternatives in the project award:

- Alternative Bid 1: Installation of approximately 18 trees along Gezendaner Park after completion of the gabion wall.
- Alternative Bid 2: Construction of Location B erosion control near the pedestrian bridge located between the Rogers Street and the City Cemetery.
- Alternative Bid 3: Erosion Control at Location C along the trail west of the City Cemetery.
- Alternative Bid 4: Grouting between the riprap at Location A under the viaduct bridge . Grouting the riprap helps prevent rocks from being dislodged. The riprap at Location A was installed previously under a separate contract.

(49)

The City received nine (9) bids for the project as summarized below:

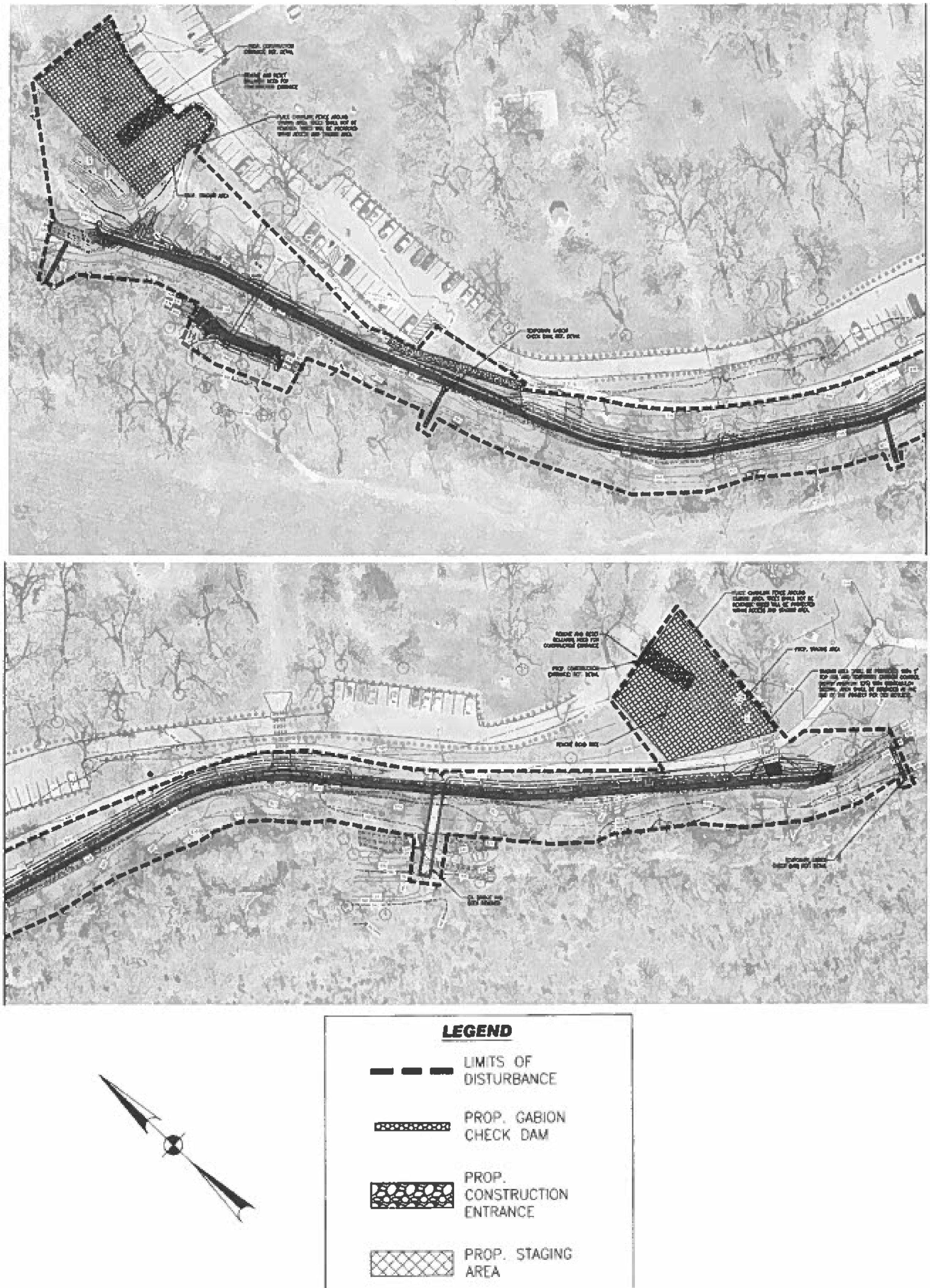
Contractor	Base Bid	Base Bid Plus Bid Alternates
Austin Filter Systems Inc.	$2,989,750.00	$3,652,692.00
Stoic Civil Construction	$3,525,000.00	$4,100,000.00
TREG Erosion Control Specialists	$3,541,777.00	$4,010,657.00
Bernal Commercial Construction	$3,607,265.00	$4,311,150.00
J&K Excavation	$3,732,505.00	$4,144,405.00
C. Green Scaping	$3,761,645.00	$4,444,530.00
Knight Erosion Control	$3,818,357.60	$4,291,882.95
Klutz Construction	$4,250,138.00	$4,895,670.00
Potere Construction	$6,065,367.00	$6,879,224.50

Walter P. Moore, the engineer of record, reviewed the bids, evaluated contractor references, and determined that Austin Filter Systems, Inc. submitted the lowest responsive and responsible bid. Staff recommends awarding a construction contract to Austin Filter Systems, Inc. base bid and bid alternates in the total amount of $3,652,692.

Fiscal Impact: The base bid and bid alternates construction contract of $3,652,692 is within the project budget. City staff proposes to fund $2,474,375 from the FY 2023 Parks CO Bond and $1,178,317 from the FY 2024 Parks CO Bond.

WAXAHACHIE CREEK EROSION REPAIR AT GETZENDANER PARK: BASE BID

(ug)



BID ALTERNATE LOCATIONS A, B, & C.

(44)


WAXAHACHIE CITY CEMETARY
LOCATION A
LOCATION C
LOCATION B
MONROE ST
ELM ST
DOWNSTREAM

Planning & Zoning Department (7)

Zoning Staff Report

Case: ZDC-64-2026

MEETING DATE(S)
Planning & Zoning Commission: August 11, 2026
City Council: September 8, 2026

CAPTION
Public Hearing on a request by 7020 Waxahachie LP, for a **Specific Use Permit (SUP)** for a **Heavy Machinery and Equipment, Rental, Sales or Storage** use within a Light Industrial-1 zoning district located at 7020 N Interstate 35 (Property ID 185369) - Owner: Waxahachie LLC (ZDC-64-2026)

RECOMMENDED MOTION
"I move to recommend approval of ZDC-64-2026, a Specific Use Permit (SUP) for a Heavy Machinery and Equipment, Rental, Sales or Storage, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly."

ACTION SINCE THE INITIAL STAFF REPORT
At the Planning & Zoning Commission meeting held on August 11, 2026, the Commission voted 7-0 to recommend approval of case number ZDC-64-2026, subject to the conditions of the staff report and an amended condition that the term of the SUP follow the term of tenant's certificate of occupancy.

APPLICANT REQUEST
The applicant wishes to

CASE INFORMATION

Applicant:	7020 Waxahachie LP
Property Owner(s):	7020 Waxahachie LLC
Site Acreage:	4.1230 acres
Current Zoning:	Light Industrial-1 (LI-1)
Requested Zoning:	LI-1 with a SUP for Heavy Machinery and Equipment, Rental, Sales or Storage

SUBJECT PROPERTY

General Location:	7020 North Interstate 35
Parcel ID Number(s):	185369
Existing Use:	Warehouse
Development History:	486 821 WM B HAYNES L B OUTLAW
Adjoining Zoning & Uses:	

(7)

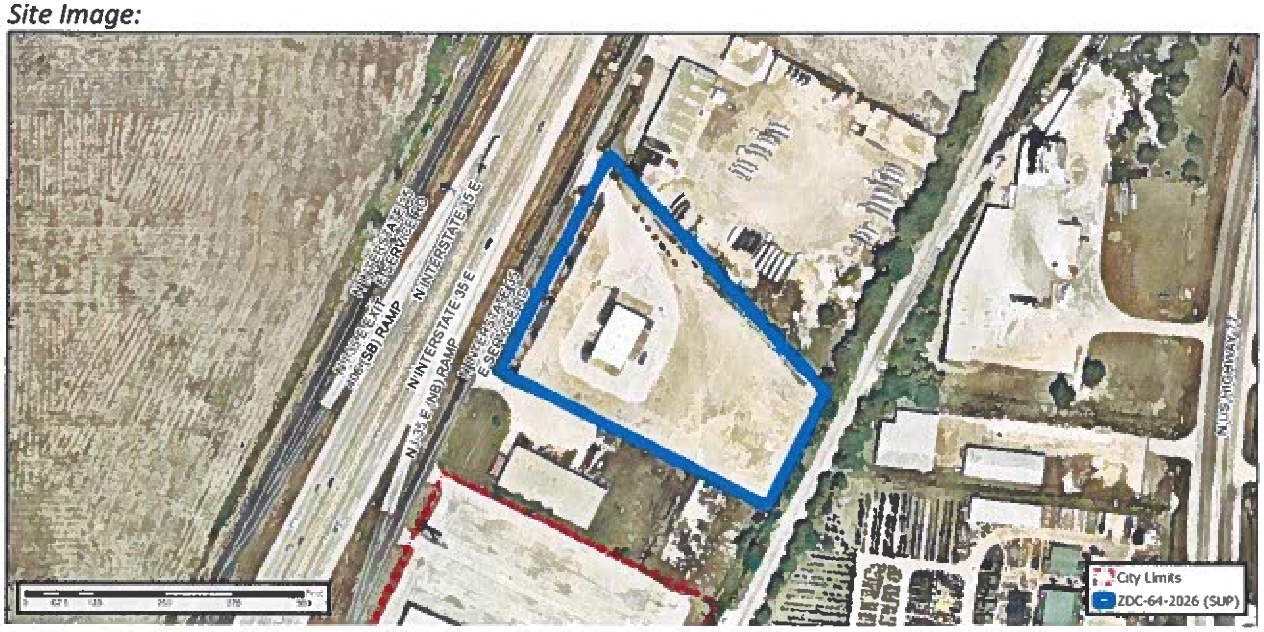
Direction	Zoning	Current Use
North	C	Truck Storage
East	PD-C	Warehouse
South	LI-1	Warehouse
West	N/A	I-35

Future Land Use Plan: RESIDENTIAL NEIGHBORHOOD

Comprehensive Plan: This placetype serves to create neighborhoods built with a traditional walkable block/street grid network that allows some variation in housing typologies. Although this placetype will predominantly consist of traditional single family detached housing, denser housing types are encouraged such duplex, cottage courts, and townhomes. Both residential and commercial uses need to be context sensitive. Commercial uses in this placetype may be a small pop-up facility or a home converted to a small store front. Walkability is key for neighborhood commercial uses so that they are accessible from surrounding neighborhoods.

Thoroughfare Plan: The site is accessible from North Interstate 35 Service Road.

Site Image:



PLANNING ANALYSIS

The applicant requests approval of a Specific Use permit (SUP) to allow for a Heavy Machinery and Equipment, Rental, Sales, Storage and Display use for 7020 Waxahachie LLC at 7020 N Interstate 35. The lot has a one story, 6,022 square foot metal building on the subject property. The structure is 100.2' long and 60' wide. Proposed hours of operation are 24/7 with approximately up to 30 employees. Outside storage of heavy machinery, equipment, and materials will be to the rear of the property. Only the Display and storage of heavy equipment and vehicles will be allowed along the front of the property. Landscaping, fence installation, and an exterior remodel have been completed without obtaining the appropriate permits. However, a civil permit and irrigation permit have been obtained. The irrigation and work covered under the civil permit have not been completed or accepted by the city.

 (7)

Upon bringing this to applicant's attention, the applicant has agreed to apply for the appropriate permits to satisfy code requirements. Several trees were planted in TXDOT's Right of Way for screening purposes. The applicant has agreed to replace any landscaping in the R.O.W. that is removed in the event of a TXDOT expansion, and the replacement landscaping would be in interior of the lot.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Daily Light and a sign was visibly posted at the property.

PUBLIC NOTIFICATION RESPONSES

Staff has received no letters of support and no letters of opposition to the proposed SUP 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 SUP request subject to the conditions noted below.

Conditions:

1. The property owner shall obtain all necessary permits from the City of Waxahachie Building & Community Services Department prior to opening the business on the subject property.
2. The property owner shall replace any landscaping lost in future expansions by TXDOT to substantially match was removed consistent with the City of Waxahachie screening requirements, existing on the property, and shown on the site plan.
3. Only heavy equipment and vehicles for display may be stored in the front of the property.
4. The SUP shall follow the term of the tenant's Certificate of Occupancy.
5. If a Certificate of Occupancy or building permits are not obtained within six (6) months of the date of the approval of the ordinance the SUP shall expire.
6. Revised
7. All other storage of equipment, vehicles and contractor materials shall only be placed in the rear of the lot behind the primary structure and be fully screened from the public right-of-way.
8. Subject to the conditions of the staff report and an amended condition that the term of the SUP follow the term of tenant's certificate of occupancy.

ATTACHED EXHIBITS

1. Location Map -Exhibit A
2. Operational Plan-Exhibit B
3. Site Plan-Exhibit C
4. Elevations-Exhibit D
5. Landscape Plan-Exhibit E

APPLICANT REQUIREMENTS

1. If approved by City Council, the applicant can apply for building permits from the Building and Community Services Department.

STAFF CONTACT INFORMATION

Prepared by:
David Jones
Planner
djones@waxahachietx.gov

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov

ORDINANCE NO. ______________

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A HEAVY MACHINERY AND EQUIPMENT, RENTAL, SALES OR STORAGE USE WITHIN A LIGHT INDUSTRIAL-1 ZONING DISTRICT, LOCATED AT 7020 N INTERSTATE 35, BEING PROPERTY ID 185369, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING IN THE WM B HAYNES L B OUTLAW SURVEY, 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, the described property is classified in said ordinance and any amendments thereto as Light Industrial District-1 (LI-1); and

WHEREAS, a proper application for a Specific Use Permit (SUP) has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-64-2026. 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 Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from LI-1 to LI-1 with an SUP in order to permit a Heavy Machinery and Equipment, Rental, Sales or Storage use on the following property: 486 821 WM B HAYNES L B OUTLAW SURVEY, which is shown on Exhibit A, in accordance with the Operational Plan attached as Exhibit B, the Site Pan Plan attached as Exhibit C, Elevations attached as Exhibit D, and Landscape Plan attached as Exhibit E.

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 Zoning Ordinance.

(8)

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR A HEAVY MACHINERY AND EQUIPMENT, RENTAL, SALES OR STORAGE USE WITHIN A LIGHT INDUSTRIAL-1 (LI-1) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The development shall conform as approved by the City Council under case number ZDC-64-2026.
2. The development shall adhere to the City Council approved designs in exhibits: Exhibit A-Location Map, Exhibit B Operational Plan, Exhibit C – Site Plan, Exhibit D - Elevation/Façade Plan, and Exhibit E – Landscape Plan.
3. Site Deviations Approved: Approval of this Specific Use Permit authorizes deviations as presented in the staff report and exhibits attached herein to this ordinance. Any deviations approved as part of this ordinance are explicitly attached to the Specific Use Permit and all conditions and requirements of this ordinance.
4. 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 D).
5. The Property Owner shall provide a permanent irrigation system(s) for all required landscape areas shown on Exhibit E - Landscape Plan and maintain or cause to be maintained the required landscaping at all times.
6. All improvements within the subject property are subject to obtaining building permits from the City in accordance with the City's applicable rules and regulations governing such permits prior to the commencement of operations.
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 development standard not specifically modified by this ordinance or detailed in Exhibits B through E shall conform to the base requirements of Light Industrial District -1 (LI-1) zoning district and the City of Waxahachie Zoning Ordinance shall apply to this development.
9. City Council shall have the right to review the Specific Use Permit at any point, if needed.
10. The property owner shall replace and/or correct any landscaping lost, damaged or removed in future right-of-way acquisitions and/or expansions by TxDOT.

11. Only heavy equipment for display and vehicles may be stored in the front of the property.

12. Tenant-Specific Limitation and Expiration: This SUP does not run with the land and is granted exclusively to the initial single tenant entity that secures the initial Certificate of Occupancy under this ordinance. The property owner, including any business entity owned whole or in part, operated, or controlled by the property owner, is strictly prohibited from being the recipient of the Certificate of Occupancy as the initial tenant or as any subsequent tenant. This SUP is nontransferable to any subsequent tenant and nontransferable to the current property owner or subsequent property owner. This SUP shall expire automatically and immediately upon the terms as stated in the "Compliance" section herein.

13. Recognition of Nonconforming Conditions and Temporary Deviations: Any site, dimensional, architectural, landscaping, or operational deviations reflected in the approved exhibits (Exhibits B-E) and associated staff reports are recognized solely as legal nonconforming conditions authorized temporarily and exclusively for the initial single tenant holding the Certificate of Occupancy as authorized by this SUP. The granting of this SUP shall not be construed as permanently curing, removing, or granting permanent conforming status to any site nonconformities or deviations. Upon the expiration, forfeiture, termination or revocation of this SUP, all authorized deviations shall immediately lapse and become void, and any subsequent use, tenant, or development of the subject property shall be required to come into full compliance with all applicable zoning regulations, development codes, and applicable ordinances in effect at that time, unless a new SUP or other change in zoning grants approval of such deviations.

<u>Compliance</u>

1. It shall be unlawful for the owner, manager, tenant, 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 cease to operate for a period exceeding six months (6 months), or a Certificate of Occupancy is not issued within six months of the adoption of this ordinance, then a new Specific Use Permit shall be required to re-establish the use and to review and reconsider any deviations approved herein. Deviations approved herein are considered unique and specific to this ordinance and limited to the life of this Specific Use Permit.
3. Any new or subsequent tenant or occupant seeking to operate on the property must apply for and obtain a new SUP or establish a conforming use under the base LI-1 zoning district. Under no circumstances shall the property owner be issued a Certificate of Occupancy under the authority of this SUP.

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 8th day of September, 2026.

MAYOR

ATTEST:

City Secretary

(8)

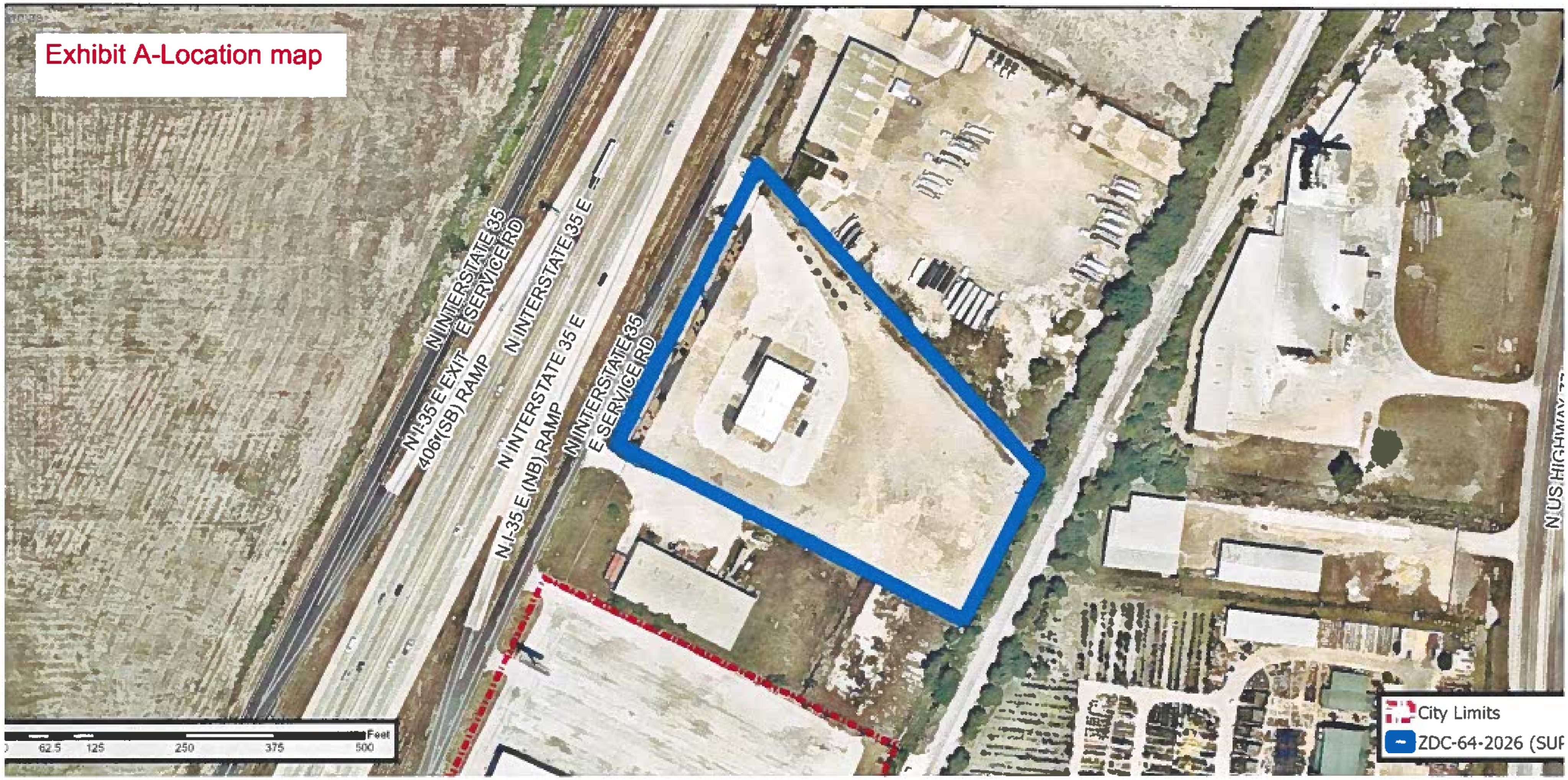


Exhibit A-Location map
N INTERSTATE 35 E SERVICE RD
N I-35 E EXIT 406 (SB) RAMP
N INTERSTATE 35 E
N INTERSTATE 35 E
N I-35 E (NB) RAMP
N INTERSTATE 35 E SERVICE RD
N US HIGHWAY
0 62.5 125 250 375 500 Feet
City Limits
ZDC-64-2026 (SUP

Exhibit B-Operational Plan

(8)

Operational Plan

7020 I-35E, Waxahachie, Texas 75165

Planned Hours of Operation

The Property is intended to support businesses with varying operational needs. As such, the site may operate 24 hours per day, 7 days per week, allowing flexibility for businesses that require early morning, evening, overnight, or continuous operations.

Estimated Number of Employees

The Property is anticipated to accommodate approximately 40 employees, depending on tenant mix, business operations, and occupancy over time.

Outdoor Storage, Display, and Vehicle Parking

The Property is designed to provide a clean, organized, and professionally maintained environment while supporting the operational needs of commercial-industrial businesses.

Rear Yard Operational Storage

The primary area for operational outdoor storage will generally be located behind the principal building line. These areas may be utilized for the storage of business-related equipment, machinery, trailers, vehicles, inventory, containers, building materials, and other assets customarily associated with the day-to-day operations of permitted businesses.

Outdoor storage areas will be maintained in an orderly manner consistent with the overall operation of the Property.

Front Yard Display and Parking

The areas forward of the principal building line are intended to present a professional appearance along the corridor and may include:

- Customer and employee parking.
- Display of equipment, fleet vehicles, trailers, and inventory offered for sale or lease.
- Temporary staging of equipment and operational assets associated with normal business activities.
- Landscaped areas, access drives, pedestrian walkways, and vehicle and equipment circulation.

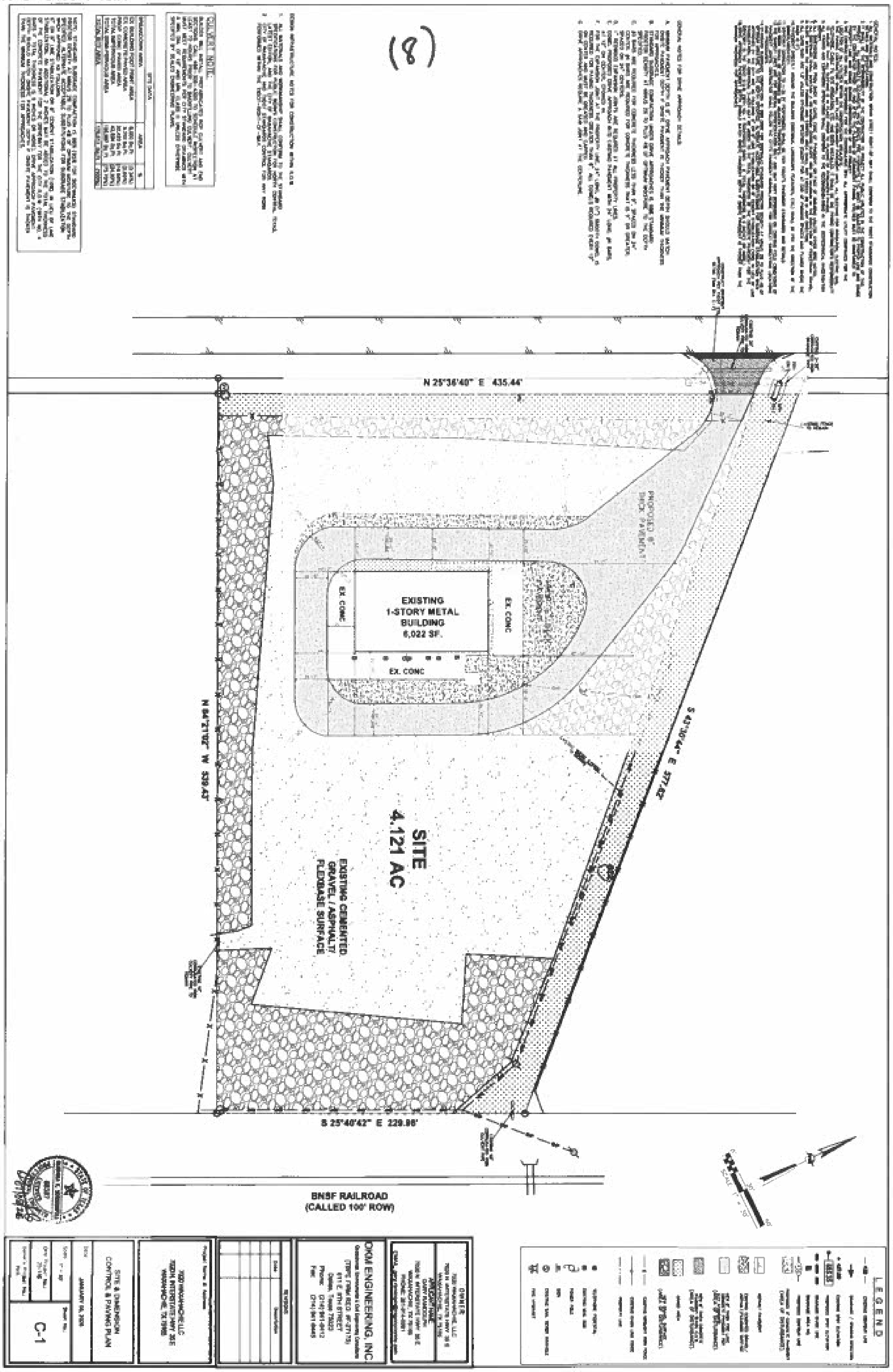
The intent is for the front portion of the Property to provide an attractive industrial-commercial frontage while allowing businesses to display equipment, accommodate customer activity, and facilitate normal business operations in a manner consistent with the character of the development.

General Operations

The Property is intended to accommodate a variety of commercial-industrial users, including contractors, service providers, distributors, equipment sales and leasing businesses, industrial outdoor storage users, and other compatible business operations.

The Property will be professionally managed and maintained, with an emphasis on orderly operations, quality site appearance, and compatibility with surrounding development.

Exhibit C Site Plan



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(8)

Exhibit E-Landscape Plan

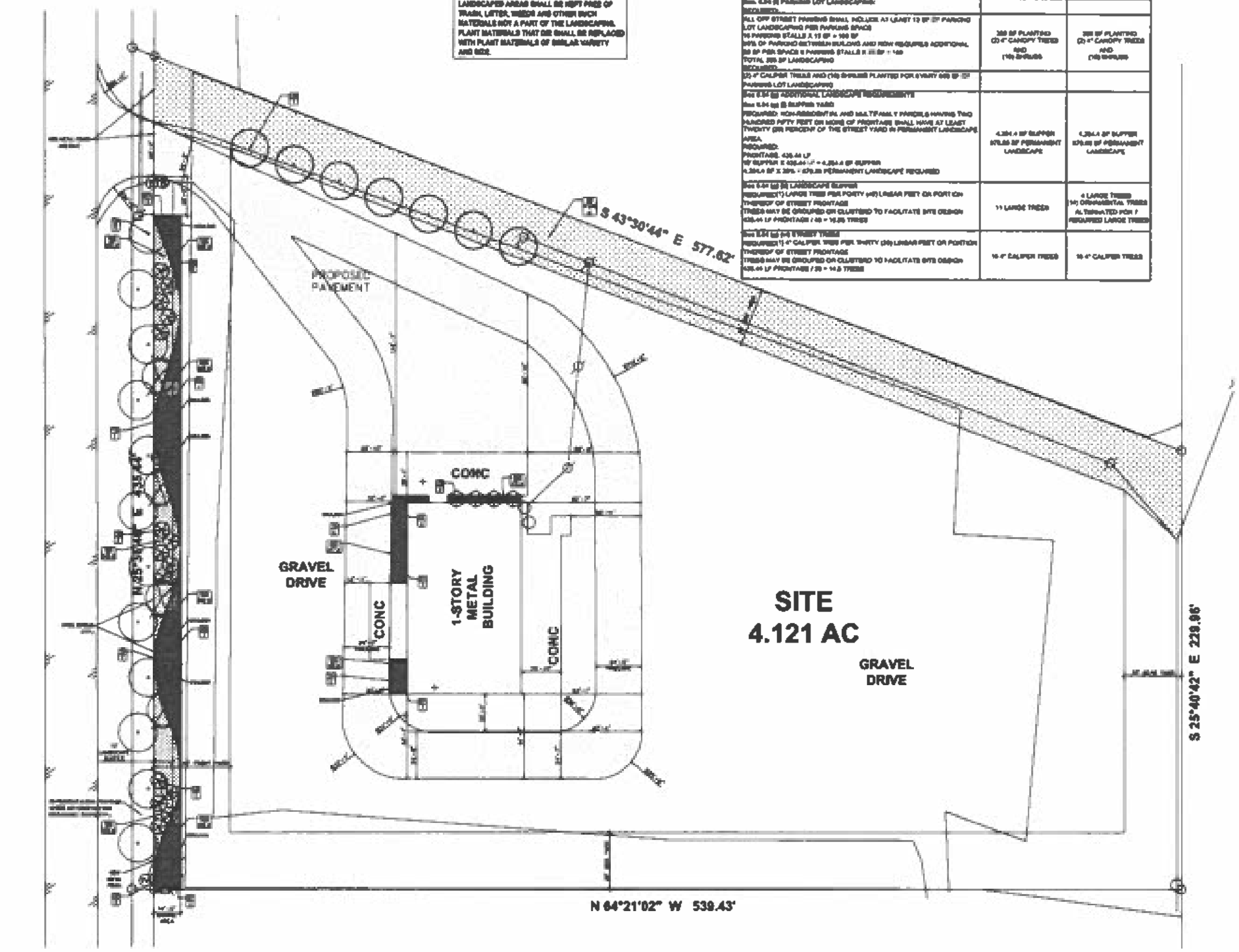
BEFORE YOU DIG Texas811

NOTICES TO CONTRACTOR

NOTE:
A FULLY AUTOMATED IRRIGATION DESIGN AND SYSTEM WILL BE PROVIDED FOR ALL TREES AND PLANTING AREAS BY LANDSCAPE CONTRACTOR.

NOTE:
THE PROPERTY OWNER, TENANT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

CITY OF WAXAHACHIE, TEXAS SEC 5.04 LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
ZONED: LI-1 LIGHT INDUSTRIAL TOTAL SITE AREA: 4.121 Acres		
Sec. 5.04 (c) INTERIOR LANDSCAPE AREA REQUIREMENTS BUILDINGS LESS THAN 10,000 SF IN SIZE = 20% 20% OF BUILDING FLOOR AREA	1,200 S.F	1,200 S.F
Sec. 5.04 (c) INTERIOR LANDSCAPE AREA REQUIREMENTS PLANTING REQUIREMENTS: 1 CANOPY TREE / 500 SF 1 UNDERSTORY TREE PER 250 SF 1 SHRUB / 40 SF [illegible]	3 CANOPY TREES 5 UNDERSTORY TREES 30 SHRUBS GROUNDCOVER NA SEASONAL COLOR NA	3 CANOPY TREES 5 UNDERSTORY TREES 30 SHRUBS GROUNDCOVER NA SEASONAL COLOR NA
Sec. 5.04 (f) PARKING LOT LANDSCAPING REQUIRED:		
ALL OFF STREET PARKING SHALL INCLUDE AT LEAST 12 SF OF PARKING LOT LANDSCAPING PER PARKING SPACE TOTAL [illegible] SF LANDSCAPING REQUIRED	[illegible] SF PLANTING (2) 4" CANOPY TREES AND (10) SHRUBS	[illegible] SF PLANTING (2) 4" CANOPY TREES AND (10) SHRUBS
(2) 4" CALIPER TREES AND (10) SHRUBS PLANTED FOR EVERY [illegible] SF OF PARKING LOT LANDSCAPING		
Sec 5.04 (g) ADDITIONAL LANDSCAPE REQUIREMENTS Sec 5.04 (g) (i) BUFFER YARD REQUIRED: NON-RESIDENTIAL AND MULTIFAMILY PARCELS HAVING TWO HUNDRED FIFTY FEET OR MORE OF FRONTAGE SHALL HAVE AT LEAST TWENTY (20) PERCENT OF THE STREET YARD IN PERMANENT LANDSCAPE AREA REQUIRED: FRONTAGE: 435.44 LF	4,354.4 SF BUFFER 870.88 SF PERMANENT LANDSCAPE	4,354.4 SF BUFFER 870.88 SF PERMANENT LANDSCAPE
Sec 5.04 (g) (ii) LANDSCAPE BUFFER REQUIRED (1) LARGE TREE PER FORTY (40) LINEAR FEET OR PORTION THEREOF OF STREET FRONTAGE TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN 435.44 LF FRONTAGE / 40 = 10.89 TREES	11 LARGE TREES	4 LARGE TREES (14) ORNAMENTAL TREES ALTERNATED FOR 7 REQUIRED LARGE TREES
Sec 5.04 (g) (iv) STREET TREES REQUIRED (1) 4" CALIPER TREE PER THIRTY (30) LINEAR FEET OR PORTION THEREOF OF STREET FRONTAGE TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN 435.44 LF FRONTAGE / 30 = 14.5 TREES	15 4" CALIPER TREES	15 4" CALIPER TREES



01 ENLARGED PLANTING PLAN

SCALE: 1" = 30'

7020 N IH 35 E
PLANT LIST

MATERIAL SCHEDULE

GENERAL PLANTING NOTES:

N

0 15 30 60

SCALE 1 TO 30

SPACE BETWEEN
Design Studio

Mailing Address:
P.O. Box 181599
Arlington, Texas 76096-1599
P: 817-247-6226

Street Address:
2325 Balton Drive
Arlington, Texas 76016

STATE OF TEXAS

FOR REGULATORY REVIEW
NOT FOR CONSTRUCTION

7020 N. Interstate 35E
Waxahachie, Texas 76165
Site Landscape Plan

Owner:
7020 Waxahachie, LLC
5907 N. Interstate 35E
Waxahachie, Texas 75165

Project Number:

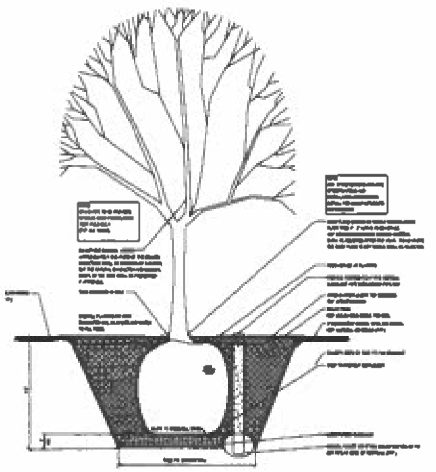
Site Landscape Plan

Revision

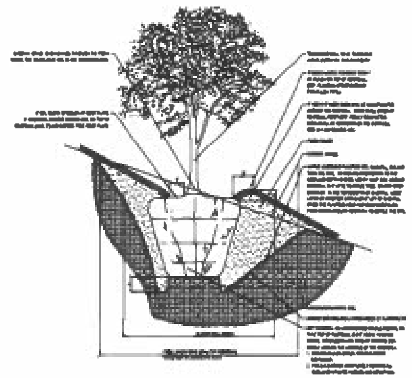
LANDSCAPE PLAN

LSP 10.00

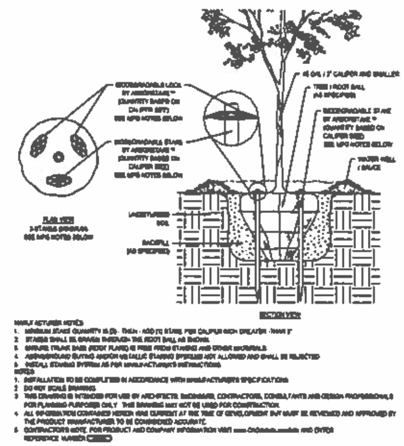
(8)



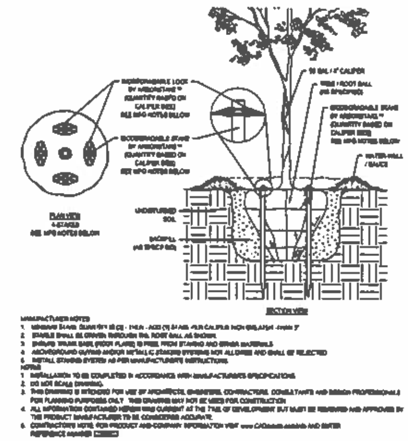
01| SECTION: TREE PLANTING @ GRAVEL AREAS
SCALE: N.T.S.



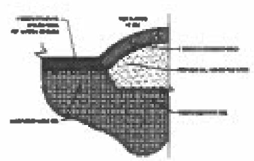
02| SECTION: TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)
SCALE: N.T.S.



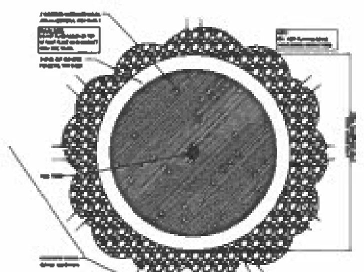
03| SECTION: TREE STAKING DETAIL (3-STAKES)
SCALE: N.T.S.



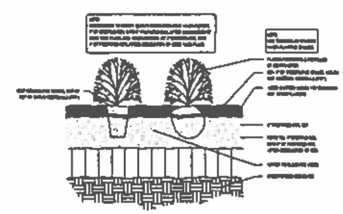
04| SECTION: TREE STAKING DETAIL (4-STAKES)
SCALE: N.T.S.



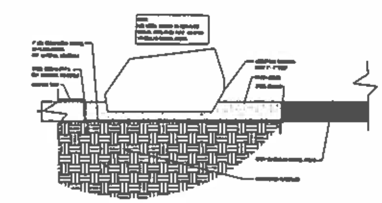
05| SECTION: SHOVEL CUT EDGE @ MULCHING RING IN GRAVEL AREAS
SCALE: N.T.S.



06| SECTION: MULCH RING @ TREES IN GRAVEL AREAS
SCALE: N.T.S.



07| SECTION: SHRUB PLANTING W/GRAVEL MULCH
SCALE: N.T.S.



08| SECTION: BOULDERS SET IN GRAVEL AREAS
SCALE: N.T.S.

SPACE BETWEEN
Design Studio

Mailing Address:
P.O. Box 181599
Arlington, Texas 76096-159
P: 817-347-8226

Street Address:
2325 Belton Drive
Arlington, Texas 76016

REGISTERED LANDSCAPE ARCHITECT
KAREN W. KOLSON
1894
STATE OF TEXAS
07.22.25

FOR REGULATORY REVIEW
NOT FOR CONSTRUCTION

7020 N. Interstate 35E
Waxahachie, Texas 76165
Site Landscape Plan

Owner:
7020 Waxahachie, LLC
5907 N. Interstate 35E
Waxahachie, Texas 75165

Project Number: 10-0
Drawn By:
Site Landscape Plan 07.2

Revision D

LANDSCAP DETAILS

LSP 10.01

Planning & Zoning Department
Zoning Staff Report

(9)

Case: ZDC-79-2026

MEETING DATE(S)

Planning & Zoning Commission:	August 25, 2026
City Council:	September 8, 2026

CAPTION

Public Hearing on a request by Matt Lucas, PE for a Specific Use Permit (SUP) for a Pole Sign use within a Planned Development-Mixed Use Non-residential (PD-MUNR) zoning district located directly adjacent to the intersection of Gridiron Drive and Blue Star Drive (Property ID 303980) – Owner: Mark Hickman, 289 BSL Waxahachie, LLC (ZDC-79-2026)

RECOMMENDED MOTION

"I move to approve ZDC-79-2026, a Specific Use Permit (SUP) for a 24' Pole Sign (Texas Roadhouse) use adjacent to the intersection of Gridiron Drive and Blue Star Drive, subject to the deviations and conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly."

ACTION SINCE INICITAL STAFF REPORT

At the Planning & Zoning Commission meeting held on August 25, 2026, the Commission voted 5-0 to recommend approval of case number ZDC-79-2026, subject to the deviations and conditions of the staff report.

APPLICANT REQUEST

The Applicant requests approval of a Specific Use Permit (SUP) to allow for a 24' Pole Sign as part of the proposed Texas Roadhouse development adjacent to the intersection of Gridiron Drive and Blue Star Drive. The request also includes three minor deviations as described in the planning analysis below: they are for reducing the landscape buffer depth by two feet, allowing for a taller dumpster screening enclosure, and the limited use of a flat pitch roof.

CASE INFORMATION

Applicant:	Matt Lucas, PE
Property Owner(s):	Mark Hickman, 289 BSL Waxahachie, LLC
Site Acreage:	2.5646 acres
Current Zoning:	PD-MUNR
Requested Zoning:	PD-MUNR with a SUP for a 24' pole sign

SUBJECT PROPERTY

General Location:	Adjacent to the Intersection of Gridiron Drive & Blue Star Drive
Parcel ID Number(s):	303980
Existing Use:	Undeveloped

(9)

Development History: The subject property is platted as Lot 4, Block A of the 289 BSL – Waxahachie Addition.

Adjoining Zoning & Uses:

Direction	Zoning	Current Use
North	PD-MUNR	Undeveloped
East	PD-MUNR	Undeveloped
South	Commercial (C)	Light Industrial
West	PD-MUNR	Undeveloped

Future Land Use Plan: Industrial & Regional Commercial

Comprehensive Plan: Industrial uses vary from the technology industry to manufacturing. The designated locations for heavier industrial uses are intended to keep them away from residential categories. These are located along roadways that have adequate capacity to serve the larger industrial vehicles. Required parking is encouraged to be placed behind structures to keep these areas more readily able to redevelop into more urban places over time. When uses are abutting a residential property, a separation should be provided such as a landscape buffer, deeper setback, and/or a screening wall.

These places are first identified by their principal focus on auto-oriented traffic. Logically placed near high traffic intersections, these spaces bring people from many surrounding neighborhoods. Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices. To create a more sustainable development, care should be given to make the experience for users pleasant once they exit their vehicle. A focus on adding spaces for public gathering and pedestrian shading to encourage people to walk from one establishment to another and interact with other patrons should be a priority of future development in the Regional Commercial Placetype. Though the size of a regional commercial node is flexible based on local context, generally these are about a half mile in diameter.

Thoroughfare Plan: The subject property is accessible via Blue Star Drive

(9)

Site Aerial:

PLANNING ANALYSIS

The applicant proposes to develop a one-story restaurant use (Texas Roadhouse) that is allowed by right under the current zoning of PD-MUNR. The building area will be approximately 7,926 square feet, with a proposed height of 28'-10." The operational plan provided by the applicant anticipates that the restaurant will feature approximately 290 indoor dining seats, 32 patio seats, and 194 parking spaces.

Proposed Use:

The applicant proposes a Specific Use Permit (SUP) for the subject property to allow for a 24' Pole Sign for the proposed Texas Roadhouse development. Per section 5.08 of the Waxahachie Zoning Ordinance, a pole sign is only permissible by SUP by the amending ordinance establishing a PD. The overall proposed use is allowed by right under the current zoning of PD-MUNR.

The total height of the proposed pole sign is 24'. The proposed size, height, and location of the proposed sign adheres to the requirements for pole signs set forth by the City of Waxahachie's Zoning Ordinance. The sign features 149.33 square feet of advertising space and is proposed to be setback a minimum of 20' from all property lines. The sign is proposed to be situated on the southeast corner of the property.

Requested Deviations:

As part of this SUP request, the applicant is proposing three (3) minor deviations from the established zoning regulations associated with the Texas Roadhouse development. Under the current zoning district, a 25' landscape buffer is required under the associated Planned Development (Ord.3224). Additionally, per section 5.03 of the Waxahachie Zoning Ordinance, each refuse facility shall be screened by an opaque wall of masonry not less than six (6) feet, and no more than eight (8) feet in height. Lastly, a minimum roof slope of 5:12 is required under section 5.03 of the Waxahachie Zoning Ordinance. The applicant proposes the following deviations:

1. Landscape buffer along north fire lane/access drive: A 23' landscape buffer as shown in Exhibit E (landscape plan). This deviation from the PD is to accommodate canopy trees along one of the main access points into the development and to provide sufficient parking for their business operations.
2. Dumpster Enclosure Screening Height: An Opaque screening wall that is 8'-8" in total height as shown in Exhibit F (Dumpster Enclosure). The overall design preserves the intent of the ordinance as it will still provide adequate screening, by an opaque masonry wall on all three sides of the dumpster enclosure and does not reduce the quality, durability, or combability with the proposed structure.
3. Roof Pitch: The roof will feature a "flat" roof (with parapet) and an overall mix of roof pitches as shown in Exhibit G (Roof Plan) which reflects their prototypical architecture for the associated business.

PUBLIC NOTIFICATIONS

In accordance with Chapter 211 of the Texas Local Government Code and the City's public hearing notification requirements, 5 notices were mailed to property owners located within 200 feet of the subject property. In addition, notice of the public hearing was published in the Waxahachie Sun, and a sign was posted in a visible location on the subject property. At time of publication, staff received zero (0) letters in support of the request and zero (0) letters expressing concerns regarding the Special Use Permit (SUP) request without indicating either support or opposition. Staff will update should this change.

RECOMMENDATION

Based on the information provided in this Staff Report and the materials submitted in support of the request, the Planning Department recommends approval of the Specific Use Permit as described in the report herein, and subject to the conditions listed below.

Conditions:

1. The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction.

ATTACHED EXHIBITS

1. Variance Request Letter
2. Exhibit A – Location Map
3. Exhibit B – Pole Sign Exhibit
4. Exhibit C – Building Materials/Elevations
5. Exhibit D – Site Plan
6. Exhibit E – Landscape Plan
7. Exhibit F – Dumpster Enclosure
8. Exhibit G – Roof Plan

STAFF CONTACT INFORMATION

Prepared by:
Caleb Ensley
Planner
censley@waxahachietx.gov

Reviewed by:
Trenton Robertson, AICP
Director of Planning
trobertson@waxahachietx.gov

(10)

ORDINANCE NO. ________________

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A POLE SIGN USE WITHIN A PLANNED DEVELOPMENT-MIXED USE NON-RESIDENTIAL (PD-MUNR) ZONING DISTRICT, LOCATED ADJACENT TO THE INTERSECTION OF GRIDIRON DRIVE AND BLUE STAR DRIVE, BEING PROPERTY ID 303980, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 4, BLOCK A IN THE 289 BSL WAXAHACHIE ADDITION SUBDIVISION, 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, the described property is classified in said ordinance and any amendments thereto as PD-MUNR; and

WHEREAS, a proper application for a Specific Use Permit (SUP) has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number ZDC-79-2026. 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 Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-MUNR to PD-MUNR, with a SUP in order to permit a Pole Sign use and three (3) site deviations detailed herein on the following property: Lot 4, Block A of the 289 BSL Waxahachie Addition, which is shown on Exhibit A, in accordance with the Pole Sign Exhibit attached as Exhibit B, the Building Materials/Elevations attached as Exhibit C, the Site Plan attached as Exhibit D, the Landscape Plan attached as Exhibit E, the Dumpster Enclosure attached as Exhibit F, and the Roof Plan attached as Exhibit G.

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 Zoning Ordinance.

Specific Use Permit

FOR OPERATION OF A **SPECIFIC USE PERMIT FOR A POLE SIGN USE WITHIN A PLANNED DEVELOPMENT-MIXED USE NON-RESIDENTIAL (PD-MUNR) ZONING DISTRICT;** the following standards and conditions are hereby established as part of this ordinance:

1. The development shall conform as approved by the City Council under case number ZDC-79-2026.
2. The development shall adhere to the City Council approved designs in exhibits: Exhibit A- Location Map, Exhibit B – Pole Sign Exhibit, Exhibit C – Building Materials/Elevations, Exhibit D – Site Plan, Exhibit E - Landscape Plan, Exhibit F- Dumpster Enclosure, and Exhibit G – Roof Plan.
3. Site Deviations Approved: Approval of this Specific Use Permit authorizes the following three (3) specific deviations from the standard development regulations of Ordinance No. 3224 and the City of Waxahachie Zoning Ordinance:
    a. Deviation 1: Landscape buffer along north fire lane/access drive: A 23' landscape buffer as shown in Exhibit E (landscape plan). This deviation from the PD is to accommodate canopy trees along one of the main access points into the development and to provide sufficient parking for their business operations.

    b. Deviation 2: Dumpster Enclosure Screening Height: An Opaque screening wall that is 8'-8" in total height as shown in Exhibit F (Dumpster Enclosure). The overall design preserves the intent of the ordinance as it will still provide adequate screening, by an opaque masonry wall on all three sides of the dumpster enclosure and does not reduce the quality, durability, or combability with the proposed structure.

    c. Deviation 3: Roof Pitch: The roof will feature a "flat" roof (with parapet) and an overall mix of roof pitches as shown in Exhibit G (Roof Plan) which reflects their prototypical architecture for the associated business.

4. All exterior signage, including the pole sign authorized herein, shall require a sign permit from the City of Waxahachie Building and Community Services Department prior to construction and installation.

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, prior to construction.

6. The development shall maintain compliance with all Federal, State and Local regulations; including, but not limited to, all applicable standards and regulations of the City of Waxahachie Municipal Code and City of Waxahachie Zoning Ordinance.

7. Any zoning, land use requirement, or restriction not contained within this Zoning Ordinance, or Ordinance 3224, as approved by City Council, shall conform to those requirements and/or standards prescribed in Exhibits B through G. Where regulations are not specified in Exhibits B through G, this Zoning Ordinance, or Ordinance No. 3224, the regulations of the Mixed-Use Non-Residential (MUNR) Zoning District shall apply.

8. 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 8th day of September, 2026.

MAYOR

ATTEST:

City Secretary

Kimley»Horn

July 28, 2026

Planning Department
City of Waxahachie
408 S Rogers Street
Waxahachie, TX 75165

RE: ***Texas Roadhouse***
SP-79-2026 & ZDC-79-2026
Site Plan Variance Request

Dear Planning Staff:

Kimley-Horn, on behalf of Texas Roadhouse, respectfully submits this narrative in support of two limited deviations associated with the proposed Texas Roadhouse Site Plan and SUP submittal for the property located within the PD-MUNR district.

1. Project overview

The proposed development consists of a one-story Texas Roadhouse restaurant with a building area of approximately 7,926 square feet and an outdoor patio of approximately 476 square feet. The current operational plan anticipates approximately 290 indoor dining seats, approximately 32 patio seats, and 194 parking spaces. The proposed building height is approximately 28'-10" to the top of towers.

2. Requested deviations

Item	Applicable Requirement	Proposed Condition	Request
Landscape buffer along north fire lane/access drive	25-foot buffer per Section C of the PD, as interpreted in staff comments	23-foot buffer currently provided on proposed plan	Approve 23-foot buffer with mitigation
Dumpster Enclosure Screening Height Maximum	Each refuse facility shall be screened by an opaque wall of masonry not less than six (6) feet, nor more than eight (8) feet in height or by an	Opaque screen wall is 8'-8" in height around dumpster	Approve additional 8" in height of the opaque screening wall around dumpster as shown in the typical detail provided.

Item	Applicable Requirement	Proposed Condition	Request
	enclosure within a building.		
Roof pitch	Minimum 5:12 slope	The roof is predominantly a "flat" roof (with parapet) and a mix of roof pitches as shown in the typical roof plan detail.	Approve roof form shown in typical roof plan detail.

3. Landscape buffer deviation justification

The requested landscape buffer deviation is limited to the constrained area along the northern fire lane/access drive. The PD originally identified this segment as an 80-foot public ROW condition; however, the segment is now being treated as an internal fire lane/access drive.

The proposed plan provides a 23-foot landscape buffer in this area, which is only 2 feet less than the interpreted 25-foot standard. The plan also includes the 10-foot trail/sidewalk and required tree plantings intended to maintain the pedestrian and landscape character contemplated by the PD. Meeting the 25-foot landscape buffer would impact the site significantly resulting in acquisition of additional property or reduction of one row of parking. The proposed buffer reduction therefore preserves the intent of the PD while avoiding a disproportionate site redesign or additional land acquisition for a minor dimensional shortfall.

In lieu of the full 25-foot buffer, the applicant proposes the following mitigation:

1. Maintain the 23-foot landscape buffer
2. Provide the 10-foot sidewalk/trail shown on the site plan.
3. Install required street/buffer trees in accordance with the PD or current landscape code, as directed by staff.
4. Maintain the proposed landscape treatment so that the visual and pedestrian function of the buffer remains intact.
5. 6 Street trees are required, and we are proposing to plant an additional 3 trees along the fire lane.

6. Additional landscaping at the main entry from fire lane into the Texas Roadhouse Site is proposed on the Landscape Plan.

4. Roof pitch deviation justification

Texas Roadhouse utilizes a recognizable prototype building form with tower elements, façade articulation, masonry materials, and roof/parapet forms intended to create a cohesive restaurant design. While the proposed roof pitch does not meet the strict minimum requirement of 5:12 slope, the overall building design preserves the architectural intent of the ordinance through the following features:

1. One-story building massing with tower elements and enhanced façade articulation.
2. Masonry and complementary exterior materials consistent with the approved architectural package.
3. Roof/parapet configuration that screens rooftop mechanical equipment from public view.
4. Architectural detailing on all public-facing elevations.
5. A design that remains compatible with the surrounding commercial development pattern.

The requested roof pitch deviation is therefore limited to the prototype roof geometry and does not reduce the quality, durability, or compatibility of the building elevations.

5. Dumpster enclosure height deviation justification

Texas Roadhouse utilizes a recognizable prototype building which includes an 8'-8" screen wall around the dumpster enclosure. While the proposed screen wall exceeds the maximum screen wall height allowed by City Ordinance by 8 inches, the overall design preserves the intent of the ordinance through by providing the screening from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by an opaque wall of masonry. The requested dumpster enclosure screen wall deviation does not reduce the quality, durability, or compatibility of the building. Rather, the additional 8 inches of enclosure height serves only to improve the screening function of the enclosure and better achieve the intent of the ordinance.

Because the proposed 8-foot-8-inch enclosure remains architecturally compatible with the development, provides enhanced screening of the refuse area, and represents only a minor dimensional deviation, the applicant respectfully requests approval of this deviation as part of the Site Plan and SUP review process.

6. Compatibility and public impact

The requested deviations are narrow and site-specific. They do not change the proposed use, increase building intensity, reduce required parking, or create adverse impacts to adjacent properties. The proposed landscape and architectural treatments continue to meet the intent of the PD and the

City's design standards by providing an attractive streetscape, pedestrian connectivity, and a compatible commercial building design.

7. Request

Based on the limited nature of the deviations, the site-specific constraints described above, and the mitigation proposed in lieu of strict compliance, we respectfully request staff support and approval of the landscape buffer and roof pitch deviations as part of the Site Plan/SUP review for SP-79-2026 and ZDC-79-2026.

Sincerely,
Matthew A. Lucas, P.E.
Kimley-Horn and Associates, Inc.

(10)

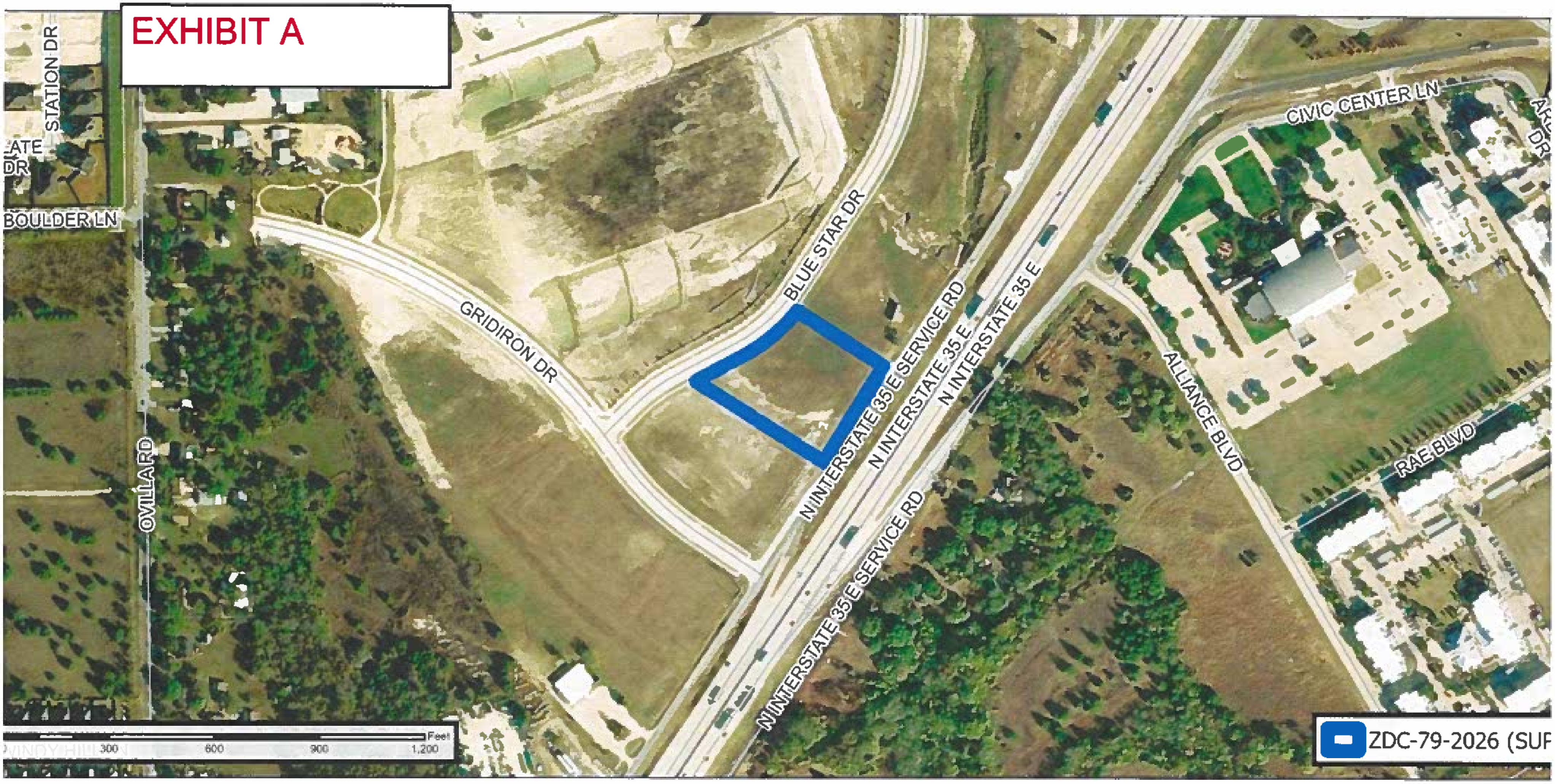
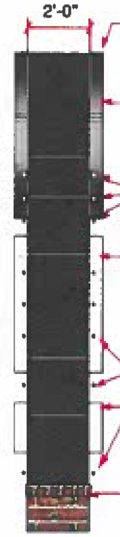


EXHIBIT A
STATION DR
ATE DR
BOULDER LN
OVILLA RD
GRIDIRON DR
BLUE STAR DR
N INTERSTATE 35 E SERVICE RD
N INTERSTATE 35 E
N INTERSTATE 35 E
N INTERSTATE 35 E SERVICE RD
CIVIC CENTER LN
ALLIANCE BLVD
RAE BLVD
Feet
300
600
900
1,200
ZDC-79-2026 (SUP

(10)

EXHIBIT B



END VIEW

Paint Aluminum Filler & Stgd. Satin Black.

Circle Logo Cabinet to be 5" deep with 7328 White Acrylic Faces-1" Black Aluminum Retainer. Black Return. Stg'd to be ARLON 2500-43 LT. Tomato Red Vinyl. 3" Outside Border To Be 2500-15 Yellow Vinyl. "STATE OF TEXAS LOGO" Stgd. 2500-76 Green Vinyl W/ 1 ½" 2500-15 Yellow Vinyl Outline. "Hat" To Be 2500-22 Black Vinyl. 1 ½" Outline Border & Lines To Be 2500-15 Yellow Vinyl. Illuminate with Sloan White LED Light Modules.

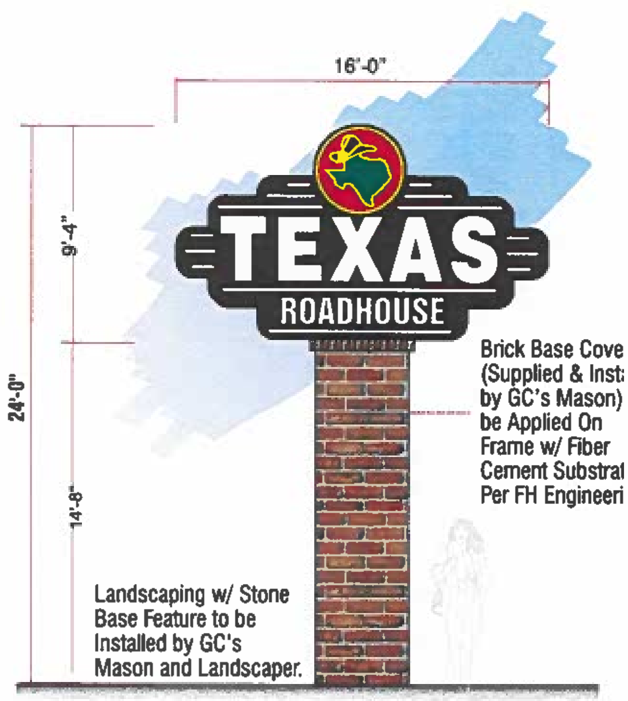
2100-14 Tomato Red Accent Bars With Single-Tube Sloan White Colorline LED Overlay.

"TEXAS" 5" Deep Aluminum Channel Letters w/ Gloss White Finish Returns. 2" White Trim Cap Retainer. Internally Lighted w/ Sloan Red LED Light Modules. White Acrylic Faces w/ 2500-33 Red Vinyl Applied to Second Surface.

2100-14 Tomato Red Accent Bars With Single-Tube Sloan White Colorline LED Overlay.

"ROADHOUSE" 5" Deep Aluminum Channel Letters w/Gloss White Finish Returns. 1" White Trim Cap Retainer. Internally Lighted w/ Sloan Red LED Light Modules. White Acrylic Faces w/ 2500-33 Red Vinyl Applied to Second Surface.

Brick Base Cover (Supplied & Installed by GC's Mason) to be Applied On Frame w/ Fiber Cement Substrate Per FH Engineering. Brick to Match Building Wainscot.



Scale: 3/16" = 1'-0"

ELEVATION

SIGN TYPE F

D/F PYLON SIGN W/ PLEX FACE CHANNEL LETTERS - WHITE DAY & RED NIGHT | ONE (1) REQUIRED | 149. 33 SQ.FT.

SCALE: 3/8" = 1'-0"

MANUFACTURING TO PROVIDE A SLEEVE WITHIN SIGN CABINET TO ACCEPT STEEL PIPE AS PER ENGINEERING.

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

ELECTRICAL REQUIREMENTS	
Total: 8 Amps	TEXAS ROADHOUSE CABINET
(1) 120V 20A Circuit Required.	

MATERIAL FINISH COLORS

AKZO Satin Black	AKZO Gloss White	White Acrylic Faces	White Colorline LED	2100-14 Tomato Red Vinyl	2500-43 Light Tomato Red Vinyl	2500-33 Red Vinyl	2500-76 Holly Green Vinyl	2500-15 Yellow	2500-22 Black Vinyl
	"TEXAS" & "ROADHOUSE" Letters	"TEXAS" & "ROADHOUSE" Letters	Stripes		Logo Stgd.	"TEXAS" & "ROADHOUSE" Letters - 2nd Surface	Logo: "State"		Logo: "Hat"

CUSTOMER TO PROVIDE:

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT) TO BE BY CERTIFIED ELECTRICIAN

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

FEDERAL HEATH SIGN COMPANY
www.federalheath.com
1845 Precinct Line Road, Suite 100, Hurst, Texas 76054
T: 817.685.9075 F: 817.685.9103

Revisions:
R1: 7-28-26 KS - Corrected Ch. Ltr Sq Ft

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

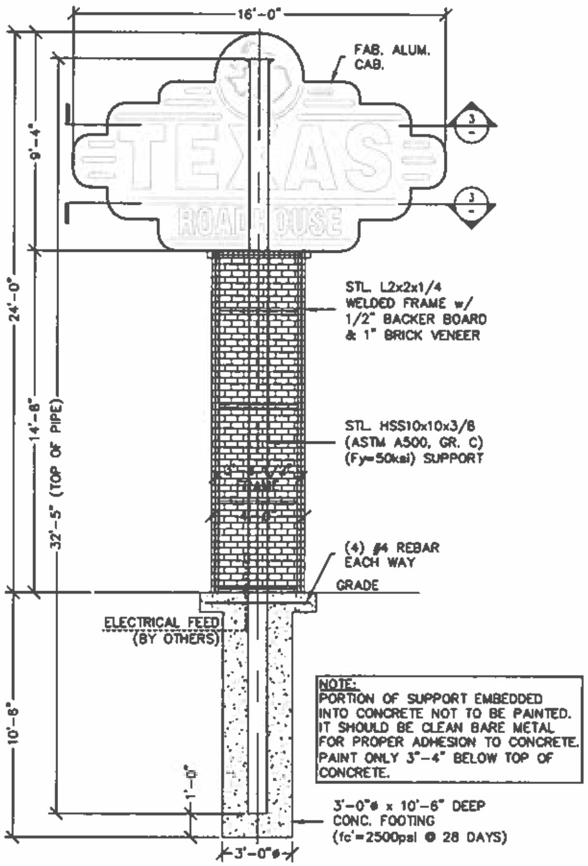
Account Rep:	Kelly Singleton
Project Manager:	Marylou Kirby
Drawn By:	K. Singleton

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS. ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

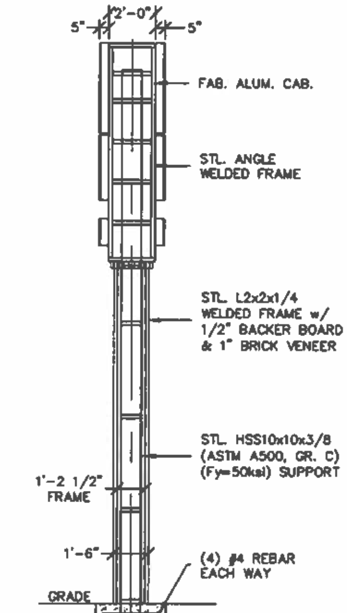
Project / Location:
TEXAS ROADHOUSE
I-35 E
Waxahachi, TX

Job Number:	23-95149-10
Date:	June 3, 2026
Sheet Number:	8 of 8
Design Number:	23-95149-10R1

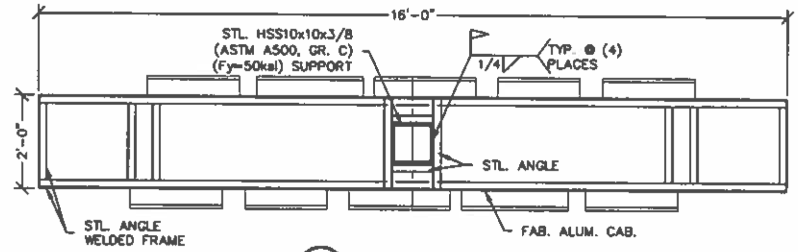
EXHIBIT B



1 SIGN F – ELEVATION SECTION
SCALE: 3/16" = 1'-0"



2 END
SCALE: 3/16" = 1'-0"



3 PLAN SECTION
SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
7. ISOLATE ALUMINUM FROM STEEL.
8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
10. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 OF THE NEC.
11. UL AND DATA LABELS REQUIRED.
12. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
13. CONCRETE TO HAVE f'c=2500 PSI MIN. @ 28 DAYS.
14. DESIGN IS BASED ON 105 MPH WIND, 3-SEC GUST, EXPOSURE C, RISK CATEGORY II, ASCE 7-16.
15. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL BEARING CAPACITY PER IBC TABLE 1806-2 ASSUMING SOIL TYPE CLASS 4. IF FIELD CONDITIONS ARE DIFFERENT, PLEASE CONTACT THE ENGINEER FOR GUIDANCE.

JACKSONVILLE REFERENCE FILES:
TRH 16x9 4 PYLON SIGN (SIGMA)

FEDERAL HEATH SIGN COMPANY
WWW.FEDERALHEATH.COM
1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

ART DESIGN REFERENCE #23-95149-10-R

NO.	REVISIONS	DATE	BY
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

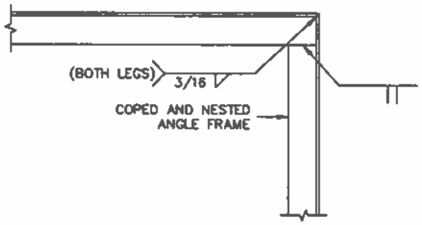
TEXAS roadhouse
S. I-35 E & GRIDIRON DR
WAXAHACHIE, TX 75165

TRH WAXAHACHIE, TX #23-95149-10.dwg

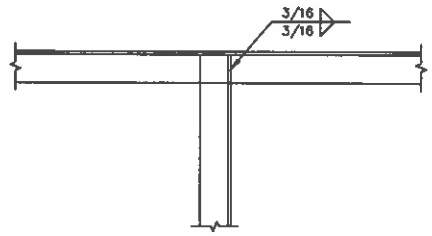
DESIGN NO:	PROJECT MGR.:
S-0702726	K. SINGLETON
DRAWN BY: D. DUPREE	DATE: JULY 16, 2026
JOB NO: 23-95149-10	

SHEET NO: S-1
OF: 2

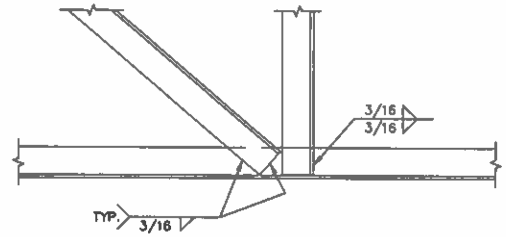
EXHIBIT B



A CONNECTION DETAIL – A
SCALE: 1 1/2" = 1'-0"



B CONNECTION DETAIL – B
SCALE: 1 1/2" = 1'-0"



C CONNECTION DETAIL – C
SCALE: 1 1/2" = 1'-0"

ANGLE FRAME - TYPICAL WELDED CONNECTION DETAILS

FEDERAL HEATH
SIGN COMPANY
PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS

ART DESIGN REFERENCE #23-95149-10-R

NO.	REVISIONS	DATE	BY
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

TEXAS road house
S. I-35 E & GRIDIRON DR
WAXAHACHIE, TX 75165

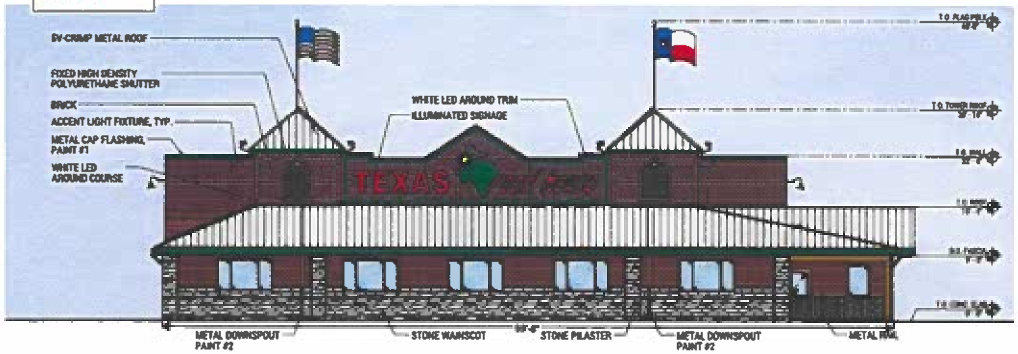
TRH WAXAHACHIE, TX #23-95149-10.dwg

DESIGN NO:	PROJECT MGR.:
S-0702726	K. SINGLETON
DRAWN BY: D. DUPREE	DATE: JULY 16, 2026
JOB NO: 23-95149-10	

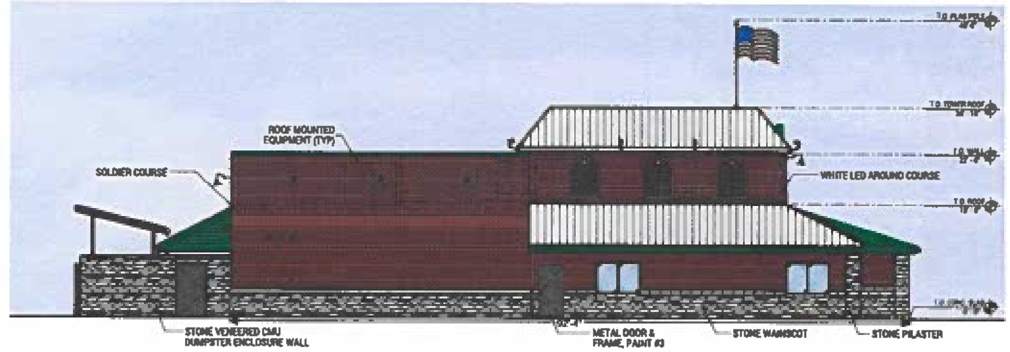
SHEET NO: S-2
OF: 2

(10)

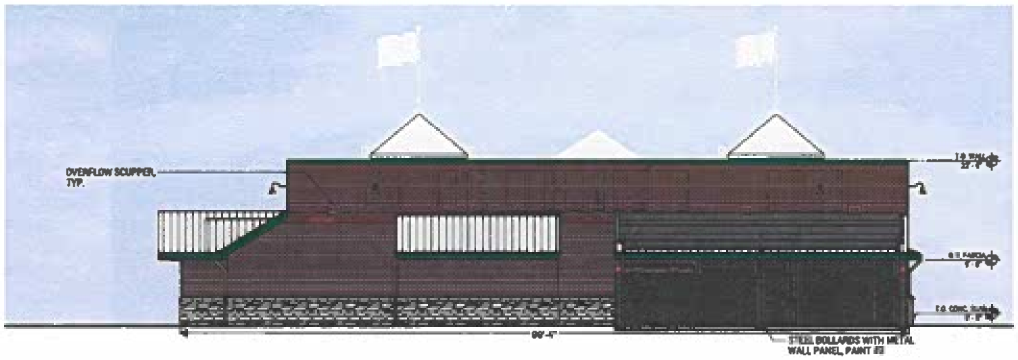
EXHIBIT C



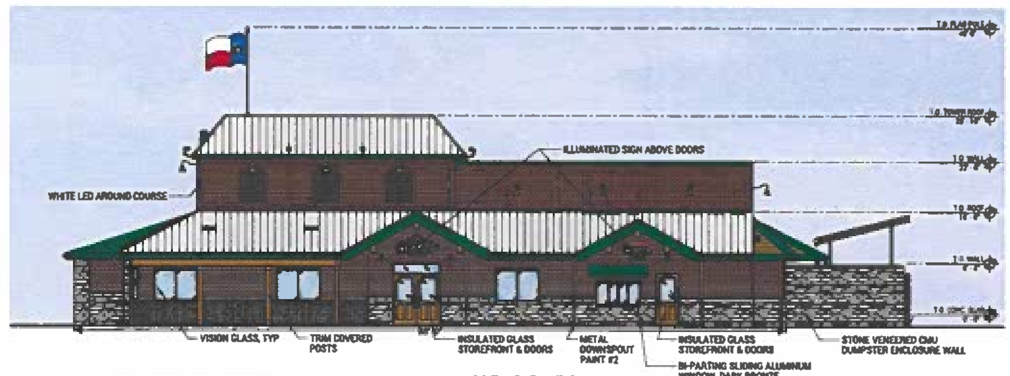
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE COLOR: SHERWIN WILLIAMS PAINTS, #6094 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
STONE VENEER	HERITAGE STONE OTTAWA DRYSTACK
STONE SILL/LEDGE & WALL CAP	ARRISCRAFT: ARRIS CAST SILL/LEDGE: SL 404 - LIMESTONE WALL CAP: WC2 104 - LIMESTONE
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

SP-79-2026
ZDC-79-2026

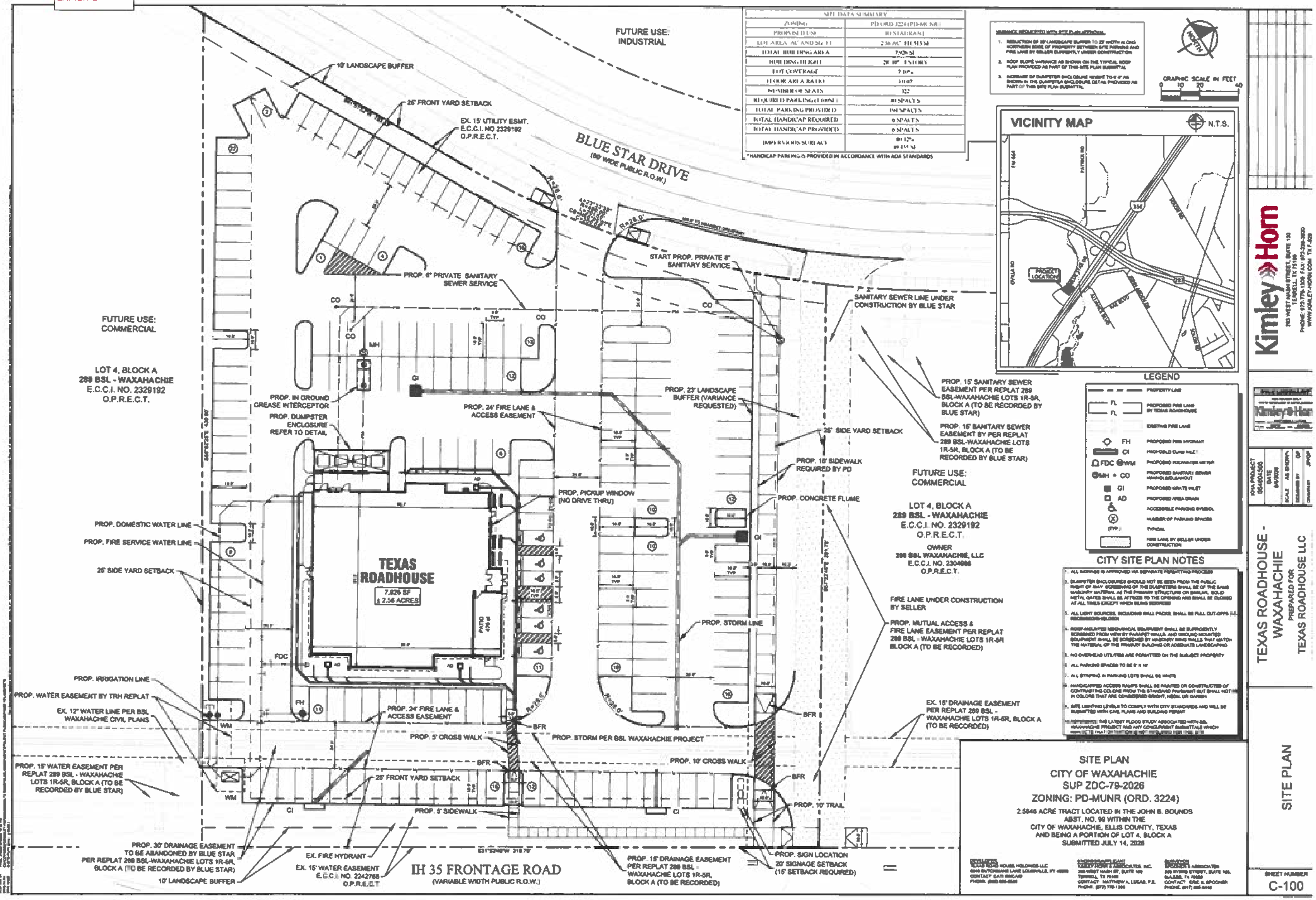
TEXAS ROADHOUSE
WAXAHACHIE, TEXAS
7,926 SF
20251080.0

COLOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

07/14/26

(10)

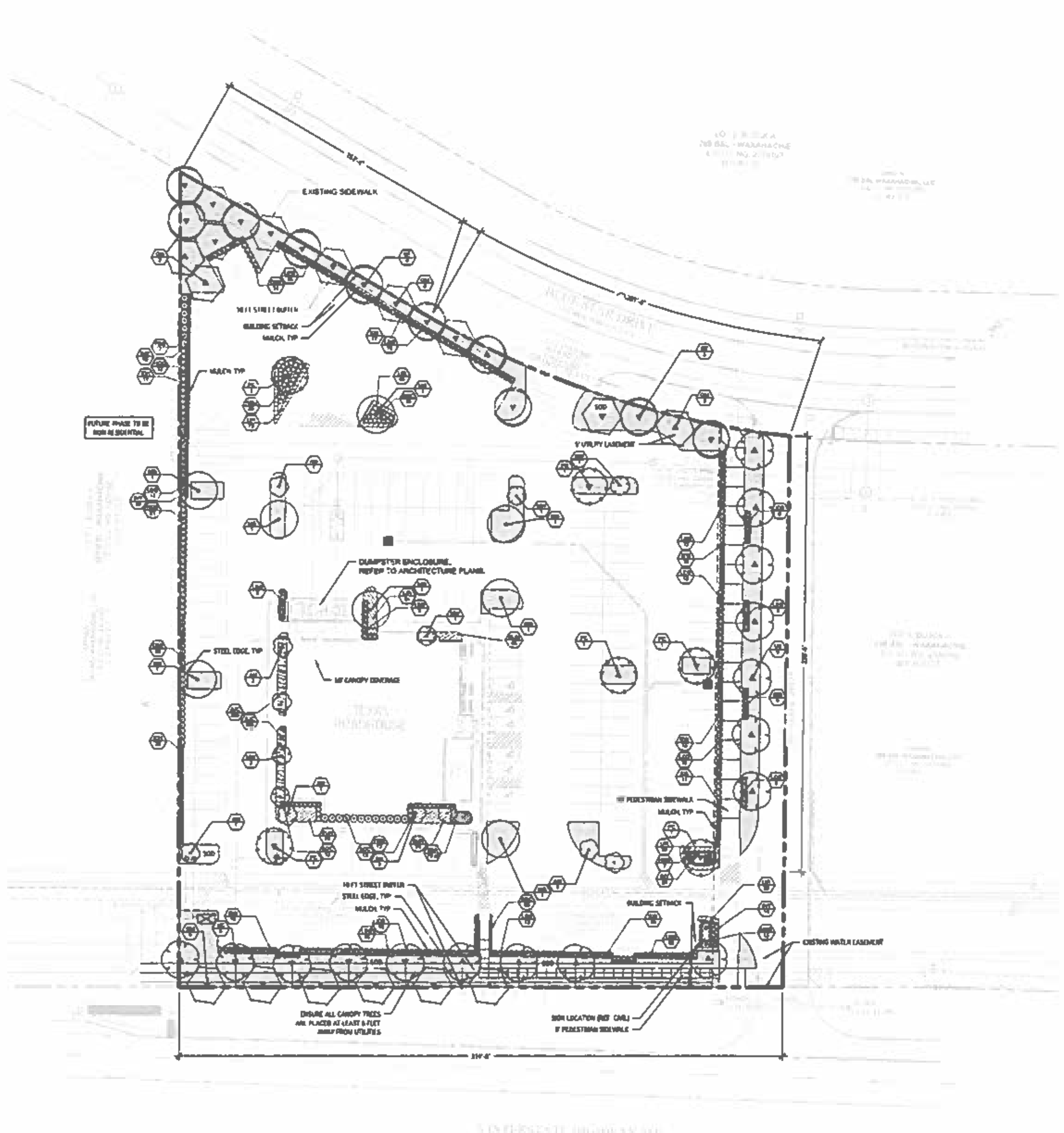
EXHIBIT D



FUTURE USE: INDUSTRIAL
BLUE STAR DRIVE
(80' WIDE PUBLIC R.O.W.)
10' LANDSCAPE BUFFER
25' FRONT YARD SETBACK
EX. 15' UTILITY ESMT. E.C.C.I. NO 2329192 O.P.R.E.C.T.
SITE DATA SUMMARY
ZONING
PROPOSED USE
RESTAURANT
LOT AREA (AC AND SQ FT)
TOTAL BUILDING AREA
BUILDING HEIGHT
LOT COVERAGE
FLOOR AREA RATIO
NUMBER OF SEATS
REQUIRED PARKING
TOTAL PARKING PROVIDED
TOTAL HANDICAP REQUIRED
6 SPACES
TOTAL HANDICAP PROVIDED
6 SPACES
IMPERVIOUS SURFACE
*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
GRAPHIC SCALE IN FEET
VICINITY MAP
N.T.S.
PROJECT LOCATION
FUTURE USE: COMMERCIAL
LOT 4, BLOCK A
289 BSL - WAXAHACHIE
E.C.C.I. NO. 2329192
O.P.R.E.C.T.
START PROP. PRIVATE 6" SANITARY SERVICE
PROP. 6" PRIVATE SANITARY SEWER SERVICE
SANITARY SEWER LINE UNDER CONSTRUCTION BY BLUE STAR
PROP. 15' SANITARY SEWER EASEMENT PER REPLAT 289 BSL-WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED BY BLUE STAR)
PROP. 15' SANITARY SEWER EASEMENT BY PER REPLAT 289 BSL-WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED BY BLUE STAR)
PROP. 23' LANDSCAPE BUFFER (VARIANCE REQUESTED)
PROP. 24' FIRE LANE & ACCESS EASEMENT
PROP. IN GROUND GREASE INTERCEPTOR
PROP. DUMPSTER ENCLOSURE REFER TO DETAIL
25' SIDE YARD SETBACK
PROP. 10' SIDEWALK REQUIRED BY PD
PROP. CONCRETE FLUME
PROP. PICKUP WINDOW (NO DRIVE THRU)
FUTURE USE: COMMERCIAL
LOT 4, BLOCK A
289 BSL - WAXAHACHIE
E.C.C.I. NO. 2329192
O.P.R.E.C.T.
OWNER
289 BSL WAXAHACHIE, LLC
E.C.C.I. NO. 2304068
O.P.R.E.C.T.
TEXAS ROADHOUSE
7,926 SF
± 2.56 ACRES
PATIO
PROP. DOMESTIC WATER LINE
PROP. FIRE SERVICE WATER LINE
25' SIDE YARD SETBACK
FIRE LANE UNDER CONSTRUCTION BY SELLER
PROP. MUTUAL ACCESS & FIRE LANE EASEMENT PER REPLAT 289 BSL - WAXAHACHIE LOTS 1R-5R BLOCK A (TO BE RECORDED)
PROP. STORM LINE
PROP. IRRIGATION LINE
PROP. WATER EASEMENT BY TRH REPLAT
EX. 12" WATER LINE PER BSL WAXAHACHIE CIVIL PLANS
PROP. 24' FIRE LANE & ACCESS EASEMENT
PROP. 5' CROSS WALK
PROP. STORM PER BSL WAXAHACHIE PROJECT
PROP. 10' CROSS WALK
EX. 15' DRAINAGE EASEMENT PER REPLAT 289 BSL - WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED)
PROP. 15' WATER EASEMENT PER REPLAT 289 BSL - WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED BY BLUE STAR)
25' FRONT YARD SETBACK
PROP. 5' SIDEWALK
PROP. 10' TRAIL
PROP. 30' DRAINAGE EASEMENT TO BE ABANDONED BY BLUE STAR PER REPLAT 289 BSL-WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED BY BLUE STAR)
10' LANDSCAPE BUFFER
EX. FIRE HYDRANT
EX. 15' WATER EASEMENT E.C.C.I. NO. 2242768 O.P.R.E.C.T.
IH 35 FRONTAGE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
PROP. 15' DRAINAGE EASEMENT PER REPLAT 289 BSL - WAXAHACHIE LOTS 1R-5R, BLOCK A (TO BE RECORDED)
PROP. SIGN LOCATION
20' SIGNAGE SETBACK (15' SETBACK REQUIRED)
LEGEND
CITY SITE PLAN NOTES
SITE PLAN
CITY OF WAXAHACHIE
SUP ZDC-79-2026
ZONING: PD-MUNR (ORD. 3224)
2.5646 ACRE TRACT LOCATED IN THE JOHN B. BOUNDS ABST. NO. 99 WITHIN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS AND BEING A PORTION OF LOT 4, BLOCK A
SUBMITTED JULY 14, 2026
Kimley»Horn
TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC
SITE PLAN
SHEET NUMBER
C-100

(10)

EXHIBIT E



THE CITY OF WAXAHACHIE LANDSCAPE REQUIREMENTS		
Article V, Development Standards, Se. 5.04 Landscape Requirements		
SEC. 5.04 (e). INTERIOR LANDSCAPE AREA REQUIREMENTS	REQUIRED	PROVIDED
(i) The amount of landscape area required on the interior of the lot, excluding buffer yards, shall be based on the square footage of the proposed buildings (iii). 2). C. Forty (40) percent of building footprint shall be required landscape sf	Yes, 40%	Yes, > 40%
(iv). Planting Requirements. The following plants shall be required, at a minimum, within the required interior landscape areas at the ratio indicated Building Effective Floor Area: 8,355 sf e). 8,355 x 40% = 3,342 sf of required Landscape	3,172 sf	5,102 sf
f). 1 Canopy Tree per five hundred (500) square feet 3,342 / 500 = 6.6 Trees	7 canopy trees	7 canopy trees
g). 1 Understory Tree per two hundred fifty (250) square feet 3,342 / 250 = 13.3 Trees	14 understory trees	14 understory trees
h). 1 Shrub per 70 square feet 3,342 / 70 = 47.7 shrubs	48 shrubs	107 shrubs
i) Ground Cover - 15% of required area 3,342 x .15 = 502 sf	502 sf groundcover	1,065 sf groundcover
e). Seasonal Color 2% of required area 3,342 x .02 = 66.8 sf	67 sf seasonal color	79 sf seasonal color
(v). Location Requirements: A minimum of seventy-five (75) percent of all required interior landscape area(s) and plant material within the interior landscape areas shall be in the front and along either side of the building between the building and the interior edge of the required buffer yards and a portion thereof shall be placed adjacent to the building where practical.	Yes, 75%	Yes, >75%
SEC. 5.04 (f). PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
(iv). All off-street parking areas must supply at least thirteen (13) square feet of parking lot landscaping per parking space. Additional parking lot landscaping is required based on the percentage of required parking located between the building facade and the street right-of-way 1)Less than twenty-five (25) percent: fifteen (15) square feet, 2)Twenty-five (25) to seventy-five (75) percent: twenty (20) square feet, and 3)More than seventy-five (75) percent: thirty (30) square feet 196 parking spaces x 15 sf = 2,940 + 20 sf = 2,960 sf	2,960 sf	3,640 sf
(v). In addition to the required landscaping per parking space above, one (1) linear landscaping island with a minimum width of ten (10) feet is required for every two (2) parking bays. The intent is to prevent the massing of a large number of parking spaces and to address safety issues concerning the flow of traffic in the parking lot	N/A	N/A
(vi). Two (2), four (4) inch caliper trees and ten (10) shrubs must be planted for each five hundred (500) square feet of required parking lot landscape area, or portion thereof 2,960 sf / 500 sf = 5.9 Trees 2,960 sf / 500 sf = 5.9 x 10 = 59 shrubs	6 Parking Lot Trees 59 Parking Lot Shrubs	6 Parking Lot Trees 77 Parking Lot Shrubs
(vii). All new trees within a parking lot must be planted in a pervious area of at least one hundred (100) square feet and have a minimum interior dimension of eight and one-half (8½) feet wide	Yes	Yes
(viii). To reduce the thermal impact of unshaded parking lots, the required landscaping must be planted throughout parking lots so that no portion of a parking space is more than sixty-four (64) feet away from the trunk of a tree	Yes	Yes
(ix). For parking lots and drive throughs, screening shrubs must be planted that are at least two (2) feet in height. These must be evergreen	Yes, evergreen	Yes
SEC. 5.04 (g). Additional Landscape Requirements	REQUIRED	PROVIDED
(i). Buffer Yard 2). Nonresidential and multifamily parcels having two hundred fifty (250) feet or more of frontage shall have at least twenty (20) percent of the street yard in permanent landscape area	Yes	Yes
S Interstate Highway 35E: 3,067 sf (319.8 lf) 3,067 sf x .2 = 613.4 sf	614 sf	1504 sf
Blue Star Drive: 3,125 sf (355 lf) 3,125 sf x .2 = 625 sf	625 sf	3,125 sf
(iii). Landscape Buffer 3) If more than two frontages exist, then the other right-of-way frontages shall be required to have no more than seven and one-half (7½) feet of landscaped area	Yes	Yes
4) Developers shall be required to plant one (1) large tree per forty (40) linear feet or portion thereof of street frontage	Yes	Yes
S Interstate Highway 35E: 3,067 sf (319.8 lf) 319.8 lf / 40 = 7.9 Landscape Buffer Trees	8 landscape buffer trees	8 landscape buffer trees
Blue Star Drive: 3,125 sf (355 lf) 355 lf / 40 lf = 8.8 Landscape Buffer Trees	9 landscape buffer trees	9 landscape buffer trees
5) Trees may be grouped or clustered to facilitate site design	-	-
(vi). Street Trees 2). Street Trees to be located in the Right-Of-Way, with up to 20% allowed to be planted between the sidewalk and the primary building	Yes	Yes
3). Trees must be a minimum of four (4) caliper inches measured at DBH above finished grade immediately after planting	Yes	Yes
4). Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his or her designee may approve alternative spacing of trees, but not reduction in the number of required trees.	Yes	Yes
Fire Access Road: 2,187 sf (230.5 lf) 230.5 lf / 30 lf = 7.6 Fire Access Road Trees	8 Street Trees	8 Street Trees
Blue Star Drive: Street frontage: (355 lf) 355 lf / 50 lf = 7.1 Street Trees	8 Street Trees	8 Street Trees
S Interstate Highway 35E: 3,067 sf (319.8 lf) 319.8 lf / 30 lf = 10.6 Street Trees	11 Street Trees	11 Street Trees

SEE LP 3.03 FOR PLANT SCHEDULE

Kimley»Horn

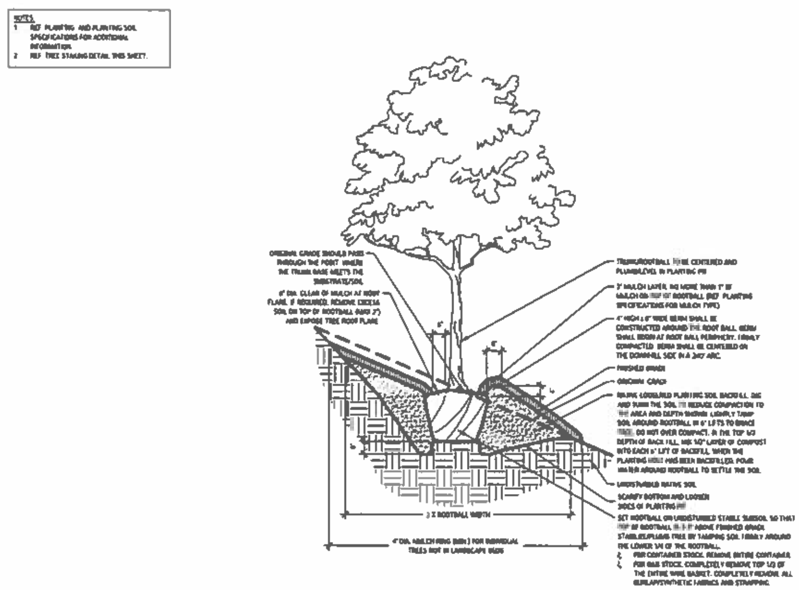
TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

(10)

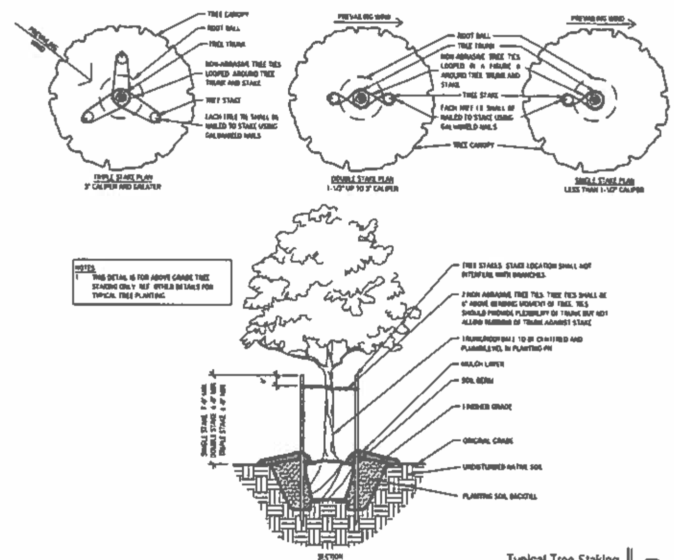
EXHIBIT E



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

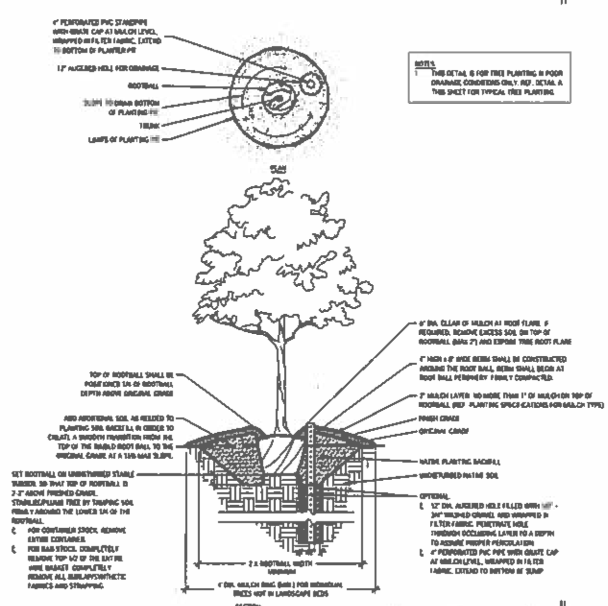
D



Typical Tree Staking

Scale: NTS

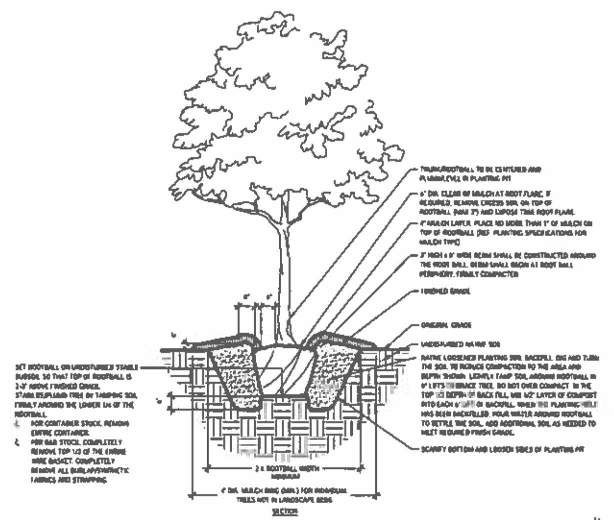
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

Kimley»Horn
203 WEST NASH STREET, SUITE 100
TERRELL, TX 75160
PHONE: 972-776-1300 FAX: 972-776-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064804505

DATE 7/28/2026

SCALE AS SHOWN

TEXAS ROADHOUSE - WAXAHACHIE

PREPARED FOR

TEXAS ROADHOUSE LLC

TREE DETAILS

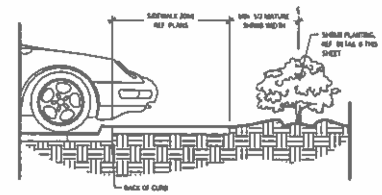
SHEET NUMBER

LP 3.01

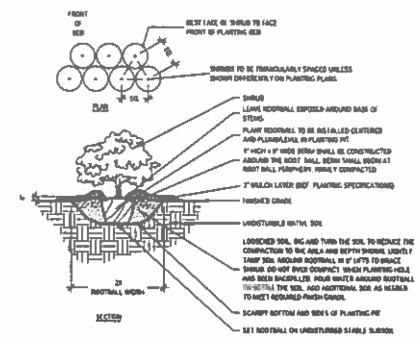
(10)

EXHIBIT E

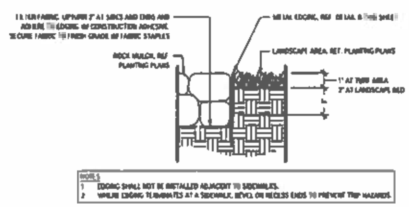
NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED (REF. PLANTING SPECIFICATIONS)



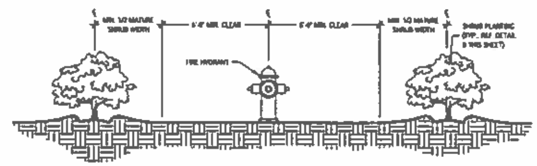
F Shrub Planting at Sidewalk
Scale: NTS



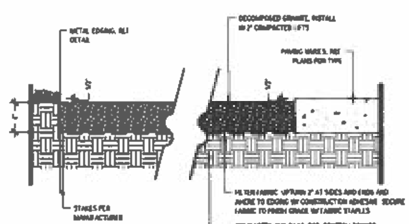
B Typical Shrub Planting
Scale: NTS



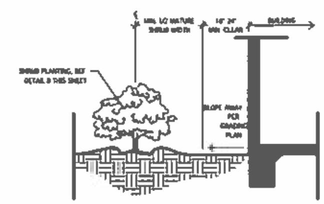
J METAL EDGING (AT ROCK COBBLE BED)
Scale: 1 1/2" = 1'-0"



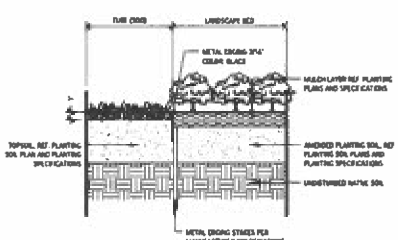
E Shrub Planting at Fire Hydrant
Scale: NTS



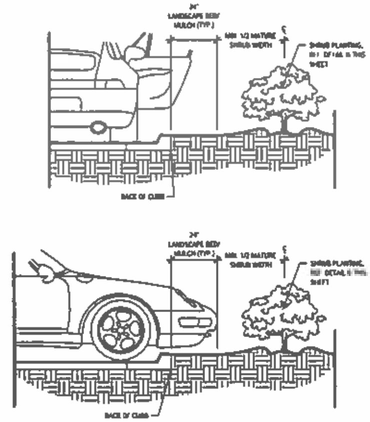
I Decomposed Granite
Scale: 1 1/2" = 1'-0"



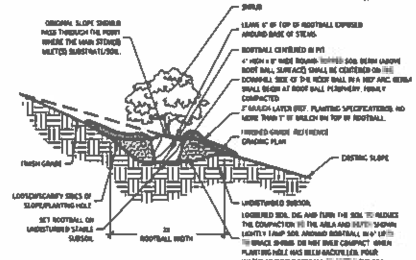
D Shrub Planting at Building Edge
Scale: NTS



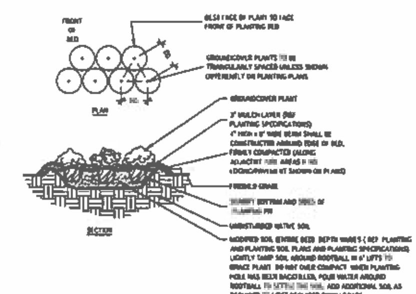
H METAL EDGING (AT TURF & LANDSCAPE BED)
Scale: 1 1/2" = 1'-0"



G Shrub Planting at Curb
Scale: NTS



C Shrub Planting On 5-50% (20:1 TO 2:1) Slope
Scale: NTS



A Typical Groundcover Planting
Scale: NTS

Kimley»Horn
200 WEST NASH STREET, SUITE 100
TERRELL, TX 75160
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064604505
DATE 7/29/2020
SCALE AS SHOWN

TEXAS ROADHOUSE - WAXAHACHIE
PREPARED FOR
TEXAS ROADHOUSE LLC

PLANTING DETAILS

SHEET NUMBER
LP 3.02

(10)

EXHIBIT E

PLANT SCHEDULE

SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SPECIFICATIONS | REMARKS

CANOPY TREES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MG	[illegible]	Magnolia grandiflora / Southern Magnolia	[illegible]	[illegible]
	PC	[illegible]	Pistacia chinensis / Chinese Pistache	[illegible]	[illegible]
	QM	[illegible]	Quercus macrocarpa / Bur Oak	[illegible]	[illegible]
	QT	[illegible]	Quercus texana / Texas Red Oak	[illegible]	[illegible]
	UC	[illegible]	Ulmus crassifolia / Cedar Elm	[illegible]	[illegible]

ORNAMENTAL TREE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AM	[illegible]	Acer palmatum / Japanese Maple	[illegible]	[illegible]
	MW	[illegible]	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	[illegible]	[illegible]

SHRUBS

GROUND COVERS

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BID IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVE METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADING OF PLANTING BEDS TO BE 3" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 5' FROM ANY UTILITY.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

Kimley»Horn

TEXAS ROADHOUSE - WAXAHACHIE

PREPARED FOR TEXAS ROADHOUSE LLC

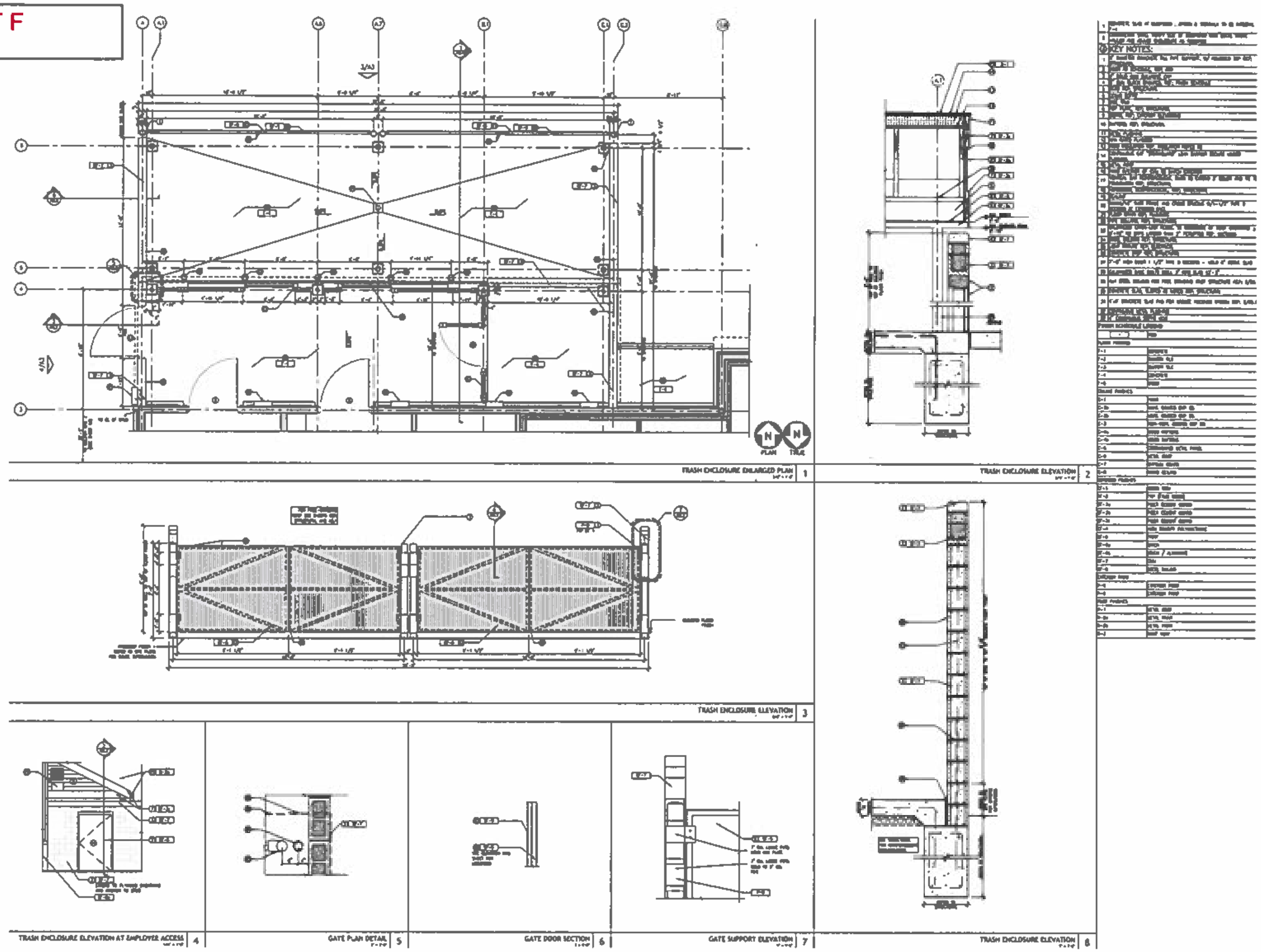
LANDSCAPE NOTES AND SPECIFICATIONS

SHEET NUMBER

LP 3.03

(10)

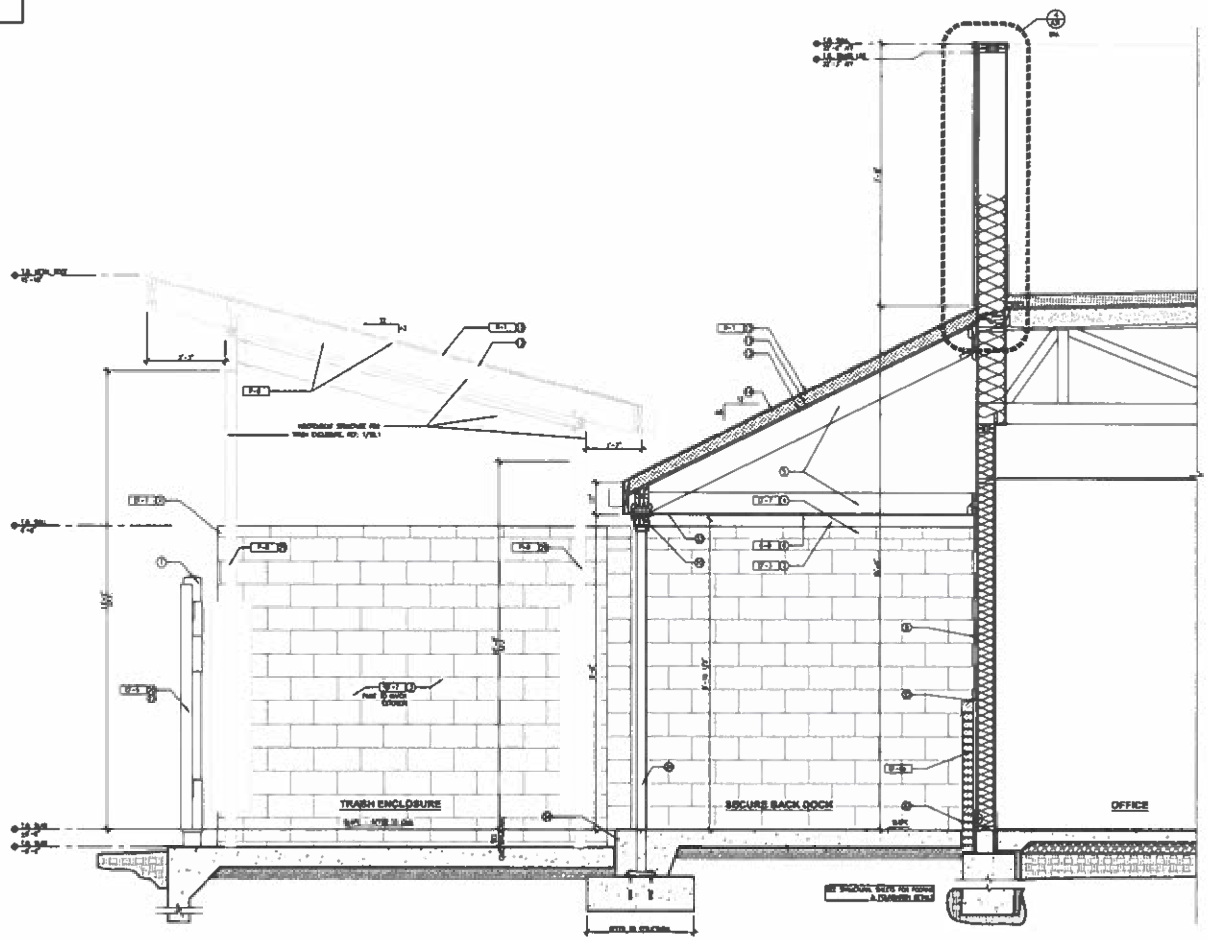
EXHIBIT F



TYPICAL TRASH ENCLOSURE

(10)

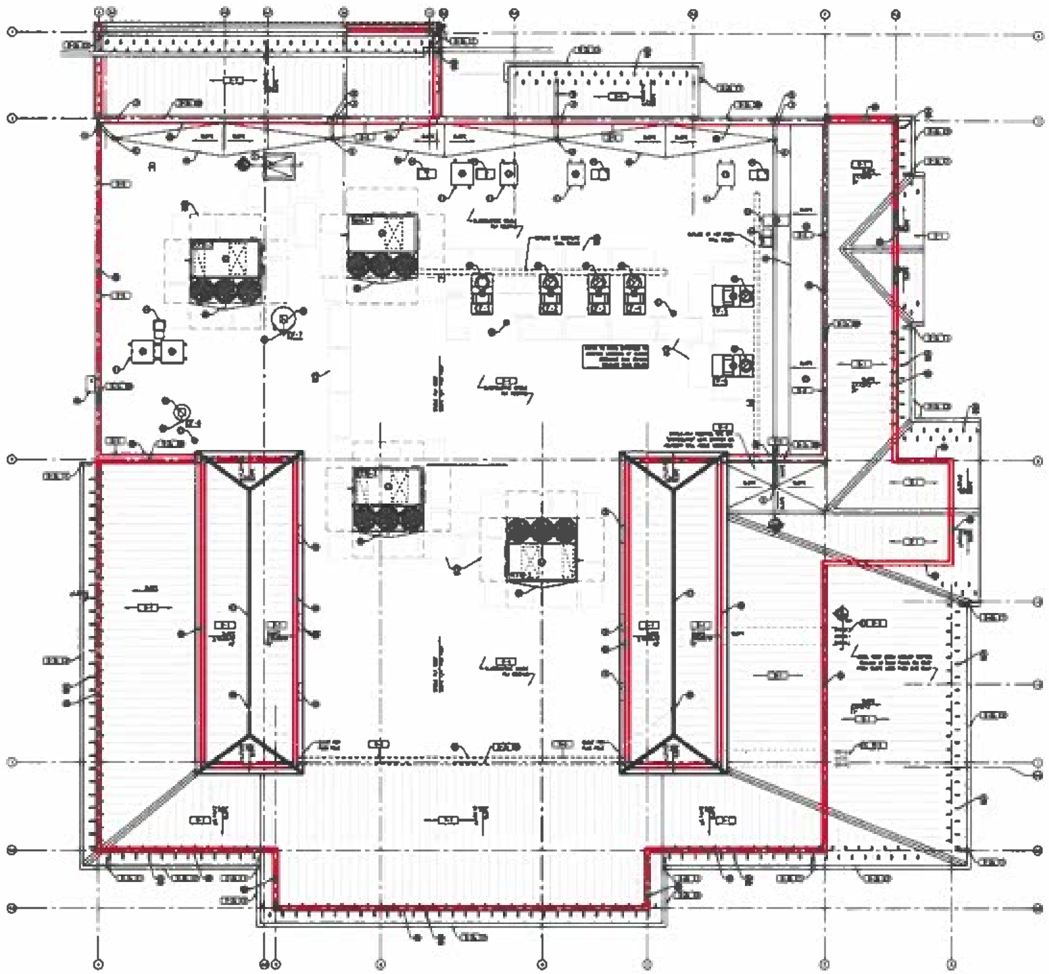
EXHIBIT F



TYPICAL TRASH ENCLOSURE

(10)

EXHIBIT G



TYPICAL ROOF PLAN AND PITCHES

(11)

Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider Ordinance Approving Revised Budget Figures For Fiscal Year 2025-2026 And Adopting The Budget For Fiscal Year 2026-2027

Motion: "I move to approve revised budget figures for Fiscal Year 2025-2026 and adopt the budget for Fiscal Year 2026-2027 as presented."

Item Summary: This agenda item is for the City Council to consider the approval of revised budget figures for Fiscal Year 2025-2026 and the proposed budget for Fiscal year 2026-2027. The proposed budget represents the City's funding plan for the next fiscal year, beginning October 1.

Item Description: The development of the annual budget is a comprehensive effort that involves input from the Mayor and City Council, and all City departments. This process begins early in the calendar year as city staff begins reviewing the current budget, revenue and expenditure trends, and preparing budget proposals.

On April 14, staff held a work session with the City Council on the preliminary Capital Improvement and Debt Management Plan to discuss upcoming capital projects and funding options, including the issuance of bonds.

On June 22, a second budget work session was held to provide City Council an overview of the draft budget, including all major funds, proposed operating and capital plans, major revenue sources, as well as an opportunity to discuss the proposed tax rate.

A public hearing on the proposed was held on the proposed budget on September 1. The current FY 2026 Adopted Budget and FY 2027 Proposed Budget can be found at the following website address: https://www.waxahachietx.gov/275/Finance

The final revised FY 2026 budget and FY 2027 proposed budget appropriations and ordinance is attached for consideration and approval.

(111)

ORDINANCE NO._______

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING REVISED BUDGET FIGURES FOR FISCAL YEAR 2025-2026; APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND TERMINATING SEPTEMBER 30, 2027, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Waxahachie, Texas (hereinafter referred to as the "City") has caused to be filed with the City Secretary a budget to cover all proposed expenditures of the government of the City for the fiscal year beginning October 1, 2026, and ending September 30, 2027, (hereinafter referred to as the "Budget"); and

WHEREAS, public notice of the public hearing on the proposed annual budget, stating the date, time, place and subject matter of said public hearing, was given as required by the Charter of the City of Waxahachie and the laws of the State of Texas; and

WHEREAS, such public hearing was held on September 1, 2026, prior approval of such date being hereby ratified and confirmed by the City Council, and all those wishing to speak on the Budget were heard; and

WHEREAS, the City Council has reviewed the Budget and listened to the comments of the residents at the public hearing therefore and has determined that the Budget attached hereto is in the best interest of the City.

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

Section 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. That the revised budget figures, prepared and submitted by the City Manager for the 2025-2026 budget, be, and the same are hereby, in all things, approved and appropriated, and any necessary transfers between accounts and departments are hereby authorized, approved, and appropriated.

Section 3. That the Budget attached hereto and incorporated herein for all purposes is adopted for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases and other expenditures as proposed in the Budget.

Section 4. That the City Manager shall file or cause to be filed a true and correct copy of the approved Budget, along with this ordinance, with the City Secretary and in the office of the County Clerk of Ellis County, Texas, as required by State Law.

Section 5. That the distribution and division of the above-named appropriations are made at the departmental level in all budgeted funds for the payment of operating expenses and capital outlay as set out in the municipal budget. (11)

Section 6. That at any time during the fiscal year, the City Manager may transfer part or all of any unencumbered appropriation balance among or between general classifications within a department. The City Manager may not authorize transfer of part of all of any unencumbered appropriation balance among or between departments or funds of the City. The City Manager may recommend such transfer to the City Council. The City Council may, at the recommendation of the City Manager or on its own volition, transfer part or all of any unencumbered appropriation balance from one department or fund to another department or fund by resolution.

Section 7. That any and all ordinances, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of conflict herewith.

Section 8. That if any section, article, paragraph, sentence, clause, phrase or word in the Ordinance, or application thereto my person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction such holding shall not affect the validity of the remaining portions of the Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 9. That the necessity of adopting and approving a proposed budget for the next fiscal year as required by the laws of the State of Texas requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

PASSED, APPROVED AND ADOPTED on this the 8th day of September, 2026.

____
MAYOR

ATTEST:

____
City Secretary

CITY OF WAXAHACHIE
APPROPRIATIONS BY DEPARTMENT

	BUDGET FY 2026	ESTIMATE FY 2026	PROPOSED FY 2027
GENERAL FUND			
Police	21,023,538	20,979,186	22,859,180
Fire	20,191,045	19,814,277	20,790,112
Streets	8,295,139	8,097,289	5,986,813
Parks and Recreation	3,950,885	3,755,395	3,775,781
General Items	1,224,772	1,364,060	2,912,714
Engineering	55,873	924,683	2,262,541
Finance	2,099,657	2,197,868	1,936,549
IT	1,654,258	1,478,905	1,784,159
Building Services	1,823,840	1,486,559	1,668,242
Administration	1,984,733	1,819,685	1,525,259
Sims Library	1,512,386	1,512,406	1,485,000
Fleet Services	604,465	590,284	1,380,441
Planning	1,194,623	1,194,047	1,319,209
Human Resources	1,162,402	1,136,955	1,285,686
Public Works	2,703,411	2,072,035	1,192,611
Senior Citizens Center	1,048,675	1,086,599	1,164,097
Animal Control	764,903	748,933	933,348
Community Services	744,161	693,783	794,286
Facility Maintenance	606,636	577,408	665,741
Municipal Court	631,232	580,457	657,274
Economic Development	635,377	502,232	602,683
Communications & Marketing	575,423	556,254	598,811
City Secretary	479,902	497,149	555,076
Emergency Management	776,804	793,461	547,805
Downtown Development	364,456	315,748	385,377
City Attorney	390,000	390,000	300,000
City Marshal	306,841	304,572	294,630
Penn Park Pool	171,495	173,736	179,653
Railyard Park	179,864	145,194	170,870
Chautauqua Auditorium	25,316	25,995	23,568
Rodeo	11,124	8,234	9,980
Optimist Pool	61,100	60,550	-
Non-Departmental	60,625	60,625	-
Total Expenditures	77,314,961	75,944,564	80,047,496
WCDC FUND			
Non-Departmental	2,348,862	2,411,312	2,591,219
Civic Center	2,226,755	2,181,461	2,024,571
Sports Complex	3,231,638	3,256,505	3,061,379
Community Beautification	703,541	709,149	853,779
Total Expenditures	8,510,796	8,558,427	8,530,948
HOTEL OCCUPANCY TAX FUND			
Convention & Visitors Bureau	853,192	824,100	879,130
Non-Departmental	319,500	330,172	404,130
Total Expenditures	1,172,692	1,154,272	1,283,260

(11)

CITY OF WAXAHACHIE
APPROPRIATIONS BY DEPARTMENT (CONTINUED)

	BUDGET FY 2026	ESTIMATE FY 2026	PROPOSED FY 2027
GENERAL DEBT SERVICE			
Non-Departmental	18,936,054	17,167,300	16,871,663
Total Expenditures	18,936,054	17,167,300	16,871,663
WCDC DEBT SERVICE			
Non-Departmental	1,744,531	1,873,541	1,865,816
Total Expenditures	1,744,531	1,873,541	1,865,816
CEMETERY FUND			
Cemetery Operations	449,579	404,275	603,839
Total Expenditures	449,579	404,275	603,839
WATER FUND			
Water Utility Administration	1,065,062	811,289	738,606
Meters	1,413,191	1,255,836	1,510,539
Water Production	8,135,856	7,848,105	7,689,552
Water Distribution	2,624,350	2,603,017	2,724,707
Utility Billing - Water	965,178	616,517	652,494
Water Non-Departmental	12,399,297	12,446,873	12,012,846
Total Expenditures	26,602,934	25,581,637	25,328,744
WASTEWATER FUND			
Wastewater Administration	947,219	710,238	714,043
Wastewater Collection	2,754,381	2,572,045	2,583,960
Wastewater Treatment	6,510,076	6,224,145	4,780,927
Utility Billing - Wastewater	796,414	557,909	583,925
Wastewater Non-Departmental	8,174,047	8,196,277	7,782,909
Total Expenditures	19,182,137	18,260,614	16,445,764
SOKOLL FUND			
Sokoll Operations	4,303,168	4,701,425	5,919,814
Non-Departmental	3,627,690	3,626,940	3,483,434
Total Expenditures	7,930,858	8,328,365	9,403,248
MIDWAY AIRPORT FUND			
Airport Operations	1,080,299	1,034,868	1,659,551
Total Expenditures	1,080,299	1,034,868	1,659,551
REFUSE SERVICES FUND			
Tipping Services	1,507,314	1,603,320	1,730,250
Convenience Station	800,275	787,829	604,986
Non-Departmental	302,700	302,700	361,500
Total Expenditures	2,610,289	2,693,849	2,696,736

(12)

Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider Ordinance Setting Water And Wastewater Rates And Fees And Setting An Effective Date Of October 1, 2026

Motion: "I move to approve an ordinance setting water and wastewater rates and fees and setting an effective date of October 1, 2026."

Item Summary: This item is for the City Council to approve the water and wastewater rates and fees included as part of the Proposed Budget for Fiscal Year 2026-2027.

Item Description: The Water and Wastewater Funds provide for the administration, operation and maintenance of all City water services including distribution, wastewater collection, water and wastewater treatment activities, meter management, and billing services. Revenue to support these operations is generated primarily through water and sewer usage rates, as outlined in City ordinance.

As part of the budget process, city staff recommends that City Council vote to affirm these rates annually and amend rates and fees when necessary. The FY 2027 Budget includes an increase of 4% in water and wastewater rates, fees, and charges to keep up with growth, address inflationary cost escalations, and preparation for future capital projects. Additionally, the ordinance includes changes to various utility fees to recover the costs of service, eliminate fees for services no longer provided, and clarify certain language in the ordinance.

The proposed ordinance includes the Sokoll rate fee of 2.01 per 1,000 gallons. Updated annually, this rate is charged to the City and Rocket SUD to recover each entity's proportional cost to operate and maintain the Sokoll Water plant.

(12)

ORDINANCE NO.________

AN ORDINANCE SETTING WATER AND WASTEWATER FEES, BY AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES, CITY OF WAXAHACHIE, AND SETTING AN EFFECTIVE DATE OF OCTOBER 1, 2026 AND DECLARING AN EMERGENCY.

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

That Section 33 of the Code of Ordinances, City of Waxahachie, is hereby amended to read as follows:

SECTION 33-33. Deposits required.
Residential: A deposit of one hundred dollars ($100.00) is required for regular residential service. The billing department may adjust the amount of deposit based on payment history.

Residential New Construction: A deposit of one hundred seventy-three dollars ($173.00) is required for each new construction residential account.

Apartments, Commercial, and Industrial: The billing department may require higher amounts; however, deposits are generally based on meter size as follows:

up to 1" water meter	$281.00
1 ½" water meter	$422.00
2" water meter	$702.00
3" water meter	$1,402.00
4" water meter	$2,803.00
6" water meter	$4,203.00
8" water meter	$8,406.00
10" water meter or larger	$14,009.00
Fire Hydrant meter with RPZ *	$2,537.00

*Customer will be responsible for the cost of any damages incurred while meter is in their possession.

No interest shall be paid on deposits. No deposit is required for other government entities. The billing department may waive the deposit for separate irrigation meters.

That Section 33-36 of the Code of Ordinances, City of Waxahachie is hereby amended to read as follows:

SECTION 33-36. Water and Wastewater Rates.

(A) Water inside city: From and after the effective date of this ordinance, uniform monthly water rates which shall prevail to all City of Waxahachie water customers are:

MONTHLY WATER RATES:

(1) Minimum water bill for the first fifteen hundred (1,500) gallons of usage (all accounts):

up to 1" water meter	$23.28
1 ½" water meter	$51.99
2" water meter	$76.31
3" water meter	$148.37
4" water meter	$306.95
6" water meter	$596.94
8" water meter	$1,032.76
10" water meter or larger	$1,614.60
Fire Hydrant meter	$255.60

(2) The amount shown for the first fifteen hundred gallons of consumption in the above schedule shall constitute a minimum bill for each customer. Billing shall be made in hundreds of gallons. Irrigation meters using less than 200 gallons per month will not be charged.

(3) Residential and sprinkler system meters will be subject to the following rates:

1,501 - 10,000	$6.13
10,001 – 20,000	$7.11
20,001 - 30,000	$8.05
30,001 – 40,000	$8.93
40,001 & above	$10.11

Non-irrigation apartment meters, and commercial/industrial meters will be charged at a rate of $6.13 per thousand gallons for all monthly usage above 1,500 gallons.

(12)

(B) Wastewater inside city: From and after the effective date of this ordinance, sewer charges to apply to each dwelling unit for all single family and duplex residential connections all mobile home parks or apartment complexes, and all commercial and industrial customers shall be as follows:

Monthly Wastewater Rates

Water Usage	Apartments, Mobile Home, Single-Family and Duplex Residence (Per Dwelling Unit)
First 1,500 gallons	$30.86 (minimum charge)
Over 1,500 to 11,000 gallons	$5.44 per 1,000 gallons
All over 11,000 gallons, maximum billing per dwelling	$82.54

When there is a single billing for more than one (1) residence, each unit is to receive a one thousand five hundred-gallon credit before additional charges are made, not to exceed eleven thousand (11,000) gallons per unit.

Water Usage	Commercial	Industrial	Industrial Cost Recovery Per 1,000 Gallons
First 1,500 gallons	$30.86 (minimum charge)	$30.86 (minimum charge)	$0.26 (minimum charge)
All usage over 1,500 gallons	$5.44 per 1,000 gallons	$5.44 per 1,000 gallons	$0.26 per 1,000 gallons

That Section 33-40 of the Code of Ordinances, City of Waxahachie is hereby amended to read as follows:

SECTION 33-40. Late charges; service restored upon payment of bill; fee for returned checks; fee for replacement of cut-off valve; fire hydrant meter set fee; broken curb stop fee; cut lock fee; reread meter service charge; tampering penalty.

(a) Late Fee. Payment for utility service shall be due fourteen (14) days after the billing date. Any account with a balance due fourteen (14) days after the bill date shall be assessed a penalty of $10.00. If such date falls on the weekend or legal holiday, then payment is due the next business day.

(b) Disconnection for Nonpayment: Any account with a balance due greater than $152.00, twenty-one (21) days after the billing date shall have all services subject to disconnection. The past due amount and any applicable fees including a cutoff fee of $49.00 must be paid prior to reconnection of services. A deposit also may be required prior to reconnection.

(c) Return Connection Fee: <u>Customers are encouraged but not required to be present (or have a representative present) anytime service is reestablished</u> (This is recommended in order to prevent flooding and water damage that could result from interior faucets being left in the "on" position, hanging toilets floats, leaks and other conditions that could arise subsequent to the disconnection.)

In the event the customer or a designated representative (a) cannot be located on-site when the service is reconnected and (b) the meter registers usage after the service has been reestablished and thus presents the risk of water damage, the service will be turned back off and the customer will be notified of the problem and asked to reschedule the reconnection. Subsequent trips to reestablish service will be subject to a Return Reconnection Fee of $49.00 each if performed during working hours. This fee is applicable when service has been disconnected for nonpayment; when service to a new account is established or when service has been disconnected at the request of the customer.

(d) Return Check/Chargeback Fee. In the event a payment is returned for any service or good provided by the City, a $42.00 fee will be charged. Any disputed debit/credit card transaction will be subject to a $15.00 fee. Returned check/chargeback is considered payment not receive and services will be subject to disconnection.

(e) Replacement of Cut-off Valve. In the event a customer has damaged a cut-off valve or curb stop to the point the valve must be replaced, then, the customer shall be billed a $152.00 replacement fee, plus the actual cost of materials to replace the damaged item. In the event a customer has broken a cut-off valve for the purpose of removing a lock, an additional tampering penalty of $180.00 (see "(k)" below) must be paid before service is restored.

(f) Fire hydrant meter set fee: $46.00

(g) Meter Box Replacement Fee: $148.00 plus actual materials cost

(h) Cut lock fee: $180.00

(i) Reread meter service charge: $22.00

(j) After hours connection fee: $87.00

(k) Tampering penalty: $180.00

(l) New account fee: $22.00

(m) Sokoll Rate fee: $2.01 per 1,000 gallons

(n) Solid Waste fee: $13.83 (*excluding sales tax)

(o) Disposal Fee for liquid wastes, only 750-gallon tanks or less: $35.00/load

SECTION 33-43. Fees for tapping, street cutting and road boring.

(a) Tapping fees shall be amended as follows:

(1) For water:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(2) For sewer:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(3) All meters will be sized in accordance with the director of utilities and/or city building official. This includes all new construction, industrial and commercial; all remodeling of existing structures which may require additional water service; and all irrigation/sprinkler systems.

(4) Meter set fee:

5/8 x 3/4 inch and larger: Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(b) Street cutting fees shall be as follows:

(1) Asphalt or seal coated street repair:

Thirty-two dollars ($32.00) per linear foot with a three hundred ten dollar ($310.00) minimum or actual cost.

(2) Concrete street repair:

Forty-three dollars ($43.00) per linear foot with a four hundred twenty-five dollar ($425.00) minimum or actual cost.

(c) Road boring fees:

Cost of materials and labor to be provided by the private property owner / private developer and the registered utility contractor.

(d) Fee for water and sewer utility investigations:

Two hundred fifty dollars ($250) for both water and sewer utility investigation. One hundred twenty-five dollars ($125) for each.

(e) Industrial pretreatment permits and permit amendment fees:

Two hundred and fifty dollars ($250.00) per permit year.

(f) Surcharge fees:

Conventional pollutants of BOD, TSS and fats, oils, and grease in excess of 240 mg/l, 270 mg/l, and 20 mg/l respectively in any waste stream discharged to POTW, will be surcharged at the following rates:

BOD: Forty cents ($0.40) per pound.

TSS: Forty cents ($0.40) per pound.

Fats, oil, and grease: Forty cents ($0.40) per pound.

*The surcharge formula works the same way for TSS, BOD, and FOG. It is possible to get negative surcharge values, any value below zero is converted to $0.00.

$$Surcharge_{TSS}(\$) = Monthly\ flow\ (MGM) \times 8.34 \times [R - T] \times S$$

Monthly flow (MGM) = Sewer Flow in million gallons

8.34 = Conversion factor

R = Pollutant concentration in mg/L, either TSS, BOD, or FOG value

T = Residential Loading Level; 240 mg/L for BOD; 270 mg/L for TSS; 20 mg/L for FOG

S = Surcharge rate in dollars per pound ($/lb)

(g) Industrial sampling and resampling fees:

Three Hundred dollars ($300.00) per event.

(h) Waste Hauler Cleaning Fee:
Twenty-five dollars ($25.00) per interceptor cleaned

(i) Meter testing fee:

Fifty dollars ($50.00) plus the cost of the test up front (per test). If the test concludes that the meter is outside of the scope of the current American Water Works Association (AWWA) standards, the fee and the cost of the test will be reimbursed through the citizen's water bill in the form of a credit.

(j) Backflow Passed Test Fee:

Thirty Dollars ($30.00) per passed test submitted

(k) Industrial Pretreatment Inspection Fee:

Two hundred dollars ($200.00) per inspection.

PASSED, APPROVED AND ADOPTED this the 8th day of September, 2026 .

ATTEST:

City Secretary

Mayor

(13)

Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider Ordinance Adopting the Tax Rate for Fiscal Year 2026-2027

Motion: "I move that the property tax rate be increased by the adoption of a tax rate of 61 cents, with an operation and maintenance rate of 39.0646 cents, and an interest and sinking rate of 21.9354 cents, which is effectively a 4.7% percent increase in the tax rate."

Tax Code 26.05(b) requires the written motion language be used in adopting the tax rate, and a record vote.

Item Summary: This agenda item is for the City Council to consider the proposed Property Tax rate included in the Fiscal Year 2026-2027 Budget. In accordance with the Tax Code, a public hearing on the property tax rate was held on September 1, 2026. The proposed rate of $0.610000 is above the no-new-revenue rate of $0.582798 and lower than the voter-approval rate of $0.611094.

Item Description: The increase in the budget provides for continued and additional funding for essential city services such as public safety; street and sidewalk installation and maintenance; park improvements; to keep pace with growth; and continued support of the City's capital improvements program.

(13)

ORDINANCE NO._______

AN ORDINANCE LEVYING FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WAXAHACHIE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR FISCAL YEAR 2027 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE.

Be it ordained by the City Council of the City of Waxahachie, Texas, that section 30-2 of the Code of Ordinances, City of Waxahachie, is hereby amended to read as follows:

Sec. 30-2. Tax Levy. There is hereby levied and there shall be assessed and collected for the Maintenance and Operation of the municipal government of the City of Waxahachie, Texas, and to meet Interest and Sinking requirements for fiscal year 2027, upon all property, real, personal and mixed within the corporate limits of the City subject to taxation, a total tax of $0.610000 on each one hundred dollars ($100.00) of assessed valuation based on 100% of market value of said property, said tax being so levied and apportioned to the specific purpose herein set forth.

a. For the maintenance and operation of the general government including current expenses and for general improvements of the City and its property, known as the General Fund, $0.371246 on each one hundred dollars ($100.00) of assessed valuation of all taxable property, and

b. For the maintenance and operation of a public library within the City, known as Sims Library, $0.019400 on each one hundred dollars ($100.00) of assessed valuation of all taxable property, and

c. For the purpose of paying interest and principal for the redemption of bonds, warrants, and other long-term obligations heretofore legally issued by the City, known as the Interest and Sinking Fund, $0.219354 on each one hundred dollars ($100.00) of assessed valuation of all taxable property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.43 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $12.95.

All Taxes as set out above shall be payable as set out by existing city ordinances and statutes of the State of Texas.

In order to provide for the efficient, usual daily operation of the City by immediately levying the tax rates for the current fiscal year, an emergency is hereby declared to exist and this ordinance shall take effect immediately from and after its passage.

PASSED, APPROVED AND ADOPTED on this the 8th day of September, 2026.

____

MAYOR

ATTEST:

____

City Secretary

(14)

Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider A Motion To Ratify The Property Tax Revenue Increase Reflected In The Fiscal Year 2026-2027 Budget In Accordance With The Texas Local Government Code

---

Motion: "I move to ratify the property tax revenue increase reflected in the Fiscal Year 2026-2027 Budget."

Item Summary: The Texas Local Government Code requires that "adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget."

Item Description: The increase in the budget provides for continued and additional funding for essential city services such as public safety; street and sidewalk installation and maintenance; park improvements; increases in operational costs; and continued support of the City's capital improvements program.

(15)

North Grove
Public Improvement District

Waxahachie, Texas

September 8, 2026

1

Annual Service and Assessment Plan Update

- Authorized Improvements budget
- Annual Budget for the PID
- Debt Service
- Administrative Expenses
- Changes to Assessment Methodology
- Parcel Subdivisions and Consolidations
- Prepayments
- Next Steps

2

(157)

Authorized Improvements

Improvement Area #1

Sources of Funds	Total Budget	Actual Costs	Variance
Bond proceeds	$6,675,000	$6,675,000	$0
Total sources of funds	**$6,675,000**	**$6,675,000**	**$0**
Uses of Funds			
Improvement Area #1 Improvements			
Estimated costs paid with Bonds	$4,530,000	$4,530,000	$0
Other Project Fund deposits	$205,000	$205,000	$0
Subtotal: Project Fund deposits	*$4,735,000*	*$4,735,000*	*$0*
Costs of issuing the Bonds		$0	
Deposit to capitalized interest fund	$795,000	$795,000	$0
Deposit to debt service reserve fund	$510,000	$510,000	$0
Bond issue costs	$635,000	$635,000	$0
Subtotal: Costs of issuing the Bonds	*$1,940,000*	*$1,940,000*	*$0*
Total uses of funds	**$6,675,000**	**$6,675,000**	**$0**

1 – According to Developer's Quarterly Improvement Implementation Report dated June 30, 2022

3

Authorized Improvements

Improvement Area #2

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
IA #2 share of IA #2-3 Bonds	$1,870,000	$1,870,000	$0
Owner Contribution (a)	$3,742,315	$3,861,989	$119,674
Total Sources of Funds	**$5,612,315**	**$5,731,989**	**$119,674**
Uses of Funds			
Project Fund Deposits			
Authorized Improvement	$5,281,655	$5,401,329	$119,674
Estimated Bond Issuance Costs			
Debt Service Reserve Fund	$130,617	$130,617	$0
Capitalized Interest	$0	$0	$0
Cost of Issuance	$130,782	$130,782	$0
Administrative Expenses	$13,161	$13,161	$0
Underwriters Discount	$56,100	$56,100	$0
Subtotal Bond Issuance Costs	*$330,660*	*$330,660*	*$0*
Total Uses of Funds	**$5,612,315**	**$5,731,989**	**$119,674**

1 – According to the Developer as of August 14, 2025.

4

(15)

Authorized Improvements

Improvement Area #3

Sources of Funds	Initial Estimated Budget	Actual Amount[1]	Variance
IA #3 share of Improvement Areas #2-3 Bonds	$3,955,000	$3,955,000	$0
Owner Contribution (a)	$905,784	$905,784	$0
Total Sources of Funds	**$4,860,784**	**$4,860,784**	**$0**
Uses of Funds			
Project Fund Deposits			
Authorized Improvement	$4,161,444	$4,161,444	$0
Bond Issuance Costs			
Debt Service Reserve Fund	$276,252	$276,252	$0
Capitalized Interest	$0	$0	$0
Cost of Issuance	$276,599	$276,599	$0
Administrative Expenses	$27,839	$27,839	$0
Underwriters Discount	$118,650	$118,650	$0
Subtotal Bond Issuance Costs	*$699,340*	*$699,340*	*$0*
Total Uses of Funds	**$4,860,784**	**$4,860,784**	**$0**

1 – According to the Developer and Requisition #1 approved on 7/25/22

5

Annual Budget for the PID

Improvement Area #1

IA #1	2026-27 Budget	2025-26 Budget
Principal	$175,000	$150,000
Interest	$331,054	$340,274
Administrative Expenses	$42,245	$41,250
Additional Interest	$27,588	$28,356
Subtotal - Expenses	*$575,886*	*$559,881*
Reserve Fund Income	$0	$0
Administrative Funds	$0	$0
Subtotal - Available Funds	*$0*	*$0*
Total Annual Installments	**$575,886**	**$559,881**

6

(15)

Annual Budget for the PID

Improvement Area #2

IA #2	2026-27 Budget	2025-26 Budget
Principal	$34,000	$32,000
Interest	$95,664	$97,750
Administrative Expenses	$14,240	$12,930
Additional Interest	$8,782	$8,990
Subtotal - Expenses	*$152,685*	*$151,670*
Reserve Fund Income	($6,099)	$0
Administrative Funds	$0	($5,000)
Subtotal - Available Funds	*($6,099)*	*($5,000)*
Total Annual Installments	**$146,586**	**$146,670**

7

Annual Budget for the PID

Improvement Area #3

IA #3	2026-27 Budget	2025-26 Budget
Principal	$71,000	$68,000
Interest	$199,966	$203,997
Administrative Expenses	$30,130	$27,360
Additional Interest	$18,356	$18,761
Subtotal - Expenses	*$306,452*	*$318,118*
Reserve Fund Income	($12,901)	$0
Administrative Funds	$0	($5,000)
Subtotal - Available Funds	*($12,901)*	*($5,000)*
Total Annual Installments	**$306,551**	**$313,118**

8

(15)

Changes to Assessment Methodology

- No changes to the Assessment methodology that was previously approved in the Service and Assessment Plan.

9

Parcel Subdivisions and Consolidations

- Recognition of the Dove Hollow Phase III plat
  - 171 residential lots (80', 70', and 60' lots)
- All 618 lots within Improvement Area #3 have been developed and subdivided.

10

(15)

Prepayments

Improvement Area #1

- As of July 31, 2026, ten Parcels have prepaid their Special Assessments in full.

Improvement Area #2

- As of July 31, 2026, one Parcel has prepaid their Special Assessments in full.

Improvement Area #3

- As of July 31, 2025, eleven Parcels have prepaid their Special Assessments in full.

11

Next Steps

- Upon approval of 2026-27 Annual SAP Update, the approved amounts for each Parcel will be provided to the Ellis County Tax Office for billing with the 2026 property taxes.

12

(15)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on September 15, 2014, the City Council of the City of Waxahachie, Texas ("City") approved Resolution No. 1189 establishing the North Grove Public Improvement District ("the PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Improvement Area #1 of the PID, pursuant to Ordinance No. 2782 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #1, dated as of February 26, 2015 (the "Service and Assessment Plan and Improvement Area #1 Assessment Roll"); and

WHEREAS, the City has also heretofore levied assessments against property within Improvement Area #2 of the PID, pursuant to Ordinance No. 3266 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #2, dated as of April 20, 2021 (the "Service and Assessment Plan and Improvement Area #2 Assessment Roll") and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll, (the "Service and Assessment Plan and Assessment Rolls"); and

WHEREAS, the City has also heretofore levied assessments against property within Improvement Area #3 of the PID, pursuant to Ordinance No. 3326 which ordinance also approved the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll related to Improvement Area #3, dated as of May 16, 2022 (the "Service and Assessment Plan and Improvement Area #3 Assessment Roll") and, together with the Service and Assessment Plan and Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll, (the "Service and Assessment Plan and Assessment Rolls"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll[s] is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll[s] to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The North Grove Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THE 8th OF September 2026.

(15)

ATTEST:

City Secretary

APPROVED:

Mayor

APPROVED AS TO FORM:

City Attorney

(15)

NORTH GROVE PUBLIC IMPROVEMENT DISTRICT

CITY OF WAXAHACHIE, TEXAS

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/26 – 8/14/27)

AS APPROVED BY CITY COUNCIL ON: SEPTEMBER 8, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

(15)

NORTH GROVE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/26 – 8/14/27)

TABLE OF CONTENTS

A. INTRODUCTION

The North Grove Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on September 15, 2014 to finance certain public improvement projects for the benefit of the property in the PID.

The PID consists of approximately 769 acres of property within the City limits. Improvement Area #1 consists of approximately 477 acres within the PID. Improvement Area #2 consists of approximately 79 acres within the PID. Improvement Area #3 consists of approximately 213 acres within the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Improvement Area #1 Improvements") to be provided by the PID, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #1 Improvements.

The City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2015 (North Grove Public Improvement District Improvement Area #1 Project) (the "Improvement Area #1 Bonds") in the aggregate principal amount of $6,675,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

The Service and Assessment Plan was initially updated on April 19, 2021 for Improvement Area #2 (the "Updated Service and Assessment Plan") at the direction of the City identifying the public improvements for Improvement Area #2 (the "Improvement Area #2 Improvements") to be provided by the PID, the costs of the Improvement Area #2 Improvements, the indebtedness to be incurred for the Improvement Area #2 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #2 Improvements.

The Updated Service and Assessment Plan was updated again on May 16, 2022 for the Improvement Areas #2-3 Bonds (collectively, the "Updated Service and Assessment Plan") to incorporate the additional bond issuance described below and to identify the public improvements for Improvement Area #3 (the "Improvement Area #3 Improvements") to be provided by the PID, the costs of the Improvement Area #3 Improvements, the indebtedness to be incurred for the Improvement Area #3 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #3 Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2022 (North Grove Public Improvement District Improvement Areas #2-3 Project) (the "Improvement Areas #2-3 Bonds") in the aggregate principal amount of $5,825,000 were issued to finance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Improvement Areas #2-3 Bonds were issued for the Improvement Areas #2-3 Authorized Improvements (the "Improvement Areas #2-3 Improvements") and are secured by the Assessments shown on the Improvement Area #2 and Improvement Area #3 Assessment Rolls.

The City also adopted the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached as Appendix C, Appendix D, and Appendix E, respectively, to the Updated Service and Assessment Plan identifying the Special Assessments on each Parcel within of the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2026-27.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the Projected Schedule of Annual Installments as Appendices C-2, D-2, and E-2 and a copy of the PID Assessment Notice as Appendix F and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

(remainder of this page left intentionally blank)

B. UPDATE OF THE SERVICE PLAN

I. ANNUAL BUDGET FOR THE PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements

The total costs of the Improvement Area #1 Improvements are equal to $4,530,000, which remains the same as the Developer has not reported any change from the budget estimates included in the original Service and Assessment Plan.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2018, all Improvement Area #1 Improvements are complete and have been accepted by the City during the second quarter of 2018.

As shown by Table B-I-1 below, the PID has incurred indebtedness in the total amount of $6,675,000 in the form of the Improvement Area #1 Bonds, which are to be repaid from Improvement Area #1 Special Assessments.

Table B-I-1
Sources and Uses of Funds
Improvement Area #1 Improvements

Sources of Funds	Total Budget	Actual Costs[1]	Variance
Bond proceeds	$6,675,000	$6,675,000	$0
Total sources of funds	**$6,675,000**	**$6,675,000**	**$0**
Uses of Funds			
Improvement Area #1 Improvements			
Estimated costs paid with Bonds	$4,530,000	$4,530,000	$0
Other Project Fund deposits	$205,000	$205,000	$0
Subtotal: Project Fund deposits	*$4,735,000*	*$4,735,000*	*$0*
Costs of issuing the Bonds			
Deposit to capitalized interest fund	$795,000	$795,000	$0
Deposit to debt service reserve fund	$510,000	$510,000	$0
Bond issue costs	$635,000	$635,000	$0
Subtotal: Costs of issuing the Bonds	*$1,940,000*	*$1,940,000*	*$0*
Total uses of funds	**$6,675,000**	**$6,675,000**	**$0**

1 – According to Developer's Quarterly Improvement Implementation Report dated June 30, 2022.

Improvement Area #2 Improvements

The total costs of the Improvement Area #2 Improvements are equal to $5,401,329, which is equal to the initial estimated budget of $5,281,655 and a budget increase of $119,674. The increase in the Improvement Area #2 Improvements budget is to be funded by the Developer and other available sources.

The Improvement Area #2 Improvements were completed and accepted by the City on June 20, 2022.

As shown by Table B-I-2 below, the total cost of Improvement Area #2 Improvements is $5,401,329 (excluding bond issuance costs) with a cost increase of $119,674, which was funded by the developer and other available sources.

Table B-I-2
Sources and Uses of Funds
Improvement Area #2 Improvements

Sources of Funds	Initial Estimated Budget	Actual Amount[1]	Variance
IA #2 share of Improvement Areas #2-3 Bonds	$1,870,000	$1,870,000	$0
Owner Contribution (a)	$3,742,315	$3,861,989	$119,674
Total Sources of Funds	**$5,612,315**	**$5,731,989**	**$119,674**
Uses of Funds			
Project Fund Deposits			
Authorized Improvement	$5,281,655	$5,401,329	$119,674
Bond Issuance Costs			
Debt Service Reserve Fund	$130,617	$130,617	$0
Capitalized Interest	$0	$0	$0
Cost of Issuance	$130,782	$130,782	$0
Administrative Expenses	$13,161	$13,161	$0
Underwriters Discount	$56,100	$56,100	$0
Subtotal Bond Issuance Costs	*$330,660*	*$330,660*	$0
Total Uses of Funds	**$5,612,315**	**$5,731,989**	**$119,674**

1 – According to the Developer as of August 14, 2025.

Improvement Area #3 Improvements

The total costs of the Improvement Area #3 Improvements are equal to $4,161,444, which remains the same as the Developer has not reported any change from the budget estimates included in the Updated Service and Assessment Plan.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023, all Improvement Area #3 Improvements are complete and have been accepted by the City during the second quarter of 2023.

As shown by Table B-I-3 on the following page, the PID has incurred indebtedness in the total amount of $3,955,000 in the form of the Improvement Area #3 share of the Improvement Areas 2-3 Bonds, which are to be repaid from Improvement Area #2-3 Special Assessments.

(15)

Table B-I-3
Sources and Uses of Funds
Improvement Area #3 Improvements

Sources of Funds	**Initial Estimated Budget**	**Actual Amount[1]**	**Variance**
IA #3 share of Improvement Areas #2-3 Bonds	$3,955,000	$3,955,000	$0
Owner Contribution (a)	$905,784	$905,784	$0
Total Sources of Funds	**$4,860,784**	**$4,860,784**	**$0**
Uses of Funds			
Project Fund Deposits			
Authorized Improvement	$4,161,444	$4,161,444	$0
Bond Issuance Costs			
Debt Service Reserve Fund	$276,252	$276,252	$0
Capitalized Interest	$0	$0	$0
Cost of Issuance	$276,599	$276,599	$0
Administrative Expenses	$27,839	$27,839	$0
Underwriters Discount	$118,650	$118,650	$0
Subtotal Bond Issuance Costs	*$699,340*	*$699,340*	*$0*
Total Uses of Funds	**$4,860,784**	**$4,860,784**	**$0**

1 – According to the Developer and Requisition #1 approved on 7/25/22.

A service plan must cover a period of five years. The actual budget for the Improvement Area #1 Improvements is shown in Section B.I. of this report, and the indebtedness expected to be collected incurred for these costs are shown in Table B-I-4 on the following page.

(remainder of this page left intentionally blank)

Table B-I-4
Improvement Area #1
Annual Projected Costs
2016 – 2032

Assessment Year ending 08/15	Projected Construction Costs	Net Improvement Area #1 Bond Proceeds[1]	Net Owner Contributions	Projected Annual Installments for IA #1[2]
2016-2026	$4,735,000	$4,735,000	$0	$5,366,971
2027	$0	$0	$0	$575,893
2028	$0	$0	$0	$569,651
2029	$0	$0	$0	$559,182
2030	$0	$0	$0	$573,730
2031	$0	$0	$0	$561,673
2032	$0	$0	$0	$574,633
Total	**$4,735,000**	**$4,735,000**	**$0**	**$8,781,733**

1 – Net Improvement Area #1 Bond proceeds represent the estimated costs of the Improvement Area #1 Improvements and other costs paid with bond proceeds. The remaining $1,940,000 of the original $6,675,000 of the Improvement Area #1 Bond par amount represents the Improvement Area #1 Bond issuance costs.
2 – Assessment Years ending 2016 through 2027 represent actual Annual Installments billed. Assessment Years 2028 through 2032 represent projected future Annual Installments and do not include any available credits, if any.

A service plan must cover a period of five years. The actual budget for the Improvement Area #2 Improvements and Improvement Area #3 Improvements are shown in Section B.I. of this report, and the indebtedness expected to be collected incurred for these costs are shown in Table B-I-5 below.

Table B-I-5
Improvement Areas #2-3
Annual Projected Costs
2021 – 2032

Assessment Year ending 08/15	Projected Construction Costs	Net Improvement Areas #2-3 Bond Proceeds[1]	Net Owner Contributions	Projected Annual Installments for IA #2[2]	Projected Annual Installments for IA #3[2]
2021-2026	$10,473,099	$5,825,000	$4,648,099	$606,149	$1,285,016
2027	$0	$0	$0	$146,586	$306,551
2028	$0	$0	$0	$152,723	$322,979
2029	$0	$0	$0	$153,045	$323,431
2030	$0	$0	$0	$153,260	$323,671
2031	$0	$0	$0	$153,369	$323,698
2032	$0	$0	$0	$152,371	$323,513
Total	**$10,473,099**	**$5,825,000**	**$4,648,099**	**$1,517,504**	**$3,208,859**

1 – Net Improvement Areas #2-3 Bond proceeds represent the estimated costs of the Improvement Area #2 and Improvement Area #3 Improvements and other costs paid with bond proceeds.
2 – Assessment Years ending 2021 through 2027 represent actual Annual Installments billed. Assessment Years 2028 through 2032 represent projected future Annual Installments and do not include any available credits, if any.

II. Annual Budget – Improvement Area #1

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds, of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 6.00 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the "Excess Interest Rate") is included in the Annual Installment calculation for 2026-27. In addition, the estimated annual Administrative Expenses for 2026-27 are included in the Annual Installments for 2026-27. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #1, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #1 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Area #1 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. In addition, 40 percent of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60 percent of such additional interest amount collected will be used to fund the Delinquency Reserve, as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table B-II-1 on the following page.

Table B-II-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2026-27

Descriptions	Improvement Area #1 Bonds
Interest payment on February 15, 2027	$165,527
Interest payment on August 15, 2027	$165,527
Principal payment on August 15, 2027	$175,000
Subtotal Debt Service on Bonds	*$506,054*
Additional Interest Reserves	$27,588
Administrative Expenses	$42,245
Subtotal Expenses	*$575,886*
Available Reserve Fund Income	$0
Available Administrative Account Funds	$0
Subtotal Funds Available	*$0*
Annual Installment to be Collected	**$575,886**

Annual Installments to be collected for principal and interest include interest due on February 15, 2027, in the amount of $165,527 and on August 15, 2027, in the amount of $165,527, which equal interest on the outstanding Assessments balance of $5,517,564 for six months each and an effective interest rate of 6.00 percent. Annual Installments to be collected include a principal amount of $175,000 due on August 15, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $506,054.

According to the Ellis Central Appraisal District (the "ECAD") online records, there were Owner Association Properties in 2026. As a result, the Annual Installment for 2026-27 will be collected from all Assessed Property within Improvement Area #1 that are shown in the ECAD records for 2026. The Annual Installment to be collected from each Parcel in Improvement Area #1 is determined using the percentage of Special Assessments for each Parcel as shown in Table B-II-2 on the following page.

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Table B-II-2
Allocation of Annual Installment to Parcels for 2026-27

Parcel ID	Tract #	Outstanding Assessment[2]	% of Total Assessment for allocating the 2026-27 Annual Installment[4]	Annual Installment 2026-27[1,3]
304795	1 & 2	$55,334.97	1.00%	$5,775.49
304797	1 & 2	$299,624.04	5.43%	$31,272.75
304800	1 & 2	$61,094.42	1.11%	$6,376.63
303321	3 & 4	$82,930.95	1.50%	$8,655.78
303322	3 & 4	$71,481.53	1.30%	$7,460.76
303323	3 & 4	$338,284.00	6.13%	$35,307.82
294587	5	$218,975.53	3.97%	$22,855.20
262130	6	$234,396.09	4.25%	$24,464.69
297086	7	$216,267.88	3.92%	$22,572.59
297087	7	$18,002.13	0.33%	$1,878.94
290824	8A	$0.00	0.00%	$0.00
290825	8A	$3,692.20	0.07%	$385.37
304140	8A	$5,004.98	0.09%	$522.39
179059	8B	$266,433.94	4.83%	$27,808.59
8 residential Parcels		$24,253.21	0.44%	$2,531.39
88 residential Parcels		$294,625.45	5.34%	$30,751.03
100 residential Parcels		$256,826.86	4.65%	$26,805.87
151 residential Parcels		$357,281.57	6.48%	$37,290.66
75 residential Parcels		$195,225.79	3.54%	$20,376.36
83 residential Parcels		$302,994.02	5.49%	$31,624.49
190 residential Parcels		$738,096.27	13.38%	$77,037.54
94 residential Parcels		$343,317.05	6.22%	$35,833.13
101 residential Parcels		$237,111.17	4.30%	$24,748.07
89 residential Parcels		$135,248.85	2.45%	$14,116.37
194 residential Parcels		$705,570.45	12.79%	$73,642.71
294793		$0.00	0.00%	$0.00
272370		$55,490.50	1.01%	$5,791.73
Total		**$5,517,563.85**	**100.00%**	**$575,886.33**

1 – According to the ECAD, there are Owner Association Properties in 2026 to be considered for Annual Installment collections.
2 – The Special Assessment amounts for each Parcel have been allocated and shown in the Updated Service and Assessment Plan.
3 – The Annual Installment to be collected from each Parcel is calculated by multiplying the total Annual Installment amount of $571,886 and the Percent of Total Special Assessment calculated for each Parcel.
4 – Allocation percentages are rounded to two decimal places for presentation purposes only.

The list of Parcels within the PID, the Outstanding Improvement Area #1 Special Assessments on each Parcel, the percentages calculated as shown in Table B-II-2 above and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll summary attached hereto as Appendix C-1.

III. Annual Budget – Improvement Area #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Areas #2-3 Bonds for the Improvement Area #2 Improvements, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Areas #2-3 Bonds commencing with the issuance of the Improvement Areas #2-3 Bonds. The effective interest rate on the Improvement Areas #2-3 Bonds is 5.45 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the "Excess Interest Rate") is included in the Annual Installment calculation for 2026-27. In addition, the estimated annual Administrative Expenses for 2026-27 are included in the Annual Installments for 2026-27. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #2, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #2 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Areas #2-3 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table B-III-1 on the following page.

Table B-III-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2026-27

Descriptions	Improvement Area #2 portion of the Improvement Areas #2-3 Bonds
Interest payment on February 15, 2027	$47,832
Interest payment on August 15, 2027	$47,832
Principal payment on August 15, 2027	$34,000
Subtotal Debt Service on Bonds	*$129,663*
Additional Interest Reserves	$8,782
Administrative Expenses	$14,240
Subtotal Expenses	*$152,685*
Available Reserve Fund Income	($6,099)
Available Administrative Account Funds	$0
Subtotal Funds Available	*($6,099)*
Annual Installment to be Collected	**$146,586**

Annual Installments to be collected for principal and interest include interest due on February 15, 2027, in the amount of $47,832 and on August 15, 2027, in the amount of $47,832, which equal interest on the outstanding Assessments balance of $1,756,326 for six months each and an effective interest rate of 5.45 percent. Annual Installments to be collected include a principal amount of $34,000 due on August 15, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $129,663.

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Areas #2-3 Bonds, to fund the additional interest described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #2.

The Annual Installments due to be collected from each Lot Type in the PID for 2026-27 are shown in Table B-III-2 below.

Table B-III-2
Improvement Area #2 Allocation of Annual Installments Per Lot Type

Lot Type	Outstanding Unit Count	Total Annual Installment	Allocation Percentage[1]	Annual Installment Per Unit
65' Ft Lot	183	$146,585.71	98.99%	$792.96
HOA	0	$146,585.71	1.01%	$1,473.93
Total	**183**		**100.00%**	

1 – Allocation percentages shown above are based on estimated build out values for Improvement Area #2 lots, excluding prepaid Parcels.

The list of Parcels within Improvement Area #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

IV. Annual Budget – Improvement Area #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Areas #2-3 Bonds for the Improvement Area #3 Improvements, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Areas #2-3 Bonds commencing with the issuance of the Improvement Areas #2-3 Bonds. The effective interest rate on the Improvement Areas #2-3 Bonds is 5.45 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the additional interest of one-half of one percent (the "Excess Interest Rate") is included in the Annual Installment calculation for 2026-27. In addition, the annual Administrative Expenses for 2026-27 are included in the Annual Installments for 2026-27. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within Improvement Area #3, as calculated using the amount of Assessment on a Parcel to the total amount of Special Assessments within Improvement Area #3 of the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable ordinances or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Improvement Areas #2-3 Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID Administration Expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment Plan and the applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table B-IV-1 below.

Table B-IV-1
Budget for the Improvement Area #3 Annual Installments to be Collected for 2026-27

Descriptions	Improvement Area #3 portion of the Improvement Areas #2-3 Bonds
Interest payment on February 15, 2027	$99,983
Interest payment on August 15, 2027	$99,983
Principal payment on August 15, 2027	$71,000
Subtotal Debt Service on Bonds	*$270,966*
Additional Interest Reserves	$18,356
Administrative Expenses	$30,130
Subtotal Expenses	*$319,452*
Available Reserve Fund Income	($12,901)
Available Administrative Account Funds	$0
Subtotal Funds Available	*($12,901)*
Annual Installment to be Collected	**$306,551**

Annual Installments to be collected for principal and interest include interest due on February 15, 2027, in the amount of $99,983 and on August 15, 2027, in the amount of $99,983, which equal interest on the outstanding Assessments balance of $3,671,164 for six months each and an effective interest rate of 5.45 percent. Annual Installments to be collected include a principal amount of $71,000 due on August 15, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $270,966.

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Areas #2-3 Bonds, to fund the additional interest reserves described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #3.

The Annual Installment for 2026-27 will only be collected from the Assessed Property within Improvement Area #3 that are shown in the Updated Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in Improvement Area #3 is determined using the allocated percentage of Special Assessments for each Lot Type, including the HOA, as shown in Table B-IV-2 on the following page.

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Table B-IV-2
Improvement Area #3 Allocation of Annual Installments Per Lot Type

Lot Size	Outstanding Unit Count[1]	Total Annual Installment	Allocation Percentage[2]	Annual Installment Per Unit
80'	30	$306,550.95	6.01%	$614.14
70'	25	$306,550.95	4.78%	$586.22
60'	363	$306,550.95	62.81%	$530.39
50'	189	$306,550.95	25.39%	$411.75
HOA	0	$306,550.95	1.02%	$3,117.98
Total	**607**		**100.00%**	

1 – Outstanding Unit Count reflects only Assessed residential lots. The HOA is Assessed one percent (1%) of the original Assessment and is billed Annual Installments accordingly. However, the HOA is not counted as a unit for purposes of this table.
2 – Allocation percentages shown above are based on estimated build out values for Improvement Area #3 lots, excluding prepaid Parcels.

The list of Parcels within Improvement Area #3 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

V. Bond Refunding Related Updates

The Improvement Area #1 Bonds were issued in 2015. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Improvement Area #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **August 15, 2023**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds may be warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

The Improvement Areas #2-3 Bonds were issued in 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Improvement Areas #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **August 15, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Areas #2-3 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

C. UPDATE OF THE ASSESSMENT PLAN

Improvement Area #1

The Updated Service and Assessment Plan adopted by the City Council provided that the Actual Costs of the portion of the Improvement Area #1 Improvements to be financed with the Improvement Area #1 Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across all Assessed Property within Improvement Area #1. This method is based on allocating the Assessment in the following order: 1) the allocation of 1% of the Assessment to the Owners Association Property; 2) the allocation between residential and commercial Parcels based on the Appraised Value; and, 3) according to the following allocation:

- *Residential:* The sum of two weighted ratios that when combined equals 100%. Those two ratios and their assigned weights (as percent of the total) are as follows: The ratio of the Appraised Value of each Residential Parcel to the total Appraised Value for all of the Residential Parcels in Improvement Area #1 (20%); and, the ratio of the estimated number of residential units within a Parcel to the total number of residential units in Improvement Area #1 (80%).
- *Commercial:* the ratio of the Appraised Value of each Commercial Parcel to the total Appraised Value for all of the Commercial Parcels in Improvement Area #1.

This method of assessing property has not been changed other than the updated 2023-24 Annual Installment allocation percentage calculations shown above.

Improvement Area #2

As stated in the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #2 Improvements financed with the Improvement Area #2 Reimbursement Agreement and/or Improvement Area #2 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Special Assessment across all Improvement Area #2 Assessed Property within Improvement Area #2. This method is based on allocating the Special Assessment in the following order: 1) the allocation of 1% of the Special Assessment to the Owners Association Property; and 2) according to the following allocation:

- *Residential:* the ratio of the estimated buildout value and the estimated number of units to be developed on each parcel and the buildout value of all units estimated to be developed within Improvement Area #2.

Improvement Area #3

As stated in the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Improvement Area #3 Improvements financed with the Improvement Area #3 Reimbursement Agreement and/or with Improvement Area #3's portion of the Improvement Areas #2-3 Bonds shall be allocated to the Improvement Area #3 Assessed Property by spreading the entire Special Assessment across all Improvement Area #3 Assessed Property within Improvement Area #3.

(15)

This method is based on allocating the Special Assessment in the following order: 1) the allocation of 1% of the Special Assessment to the Owners Association Property; and 2) according to the following allocation:

- *Residential:* the ratio of the estimated buildout value and the estimated number of units to be developed on each parcel and the buildout value of all units estimated to be developed within Improvement Area #3.

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D. Update of the Assessment Roll

Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect changes such as:

(i) the identification of each Parcel; (ii) the Special Assessment for each Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); and (iv) payments of the Special Assessment, if any, as provided by Section VI.G of the Updated Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C, Appendix D, and Appendix E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

I. Parcel Updates

Improvement Area #1

Upon the subdivision of any Improvement Area #1 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Improvement Area #1 Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula below:

RESIDENTIAL $A = (B \times C)/D$

Where the terms have the following meanings:

A = the Special Assessment for the new subdivided Parcel
B = the Special Assessment for the Improvement Area #1 Assessed Property prior to subdivision
C = $[(a \div b)*c]+[(d \div e)*f)]$
a = the sum of the Residential Allocated Appraised Values of all the new subdivided residential Lots with the same Lot Type
b = the Appraised Value for the Improvement Area #1 Assessed Property prior to subdivision
c = Weight for the ratio of the appraised value = 20%
d = the sum of the number of residential Lots for the new subdivided Improvement Area #1 Assessed Property with the same Lot Type
e = the sum of the estimated number of residential Lots for the Improvement Area #1 Assessed Property prior to subdivision
f = Weight for the ratio of the estimated residential Lots = 80%
D = the number of residential Lots with same Lot Type.

RESIDENTIAL $A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Special Assessment for the new subdivided Lot
B = the Special Assessment for the Improvement Area #2 Assessed Property and/or Improvement Area #3 Assessed Property prior to subdivision
C = the sum of the estimated buildout value of all newly subdivided Lots with the same Lot Type
D = the sum of the estimated buildout value for all newly subdivided Lots excluding Non-Benefitted Property
E = the number of Lots with same Lot Type.

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.

Improvement Area #1

According to information provided by the Developer, the development plan and projected lot count for the following subphases of the North of the Boulevard development – Oasis – Ph. 1, Oasis – Ph. 2, The Retreat – Ph. 1, and The Retreat – Phase #2 – were updated as part of the 2024-25 Annual Service Plan Update. According to the ECAD online records, there have been no additional reallocations within Improvement Area #1 of the PID since approval of the 2024-25 Annual SAP Update.

Improvement Area #2

According to the ECAD online records, Improvement Area #2 of the PID was completely subdivided in 2023 with the filing of two plats – The Oaks of North Grove Phase I and The Oaks of North Grove Phase 2 (replat). Assessments were allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots beginning in tax year 2023.

Improvement Area #3

According to the ECAD online records, Improvement Area #3 of the PID was partially subdivided in 2022 from Parcel 192636 with the filing of the Dove Hollow – Phase I plat. The Assessments were allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots within that subphase of Improvement Area #3 beginning in tax year 2023.

According to the ECAD online records, Improvement Area #3 of the PID was partially subdivided in 2023 from Parcel 192636 with the filing of the Dove Hollow – Phase II plat. As shown in 2023-24 Annual Service Plan Update, the Assessments were allocated proportionally according to Lot Type and Annual Installments were billed to individual Lots within that subphase of Improvement Area #3 beginning in tax year 2024.

(15)

According to the ECAD online records, Improvement Area #3 of the PID was subdivided in 2026 from Parcels 192636 and 192645 with the filing of the Dove Hollow – Phase III plat. As shown in Table D-I-1 below, the Assessments were allocated proportionally according to Lot Type and Annual Installments will be billed to individual Lots within that subphase of Improvement Area #3 beginning in tax year 2026.

Table D-I-1
Improvement Area #3 Parcel Subdivision

Before Subdivision				After Subdivision					
Parcel	**Projected Number of Units**	**Allocation Percentage of Annual Installments**	**Outstanding Assessments**	**Parcel**	**Lot Type**	**Project Number of Units**	**Allocation Percentage of Annual Installments**	**Assessment Per unit**	**Outstanding Assessments**
192636 192645	171.00	30.86%	$1,132,963	Various[1]	80	30	6.01%	$7,355	$220,642
				Various[1]	70	25	4.78%	$7,020	$175,511
				Various[1]	60	116	20.07%	$6,352	$736,811
Total	**171**	**30.86%**	**$1,132,963**			**171**	**30.86%**		**$1,132,963**

1 – Represent subdivided Dove Hollow Phase III parcels within Improvement Area #3.

II. Prepayment of Special Assessments

Improvement Area #1

As of July 31, 2026, ten (10) Parcels within Improvement Area #1 of the PID have prepaid their outstanding Special Assessment in full.

Improvement Area #2

As of July 31, 2026, one (1) Parcel within Improvement Area #2 of the PID has prepaid its outstanding Special Assessment in full.

Improvement Area #3

As of July 31, 2026, eleven (11) Parcels within Improvement Area #3 of the PID have prepaid their outstanding Special Assessment in full.

Refer to Appendix B of this report for a complete list of all Parcels which have prepaid Special Assessments.

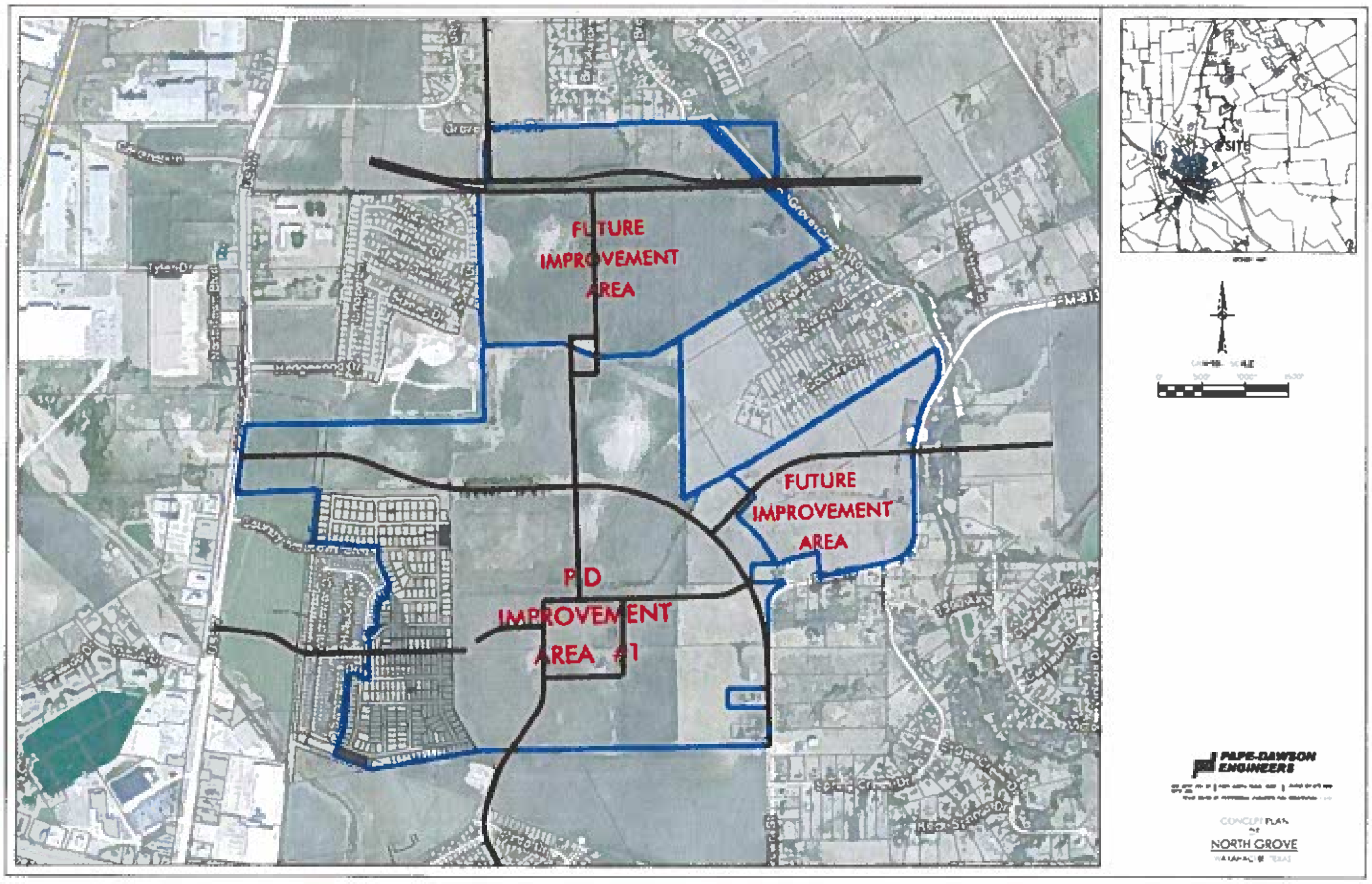
The complete Assessment Roll is available for review at Waxahachie City Hall, located at 408 S. Rogers Street, Waxahachie, Texas 75165.

(15)

APPENDIX A
PID MAP

(15)

AERIAL MAP SHOWING BOUNDARIES OF IMPROVEMENT AREA #1 AND FUTURE IMPROVEMENT AREAS OF THE DISTRICT



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APPENDIX B
PREPAID PARCELS

(15)

Improvement Area #1

Subdivision	Parcel ID	Prepayment Date	Amount	Prepaid Amount for Principal Reduction	Full/Partial
Enclave #1	282164	6/2022	$3,921	$3,921	Full
Estates of NG #2	282276	8/2024	$3,918	$3,817	Full
Cove #1B	269591	10/2024	$2,781	$2,710	Full
Cove #3	276477	11/2024	$1,633	$1,591	Full
Oasis #1	291657	1/2025	$3,688	$3,594	Full
Haven #1	278636	1/2025	$2,500	$2,436	Full
Oasis #1	291665	3/2025	$3,576	$3,484	Full
Estates of NG #1	272303	6/2025	$3,877	$3,777	Full
Estates of NG #1	272322	7/2025	$3,517	$3,427	Full
Estates of NG #1	272355	4/2026	$3,777	$3,678	Full
Total			**$29,411**	**$32,435**	

Improvement Area #2

Parcel ID	Prepayment Date	Amount	Full/Partial
292673	7/10/2026	$9,674.02	Full
Total		**$9,674**	

Improvement Area #3

Parcel ID	Prepayment Date	Amount	Full/Partial
292845	2/2024	$5,191	Full
292920	2/2024	$5,191	Full
292950	8/2024	$5,191	Full
300140	7/2024	$6,686	Full
292935	10/2024	$5,108	Full
292956	1/2025	$5,108	Full
292868	2/2025	$5,108	Full
300159	3/2025	$5,622	Full
300523	6/2025	$6,580	Full
300621	8/8/2025	$6,580	Full
300493	2/18/2026	$6,470	Full
Total		**$62,836**	

(15)

APPENDIX C-1

Improvement Area #1
2026-27 Assessment Roll Summary

(15)

North Grove PID
Improvement Area #1 Assessment Roll Summary
2026-27

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
304795	1 & 2	Commercial	$55,334.97	1.00%	$5,775.49
304797	1 & 2	Commercial	$299,624.04	5.43%	$31,272.75
304800	1 & 2	Commercial	$61,094.42	1.11%	$6,376.63
303321	3 & 4	Commercial	$82,930.95	1.50%	$8,655.78
303322	3 & 4	Commercial	$71,481.53	1.30%	$7,460.76
303323	3 & 4	Commercial	$338,284.00	6.13%	$35,307.82
294587	5	Commercial	$218,975.53	3.97%	$22,855.20
262130	6	Commercial	$234,396.09	4.25%	$24,464.69
297086	7	Commercial/Residential	$216,267.88	3.92%	$22,572.59
297087	7	Commercial/Residential	$18,002.13	0.33%	$1,878.94
290824	8A	Residential	$0.00	0.00%	$0.00
290825	8A	8A	$3,692.20	0.07%	$385.37
304140	8A	Residential	$5,004.98	0.09%	$522.39
179059	8B	Residential	$266,433.94	4.83%	$27,808.59
265951	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265952	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265953	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265954	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265955	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265956	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265957	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265958	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265959	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265960	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265961	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265962	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265963	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265964	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265965	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265966	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265967	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265968	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265969	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265970	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265971	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265972	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265973	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265974	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265975	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265976	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265977	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265978	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265979	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265980	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265981	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265982	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265983	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265984	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265985	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265986	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265987	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265988	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265989	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265990	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265991	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265992	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265993	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265994	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265995	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265996	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265997	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265998	Cove #1A	Residential	$3,650.53	0.07%	$381.02
265999	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266000	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266001	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266002	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266003	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266004	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266005	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266006	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266007	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266008	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266009	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266010	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266011	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266012	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266013	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266014	Cove #1A	Residential	$3,650.53	0.07%	$381.02

North Grove PID
Improvement Area #1 Assessment Roll Summary
2026-27

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
266015	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266016	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266017	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266018	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266019	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266020	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266021	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266022	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266023	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266024	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266025	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266026	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266027	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266028	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266029	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266030	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266031	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266032	Cove #1A	Residential	$3,650.53	0.07%	$381.02
266033	Cove #1A	Residential	$3,650.53	0.07%	$381.02
269582	Cove #1B	Open Space	$0.00	0.00%	$0.00
269583	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269584	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269585	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269586	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269587	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269588	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269589	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269590	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269591	Cove #1B	Residential	PREPAID	PREPAID	$0.00
269592	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269593	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269594	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269595	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269596	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269597	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269598	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269599	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269600	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269601	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269602	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269603	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269604	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269605	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269606	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269607	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269608	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269609	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269610	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269611	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269612	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269613	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269614	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269615	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269616	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269617	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269618	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269619	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269620	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269621	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269622	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269623	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269624	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269625	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269626	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269627	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269628	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269629	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269630	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269631	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269632	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269633	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269634	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269635	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269636	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269637	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269638	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269639	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269640	Cove #1B	Residential	$2,638.19	0.05%	$275.36

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North Grove PID
Improvement Area #1 Assessment Roll Summary
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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
269641	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269642	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269643	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269644	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269645	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269646	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269647	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269648	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269649	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269650	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269651	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269652	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269653	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269654	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269656	Cove #1B	Residential	$2,638.19	0.05%	$275.36
269657	Cove #1B	Residential	$2,638.19	0.05%	$275.36
272232	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272233	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272234	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272235	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272236	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272237	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272238	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272239	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272240	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272241	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272242	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272243	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272244	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272245	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272246	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272247	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272248	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272249	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272250	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272251	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272252	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272253	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272254	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272255	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272256	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272257	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272258	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272259	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272260	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272261	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272262	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272263	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272264	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272265	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272267	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272268	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272269	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272271	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272272	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272273	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272274	Estates of NG #1	Residential	$1,838.78	0.03%	$191.92
305266	Estates of NG #1	Residential	$1,838.78	0.03%	$191.92
272275	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272276	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272277	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272278	Estates of NG #1	Open Space	$0.00	0.00%	$0.00
272281	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272282	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272283	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272284	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272285	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272286	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272287	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272288	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272289	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272290	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272291	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272292	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272293	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272294	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272295	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272296	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
272297	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272298	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272299	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272300	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272301	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272302	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272303	Estates of NG #1	Residential	PREPAID	PREPAID	$0.00
272304	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272305	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272306	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272307	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272308	Estates of NG #1	Residential	$2,658.05	0.05%	$277.43
272309	Estates of NG #1	Residential	$2,658.05	0.05%	$277.43
272310	Estates of NG #1	Residential	$2,658.05	0.05%	$277.43
272311	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272312	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272313	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272314	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272315	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272316	Estates of NG #1	Residential	$2,893.52	0.05%	$302.01
272319	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272320	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272321	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272322	Estates of NG #1	Residential	PREPAID	PREPAID	$0.00
272323	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272324	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272325	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272326	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272327	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272328	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272329	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272330	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272331	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272332	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272334	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272335	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272336	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272337	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272338	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272339	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272340	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272341	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272342	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272343	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272344	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272345	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272346	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272347	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272348	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272349	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272350	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272352	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272353	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272354	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272355	Estates of NG #1	Residential	PREPAID	PREPAID	$0.00
272356	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272357	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272358	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272359	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272360	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272361	Estates of NG #1	Residential	$4,193.18	0.08%	$437.66
272362	Estates of NG #1	Residential	$4,193.18	0.08%	$437.66
272363	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272364	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272365	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272366	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272367	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272368	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272369	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272370	Estates of NG #1	Owner Association Property	$55,490.50	1.01%	$5,791.73
272371	Estates of NG #1	Open Space	$0.00	0.00%	$0.00
272383	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272384	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272385	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272386	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272387	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272388	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272389	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
272390	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272391	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272392	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272393	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272418	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272419	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272420	Estates of NG #1	Residential	$3,336.29	0.06%	$348.22
272421	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272422	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272423	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272424	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272425	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
272434	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272435	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272437	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272438	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272439	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272440	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272441	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
272460	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272461	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272462	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272463	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272464	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272465	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272466	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272467	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272468	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272469	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272470	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272471	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272472	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272473	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272474	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272475	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272476	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272477	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272478	Estates of NG #1	Residential	$4,146.58	0.08%	$432.79
272479	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272480	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272481	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272482	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272483	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272484	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272485	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272486	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
272487	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272488	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272489	Estates of NG #1	Residential	$5,621.36	0.10%	$586.72
272490	Estates of NG #1	Open Space	$0.00	0.00%	$0.00
273298	Cove #2	Residential	$3,399.12	0.06%	$354.78
273299	Cove #2	Residential	$3,399.12	0.06%	$354.78
273300	Cove #2	Residential	$3,399.12	0.06%	$354.78
273301	Cove #2	Residential	$3,399.12	0.06%	$354.78
273302	Cove #2	Residential	$3,399.12	0.06%	$354.78
273303	Cove #2	Residential	$3,399.12	0.06%	$354.78
273304	Cove #2	Residential	$3,399.12	0.06%	$354.78
273305	Cove #2	Residential	$3,399.12	0.06%	$354.78
273306	Cove #2	Residential	$3,399.12	0.06%	$354.78
273307	Cove #2	Residential	$3,399.12	0.06%	$354.78
273308	Cove #2	Residential	$3,399.12	0.06%	$354.78
273309	Cove #2	Residential	$3,399.12	0.06%	$354.78
273310	Cove #2	Residential	$3,399.12	0.06%	$354.78
273312	Cove #2	Residential	$3,399.12	0.06%	$354.78
273321	Cove #2	Residential	$3,846.09	0.07%	$401.43
273322	Cove #2	Residential	$3,846.09	0.07%	$401.43
273323	Cove #2	Residential	$3,846.09	0.07%	$401.43
273325	Cove #2	Residential	$3,846.09	0.07%	$401.43
273326	Cove #2	Residential	$3,846.09	0.07%	$401.43
273327	Cove #2	Residential	$3,846.09	0.07%	$401.43
273328	Cove #2	Residential	$3,846.09	0.07%	$401.43
273329	Cove #2	Residential	$3,846.09	0.07%	$401.43
273330	Cove #2	Residential	$3,846.09	0.07%	$401.43
273331	Cove #2	Residential	$3,846.09	0.07%	$401.43
273332	Cove #2	Residential	$3,534.99	0.06%	$368.96
273333	Cove #2	Residential	$3,846.09	0.07%	$401.43
273334	Cove #2	Residential	$3,846.09	0.07%	$401.43
273335	Cove #2	Residential	$3,846.09	0.07%	$401.43

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
273336	Cove #2	Residential	$3,846.09	0.07%	$401.43
273337	Cove #2	Residential	$3,846.09	0.07%	$401.43
273338	Cove #2	Residential	$3,846.09	0.07%	$401.43
273339	Cove #2	Residential	$3,534.99	0.06%	$368.96
273340	Cove #2	Residential	$3,534.99	0.06%	$368.96
273341	Cove #2	Residential	$3,534.99	0.06%	$368.96
273342	Cove #2	Residential	$3,534.99	0.06%	$368.96
273343	Cove #2	Residential	$3,534.99	0.06%	$368.96
273344	Cove #2	Residential	$3,534.99	0.06%	$368.96
273345	Cove #2	Residential	$3,534.99	0.06%	$368.96
273346	Cove #2	Residential	$3,534.99	0.06%	$368.96
273347	Cove #2	Residential	$3,534.99	0.06%	$368.96
273348	Cove #2	Residential	$3,534.99	0.06%	$368.96
273349	Cove #2	Residential	$3,846.09	0.07%	$401.43
273350	Cove #2	Residential	$3,846.09	0.07%	$401.43
273351	Cove #2	Residential	$3,846.09	0.07%	$401.43
273352	Cove #2	Residential	$3,846.09	0.07%	$401.43
273353	Cove #2	Open Space	$0.00	0.00%	$0.00
273355	Cove #2	Residential	$3,534.99	0.06%	$368.96
273356	Cove #2	Residential	$3,534.99	0.06%	$368.96
273357	Cove #2	Residential	$3,534.99	0.06%	$368.96
273358	Cove #2	Residential	$3,534.99	0.06%	$368.96
273359	Cove #2	Residential	$3,534.99	0.06%	$368.96
273360	Cove #2	Residential	$3,534.99	0.06%	$368.96
273361	Cove #2	Residential	$3,534.99	0.06%	$368.96
273362	Cove #2	Residential	$3,534.99	0.06%	$368.96
273363	Cove #2	Residential	$3,534.99	0.06%	$368.96
273364	Cove #2	Residential	$3,534.99	0.06%	$368.96
273365	Cove #2	Residential	$3,534.99	0.06%	$368.96
273366	Cove #2	Residential	$3,534.99	0.06%	$368.96
273367	Cove #2	Residential	$3,534.99	0.06%	$368.96
273368	Cove #2	Residential	$3,534.99	0.06%	$368.96
273369	Cove #2	Residential	$3,534.99	0.06%	$368.96
273370	Cove #2	Residential	$3,534.99	0.06%	$368.96
273371	Cove #2	Residential	$3,534.99	0.06%	$368.96
273372	Cove #2	Residential	$3,534.99	0.06%	$368.96
273373	Cove #2	Residential	$3,534.99	0.06%	$368.96
273374	Cove #2	Residential	$3,534.99	0.06%	$368.96
273375	Cove #2	Residential	$3,534.99	0.06%	$368.96
273376	Cove #2	Residential	$3,534.99	0.06%	$368.96
273378	Cove #2	Residential	$3,534.99	0.06%	$368.96
273379	Cove #2	Residential	$3,534.99	0.06%	$368.96
273380	Cove #2	Residential	$3,534.99	0.06%	$368.96
273381	Cove #2	Residential	$3,534.99	0.06%	$368.96
273382	Cove #2	Residential	$3,846.09	0.07%	$401.43
273383	Cove #2	Residential	$3,846.09	0.07%	$401.43
273384	Cove #2	Residential	$3,846.09	0.07%	$401.43
273385	Cove #2	Residential	$3,846.09	0.07%	$401.43
273386	Cove #2	Residential	$3,846.09	0.07%	$401.43
273387	Cove #2	Residential	$3,846.09	0.07%	$401.43
273388	Cove #2	Residential	$3,846.09	0.07%	$401.43
273389	Cove #2	Residential	$3,846.09	0.07%	$401.43
273390	Cove #2	Residential	$3,846.09	0.07%	$401.43
273391	Cove #2	Residential	$3,846.09	0.07%	$401.43
273392	Cove #2	Residential	$3,846.09	0.07%	$401.43
273393	Cove #2	Residential	$3,846.09	0.07%	$401.43
273394	Cove #2	Residential	$3,846.09	0.07%	$401.43
273395	Cove #2	Residential	$3,846.09	0.07%	$401.43
273396	Cove #2	Residential	$3,846.09	0.07%	$401.43
273397	Cove #2	Residential	$3,846.09	0.07%	$401.43
273398	Cove #2	Residential	$3,846.09	0.07%	$401.43
273399	Cove #2	Residential	$3,846.09	0.07%	$401.43
273400	Cove #2	Residential	$3,846.09	0.07%	$401.43
273401	Cove #2	Residential	$3,846.09	0.07%	$401.43
273402	Cove #2	Residential	$3,846.09	0.07%	$401.43
275414	0	School Site	$0.00	0.00%	$0.00
275432	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
303182	Cove #3	Residential	$774.44	0.01%	$80.83
276467	Cove #3	Residential	$774.44	0.01%	$80.83
276468	Cove #3	Residential	$1,548.88	0.03%	$161.66
276469	Cove #3	Residential	$1,548.88	0.03%	$161.66
276470	Cove #3	Residential	$1,548.88	0.03%	$161.66
276471	Cove #3	Residential	$1,548.88	0.03%	$161.66
276472	Cove #3	Residential	$1,548.88	0.03%	$161.66
276473	Cove #3	Residential	$1,548.88	0.03%	$161.66
276474	Cove #3	Residential	$1,548.88	0.03%	$161.66
276475	Cove #3	Residential	$1,548.88	0.03%	$161.66
276476	Cove #3	Residential	$1,548.88	0.03%	$161.66

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
276477	Cove #3	Residential	PREPAID	PREPAID	$0.00
276478	Cove #3	Residential	$1,548.88	0.03%	$161.66
276479	Cove #3	Residential	$1,548.88	0.03%	$161.66
276480	Cove #3	Residential	$1,548.88	0.03%	$161.66
276481	Cove #3	Residential	$1,548.88	0.03%	$161.66
276482	Cove #3	Residential	$1,548.88	0.03%	$161.66
276483	Cove #3	Residential	$1,548.88	0.03%	$161.66
276484	Cove #3	Residential	$1,548.88	0.03%	$161.66
276485	Cove #3	Residential	$1,548.88	0.03%	$161.66
276486	Cove #3	Residential	$1,548.88	0.03%	$161.66
276487	Cove #3	Residential	$1,548.88	0.03%	$161.66
276488	Cove #3	Residential	$1,548.88	0.03%	$161.66
276489	Cove #3	Residential	$1,548.88	0.03%	$161.66
276490	Cove #3	Residential	$1,548.88	0.03%	$161.66
276491	Cove #3	Residential	$1,548.88	0.03%	$161.66
276492	Cove #3	Residential	$1,548.88	0.03%	$161.66
276493	Cove #3	Residential	$1,548.88	0.03%	$161.66
276494	Cove #3	Residential	$1,548.88	0.03%	$161.66
276495	Cove #3	Residential	$1,548.88	0.03%	$161.66
276496	Cove #3	Residential	$1,548.88	0.03%	$161.66
276497	Cove #3	Residential	$1,527.59	0.03%	$159.44
276498	Cove #3	Residential	$1,527.59	0.03%	$159.44
276499	Cove #3	Residential	$1,527.59	0.03%	$159.44
276500	Cove #3	Residential	$1,512.12	0.03%	$157.82
276501	Cove #3	Residential	$1,512.12	0.03%	$157.82
276502	Cove #3	Residential	$1,512.12	0.03%	$157.82
276503	Cove #3	Residential	$1,512.12	0.03%	$157.82
276504	Cove #3	Open Space	$0.00	0.00%	$0.00
276505	Cove #3	Residential	$1,512.12	0.03%	$157.82
276506	Cove #3	Residential	$1,512.12	0.03%	$157.82
276507	Cove #3	Residential	$1,512.12	0.03%	$157.82
276508	Cove #3	Residential	$1,512.12	0.03%	$157.82
276509	Cove #3	Residential	$1,512.12	0.03%	$157.82
276510	Cove #3	Residential	$1,512.12	0.03%	$157.82
276511	Cove #3	Residential	$1,512.12	0.03%	$157.82
276512	Cove #3	Residential	$1,512.12	0.03%	$157.82
276513	Cove #3	Residential	$1,512.12	0.03%	$157.82
276514	Cove #3	Residential	$1,527.59	0.03%	$159.44
276515	Cove #3	Residential	$1,527.59	0.03%	$159.44
276516	Cove #3	Residential	$1,527.59	0.03%	$159.44
276517	Cove #3	Residential	$1,527.59	0.03%	$159.44
276518	Cove #3	Residential	$1,527.59	0.03%	$159.44
276519	Cove #3	Residential	$1,548.88	0.03%	$161.66
276520	Cove #3	Residential	$1,548.88	0.03%	$161.66
276521	Cove #3	Residential	$1,548.88	0.03%	$161.66
276522	Cove #3	Residential	$1,548.88	0.03%	$161.66
276523	Cove #3	Residential	$774.44	0.01%	$80.83
312524	Cove #3	Residential	$774.44	0.01%	$80.83
276525	Cove #3	Residential	$1,548.88	0.03%	$161.66
276526	Cove #3	Residential	$1,548.88	0.03%	$161.66
276527	Cove #3	Residential	$1,548.88	0.03%	$161.66
276528	Cove #3	Residential	$1,548.88	0.03%	$161.66
276529	Cove #3	Residential	$1,548.88	0.03%	$161.66
276530	Cove #3	Residential	$1,548.88	0.03%	$161.66
276531	Cove #3	Residential	$1,548.88	0.03%	$161.66
276532	Cove #3	Residential	$1,548.88	0.03%	$161.66
276533	Cove #3	Residential	$1,548.88	0.03%	$161.66
276534	Cove #3	Open Space	$0.00	0.00%	$0.00
276535	Cove #3	Residential	$1,548.88	0.03%	$161.66
276536	Cove #3	Residential	$1,548.88	0.03%	$161.66
276537	Cove #3	Residential	$1,548.88	0.03%	$161.66
276538	Cove #3	Residential	$1,548.88	0.03%	$161.66
276539	Cove #3	Residential	$1,548.88	0.03%	$161.66
276540	Cove #3	Residential	$1,548.88	0.03%	$161.66
276541	Cove #3	Residential	$1,512.12	0.03%	$157.82
276542	Cove #3	Residential	$1,512.12	0.03%	$157.82
276543	Cove #3	Residential	$1,512.12	0.03%	$157.82
276544	Cove #3	Residential	$1,512.12	0.03%	$157.82
276545	Cove #3	Residential	$1,512.12	0.03%	$157.82
276546	Cove #3	Residential	$1,512.12	0.03%	$157.82
276547	Cove #3	Residential	$1,512.12	0.03%	$157.82
276548	Cove #3	Residential	$1,512.12	0.03%	$157.82
276549	Cove #3	Residential	$1,512.12	0.03%	$157.82
276550	Cove #3	Residential	$1,512.12	0.03%	$157.82
276551	Cove #3	Residential	$1,512.12	0.03%	$157.82
276552	Cove #3	Residential	$1,548.88	0.03%	$161.66
276553	Cove #3	Residential	$1,548.88	0.03%	$161.66
276554	Cove #3	Residential	$1,548.88	0.03%	$161.66

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
276555	Cove #3	Residential	$1,548.88	0.03%	$161.66
276556	Cove #3	Residential	$1,548.88	0.03%	$161.66
276557	Cove #3	Residential	$1,548.88	0.03%	$161.66
276896	Cove #2	Residential	$1,923.04	0.03%	$200.71
273324	Cove #2	Residential	$1,923.04	0.03%	$200.71
269655	Cove #1B	Residential	$1,319.09	0.02%	$137.68
277986	Cove #1B	Residential	$1,319.09	0.02%	$137.68
278569	Haven #1	Residential	$2,371.11	0.04%	$247.48
278570	Haven #1	Residential	$2,371.11	0.04%	$247.48
278571	Haven #1	Residential	$2,371.11	0.04%	$247.48
278572	Haven #1	Residential	$2,371.11	0.04%	$247.48
278573	Haven #1	Residential	$2,371.11	0.04%	$247.48
278574	Haven #1	Residential	$2,371.11	0.04%	$247.48
278575	Haven #1	Residential	$2,371.11	0.04%	$247.48
278576	Haven #1	Residential	$2,371.11	0.04%	$247.48
278577	Haven #1	Residential	$2,371.11	0.04%	$247.48
278578	Haven #1	Residential	$2,371.11	0.04%	$247.48
278579	Haven #1	Open Space	$0.00	0.00%	$0.00
278580	Haven #1	Residential	$2,371.11	0.04%	$247.48
278581	Haven #1	Residential	$2,371.11	0.04%	$247.48
278582	Haven #1	Residential	$2,371.11	0.04%	$247.48
278583	Haven #1	Residential	$2,371.11	0.04%	$247.48
278584	Haven #1	Residential	$2,371.11	0.04%	$247.48
278585	Haven #1	Residential	$2,371.11	0.04%	$247.48
278586	Haven #1	Residential	$2,371.11	0.04%	$247.48
278587	Haven #1	Residential	$2,371.11	0.04%	$247.48
278588	Haven #1	Residential	$2,371.11	0.04%	$247.48
278589	Haven #1	Residential	$2,371.11	0.04%	$247.48
278590	Haven #1	Residential	$2,371.11	0.04%	$247.48
278591	Haven #1	Residential	$2,371.11	0.04%	$247.48
278592	Haven #1	Residential	$2,371.11	0.04%	$247.48
278593	Haven #1	Residential	$2,371.11	0.04%	$247.48
278594	Haven #1	Residential	$2,371.11	0.04%	$247.48
278595	Haven #1	Residential	$2,371.11	0.04%	$247.48
278596	Haven #1	Residential	$2,371.11	0.04%	$247.48
278597	Haven #1	Residential	$2,371.11	0.04%	$247.48
278598	Haven #1	Residential	$2,371.11	0.04%	$247.48
278599	Haven #1	Residential	$2,371.11	0.04%	$247.48
278600	Haven #1	Residential	$2,371.11	0.04%	$247.48
278601	Haven #1	Residential	$2,371.11	0.04%	$247.48
278602	Haven #1	Residential	$2,371.11	0.04%	$247.48
278603	Haven #1	Residential	$2,371.11	0.04%	$247.48
278604	Haven #1	Residential	$2,371.11	0.04%	$247.48
278605	Haven #1	Residential	$2,371.11	0.04%	$247.48
278606	Haven #1	Residential	$2,371.11	0.04%	$247.48
278607	Haven #1	Residential	$2,371.11	0.04%	$247.48
278608	Haven #1	Residential	$2,371.11	0.04%	$247.48
278609	Haven #1	Residential	$2,371.11	0.04%	$247.48
278610	Haven #1	Residential	$2,371.11	0.04%	$247.48
278611	Haven #1	Residential	$2,371.11	0.04%	$247.48
278614	Haven #1	Residential	$2,371.11	0.04%	$247.48
278615	Haven #1	Residential	$2,371.11	0.04%	$247.48
278616	Haven #1	Residential	$2,371.11	0.04%	$247.48
278617	Haven #1	Residential	$2,371.11	0.04%	$247.48
278618	Haven #1	Residential	$2,371.11	0.04%	$247.48
278619	Haven #1	Residential	$2,371.11	0.04%	$247.48
278620	Haven #1	Residential	$2,371.11	0.04%	$247.48
278621	Haven #1	Residential	$2,371.11	0.04%	$247.48
278622	Haven #1	Residential	$2,371.11	0.04%	$247.48
278623	Haven #1	Residential	$2,371.11	0.04%	$247.48
278624	Haven #1	Residential	$2,371.11	0.04%	$247.48
278625	Haven #1	Residential	$2,371.11	0.04%	$247.48
278627	Haven #1	Residential	$2,371.11	0.04%	$247.48
278628	Haven #1	Residential	$2,371.11	0.04%	$247.48
278629	Haven #1	Residential	$2,371.11	0.04%	$247.48
278630	Haven #1	Residential	$2,371.11	0.04%	$247.48
278631	Haven #1	Residential	$2,371.11	0.04%	$247.48
278632	Haven #1	Residential	$2,371.11	0.04%	$247.48
278633	Haven #1	Residential	$2,371.11	0.04%	$247.48
278634	Haven #1	Residential	$2,371.11	0.04%	$247.48
278635	Haven #1	Residential	$2,371.11	0.04%	$247.48
278636	Haven #1	Residential	PREPAID	PREPAID	$0.00
278637	Haven #1	Residential	$2,371.11	0.04%	$247.48
278638	Haven #1	Residential	$2,371.11	0.04%	$247.48
278639	Haven #1	Residential	$2,371.11	0.04%	$247.48
278640	Haven #1	Residential	$2,371.11	0.04%	$247.48
278641	Haven #1	Residential	$2,371.11	0.04%	$247.48
278642	Haven #1	Residential	$2,371.11	0.04%	$247.48

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
278643	Haven #1	Residential	$2,371.11	0.04%	$247.48
278644	Haven #1	Open Space	$0.00	0.00%	$0.00
278645	Haven #1	Residential	$2,371.11	0.04%	$247.48
278646	Haven #1	Residential	$2,371.11	0.04%	$247.48
278647	Haven #1	Residential	$2,371.11	0.04%	$247.48
278648	Haven #1	Residential	$2,371.11	0.04%	$247.48
278649	Haven #1	Residential	$2,371.11	0.04%	$247.48
278650	Haven #1	Residential	$1,185.56	0.02%	$123.74
309052	Haven #1	Residential	$1,185.56	0.02%	$123.74
278651	Haven #1	Residential	$2,371.11	0.04%	$247.48
278652	Haven #1	Residential	$2,371.11	0.04%	$247.48
278653	Haven #1	Residential	$2,371.11	0.04%	$247.48
278654	Haven #1	Residential	$2,371.11	0.04%	$247.48
278655	Haven #1	Residential	$2,371.11	0.04%	$247.48
278656	Haven #1	Residential	$2,371.11	0.04%	$247.48
278657	Haven #1	Residential	$2,371.11	0.04%	$247.48
278658	Haven #1	Residential	$2,371.11	0.04%	$247.48
278660	Haven #1	Residential	$2,371.11	0.04%	$247.48
278661	Haven #1	Residential	$2,371.11	0.04%	$247.48
278662	Haven #1	Residential	$2,371.11	0.04%	$247.48
278663	Haven #1	Residential	$2,371.11	0.04%	$247.48
278664	Haven #1	Residential	$2,371.11	0.04%	$247.48
278665	Haven #1	Residential	$2,371.11	0.04%	$247.48
278666	Haven #1	Residential	$2,371.11	0.04%	$247.48
278667	Haven #1	Residential	$2,371.11	0.04%	$247.48
278668	Haven #1	Residential	$2,371.11	0.04%	$247.48
278669	Haven #1	Residential	$2,371.11	0.04%	$247.48
278670	Haven #1	Residential	$2,371.11	0.04%	$247.48
278671	Haven #1	Residential	$2,371.11	0.04%	$247.48
278672	Haven #1	Residential	$2,371.11	0.04%	$247.48
278673	Haven #1	Residential	$2,371.11	0.04%	$247.48
278674	Haven #1	Residential	$2,371.11	0.04%	$247.48
282093	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282094	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282095	Enclave #1	Open Space	$0.00	0.00%	$0.00
282096	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282097	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282098	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282099	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282100	Enclave #1	Residential	$4,349.51	0.08%	$453.97
282101	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282102	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282103	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282104	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282105	Enclave #1	Open Space	$0.00	0.00%	$0.00
282106	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282107	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282108	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282109	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282110	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282111	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282112	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282113	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282114	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282115	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282116	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282117	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282118	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282119	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282120	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282121	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282122	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282123	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282124	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282125	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282126	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282127	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282128	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282129	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282130	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282132	Enclave #1	Open Space	$0.00	0.00%	$0.00
282133	Enclave #1	Open Space	$0.00	0.00%	$0.00
282137	Enclave #1	Open Space	$0.00	0.00%	$0.00
282138	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282139	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282140	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282141	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282142	Enclave #1	Residential	$3,715.10	0.07%	$387.76

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
282143	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282144	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282145	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282146	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282147	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282148	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282149	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282150	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282151	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282152	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282153	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282154	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282155	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282156	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282158	Enclave #1	Open Space	$0.00	0.00%	$0.00
282159	Enclave #1	Open Space	$0.00	0.00%	$0.00
282162	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282163	Enclave #1	Residential	$3,715.10	0.07%	$387.76
282164	Enclave #1	Residential	PREPAID	PREPAID	$0.00
282165	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282166	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282167	Enclave #1	Residential	$3,386.72	0.06%	$353.48
282168	Enclave #1	Residential	$3,480.01	0.06%	$363.22
282169	Enclave #1	Residential	$3,386.72	0.06%	$353.48
282172	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282173	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282174	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282175	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282176	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282177	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282178	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282179	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282180	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282181	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282182	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282183	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282184	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282185	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282186	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282187	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282188	Enclave #2	Open Space	$0.00	0.00%	$0.00
282189	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282190	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282191	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282192	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282193	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282194	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282195	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282196	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282197	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282198	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282199	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282200	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282201	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282202	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282203	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282204	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282205	Enclave #2	Residential	$3,481.23	0.06%	$363.35
282206	Enclave #2	Residential	$1,693.97	0.03%	$176.81
314936	Enclave #2	Residential	$1,693.97	0.03%	$176.81
282207	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282208	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282209	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282210	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282211	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282212	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282213	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282214	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282215	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282216	Enclave #2	Residential	$3,387.94	0.06%	$353.61
282217	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282218	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282219	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282220	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282221	Enclave #2	Open Space	$0.00	0.00%	$0.00
282222	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282223	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282224	Enclave #2	Residential	$3,716.32	0.07%	$387.88

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
282225	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282226	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282227	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282228	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282229	Enclave #2	Residential	$3,716.32	0.07%	$387.88
282230	Enclave #2	Open Space	$0.00	0.00%	$0.00
282231	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282232	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282233	Enclave #2	Residential	$4,350.73	0.08%	$454.10
282234	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282235	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282236	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282237	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282238	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282239	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282240	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282241	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282242	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282243	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282244	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282245	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282246	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282247	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282248	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282249	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282250	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282251	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282252	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282253	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282254	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282255	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282256	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282257	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282258	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282259	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282260	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282261	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282262	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282263	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282265	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282266	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
303247	Estates of NG #2	Residential	$1,740.62	0.03%	$181.67
282267	Estates of NG #2	Residential	$1,740.62	0.03%	$181.67
282268	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282269	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282270	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282271	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282272	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282273	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282274	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282275	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282276	Estates of NG #2	Residential	PREPAID	PREPAID	$0.00
282277	Estates of NG #2	Residential	$1,858.16	0.03%	$193.94
305048	Estates of NG #2	Residential	$1,858.16	0.03%	$193.94
282278	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282279	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282280	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282281	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282282	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282283	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282284	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282285	Estates of NG #2	Residential	$3,481.23	0.06%	$363.35
282286	Estates of NG #2	Residential	$4,350.73	0.08%	$454.10
282287	Estates of NG #2	Residential	$4,350.73	0.08%	$454.10
282288	Estates of NG #2	Residential	$2,610.44	0.05%	$272.46
300119	Estates of NG #2	Residential	$1,740.29	0.03%	$181.64
282289	Estates of NG #2	Residential	$4,350.73	0.08%	$454.10
282290	Estates of NG #2	Residential	$4,350.73	0.08%	$454.10
282291	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282292	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282293	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282294	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282295	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282296	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282297	Estates of NG #2	Residential	$3,716.32	0.07%	$387.88
282298	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282299	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282300	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
282301	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282302	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282303	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282304	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282305	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
282306	Estates of NG #2	Residential	$3,387.94	0.06%	$353.61
272270	Estates of NG #1	Residential	$2,451.46	0.04%	$255.87
284808	Estates of NG #1	Residential	$1,226.10	0.02%	$127.97
285358	Estates of NG #1	Residential	$3,677.55	0.07%	$383.84
285419	Cove #2	Residential	$3,399.12	0.06%	$354.78
285555	Estates of NG #1	Residential	$2,668.74	0.05%	$278.55
278626	Haven #1	Residential	$1,564.93	0.03%	$163.34
285559	Haven #1	Residential	$806.18	0.01%	$84.14
285566	Cove #3	Residential	$774.44	0.01%	$80.83
276524	Cove #3	Residential	$774.44	0.01%	$80.83
285594	Estates of NG #1	Residential	$5,528.17	0.10%	$576.99
288879	Haven #2	Residential	$2,563.33	0.05%	$267.54
288880	Haven #2	Residential	$2,563.33	0.05%	$267.54
288881	Haven #2	Residential	$2,563.33	0.05%	$267.54
288882	Haven #2	Residential	$2,563.33	0.05%	$267.54
288883	Haven #2	Residential	$2,563.33	0.05%	$267.54
288884	Haven #2	Residential	$2,563.33	0.05%	$267.54
288885	Haven #2	Residential	$2,563.33	0.05%	$267.54
288886	Haven #2	Residential	$2,545.09	0.05%	$265.64
288887	Haven #2	Residential	$2,563.33	0.05%	$267.54
288888	Haven #2	Residential	$2,563.33	0.05%	$267.54
288889	Haven #2	Residential	$2,545.09	0.05%	$265.64
288890	Haven #2	Open Space	$0.00	0.00%	$0.00
288891	Haven #2	Residential	$2,563.33	0.05%	$267.54
288892	Haven #2	Residential	$2,563.33	0.05%	$267.54
288893	Haven #2	Open Space	$0.00	0.00%	$0.00
288894	Haven #2	Residential	$2,563.33	0.05%	$267.54
288895	Haven #2	Residential	$2,563.33	0.05%	$267.54
288896	Haven #2	Residential	$2,563.33	0.05%	$267.54
288897	Haven #2	Residential	$2,563.33	0.05%	$267.54
288898	Haven #2	Residential	$2,563.33	0.05%	$267.54
288899	Haven #2	Residential	$2,545.09	0.05%	$265.64
288900	Haven #2	Residential	$2,563.33	0.05%	$267.54
288901	Haven #2	Residential	$2,545.09	0.05%	$265.64
288902	Haven #2	Residential	$2,545.09	0.05%	$265.64
288903	Haven #2	Residential	$2,912.42	0.05%	$303.98
288904	Haven #2	Residential	$2,545.09	0.05%	$265.64
288905	Haven #2	Residential	$2,545.09	0.05%	$265.64
288906	Haven #2	Residential	$2,545.09	0.05%	$265.64
288907	Haven #2	Residential	$2,545.09	0.05%	$265.64
288908	Haven #2	Residential	$2,912.42	0.05%	$303.98
288909	Haven #2	Residential	$2,545.09	0.05%	$265.64
288910	Haven #2	Residential	$2,545.09	0.05%	$265.64
288911	Haven #2	Residential	$2,545.09	0.05%	$265.64
288912	Haven #2	Residential	$2,912.42	0.05%	$303.98
288913	Haven #2	Residential	$2,912.42	0.05%	$303.98
288914	Haven #2	Residential	$2,545.09	0.05%	$265.64
288915	Haven #2	Residential	$2,912.42	0.05%	$303.98
288916	Haven #2	Residential	$2,545.09	0.05%	$265.64
288917	Haven #2	Residential	$2,603.43	0.05%	$271.73
288918	Haven #2	Residential	$2,545.09	0.05%	$265.64
288919	Haven #2	Residential	$2,563.33	0.05%	$267.54
288920	Haven #2	Residential	$2,545.09	0.05%	$265.64
288921	Haven #2	Residential	$2,545.09	0.05%	$265.64
288922	Haven #2	Residential	$2,545.09	0.05%	$265.64
288923	Haven #2	Residential	$2,563.33	0.05%	$267.54
288924	Haven #2	Residential	$2,545.09	0.05%	$265.64
288925	Haven #2	Residential	$2,545.09	0.05%	$265.64
288926	Haven #2	Residential	$2,563.33	0.05%	$267.54
288927	Haven #2	Residential	$2,545.09	0.05%	$265.64
288928	Haven #2	Open Space	$0.00	0.00%	$0.00
288929	Haven #2	Open Space	$0.00	0.00%	$0.00
288930	Haven #2	Residential	$2,545.09	0.05%	$265.64
288931	Haven #2	Residential	$2,545.09	0.05%	$265.64
288932	Haven #2	Open Space	$0.00	0.00%	$0.00
288933	Haven #2	Residential	$2,545.09	0.05%	$265.64
288935	Haven #2	Residential	$2,545.09	0.05%	$265.64
288936	Haven #2	Residential	$2,545.09	0.05%	$265.64
288937	Haven #2	Residential	$2,545.09	0.05%	$265.64
288938	Haven #2	Residential	$2,545.09	0.05%	$265.64
288939	Haven #2	Residential	$2,545.09	0.05%	$265.64
288940	Haven #2	Residential	$2,545.09	0.05%	$265.64
288941	Haven #2	Residential	$2,545.09	0.05%	$265.64

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
288942	Haven #2	Residential	$2,545.09	0.05%	$265.64
288943	Haven #2	Residential	$2,545.09	0.05%	$265.64
288944	Haven #2	Residential	$2,545.09	0.05%	$265.64
288945	Haven #2	Residential	$2,545.09	0.05%	$265.64
288977	Haven #2	Residential	$2,545.09	0.05%	$265.64
288978	Haven #2	Residential	$2,545.09	0.05%	$265.64
288979	Haven #2	Residential	$2,545.09	0.05%	$265.64
288980	Haven #2	Residential	$2,545.09	0.05%	$265.64
288981	Haven #2	Residential	$2,545.09	0.05%	$265.64
288982	Haven #2	Residential	$2,545.09	0.05%	$265.64
288983	Haven #2	Residential	$2,545.09	0.05%	$265.64
288984	Haven #2	Residential	$2,545.09	0.05%	$265.64
288985	Haven #2	Residential	$2,545.09	0.05%	$265.64
289006	Haven #2	Residential	$2,603.43	0.05%	$271.73
289007	Haven #2	Residential	$2,545.09	0.05%	$265.64
289008	Haven #2	Residential	$2,545.09	0.05%	$265.64
289009	Haven #2	Residential	$2,545.09	0.05%	$265.64
289010	Haven #2	Residential	$2,545.09	0.05%	$265.64
289011	Haven #2	Residential	$2,545.09	0.05%	$265.64
289012	Haven #2	Residential	$2,545.09	0.05%	$265.64
289013	Haven #2	Residential	$2,545.09	0.05%	$265.64
289014	Haven #2	Residential	$2,545.09	0.05%	$265.64
289015	Haven #2	Residential	$2,545.09	0.05%	$265.64
289016	Haven #2	Residential	$2,545.09	0.05%	$265.64
289017	Haven #2	Residential	$2,545.09	0.05%	$265.64
289018	Haven #2	Residential	$2,545.09	0.05%	$265.64
289019	Haven #2	Open Space	$0.00	0.00%	$0.00
289020	Haven #2	Residential	$2,545.09	0.05%	$265.64
289021	Haven #2	Residential	$2,545.09	0.05%	$265.64
289022	Haven #2	Residential	$2,545.09	0.05%	$265.64
289023	Haven #2	Open Space	$0.00	0.00%	$0.00
289024	Haven #2	Residential	$2,545.09	0.05%	$265.64
289025	Haven #2	Residential	$2,545.09	0.05%	$265.64
289026	Haven #2	Residential	$2,545.09	0.05%	$265.64
289027	Haven #2	Residential	$2,545.09	0.05%	$265.64
289028	Haven #2	Residential	$2,545.09	0.05%	$265.64
289029	Haven #2	Open Space	$0.00	0.00%	$0.00
289030	Haven #2	Residential	$2,545.09	0.05%	$265.64
289031	Haven #2	Residential	$2,545.09	0.05%	$265.64
289032	Haven #2	Open Space	$0.00	0.00%	$0.00
289033	Haven #2	Residential	$2,545.09	0.05%	$265.64
289034	Haven #2	Residential	$2,545.09	0.05%	$265.64
289064	Haven #2	Residential	$2,545.09	0.05%	$265.64
289065	Haven #2	Residential	$2,545.09	0.05%	$265.64
289066	Haven #2	Residential	$2,545.09	0.05%	$265.64
289067	Haven #2	Residential	$2,545.09	0.05%	$265.64
289068	Haven #2	Residential	$2,545.09	0.05%	$265.64
291635	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291636	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291637	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291638	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291639	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291640	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291641	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291642	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291643	Oasis #1	Owner Association Property	$0.00	0.00%	$0.00
291644	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291645	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291646	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291647	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291648	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291649	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291650	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291651	Oasis #1	Residential	$1,749.38	0.03%	$182.59
314557	Oasis #1	Residential	$1,749.38	0.03%	$182.59
291652	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291653	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291654	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291655	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291656	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291657	Oasis #1	Residential	PREPAID	PREPAID	$0.00
291658	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291659	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291660	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291661	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291662	Oasis #1	Owner Association Property	$0.00	0.00%	$0.00
291663	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291664	Oasis #1	Residential	$3,392.19	0.06%	$354.05

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Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
291665	Oasis #1	Residential	PREPAID	PREPAID	$0.00
291666	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291667	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291668	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291669	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291670	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291671	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291672	Oasis #1	Residential	$3,392.19	0.06%	$354.05
291673	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291674	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291675	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291676	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291677	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291678	Oasis #1	Residential	$3,227.96	0.06%	$336.91
291679	Oasis #1	Residential	$3,227.96	0.06%	$336.91
291680	Oasis #1	Owner Association Property	$0.00	0.00%	$0.00
291681	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291682	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291683	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291684	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291685	Oasis #1	Residential	$3,134.34	0.06%	$327.14
291686	Oasis #1	Residential	$3,227.96	0.06%	$336.91
291687	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291688	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291689	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291690	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291691	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291692	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291693	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291694	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291695	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291696	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291697	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291698	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291699	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291702	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291703	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291704	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291705	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291706	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291707	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291708	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291709	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291710	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291711	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291712	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291713	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291714	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291715	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291716	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291717	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291718	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291719	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291720	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291721	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291722	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291723	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291724	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291725	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291726	Oasis #1	Residential	$3,498.77	0.06%	$365.18
291727	Oasis #1	Residential	$3,498.77	0.06%	$365.18
294380	7	Residential	$3,031.65	0.05%	$316.42
294381	7	Residential	$3,031.65	0.05%	$316.42
294382	7	Residential	$3,031.65	0.05%	$316.42
294383	7	Residential	$3,031.65	0.05%	$316.42
294384	7	Residential	$3,031.65	0.05%	$316.42
294385	7	Residential	$3,031.65	0.05%	$316.42
294386	7	Residential	$3,031.65	0.05%	$316.42
294387	7	Residential	$3,031.65	0.05%	$316.42
294388	7	Open Space	$0.00	0.00%	$0.00
294793	0	Open Space	$0.00	0.00%	$0.00
297088	7	Open Space	$0.00	0.00%	$0.00
300180	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300181	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300182	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300183	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300184	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300185	Retreat #1	Residential	$2,423.23	0.04%	$252.92

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North Grove PID
Improvement Area #1 Assessment Roll Summary
2026-27

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
300186	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300187	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300188	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300189	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300190	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300191	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300192	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300193	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300194	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300195	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300196	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300197	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300198	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300199	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300200	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300201	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300202	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300203	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300204	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300205	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300206	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300207	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300208	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300209	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300210	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300211	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300212	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300213	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300214	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300215	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300216	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300217	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300218	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300219	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300220	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300221	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300222	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300223	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300224	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300225	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300226	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300227	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300228	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300229	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300230	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300231	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300232	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300233	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300234	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300235	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300236	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300237	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300238	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300239	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300240	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300241	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300242	Retreat #1	Open Space	$0.00	0.00%	$0.00
300243	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300244	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300245	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300246	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300247	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300248	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300249	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300250	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300251	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300252	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300253	Retreat #1	Residential	$2,423.23	0.04%	$252.92
300254	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300255	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300256	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300257	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300258	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300259	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300260	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300261	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300262	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300263	Retreat #1	Residential	$2,368.23	0.04%	$247.18

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North Grove PID
Improvement Area #1 Assessment Roll Summary
2026-27

Parcel ID	Tract #	Land Use	Outstanding Special Assessment	% of Special Assessment for allocating the 2026-27 Annual Installment	Annual Installment 2026-27
300264	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300265	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300266	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300267	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300268	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300269	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300270	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300271	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300272	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300273	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300274	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300275	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300276	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300277	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300278	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300279	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300280	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300281	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300282	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300283	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300284	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300285	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300286	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300287	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300288	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300289	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300290	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300291	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300292	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300293	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300294	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300295	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300296	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300297	Retreat #1	Residential	$2,368.23	0.04%	$247.18
300298	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300299	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300300	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300301	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300302	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300320	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300321	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300322	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300323	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300324	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300325	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300331	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300332	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300333	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300334	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300335	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300336	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300337	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300338	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300339	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300340	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300341	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300342	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300343	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300344	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300345	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300346	Retreat #1	Residential	$2,316.78	0.04%	$241.81
300359	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300360	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300361	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300362	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300363	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300364	Retreat #1	Residential	$2,364.93	0.04%	$246.84
300365	Retreat #1	Residential	$2,364.93	0.04%	$246.84
Total			**$5,517,563.85**	**100.00%**	**$575,886.33**

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APPENDIX C-2
IMPROVEMENT AREA #1
2026-27 PROJECTED SCHEUDLE OF ANNUAL INSTALLMENTS

TO BE PROVIDED PARCEL-BY-PARCEL UPON REQUEST.

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APPENDIX D-1

IMPROVEMENT AREA #2
2026-27 ASSESSMENT ROLL SUMMARY

(15)

North Grove PID
Improvement Area #2 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292541	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292542	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292543	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292544	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292545	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292546	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292547	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292548	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292549	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292550	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292551	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292552	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292553	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292554	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292555	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292556	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292557	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292558	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292559	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292560	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292561	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292562	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292563	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292564	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292565	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292566	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292567	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292568	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292569	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292572	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292573	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292574	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292575	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292576	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292577	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292578	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292579	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292580	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292581	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292582	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292583	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292584	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292585	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292586	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292587	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292588	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292589	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292590	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292591	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292592	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292593	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96

(15)

North Grove PID
Improvement Area #2 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292594	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292595	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292596	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292597	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292598	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292599	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292600	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292601	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292602	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292603	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292604	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292605	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292606	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292607	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292608	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292609	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292610	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292611	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292612	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292613	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292614	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292615	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292616	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292617	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292618	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292619	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292620	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292621	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292622	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292623	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292624	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292625	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292626	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292627	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292628	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292629	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292630	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292631	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292632	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292633	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292634	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292635	HOA	$17,660.00	$341.87	$900.57	$88.30	$143.18	$1,473.93
292636	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292637	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292638	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292639	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292640	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292641	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292642	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292643	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292644	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96

(15)

North Grove PID
Improvement Area #2 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292645	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292646	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292647	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292648	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292649	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292650	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292651	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292652	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292653	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292654	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292655	65'	$4,917.67	$95.20	$250.78	$24.59	$39.87	$410.44
310784	65'	$708.77	$13.72	$36.14	$3.54	$5.75	$59.15
310785	65'	$3,874.47	$75.00	$197.58	$19.37	$31.41	$323.37
292656	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292657	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292658	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292659	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292660	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292661	65'	$4,750.45	$91.96	$242.25	$23.75	$38.52	$396.48
312519	65'	$4,750.45	$91.96	$242.25	$23.75	$38.52	$396.48
292662	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292663	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292664	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292665	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292666	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292668	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292669	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292670	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292671	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292672	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292673	65'	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	$0.00
292674	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292675	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292676	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292677	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292678	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292679	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292681	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292682	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292683	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292684	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292685	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292686	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292687	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292688	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292689	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292690	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292691	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292692	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292693	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292694	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96

(15)

North Grove PID
Improvement Area #2 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
292695	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292696	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292697	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
292698	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292699	Open Space	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
297214	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297215	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297216	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297217	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297219	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297220	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297221	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297222	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297223	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297224	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297225	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297226	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297227	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297228	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297229	65'	$4,750.45	$91.96	$242.25	$23.75	$38.52	$396.48
314562	65'	$4,750.45	$91.96	$242.25	$23.75	$38.52	$396.48
297230	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297231	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297232	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297235	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297236	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297237	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297238	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297239	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297240	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297241	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297242	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297243	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297244	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297245	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297247	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297248	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297249	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297250	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297251	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297252	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297257	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297258	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
297259	65'	$9,500.91	$183.92	$484.50	$47.50	$77.03	$792.96
Total		**$1,756,325.98**	**$34,000.00**	**$89,564.08**	**$8,781.63**	**$14,240.00**	**$146,585.71**

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APPENDIX D-2

IMPROVEMENT AREA #2

2026-27 PROJECTED SCHEDULE OF ANNUAL INSTALLMENTS

(15)

North Grove Public Improvement District
Summary of Projected Annual Installments
Improvement Area #2

Parcel	65' Ft Lot
Assessment	$9,501
Unit Count	1.00

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$9,501	$184	$532	$77	$793
2027	$9,318	$189	$558	$79	$826
2028	$9,128	$200	$548	$80	$828
2029	$8,928	$211	$536	$82	$829
2030	$8,717	$222	$524	$83	$830
2031	$8,495	$227	$512	$85	$824
2032	$8,268	$243	$499	$87	$829
2033	$8,025	$254	$485	$89	$827
2034	$7,770	$265	$469	$90	$825
2035	$7,505	$281	$453	$92	$827
2036	$7,224	$298	$437	$94	$828
2037	$6,926	$314	$419	$96	$828
2038	$6,613	$330	$400	$98	$828
2039	$6,283	$346	$380	$100	$826
2040	$5,936	$368	$359	$102	$829
2041	$5,568	$384	$337	$104	$825
2042	$5,184	$406	$314	$106	$826
2043	$4,779	$427	$290	$108	$825
2044	$4,351	$454	$264	$110	$829
2045	$3,897	$476	$237	$112	$825
2046	$3,421	$503	$208	$115	$826
2047	$2,918	$530	$178	$117	$825
2048	$2,388	$563	$146	$119	$828
2049	$1,825	$590	$113	$122	$824
2050	$1,235	$628	$77	$124	$829
2051	$608	$608	$40	$126	$774
Total		**$9,501**	**$9,317**	**$2,595**	**$21,413**

1 - The Annual Installment billed during Year 2026 will be billed by the Ellis County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2- The principal and interest amounts represent the final numbers of the Series 2022 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3- The Administrative Expenses will be updated each year in the Annual Service Plan update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

(15)

APPENDIX E-1

IMPROVEMENT AREA #3
2026-27 ASSESSMENT ROLL SUMMARY

(15)

North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
292791	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292792	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292815	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292793	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292794	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292795	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292796	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292797	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292798	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292799	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292800	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292833	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292801	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292802	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292803	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292804	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292805	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292806	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292807	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292808	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292809	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292810	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292811	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292812	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292813	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292814	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292816	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292817	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292818	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292819	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292820	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292821	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292822	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292823	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292824	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292825	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292826	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292827	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292828	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292829	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292830	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292831	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292832	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292834	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292836	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292837	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292838	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292839	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292840	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292841	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292842	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292843	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292844	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292845	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292846	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292847	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292848	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292849	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292850	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292851	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292853	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
292852	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292854	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292855	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292856	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292857	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292858	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292859	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292860	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292861	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292862	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292863	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292864	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292865	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292866	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292867	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292868	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292869	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292870	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292871	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292872	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292873	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292874	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292875	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292876	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292877	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292878	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292880	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292881	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292882	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292883	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292884	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292885	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292886	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292887	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292888	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292889	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292890	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292891	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292892	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292893	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292894	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292895	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292896	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292897	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292898	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292899	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292900	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292901	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292902	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292903	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292904	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292905	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292906	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292907	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292908	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292909	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292910	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292911	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292912	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292913	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292914	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
292915	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292916	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292917	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292918	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292919	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292920	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292921	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292922	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292923	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292924	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292925	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292926	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292927	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292928	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292929	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292930	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292931	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292932	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292933	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292934	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292935	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292936	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292937	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292938	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292939	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292940	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292941	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292942	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292943	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292944	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292945	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292946	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292947	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292948	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292949	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292950	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292951	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292952	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292953	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292954	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292955	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292956	50'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
292957	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292958	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292959	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292960	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292961	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292962	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292963	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292964	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292965	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292981	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
292966	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292967	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292968	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292969	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292970	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292971	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292972	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292973	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292974	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
292975	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292976	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292977	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292978	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292979	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292980	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
292982	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292983	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292984	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292985	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292986	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292987	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292988	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292989	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292990	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292991	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292992	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292993	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292994	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292995	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292996	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292997	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
292998	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
314848	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
292999	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293000	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293001	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293002	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293003	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293004	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293005	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293006	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293007	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293008	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293009	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293010	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293011	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293012	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293013	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293014	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293015	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293016	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293017	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293018	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293019	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293020	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
293021	HOA	1.02%	$37,340.00	$722.15	$1,902.67	$186.70	$306.46	$3,117.98
293022	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
293023	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
293024	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
293025	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300135	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300136	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300137	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300138	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300139	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300140	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
300141	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300142	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300143	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300144	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
300145	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300146	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300147	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300148	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300149	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300150	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300151	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300152	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300153	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300154	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300155	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300156	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300157	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300158	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300159	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
300160	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300161	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300162	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300163	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300164	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300165	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300166	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300167	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300168	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300169	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300170	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300171	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300172	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300173	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300174	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300175	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
307909	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
300176	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300177	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300178	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300376	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300377	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300378	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300379	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300380	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300381	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300382	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300383	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300384	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300385	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300386	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300387	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300388	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300389	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300390	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300391	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300392	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300393	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300394	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300395	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300396	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300397	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300398	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300399	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300400	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300401	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
300402	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300403	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300404	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300405	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300406	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300407	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300408	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300409	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300410	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300411	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300412	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300413	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300414	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300415	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300416	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300417	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300418	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300419	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300420	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300421	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300422	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300423	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300424	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300425	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300426	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300427	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300428	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300429	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300430	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300431	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300432	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300433	50'	0.13%	$4,931.02	$95.37	$251.26	$24.66	$40.47	$411.75
300434	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300435	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300486	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300487	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300488	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300489	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300490	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300491	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300492	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300493	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
300494	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300495	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300496	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300497	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300498	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300499	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300500	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300501	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300502	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300503	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300504	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300505	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300506	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300507	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300508	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300509	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300510	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300511	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300512	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
300513	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300514	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300515	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300516	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300517	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300518	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300519	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300520	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300521	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300522	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300523	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
300524	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300525	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300526	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300527	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300528	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300529	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300530	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300531	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300532	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300533	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300534	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300535	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300536	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300537	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300538	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300539	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300540	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300541	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300542	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300543	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300544	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300545	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300559	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300560	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300561	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300562	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300563	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300564	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300565	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300566	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300567	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300568	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300569	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300570	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300571	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300572	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300579	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
308918	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
300580	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300581	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300582	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300583	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300584	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300585	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300586	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300587	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300588	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300589	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300590	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300591	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39

North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
300592	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300593	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300594	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300595	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300596	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300597	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300598	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300599	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300600	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300601	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300602	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300603	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300604	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300605	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300606	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300607	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300608	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300609	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300610	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300611	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300612	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300613	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300614	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300615	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300616	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300617	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300618	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300619	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
313029	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
300620	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300621	60'	0.00%	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
300622	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
314864	60'	0.09%	$3,175.91	$61.42	$161.83	$15.88	$26.07	$265.20
300623	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300624	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300625	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300626	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300627	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
300628	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300629	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300631	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
312022	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311968	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311969	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311970	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311971	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311972	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311973	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311974	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311975	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311976	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311977	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311978	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311979	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311980	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311981	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311982	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311983	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311949	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311950	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311951	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
311952	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311953	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311954	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311955	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311956	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311957	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311958	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311959	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311960	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311961	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311962	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311963	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311964	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311965	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311966	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311967	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311984	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311985	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311986	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311987	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311988	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311989	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311990	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311991	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311992	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311993	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311994	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311995	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311996	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311997	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311998	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311999	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312000	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312001	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312002	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312003	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312004	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312005	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312006	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312007	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312008	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312009	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312010	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312011	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312012	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312013	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312014	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312015	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312016	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312017	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
312018	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311915	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311916	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311917	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311918	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311919	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311920	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311921	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311922	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311923	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311924	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
311925	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311926	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311927	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311928	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311929	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311930	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311931	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311932	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311933	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311934	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311935	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311936	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311937	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311938	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311939	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311940	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311941	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311942	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311943	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311944	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311945	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311946	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311947	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311948	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311844	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311845	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311846	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311847	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311848	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311849	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311850	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311851	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311852	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311853	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311854	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311855	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311856	60'	0.17%	$6,351.82	$122.84	$323.66	$31.76	$52.13	$530.39
311857	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311858	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311859	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311860	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311861	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311862	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311863	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311864	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311865	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311866	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311867	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311868	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311869	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311870	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311871	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311872	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311873	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311874	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311875	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311876	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311877	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311878	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311879	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311881	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22

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North Grove PID
Improvement Area #3 Assessment Roll Summary
2026-27

Parcel ID	Lot Size	Allocation Percentage of Annual Installments	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2026-27 Annual Installment
311880	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
311882	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311883	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311884	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311885	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311886	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311887	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311888	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311889	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311890	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311891	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311892	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311893	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311894	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311895	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311896	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311897	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311898	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311899	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311900	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311901	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311902	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311903	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311904	80'	0.20%	$7,354.73	$142.24	$374.76	$36.77	$60.36	$614.14
311905	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311906	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311907	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311908	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311909	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311910	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311911	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311912	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311913	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
311914	70'	0.19%	$7,020.43	$135.77	$357.73	$35.10	$57.62	$586.22
312019	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
312024	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
312020	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
312021	Common Area	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total		**100.00%**	**$3,671,164.10**	**$71,000.00**	**$187,065.13**	**$18,355.82**	**$30,130.00**	**$306,550.95**

(15)

APPENDIX E-1

IMPROVEMENT AREA #3

2026-27 PROJECTED SCHEDULE OF ANNUAL INSTALLMENTS

(15)

North Grove Public Improvement District
Summary of Projected Annual Installments
Improvement Area #3

Lot Type	80' Ft Lot
Outstanding Assessment	$7,355

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$7,355	$142	$412	$60	$614
2027	$7,212	$148	$437	$62	$647
2028	$7,064	$156	$429	$63	$648
2029	$6,908	$164	$420	$64	$648
2030	$6,744	$172	$411	$65	$648
2031	$6,571	$180	$401	$67	$648
2032	$6,391	$188	$391	$68	$647
2033	$6,203	$198	$380	$69	$647
2034	$6,004	$208	$368	$71	$647
2035	$5,796	$220	$355	$72	$648
2036	$5,576	$232	$342	$74	$648
2037	$5,343	$244	$328	$75	$648
2038	$5,099	$258	$313	$77	$648
2039	$4,840	$270	$298	$78	$647
2040	$4,570	$286	$282	$80	$648
2041	$4,284	$303	$265	$81	$648
2042	$3,981	$319	$246	$83	$648
2043	$3,663	$337	$227	$85	$648
2044	$3,326	$355	$207	$86	$648
2045	$2,971	$375	$186	$88	$648
2046	$2,597	$395	$163	$90	$648
2047	$2,202	$417	$140	$92	$648
2048	$1,785	$439	$115	$93	$647
2049	$1,347	$465	$88	$95	$648
2050	$882	$491	$60	$97	$648
2051	$391	$391	$31	$99	$521
Total		**$7,355**	**$7,296**	**$2,033**	**$16,683**

1 - The Annual Installment billed during Year 2026 will be billed by the Ellis County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are based upon the pro rata share of IA #2-3 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The Administrative Expenses will be updated each year in the Annual Service Plan update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

(15)

North Grove Public Improvement District
Summary of Projected Annual Installments
Improvement Area #3

Lot Type	70' Ft Lot
Outstanding Assessment	$7,020

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$7,020	$136	$393	$58	$586
2027	$6,885	$142	$417	$59	$618
2028	$6,743	$149	$409	$60	$619
2029	$6,594	$157	$401	$61	$619
2030	$6,437	$164	$392	$62	$619
2031	$6,273	$172	$383	$64	$619
2032	$6,101	$180	$373	$65	$618
2033	$5,921	$189	$362	$66	$618
2034	$5,732	$199	$351	$68	$617
2035	$5,533	$210	$339	$69	$618
2036	$5,322	$222	$327	$70	$619
2037	$5,100	$233	$313	$72	$618
2038	$4,867	$247	$299	$73	$619
2039	$4,620	$258	$284	$75	$617
2040	$4,362	$273	$269	$76	$618
2041	$4,089	$289	$253	$78	$619
2042	$3,800	$304	$235	$79	$618
2043	$3,496	$321	$217	$81	$619
2044	$3,175	$338	$198	$82	$618
2045	$2,836	$358	$177	$84	$619
2046	$2,479	$377	$156	$86	$618
2047	$2,102	$398	$133	$87	$618
2048	$1,704	$419	$109	$89	$617
2049	$1,285	$444	$84	$91	$619
2050	$842	$469	$58	$93	$619
2051	$373	$373	$30	$95	$497
Total		**$7,020**	**$6,964**	**$1,940**	**$15,925**

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3 - The Administrative Expenses will be updated each year in the Annual Service Plan update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

(15)

North Grove Public Improvement District
Summary of Projected Annual Installments
Improvement Area #3

Lot Type	60' Ft Lot
Outstanding Assessment	$6,352

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$6,352	$123	$355	$52	$530
2027	$6,229	$128	$378	$53	$559
2028	$6,101	$135	$370	$54	$560
2029	$5,966	$142	$363	$55	$560
2030	$5,824	$149	$355	$56	$560
2031	$5,675	$156	$346	$58	$560
2032	$5,520	$163	$338	$59	$559
2033	$5,357	$171	$328	$60	$559
2034	$5,186	$180	$318	$61	$559
2035	$5,006	$190	$307	$62	$559
2036	$4,815	$201	$295	$64	$560
2037	$4,615	$211	$283	$65	$559
2038	$4,404	$223	$271	$66	$560
2039	$4,180	$234	$257	$67	$558
2040	$3,947	$247	$243	$69	$560
2041	$3,699	$261	$228	$70	$560
2042	$3,438	$275	$213	$72	$559
2043	$3,163	$291	$196	$73	$560
2044	$2,872	$306	$179	$74	$560
2045	$2,566	$324	$160	$76	$560
2046	$2,243	$341	$141	$77	$559
2047	$1,902	$360	$121	$79	$560
2048	$1,542	$379	$99	$81	$559
2049	$1,163	$401	$76	$82	$560
2050	$762	$424	$52	$84	$560
2051	$338	$338	$27	$86	$450
Total		**$6,352**	**$6,301**	**$1,756**	**$14,408**

1 - The Annual Installment billed during Year 2026 will be billed by the Ellis County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are based upon the pro rata share of IA #2-3 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The Administrative Expenses will be updated each year in the Annual Service Plan update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

(15)

North Grove Public Improvement District
Summary of Projected Annual Installments
Improvement Area #3

Lot Type	50' Ft Lot
Outstanding Assessment	$4,931

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$4,931	$95	$276	$40	$412
2027	$4,836	$99	$293	$41	$434
2028	$4,736	$105	$288	$42	$434
2029	$4,631	$110	$282	$43	$435
2030	$4,521	$116	$275	$44	$435
2031	$4,406	$121	$269	$45	$435
2032	$4,285	$126	$262	$46	$434
2033	$4,159	$133	$255	$46	$434
2034	$4,026	$140	$247	$47	$434
2035	$3,886	$148	$238	$48	$434
2036	$3,738	$156	$229	$49	$435
2037	$3,582	$164	$220	$50	$434
2038	$3,419	$173	$210	$51	$435
2039	$3,245	$181	$200	$52	$433
2040	$3,064	$192	$189	$53	$434
2041	$2,872	$203	$177	$54	$435
2042	$2,669	$214	$165	$56	$434
2043	$2,456	$226	$152	$57	$435
2044	$2,230	$238	$139	$58	$434
2045	$1,992	$251	$125	$59	$435
2046	$1,741	$265	$110	$60	$434
2047	$1,476	$279	$94	$61	$434
2048	$1,197	$294	$77	$63	$434
2049	$903	$312	$59	$64	$435
2050	$591	$329	$41	$65	$435
2051	$262	$262	$21	$66	$349
Total		**$4,931**	**$4,892**	**$1,363**	**$11,185**

1 - The Annual Installment billed during Year 2026 will be billed by the Ellis County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts are based upon the pro rata share of IA #2-3 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The Administrative Expenses will be updated each year in the Annual Service Plan update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH GROVE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

(15)

APPENDIX F
PID ASSESSMENT NOTICE

(15)

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF WAXAHACHIE, TEXAS CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the North Grove Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: ____________________

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: ____________________

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ___________ §

(15)

The foregoing instrument was acknowledged before me by ______________________ and _________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this ________________, 20__.

____
Notary Public, State of Texas

(16)

Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Consider Proposed Resolution Designating an Official City Newspaper and Alternate Advertising Source(s)

Recommended Motion: "I move to approve a resolution designating *{insert newspaper name}* as the official City newspaper and *{insert alternate newspaper advertising source(s)}* as presented."

Item Description: Consider proposed resolution designating an official City newspaper and alternate advertising source(s).

Item Summary: The proposed resolution authorizes the City Council to designate a newspaper as the City's official newspaper for the publication of ordinances, notices, and other materials required by the City Charter and applicable law. The Council may also designate one or more alternative newspapers to serve as secondary publication options when the required publication deadlines cannot be met by the primary newspaper.

For the prior fiscal year, the Council designated the *Waxahachie Daily Light* as the City's official newspaper and *The Dallas Morning News, The Ellis County Press, The Midlothian Mirror,* and *The Waxahachie Sun* as alternate newspapers. Each newspaper meets the legal requirements established under Section 2051.044 of the Texas Local Government Code.

For the upcoming fiscal year, the Council will consider and designate the newspaper or newspapers it wishes to use for these purposes.

(16)

RESOLUTION NO. _________

A RESOLUTION OF THE CITY OF WAXAHACHIE DESIGNATING **** AS THE OFFICIAL NEWSPAPER OF THE CITY OF WAXAHACHIE, AND **** AS ALTERNATE ADVERTISING SOURCES, FOR FISCAL YEAR 2026-2027.**

WHEREAS, the City Charter requires the City Council of the City of Waxahachie, Texas to designate by ordinance or resolution a public newspaper to be the official publication of the city, which designation shall continue until otherwise designated by the City Council; and

WHEREAS, the City Council shall cause to be published therein all ordinances, notices and other matters required by the City Charter or the ordinances of the city to be published; and

WHEREAS, the City Council finds that *The Waxahachie Daily Light* and *The Dallas Morning News, The Ellis County Press, The Midlothian Mirror, and The Waxahachie Sun* are public newspapers of general circulation, published at least once a week, and have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

WHEREAS, the City Council finds that *The Waxahachie Daily Light, The Dallas Morning News, The Ellis County Press, The Midlothian Mirror, and The Waxahachie Sun* are publications that meet all of the criteria legally required of an officially designated newspaper for the City of Waxahachie in compliance with Section 2051.044 of the Government Code; and

WHEREAS, the City Council of the City of Waxahachie desires to designate ***** as alternate newspapers of the City; and,

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

SECTION 1

The City Council of the City of Waxahachie hereby designates ****** as the official newspaper of said City, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance to be published. *********are hereby designated as an authorized advertising source in the event that the City encounters a situation where an advertising or public notice deadline cannot be timely met by *******.

SECTION 2

This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THIS THE 8TH DAY OF SEPTEMBER 2026.

(16)

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, City Attorney

(17)

Memorandum

To: Honorable Mayor and City Council

From: Amber Villarreal, City Secretary

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Appointments to Boards and Commissions

Recommended Motion: "I move to approve the appointments to Boards and Commissions as presented."

Item Description: City Council held a work session on August 25, 2026 to review Board and Commission applications. Please see the following recommendations below for consideration:

ANIMAL CARE ADVISORY COMMITTEE (2-year term)
Kenzie Redington, Person whose duties include the daily operation of an animal shelter
Kari Kelly-Koch, Citizen
Holly Pike, Citizen
Haven Moreno, Citizen

CEMETERY BOARD (2-year term)
Mark Gundert
Alex Lohmann

CULTURAL ARTS AND HERITAGE COMMISSION (2-year term)
Mary Crook (replacing unexpired term of Twyla U. Williams until September 2028)

ECONOMIC DEVELOPMENT COMMISSION
Christopher Ochoa (replacing Patrick Aulson)

HERITAGE PRESERVATION (2-year term)
Ronald Finch
Mark Gundert
Jackie Montejano

IMPACT FEE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
Lee Coleman, Ad Hoc Member (replacing Dalton Bradbury)

KEEP WAXAHACHIE BEAUTIFUL COMMITTEE (3-year term)
Madeline Bracken
Forrest John
Katrina Rabien
Jackie Wray (filling unexpired term of Austin Mauldin until September 2027)

MID-WAY REGIONAL AIRPORT BOARD (3-year term)
Nanette Paghi

PARK BOARD (3-year term)
Brad Burns
Tiki Smith

PLANNING AND ZONING COMMISSION (2-year term)
Jenny Bridges
Twyla U. Williams
Vacant

SENIOR CENTER ADVISORY COMMITTEE (2-year term)
Princess Murray
Laura Piper
Tiki Smith

TAX INCREMENT REINVESTMENT ZONE (2-year term)
Amber Adams
Al Mack
Brad Yates

WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION (2-year term)
Jenny Bridges
David Hudgins
Cindy Smith

WAXAHACHIE HOUSING AUTHORITY (2-year term)
Detrick Lester
Priscilla Ramirez
Kristin Ramsey (resident)

(18)

Memorandum

To: Honorable Mayor and City Council

From: Scott Safford, Fire Chief

Thru: Ricky Boyd, City Manager RB

Date: September 8, 2026

Re: Request to Approve Contract for BME International Type 3 Apparatus

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Recommended Motion: "I move to approve the HGAC Contract with Siddons-Martin Emergency Group, LLC for the purchase of a BME International Type 3 apparatus at the amount of $673,590 and authorize the City Manager to execute all documents necessary."

Item Description: Request City Council approval to enter into an HGAC Contract with Siddons-Martin Emergency Group, LLC for the purchase of a BME International HV507 Type 3 apparatus known as 4244.

Item Summary: The purpose of this purchase is to strengthen the department's operational capabilities in response to the continued growth of Waxahachie and the surrounding areas, particularly in regions with rural characteristics and heavy vegetation. A Type 3 apparatus provides increased suppression and off-road capability, making it a critical asset for both initial attack and extended operations. By approving this purchase now, the City can secure a unit that is already in production. This opportunity significantly reduces the standard build and delivery timeline (3 years), allowing the department to place the apparatus into service in the fourth quarter of 2027.

(18)

Fiscal Impact: Funding for this purchase of $673,590 is sufficiently within the City's proposed FY27 General Fund budget. This cost is anticipated to be funded by reimbursements to the General Fund through deployments under the Texas Intrastate Fire Mutual Aid System (TIFMAS). Waxahachie firefighters and apparatuses are frequently mobilized for state wildfire response, generating reimbursement revenue that will help recover the City's investment over time. By purchasing this apparatus at this time, we were able to negotiate a $26,286 savings.