

A G E N D A

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas to be held in the Council Chamber at City Hall, 401 S. Rogers on ***Tuesday, September 4, 2018 at 7:00 p.m.***

Council Members: Kevin Strength, Mayor
David Hill, Mayor Pro Tem
Chuck Beatty, Councilmember
Mary Lou Shipley, Councilmember
Melissa Olson, Councilmember

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***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.

5. ***Consent Agenda***

All matters listed under Item 5, 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 20, 2018
 - b. Minutes of the City Council Special meeting of August 22, 2018
 - c. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of August 27, 2018
 - d. Approve Veterans Day and WWII weekend events
 - e. Approve 2018 WISD Legacy Run
 - f. Consider authorization of interdepartmental budget transfer request for the Building and Community Services Department
 - g. Authorization of budget amendment for Optimist Pool
 - h. Authorization of budget amendment to increase appropriations in the Utilities Department water operating fund
6. ***Introduce*** Honorary Councilmember
7. ***Consider*** Street closures for Waxahachie Antique Alley event
8. ***Second Public Hearing*** on the proposed Tax Rate for fiscal year 2018-2019

9. **Public Hearing** on the City of Waxahachie Budget for fiscal year 2018-2019
10. **Consider** request by Andrew Garrett for a Preliminary Plat of City View Plaza for 6 lots, being 5.872 acres situated in the WC Calder Survey, Abstract 235 (Property ID 181707) – Owner: KARSEN HEIGHTS LLC (PP-18-0126)
11. **Consider** request by Richard Webb, Tilson Home Corporation, for a Final Plat of Tilson Home Addition Phase 1 for 1 lot, being 2.148 acres situated in the John Fifer Survey, Abstract 351 (Property ID 183319) – Owner: TILSON HOME CORPORATION (FP-18-0128)
12. **Public Hearing** on a request by Ann Sayegh for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)
13. **Consider** proposed Ordinance approving SU-18-0130
14. **Public Hearing** on a request by KDJ Investments LLC for a Replat of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms Addition, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0127)
15. **Consider** approving RP-18-0127
16. **Consider** request by Bryan Connally, CBG Surveying, LLC, for a Final Plat of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (FP-18-0124)
17. **Consider** request by Shaun Whitaker for a Preliminary Plat of Abele/Whitaker Estates for 1 lot, being 4.999 acres situated in the C. White Survey, Abstract 1109 (Property ID 250610) in the Extra Territorial Jurisdiction – Owner: PATTY ABELE (PP-18-0122)
18. **Consider** request by Shaun Whitaker for a Final Plat of Abele/Whitaker Estates for 1 lot, being 4.999 acres situated in the C. White Survey, Abstract 1109 (Property ID 250610) in the Extra Territorial Jurisdiction Owner: PATTY ABELE (FP-18-0123)
19. **Consider** proposed Resolution approving Rate Review Mechanism Tariff for Atmos Energy
20. **Consider** award of a bid to Peachtree Construction, Ltd. for the 2018 Street Rehabilitation Program and authorize staff to increase the quantity of work provided within the bid up to 25%
21. **Consider** annual update to the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll
22. **Consider** annual update to the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll

23. ***Consider*** appointments to Boards and Commissions
24. ***Convene*** into Executive Session to discuss the purchase or lease and value of real estate as permitted under Section 551.072 of the Texas Government
25. ***Reconvene*** and take any necessary action
26. Comments by Mayor, City Council, City Attorney and City Manager
27. Adjourn

The City Council reserves the right to go into Executive Session on any posted item.

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 City Secretary at 469-309-4005 or (TDD) 1-800-RELAY TX

(5a)

City Council
August 20, 2018

A regular meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Monday, August 20, 2018 at 7:00 p.m.

Council Members Present: Kevin Strength, Mayor
David Hill, Mayor Pro Tem
Chuck Beatty, Councilmember
Mary Lou Shipley, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Robert Brown, City Attorney
Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

Mayor Pro Tem David Hill gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, addressed agenda item pertaining to the issuance of Certificates of Obligation and asked Council when the item is presented that the public be allowed to participate in the discussion. She urged to remove the amphitheater project from the Certificates of Obligation. Ms. Hedtke asked council to adopt a lower tax rate to give residents tax relief.

5. Consent Agenda

- a. Minutes of the City Council meeting of August 6, 2018
- b. Minutes of the City Council Budget Work Session of August 7, 2018
- c. Set City Council meeting of September 4, 2018
- d. Event application for WISD Dance/Drill Team Color Run
- e. Event application for Community Day at the Park
- f. Event application for Chautauqua Reception

Action:

Mayor Pro Tem David Hill moved to approve items a. through f. on the Consent Agenda. Councilmember Mary Lou Shipley seconded, All Ayes.

6. Introduce Honorary Councilmember

(5a)

Councilmember Melissa Olson introduced Emily Rauscher as the Honorary Councilmember for the month of August and presented her with a Certificate of Appreciation for her participation in the Honorary Councilmember program.

7. Request to appear by Anita Brown to present mid-season Farmer's Market Report

Ms. Anita Brown, Director of Downtown Development, presented the mid-season Farmer's Market Report noting vendors total reported \$99,263.56 compared to last year's mid-season report total of \$79,850.72. She explained one reason for the increase is due to 41 paid vendors this year and the market has high attendance from the community and visitors. Ms. Brown thanked City Council for their support.

8. Public Hearing on a request by Michael Davis, Bannister Engineering, for a Replat of Lot 16, Block 5, Spanish Grant, Phase II to create Lots 16R1 and 16R2, Block 5, Spanish Grant, Phase II, being 3.292 acres out of the William Ferrell Survey, Abstract 349 (Property ID 155968) in the Extra Territorial Jurisdiction – Owner: NIX JOHNNY E & CARI D (RP-18-0118)

Mayor Strength opened the Public Hearing.

Mr. Shon Brooks, Director of Planning, reported the applicant wishes to replat one lot into two lots. Staff recommended approval.

There being no others to speak for or against RP-18-0118, Mayor Strength closed the Public Hearing.

9. Consider approving RP-18-0118

Action:

Councilmember Mary Lou Shipley moved to approve a request by Michael Davis, Bannister Engineering, for a Replat of Lot 16, Block 5, Spanish Grant, Phase II to create Lots 16R1 and 16R2, Block 5, Spanish Grant, Phase II, being 3.292 acres out of the William Ferrell Survey, Abstract 349 (Property ID 155968) in the Extra Territorial Jurisdiction – Owner: NIX JOHNNY E & CARI D (RP-18-0118). Councilmember Melissa Olson seconded, All Ayes.

10. Public Hearing on a request by Chris Acker, Acker Construction, for a Replat of Lot SPT 1 Block 194 of the Town Addition to create Lot 1, Block A, Dunlap Addition, 0.395 acres (Property ID 234842) – Owner: SOUTHFORK LLC (RP-18-0117)

Mayor Strength opened the Public Hearing.

Mr. Brooks reported Block 194 listed in the Original Town Survey has not been divided by plat noting there are several metes and bounds and a total of eight (8) lots in Block 194 leading to the recommendation that the applicant replat the entire block to get all of the metes and bounds and lots situated and platted properly. He stated the applicant has been notified of this request and it

(5a)

is due hardship on the applicant; therefore, the applicant has requested a petition for a hardship waiver not requiring signatures from the eight (8) property owners surrounding the proposed property. The applicant indicated to staff it would be difficult to get all owners on board and agree to the required easements and setbacks on those existing conditions and they would have to then go back and ask for plats.

Mr. Brooks stated staff received some support and opposition. He stated there were some confusing mailers sent to residents in this area stating a request to buy property noting some opposition responses stated they do not want to sell their property. He stated the applicant is not aware of the mailers to the residents. Mr. Brooks reported staff received support from properties within the notification area and received additional opposition from the property owners on Sadler Street noting they are within the required 200 feet of the notification area.

Mayor Strength asked if the homeowner who spoke in opposition has a reason. Councilmember Melissa Olson stated she spoke to the homeowner and apparently they were getting some mailers requesting to buy their property. Councilmember Olson stated the homeowner spoke in opposition of the applicants request to build noting property owners in the area are not in favor of the project.

Councilmember Olson asked staff the status regarding the abandoned land in the area. Mr. Brooks stated the abandoned alleyway will be included in Mr. Acker's property.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, stated in 1990 the alleyway to the east of this property was abandoned by the city. He stated a sewer line is running through this property and the city will get an access easement. Mr. Acker stated, because of the issues from 1990, he requested a hardship waiver to be allowed to only replat the proposed section.

There being no others to speak for or against RP-18-0117, Mayor Strength closed the Public Hearing.

11. Consider approving RP-18-0117

Action:

Mayor Pro Tem David Hill moved to approve a request by Chris Acker, Acker Construction, for a Replat of Lot SPT 1 Block 194 of the Town Addition to create Lot 1, Block A, Dunlap Addition, 0.395 acres (Property ID 234842) – Owner: SOUTHFORK LLC (RP-18-0117) including approval of hardship waiver. Councilmember Chuck Beatty seconded, All Ayes.

12. Continue Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)

Mayor Strength continued the Public Hearing.

(5a)

Mr. Brooks reported the request is for a Planned Development for a food truck park noting it is a small site located at Martin Luther King Jr. Boulevard and Graham Street. He stated the applicant proposes a permanent trailer and a permanent restroom facility onsite. TxDOT has denied access from Martin Luther King Jr. Boulevard and applicant reported to staff that there is overflow parking at a church across the street. Mr. Brooks stated the applicant has worked with staff and made changes as requested but parking and foot traffic is the main concern of staff.

Mr. Verlin Taylor, applicant, VKT Associates, 2787 N. Houston, Dallas, stated the revised site plan requires a sidewalk and that will be added as well as a dumpster enclosure and landscape buffers. He stated streets such as Perry Street and Parks Schoolhouse Road are in walking distance. Mr. Taylor stated his food truck park will be very similar to the food park in Fort Worth. He stated the food park will be open Thursday through Saturday from 11:00 a.m. to 7:00 p.m.

Those who spoke against PD-18-0079:

Mr. Vincent Jackson, Director, Community Funeral Home, 1412 M.L.K. Jr. Blvd., Waxahachie
Mr. Jesse Gibson, 105 Crystal Cove, Waxahachie
Mr. George Pointer, 503 Perry Avenue, Waxahachie

There being no others to speak for or against PD-18-0079, Mayor Strength closed the Public Hearing.

13. Consider proposed Ordinance approving Zoning Change No. PD-18-0079

Action:

Councilmember Melissa Olson moved to deny a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079). Councilmember Chuck Beatty seconded, All Ayes.

14. Second Reading of proposed Ordinance approving the SiEnergy Franchise

Mayor Strength presented the second reading of the proposed ordinance approving the SiEnergy Franchise.

15. Consider proposed Ordinance approving SiEnergy Franchise Agreement

ORDINANCE NO. 3046

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE GRANTING TO SIENERGY, L.P. A FRANCHISE TO FURNISH AND SUPPLY GAS TO THE GENERAL PUBLIC IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ("CITY"), FOR THE TRANSPORT, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH THE CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FRANCHISE FEE FOR THE USE OF THE

(5a)

CITY'S STREETS, ALLEYS, AND PUBLIC RIGHTS-OF-WAY; REQUIRING COMPLIANCE WITH ALL REGULATORY ORDINANCES OF THE CITY; AND PROVIDING FOR OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF

Action:

Councilmember Mary Lou Shipley moved to approve Ordinance No. 3046 as presented. Councilmember Chuck Beatty seconded, All Ayes.

- 16. Consider proposed Ordinance providing for the Issuance of City of Waxahachie, Texas Combination Tax and Revenue Certificates of Obligation Series, 2018, in an aggregate principal amount not to exceed \$14,500,000 and ordaining other matters relating to the subject**

Mr. Charlie Harris, Director of Finance, presented an approximate breakdown of funds as follows:

| | |
|------------------------|-------------|
| • Street projects | \$4,200,000 |
| • Water projects | \$2,400,000 |
| • Wastewater projects | \$4,900,000 |
| • Amphitheater project | \$3,000,000 |

Mr. Harris explained the street projects will be paid by ad valorem taxes and water and wastewater projects will be paid out of their funds. Mr. Harris explained the Amphitheater project will be paid out of the Waxahachie Community Development Corporation sales tax and the Tax Increment Reinvestment Zone #1 sales tax noting this is allowed for properties in the downtown area.

Mr. Harris stated generally governmental debt is paid from the debt rate. He presented a Debt Rate Chart noting the debt is lower than where it was since 2013. He explained from 2016 to 2018 the same debt rate is currently lower by approximately 40 percent.

Mr. Harris presented a City Comparison Tax Rate Chart noting Waxahachie has the lowest tax rate. He stated two (2) cities have a lower debt rate and have a much higher tax rate. Mr. Harris stated on the debt per capita there are three (3) cities that have a lower rate than Waxahachie and they have a much higher tax rate.

Mr. Harris stated bonds are protected for 10 years and after that, if the market is in your favor, you can call them and reissue them at a lower rate. Once the call protection passes, numbers are ran and sometimes the city can save a lot of money. He explained bonds mature every year even if we don't reissue and we pay them off due to their mature date.

Mayor Pro Tem David Hill asked Mr. Harris to explain the Robert W. Sokoll Water Treatment Plant. Mr. Harris stated there was \$53 million of bonds issued and a separate agreement made with Rockett Specialty Utilities District noting they own one-half and they pay one-half. He stated the receivables reflect the payments.

(5a)

Councilmember Olson asked why we keep coming back to issue bonds. Mr. Harris stated there is an approach in municipal finance that doesn't have a parallel to personal finance and a certain aspect in municipal debt that doesn't compare to personal debt. He explained if the city paid cash for a street then newly arriving citizens have not help pay for that street noting if an entity issues debt we can give part of that debt to newly arriving citizens and therefore not having to pay 100 percent.

Ms. Marty Schull, Hilltop Securities Inc., announced the credit rating for the city was upgraded to the upper 40 percent of Moody's rating scale which translates to very favorable interest rates.

Mayor Strength asked if the city owes \$200 million dollars in bonds. Mr. Harris stated the city owes approximately \$1.2 million.

ORDINANCE NO. 3047

ORDINANCE PROVIDING FOR THE ISSUANCE OF CITY OF WAXAHACHIE, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2018, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$14,500,000, AND ORDAINING OTHER MATTERS RELATING TO THE SUBJECT

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3047 as presented. Councilmember Mary Lou Shipley seconded. The vote was as follows:

*Ayes: Kevin Strength
David Hill
Chuck Beatty
Mary Lou Shipley*

Noes: Melissa Olson

The motion carried.

17. Discuss potential policy for placing items on City Council agenda

Mayor Strength stated it is his recollection that Councilmember Olson had some questions about putting items on the agenda and also his understanding from the beginning that without a policy, which we do not have, that the AG opinion allows members of council to place items of their choosing on the council agenda. He stated we are going to try to run it through staff because they may have some answers. However, every member of this council has the ability to put something on the agenda.

Councilmember Melissa Olson stated she agreed with the Mayor and quoted Texas government code 551.041 noting this proves what the Mayor stated in the absence of a written formal procedure, councilmembers have the same right to the agenda. She stated since council has a right, she sees no reason putting a policy in place.

(5a)

- 18. Convene into Executive Session to discuss the purchase or lease and value of, real estate as permitted under Section 551.072 of the Texas Government Code and to discuss Boards and Commissions Appointments as permitted by the Texas Government Code, Section 551.074**

Mayor Strength announced at 8:35 p.m. the City Council would convene into Executive Session to discuss the purchase or lease and value of, real estate as permitted under Section 551.072 of the Texas Government Code and to discuss Boards and Commissions Appointments as permitted by the Texas Government Code, Section 551.074.

- 19. Reconvene and take any necessary action**

The meeting reconvened at 9:37 p.m.

Action:

Councilmember Mary Lou Shipley moved to enter into a purchase agreement for what is known as the Magnablend property pursuant to a real estate agreement with Univar and subject to the acceptable final environmental clearance. Mayor Pro Tem David Hill seconded. The vote was as follows:

*Ayes: Kevin Strength
David Hill
Chuck Beatty
Mary Lou Shipley*

Noes: Melissa Olson

The motion carried.

- 20. Comments by Mayor, City Council, City Attorney and City Manager**

Councilmember Melissa Olson thanked the council for their teamwork in executive session. She stated that she is definitely in favor of the direction the city is going and looking forward to things we have ahead. She stated the reason she did not approve the item just voted on was because she is just not comfortable with it.

City Manager Michael Scott announced the following dates:

Tuesday, August 21 at 3:00 p.m. - dedication of the new utility building
Wednesday, August 22 at 1:00 p.m. – First Public Hearing on Tax Rate
Saturday, August 25 at 8:30 a.m. – Fire Personnel Promotions at Station 2
Saturday, August 25 at 9:00 a.m. – Open House at the new Waxahachie Police Station

Mr. Scott stated the adoption of the budget and tax rate has been rescheduled to September 20 and asked Council what their preference time for the meeting. The consensus of Council was to have the meeting at 12:00 p.m.

(5a)

City Council
August 20, 2018
Page 8

21. Adjourn

There being no further business, Mayor Pro Tem David Hill moved the meeting adjourn at 9:42 p.m. Mayor Kevin Strength seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

(5b)

City Council
August 22, 2018

A special meeting of the Mayor and City Council of the City of Waxahachie, Texas was held in the Council Chamber at City Hall, 401 S. Rogers on Wednesday, August 22, 2018 at 1:00 p.m.

Council Members Present: Kevin Strength, Mayor
David Hill, Mayor Pro Tem
Chuck Beatty, Councilmember
Mary Lou Shipley, Councilmember
Melissa Olson, Councilmember

Others Present: Michael Scott, City Manager
Albert Lawrence, Assistant City Manager
Lori Cartwright, City Secretary

1. Call to Order

Mayor Kevin Strength called the meeting to order.

2. Invocation

3. Pledge of Allegiance and Texas Pledge of Allegiance

City Manager Michael Scott gave the invocation and led the Pledge of Allegiance and the Texas Pledge of Allegiance.

4. First Public Hearing on the proposed Tax Rate for fiscal year 2018-2019

Mayor Strength opened the Public Hearing on the proposed Tax Rate for fiscal year 2018-2019.

Mr. Charles Harris, Director of Finance, reviewed the proposed tax rate for fiscal year 2018-2019 noting the tax rate for 2018 was 0.680000 and will remain the same for 2019. The total Operating and Maintenance Rate and Debt Rate remained the same for both periods. He restated that the tax rate did not increase for fiscal year 2018-2019.

Mr. Harris reviewed a Debt and Tax Rate comparison spreadsheet for area cities noting Waxahachie has the lower medium Operating and Maintenance Rate and Debt Rate.

Councilmember Melissa Olson asked what the effective tax rate for 2018-2019 is. Mr. Harris stated the effective tax rate for fiscal year 2018-2019 is 0.658557. He noted, as prescribed by the state, the effective rate is the total tax rate needed to raise the same amount of property tax revenue for the city of Waxahachie. Mr. Harris explained the report does not ensure the city can fund the same amount of services noting a consumer is paying 4% more for things you have to buy and getting 2% more revenue noting cost is going up.

Mr. Justin Meadors, 214 Boardwalk, Waxahachie, asked why the rate is going up.

Mr. Harris stated the city's tax rate is not going up and explained the effective rate is a calculation because property values go up.

(5b)

City Council
August 22, 2018
Page 2

Councilmember Olson stated the property taxes are through the Ellis County Appraisal District. She stated Council controls the tax rate and has the authority to lower the tax rate noting that is a request Mr. Meadors can make.

Mayor Strength stated Council does not control the values and explained that supply and demand controls the values of homes. He noted more people are moving into North Texas and we don't have enough housing, the supply is not there and the price goes up.

Ms. Gayle Smith, 116 North Star Lane, Waxahachie, stated property values are going up and she is watching her friends and family being taxed out of their homes. She stated Councilmember Olson has suggested bringing the tax rate down and Council said no.

Mayor Strength stated one cent of the tax rate on a \$200,000 home is \$1.18 to \$1.50 per month. He stated the interest rates are climbing and the city is still repairing streets noting if the tax rate decreases by one cent, streets will not get repaired.

There being no others to speak for or against the Public Hearing on the proposed Tax Rate for fiscal year 2018-2019, Mayor Strength closed the Public Hearing.

5. Public Comments

None

6. Comments by Mayor, City Council, City Attorney and City Manager

Councilmember Melissa Olson thanked Mr. Meadors for his words and Ms. Smith for speaking up. She stated councilmembers know her position on taxes and will continue to work with council to keep Waxahachie growing.

Councilmember Chuck Beatty stated Council will remain to be frugal and deliver a quality of life for the citizens.

7. Adjourn

There being no further business, Councilmember Chuck Beatty moved the meeting adjourn at 1:18 p.m. Councilmember Mary Lou Shipley seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

(5c)

City Council and Planning & Zoning Commission
August 27, 2018

A Joint Work Session of the Mayor and City Council and Planning & Zoning Commission of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers on Monday, August 27, 2018 at 3:00 p.m.

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|------------------------------------|---|
| Council Members Present: | Kevin Strength, Mayor David Hill, Mayor Pro Tem Chuck Beatty, Councilmember Mary Lou Shipley, Councilmember Melissa Olson, Councilmember |
| Planning & Zoning Members Present: | Rick Keeler, Chairman Betty Square Coleman Bonney Ramsey Jim Phillips David Hudgins |
| Members Absent: | Melissa Ballard, Vice Chairman Erik Barnard |
| Others Present: | Michael Scott, City Manager Albert Lawrence, Assistant City Manager Lori Cartwright, City Secretary Tommy Ludwig, Executive Director of Development Services Shon Brooks, Director of Planning Kelly Dent, Planner |

1. Call to Order by Mayor Kevin Strength and Chairman Rick Keeler

Mayor Kevin Strength called the City Council meeting to order.

Chairman Rick Keeler called the Planning and Zoning Commission meeting to order.

2. Hear presentation from Larry Reichhart, Walton Global Holdings, Ltd.

3. Discussion of Case ZA2016-66 Emory Lakes Planned Development

City Manager Michael Scott stated the property is approximately 3,000 acres and warrants having some work sessions noting it has been a work in process since 2005. He stated Mr. Reichhart and his team wanted to share their concept and receive feedback from City Council, Planning and Zoning Commission and city staff.

Mr. Larry Reichhart reported Walton Global Holdings, Ltd. is privately owned, based out of Canada and has over 38 years of experience in land management. He introduced the project team for the Emory Lakes Development. Mr. Reichhart thanked city staff for their assistance on this project. He stated the property is slated for three (3) school sites and his team has been working with the Waxahachie Independent School District (WISD) and will work with the district on every preliminary plat as it develops. Mr. Reichhart stated they are working with property

(5c)

City Council and Planning & Zoning Commission

August 27, 2018

Page 2

owners on right-of-way easements. He reported the property was originally called Kemp Ranch with approximately 2,500 acres that were zoned Planned Development and explained Walton Global Holdings, Ltd. acquired more land and annexed it. Mr. Reichhart stated they will be requesting a zoning change amending the existing Planned Development to add the recently annexed property. He reported there will be three (3) different Zoning Districts being Residential District, Neighborhood Village District, and Mixed Use District. He stated approximately 10,200 residential units will be in the development.

Mr. Aaron Duncan, Walton Global Holdings, Ltd., spoke on how the development will fit onto the site noting entrance to the Planned Development will be from IH-35 as well as Highway 287 noting approximately 90 percent of the property is prairie fields. Mr. Duncan presented a summary of the three (3) different Zoning Districts noting the Planned Development Residential District will include approximately 2,027 acres and be predominantly single family residential uses. It will include open spaces and recreational uses and be located throughout the community and along natural features of the property. The Neighborhood Village District will include approximately 435 acres and will provide products such as patio homes, townhomes, or multi-family. The Planned Development Mixed Use District will include approximately 351 acres, will be higher density oriented commercial uses, and a mixture of uses such as residential, recreation and multi-family. It will serve Emory Lakes and surrounding area with uses such as grocery store and large retail stores. Mr. Duncan stated the Emory Lakes Development is a thirty (30) year project and will be built in many phases. He stated within the project is a major thoroughfare plan.

Discussion was held and the city asked Mr. Reichhart for actual usage of acreage and a commitment for a future fire department and police sub-station. They were directed to ask WISD for type of schools needed. City staff requested the number amenity centers that will be throughout the property.

4. Adjourn

There being no further business, Mayor Pro Tem David Hill moved the City Council meeting adjourn at 4:48 p.m. Councilmember Mary Lou Shipley seconded, All Ayes.

There being no further business, Mr. Jim Phillips moved the Planning and Zoning Commission meeting adjourn at 4:48 p.m. Ms. Bonney Ramsey seconded, All Ayes.

Respectfully submitted,

Lori Cartwright
City Secretary

Application for a Festival or Event Permit

(5d)

RECEIVED IN
CITY SECRETARY'S OFFICE
8/16/18
CITY OF WAXAHACHIE, TEX.

Event Name and Description: WW II Reinactment

Applicant Information

Name: John Smith

Address: 401 S. Rogers St.

City, State, Zip: Wax TX 75165 Phone: 469 309 4271

E-mail Address: jsmith@Waxahachie.com

Organization Information

Organization Name: WW II Reinactment

Address: _____

Authorized Head of Organization: _____

Phone: _____ E-mail Address: _____

Event Chairperson/Contact

Name: John Smith

Address: _____

City, State, Zip: _____ Phone: _____

E-mail Address: _____

Event Information

Event Location/Address: Downtown - Square to Depot

Purpose: Veterans Day Observance

Event Start Date and Time: November 9th 5pm

Event End Date and Time: November 10th 7pm

Approximate Number of Persons Attending Event Per Day: 2,500

Site Preparation and Set-Up Date and Time: November 10th 3pm

Clean-Up Completion Date and Time: November 11th 7pm

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc.

The Closure of Franklin St between College & Jackson
will provide area for the Black Market vendors. ^{Parking} Spaces
on Franklin will be blocked (square side) for vehicle
display. Troop encampments will set up south of the
depot starting on Friday. Saturday event is all day with
the battle starting @ 3pm. Police assistance is requested
to help with crowd control during battle.

Will food and/or beverages be available and/or sold? YES/NO

Will alcohol be available and/or sold? YES/NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? No

Please submit a site plan showing the layout of the event including equipment, stages, and street locations

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

John Smith

Signature of Applicant

8-18-18

Date

(5d)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Thursday, August 16, 2018 5:26 PM
To: Villarreal, Amber
Subject: Re: Event Application-WWII Reenactment

I have no concerns with this request.

Sent from my iPhone

On Aug 16, 2018, at 16:54, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

For your review/comments.

Amber Villarreal, TRMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
www.waxahachie.com

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<Event Application-WWII Reenactment.pdf>

(5d)

Villarreal, Amber

From: Brown, Anita
Sent: Friday, August 17, 2018 9:04 AM
To: Villarreal, Amber; Ricky Boyd; Wade Goolsbey; Borders, Amy; Mosley, Laurie; Robert Best; Cole, Leila
Cc: Scott, Michael; Cartwright, Lori
Subject: RE: Event Application-WWII Reenactment

No comments. Great event!

From: Villarreal, Amber
Sent: Thursday, August 16, 2018 4:53 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Borders, Amy <aborders@waxahachie.com>; Mosley, Laurie <Imosley@waxahachiecvb.com>; Brown, Anita <abrown@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>; Cole, Leila <lcole@waxahachie.com>
Cc: Scott, Michael <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-WWII Reenactment

For your review/comments.

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(5d)

Villarreal, Amber

From: Cole, Leila
Sent: Friday, August 17, 2018 9:21 AM
To: Villarreal, Amber
Cc: Smith, John
Subject: RE: Event Application-WWII Reenactment

Approved! ☺ John and I have discussed the food service and it's all good.

Leila Cole

City of Waxahachie
Health Inspector – Building & Community Services
Texas Standardized - Retail Food Inspection Officer
Office: 469-309-4138 / City Cell: 972-351-3219
Fax: 469-309-4139



From: Villarreal, Amber
Sent: Thursday, August 16, 2018 4:53 PM
To: Ricky Boyd; Wade Goolsbey; Borders, Amy; Mosley, Laurie; Brown, Anita; Robert Best; Cole, Leila
Cc: Scott, Michael; Cartwright, Lori
Subject: Event Application-WWII Reenactment

For your review/comments.

Amber Villarreal, TRMC
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(5d)

Villarreal, Amber

From: Wade Goolsby <wgoolsby@waxahachiepd.org>
Sent: Friday, August 17, 2018 9:34 AM
To: Villarreal, Amber
Subject: RE: Event Application-WWII Reenactment

No issues... If they are not paying for officers, we will provide them if they are available but it is subject to availability.

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Thursday, August 16, 2018 4:53 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Borders, Amy <aborders@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brown, Anita <abrown@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>; Leila Cole <lcoble@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-WWII Reenactment

For your review/comments.

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(5d)

Villarreal, Amber

From: Robert Best <rbest@waxahachiepd.org>
Sent: Friday, August 17, 2018 10:41 AM
To: Villarreal, Amber
Subject: RE: Event Application-WWII Reenactment

Looks good from the EM perspective.

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Thursday, August 16, 2018 4:53 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Borders, Amy <aborders@waxahachie.com>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Brown, Anita <abrown@waxahachie.com>; Robert Best <rbest@waxahachiepd.org>; Leila Cole <lcole@waxahachie.com>
Cc: Michael Scott <mscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-WWII Reenactment

For your review/comments.

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(5e)



Application for a Festival or Event Permit

Event Name and Description: Legacy Run - a fundraising event for the Education Foundation for Waxahachie ISD, featuring a 5K and one-mile fun run.

Applicant Information

Name: Jenny Bridges
Address: ~~1000~~ 411 N. Gibson St.
City, State, Zip: Waxahachie, TX 75165 Phone: 972-923-4631
E-mail Address: jbridges@e.wisd.org

Organization Information

Organization Name: Education Foundation for Waxahachie ISD
Address: 411 N. Gibson St. Waxahachie 75165
Authorized Head of Organization: Jenny Bridges
Phone: 972-923-4631 E-mail Address: jbridges@e.wisd.org

Event Chairperson/Contact

Name: same as above
Address: _____
City, State, Zip: _____ Phone: _____
E-mail Address: _____

Event Information

Event Location/Address: Lumpkins Stadium
Purpose: Community event / fundraise
Event Start Date and Time: Sat., Oct. 20, 2018 8:00 am

(5e)

Event End Date and Time: Sat. Oct. 20, 2018, 10:00 am

Approximate Number of Persons Attending Event Per Day: 1,000

Site Preparation and Set-Up Date and Time: Friday, Oct. 19 after 4pm

Clean-Up Completion Date and Time: Saturday, Oct. 20 after 11am

List all activities that will be conducted as a part of this event including street closures, traffic control, vendor booths, etc. Include any requests for city services.

The only street closure needed is the far right lane of Brown St. from Indian Dr. to Kirksey.
City services needed include cones for street, set-up of water stations, and portable toilets.

Will food and/or beverages be available and/or sold? YES/NO NO

*Will alcohol be available and/or sold? YES/NO NO

If yes, will the event be in the Historic Overlay District? YES/NO

If food will be prepared on-site, a Temporary Food Permit must be obtained by the Environmental Health Department.

Will dumpsters be needed? No

Will an Unmanned Aircraft Systems Unit (drone) be used? YES/NO NO If so, provide a copy of the current FAA License.

Please submit a site plan showing the layout of the event including equipment, stages, and street locations

I THE UNDERSIGNED APPLICANT, AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF WAXAHACHIE, ITS OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ALL CLAIMS OF LIABILITY AND CAUSES OF ACTION RESULTING FROM INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE SPECIAL EVENT.

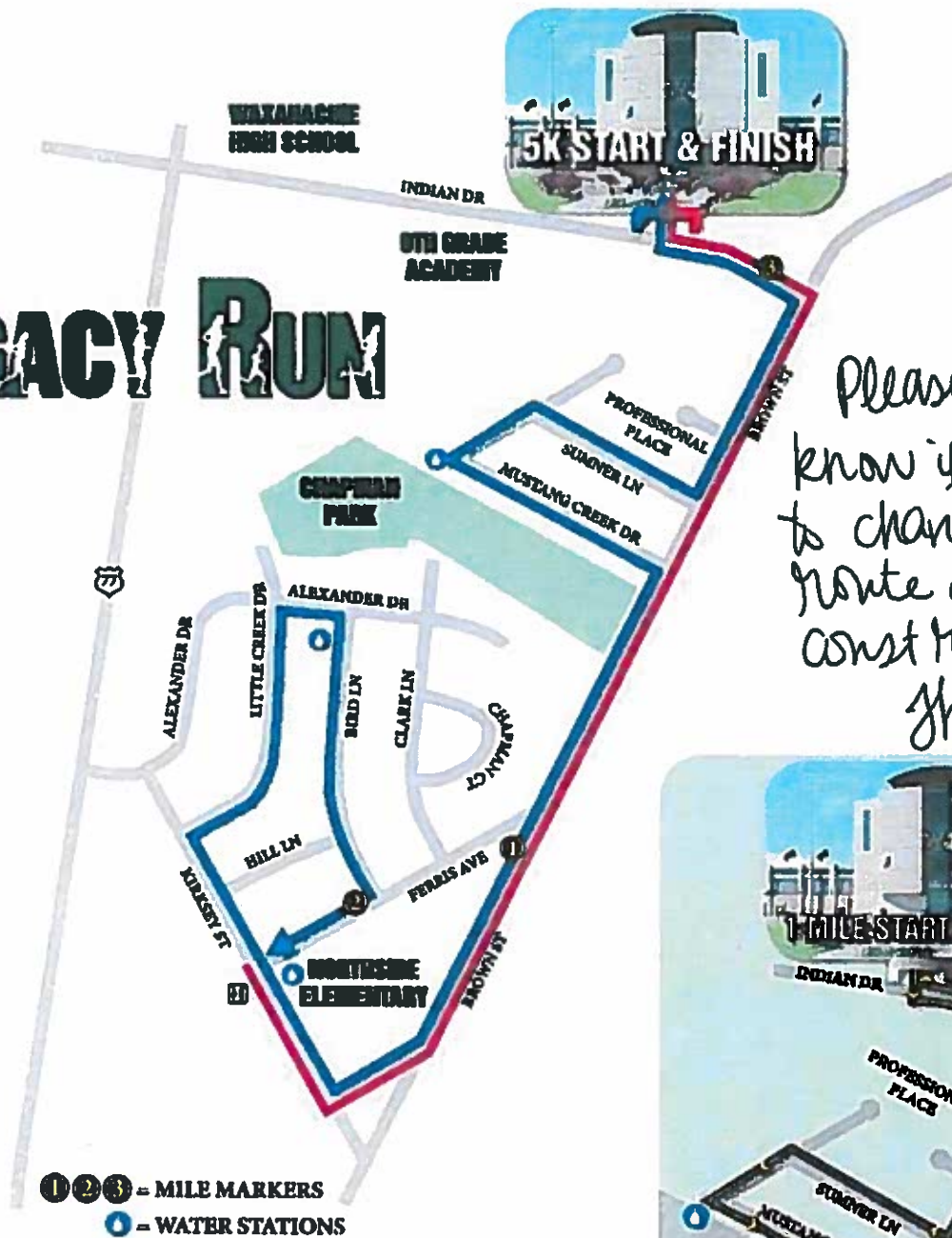
[Signature]
Signature of Applicant

8/9/18
Date

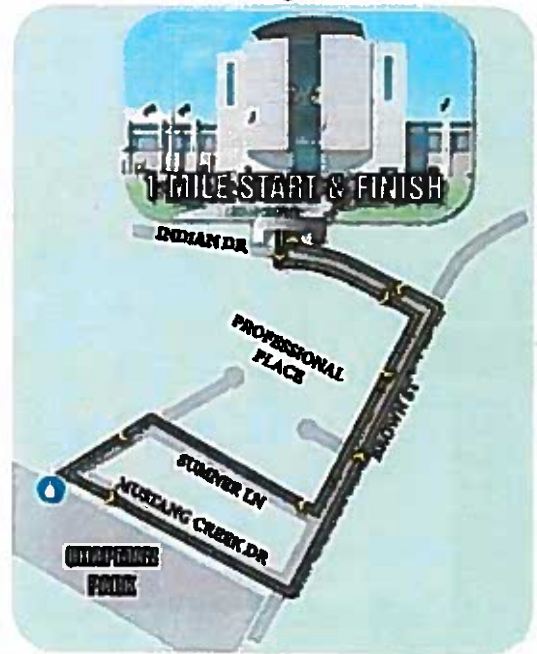
* Please note that approval of this permit does not replace/modify compliance with all applicable state laws as specified by the Texas Alcoholic Beverage Commission (TABC).

(5e)

LEGACY RUN



Please let us know if we need to change our route due to construction. Thanks!



5K ROUTE

START - Lumpkins Stadium parking lot. Left onto **INDIAN DRIVE**. Turn right onto **BROWN**. Turn right onto **SUMNER** to **MUSTANG CREEK**. Follow **MUSTANG CREEK** around back to **BROWN**. Go right on **BROWN** and follow to the carpool drive of Northside Elementary (**DUNN ST.**). Take a slight right passing in front of the school and then right onto **KIRKSEY**. Follow to **LITTLE CREEK** then turn right. Follow to **ALEXANDER** then turn right. Follow to **BIRD LANE** and turn right. Follow to **FERRIS** and turn right. Follow to **KIRKSEY** and turn left. Follow back to **DUNN ST.** and turn left and run in front of school carpool drive. Turn left onto **BROWN** and follow all the way back to **INDIAN DRIVE**. Turn left on **INDIAN DRIVE** and then turn right into parking drive to the finish. **FINISH** - Lumpkins Stadium parking lot.

ONE MILE ROUTE

START - Lumpkins Stadium parking lot, Left on Indian Drive, Right on Brown Street, Right on Sumner Drive, Left on Mustang Creek Drive (curves around back to), Left on Brown Street, Left on Indian Drive, **FINISH** - Lumpkins Stadium parking lot.

(5e)

Villarreal, Amber

From: Boyd, Ricky <RBoyd@waxahachiefire.org>
Sent: Thursday, August 09, 2018 4:16 PM
To: Villarreal, Amber
Subject: Re: Event Application-Legacy Run

I have no concerns with this request.

Sent from my iPhone

On Aug 9, 2018, at 16:07, Villarreal, Amber <avillarreal@waxahachie.com> wrote:

Good afternoon,

Please review the attached event application and send me your comments/questions/concerns.

Thank you,

Amber Villarreal, TRMC
Assistant City Secretary
City of Waxahachie
Direct (469) 309-4006 | Fax (469) 309-4003 | PO Box 757, Waxahachie, Texas 75168
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From: Jenny Bridges <jbridges@wisd.org>
Sent: Thursday, August 09, 2018 3:50 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Legacy Run Permit Application

Hi, Amber!

I hope you are doing well and having a great summer. I have attached the permit application for this year's Legacy Run. Please let me know if you need any further information in order to approve.

Thank you!
Jenny
<legacy run permit.pdf>

(5e)

Villarreal, Amber

From: Robert Best <rbest@waxahachiepd.org>
Sent: Thursday, August 09, 2018 4:27 PM
To: Villarreal, Amber
Subject: RE: Event Application-Legacy Run

The application states they're expecting approximately 1,000 runners. With that many runners I foresee a need to have the PD assist with managing the intersections during the run for safety purposes. Chief Sigler (WPD) can make that call better than me. In terms of emergency management, I don't see an issue.

Rob

From: Villarreal, Amber [mailto:avillarreal@waxahachie.com]
Sent: Thursday, August 09, 2018 4:07 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsby <wgoolsby@waxahachiepd.org>; Robert Best <rbest@waxahachiepd.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Jeff Chambers <jchambers@waxahachie.com>; John Smith <jsmith@waxahachie.com>; Eneida Ojeda <eojeda@waxahachie.com>
Cc: Michael Scott <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Legacy Run

Good afternoon,

Please review the attached event application and send me your comments/questions/concerns.

Thank you,

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From: Jenny Bridges <jbridges@wisd.org>
Sent: Thursday, August 09, 2018 3:50 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Legacy Run Permit Application

Hi, Amber!

I hope you are doing well and having a great summer. I have attached the permit application for this year's Legacy Run. Please let me know if you need any further information in order to approve.

Thank you!
Jenny

(5e)

Villarreal, Amber

From: Mosley, Laurie
Sent: Wednesday, August 22, 2018 2:04 PM
To: Villarreal, Amber
Subject: RE: Event Application-Legacy Run

I know that I am probably late to the party, but I do not see any concerns from my department's perspective on this event.

Thank you!!

From: Villarreal, Amber
Sent: Thursday, August 9, 2018 4:07 PM
To: Ricky Boyd <rboyd@waxahachiefire.org>; Wade Goolsbey <wgoolsby@waxahachiepd.org>; Robert Best <rbest@waxahachiepd.org>; Mosley, Laurie <lmosley@waxahachiecvb.com>; Borders, Amy <aborders@waxahachie.com>; Chambers, Jeff <jchambers@waxahachie.com>; Smith, John <jsmith@waxahachie.com>; Ojeda, Eneida <Eojeda@waxahachie.com>
Cc: Scott, Michael <msscott@waxahachie.com>; Cartwright, Lori <lcartwright@waxahachie.com>
Subject: Event Application-Legacy Run

Good afternoon,

Please review the attached event application and send me your comments/questions/concerns.

Thank you,

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From: Jenny Bridges <jbridges@wisd.org>
Sent: Thursday, August 09, 2018 3:50 PM
To: Villarreal, Amber <avillarreal@waxahachie.com>
Subject: Legacy Run Permit Application

Hi, Amber!

I hope you are doing well and having a great summer. I have attached the permit application for this year's Legacy Run. Please let me know if you need any further information in order to approve.

Thank you!
Jenny



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Executive Director of Development Services
Thru: Michael Scott, City Manager
Date: August 31, 2018
Re: Departmental Fund Transfer

On Tuesday September 4th a Departmental Fund Transfer Request from the Building and Community Services Department will appear before City Council for consideration in the amount of \$7,625.00. The Building and Community Services Department consists of three divisions, with three separate budgets: 1) Building Inspection, 2) Community Services, and 3) Facility Maintenance. There is savings from the Community Services budget in line item 55700 this fiscal year that staff recommends to transfer to the Building Inspection budget, primarily for supplies and equipment needs. Specifically these funds would provide for new International Code Council books for staff, the replacement of outdated computers and monitors, and general office supplies. As this transfer would shift funds from one budgetary department to another, the transfer cannot be performed administratively and requires City Council approval.

I am available at your convenience should you need additional information.

Tommy Ludwig

(5g)



Memorandum

To: Honorable Mayor and City Council
From: Albert Lawrence, Assistant City Manager *AL*
Thru: Michael Scott, City Manager *MS*
Date: August 30, 2018
Re: Consider Budget Amendment per Optimist Pool

Item Description: Consider approving a budget amendment increasing the 2017-18 Optimist Pool – Contract budget from \$33,000 to \$35,000.

Item Summary: The Optimist Pool is managed by the Waxahachie Optimist Club and operates with assistance from the City of Waxahachie. It provides summer jobs, pool parties, swimming lessons and other community events for the residents of Waxahachie. In the 2017-18 budget, the City designated \$33,000 to provide support to the Optimist Pool and the services it provides to the community. Unfortunately, plumbing repairs were required earlier in the year that resulted in an unforeseen expense and an additional \$2,000 is necessary to meet expense obligations.

Fiscal Impact: The proposed budget amendment would increase the Optimist Pool – Contract budget by \$2,000. These additional funds would come from the General Fund unrestrictive reserve balance. The reserve balance has sufficient funds available to absorb the additional expenditure with no significant impact.



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Executive Director of Development Services
Thru: Michael Scott, City Manager
Date: August 31, 2018
Re: Supplemental Appropriation

On Tuesday September 4th a Supplemental Appropriation Request from the Utilities Department will appear before City Council for consideration in the amount of \$99,000. The supplemental appropriation will fund an additional \$33,000 needed for chemicals and an additional \$66,000 for electricity utilized to treat the water at the Howard Road Water Treatment plant.

Over the summer months, the plant has seen an increase in water production of approximately 2.0 Million Gallons per Day (MGD) over what was anticipated by staff. As a result, this increase has required the use of additional chemicals and electricity to treat the increase in water. The increased water consumption has reduced the elevations at Lake Waxahachie and led to the continued use of the Lake Bardwell Water Pump Station to maintain lake elevations. The continual pump usage has also increased electrical use substantially. **However, please note, the increase in water production has also resulted in higher than anticipated Utilities revenue.**

These funds will ensure the Utilities Department will have sufficient funds to meet TCEQ standards for chemical storage requirements and maintain the plant's power needs for the remainder of the fiscal year.

I am available at your convenience should you need additional information.

Tommy Ludwig

(7)



Memorandum

To: Honorable Mayor and City Council

From: Anita Brown *AS*

Thru: Michael Scott, City Manager *Michael Scott*

Date: August 17, 2018

Re: Street closures for WDMA event

WDMA President Amber Caverly would like to place the following item on the agenda for the City Council meeting to be held on Tuesday, September 4th:

Request street closures for Waxahachie Antique Alley event. This event will take place in the same area as the Association's quarterly Junk in the Trunk events.

Request permission to close Franklin Street from College to Jackson from 7 am to 6 pm

Request permission to close College Street from Main to Franklin from 7 am to 6 pm

This is the first year Waxahachie has been involved in Antique Alley and the DMA is hoping to make a big showing.

Amber will attend the meeting to answer any questions or address any concerns.

Anita

(8)

CITY OF WAXAHACHIE AD VALOREM TAX RATES - 2018 : 2019

| | 2018 | 2019 | Change |
|--------------------------------|-----------------|-----------------|-----------------|
| Operations & Maintenance Rate* | 0.473420 | 0.476715 | 0.003295 |
| Library Rate (1) | 0.036580 | 0.033285 | -0.003295 |
| Total Operating & Maint Rate | <u>0.510000</u> | <u>0.510000</u> | <u>0.000000</u> |
| Debt Rate | 0.170000 | 0.170000 | 0.000000 |
| Total Rate | <u>0.680000</u> | <u>0.680000</u> | <u>0.000000</u> |

* Excluding Library Rate

(1) Change in Library rate generates about 10,000 less tax revenue; more than fully offset by an increase in General Fund operating contribution of almost 48,000.

(9)

NOTICE OF PUBLIC HEARING

As required by sections 5.05 & 5.06 of the City Charter, the official budget of the City of Waxahachie, Texas, for fiscal year October 1, 2018 to September 30, 2019, will be presented at a public hearing before the City Council. The hearing will be held during a regular City Council meeting on Tuesday, September 4, 2018, at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, located at 401 South Rogers Street.

PROPOSED BUDGET Fiscal Year 2018-2019

GENERAL FUND

| | |
|------------------------|------------|
| ADMINISTRATION | 1,484,370 |
| FINANCE | 1,106,635 |
| CITY ATTORNEY | 100,000 |
| GENERAL ITEMS | 863,528 |
| FACILITY MAINTENANCE | 336,098 |
| HUMAN RESOURCES | 489,250 |
| IT | 604,630 |
| ECONOMIC DEVELOPMENT | 1,580,206 |
| DOWNTOWN DEVELOPMENT | 262,073 |
| PLANNING | 641,908 |
| MID-WAY AIRPORT | 28,540 |
| POLICE | 10,250,500 |
| FIRE | 8,200,433 |
| BUILDING SERVICES | 1,186,938 |
| MUNICIPAL COURT | 336,830 |
| CITY MARSHAL | 204,967 |
| STREET | 5,770,833 |
| CENTRAL GARAGE | 292,780 |
| ENGINEERING | 678,189 |
| CITY ENGINEER | 458,110 |
| COMMUNITY SERVICES | 478,932 |
| ANIMAL CONTROL | 269,109 |
| PARKS AND RECREATION | 2,377,369 |
| CHAUTAUQUA AUDITORIUM | 202,420 |
| RODEO | 17,390 |
| PENN PARK POOL | 119,350 |
| OPTIMIST POOL | 47,700 |
| AMPHITHEATER | 33,000 |
| SIMS LIBRARY | 1,175,400 |
| SENIOR CITIZENS CENTER | 731,394 |

TOTAL GENERAL FUND EXPENDITURES

40,328,882

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0126



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Andrew Garrett for a **Preliminary Plat** of City View Plaza for 6 lots, being 5.872 acres situated in the WC Calder Survey, Abstract 235 (Property ID 181707) – Owner: KARSEN HEIGHTS LLC (PP-18-0126)

CASE INFORMATION

Applicant: Andrew D. Garrett

Property Owner(s): Karsen Heights LLC

Site Acreage: 5.872 acres

Number of Lots: 6 lots

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at \$3,523.20 (5.872 acres at \$600.00 per acre).

Adequate Public Facilities: City services are available

SUBJECT PROPERTY

General Location: NEC Meagan Street @ NB Frontage Road Highway 287

Parcel ID Number(s): 181707

Current Zoning: Planned Development-75-General Retail

Existing Use: Currently undeveloped

Platting History: WC Calder Survey, Abstract 235

Site Aerial:**STAFF CONCERNS**

1. None

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions. All comments have been cleared.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
☒ Approval, as presented.
☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing
2. Utility plan

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
 Kelly Dent, MPA
 Planner
kdent@waxahachie.com

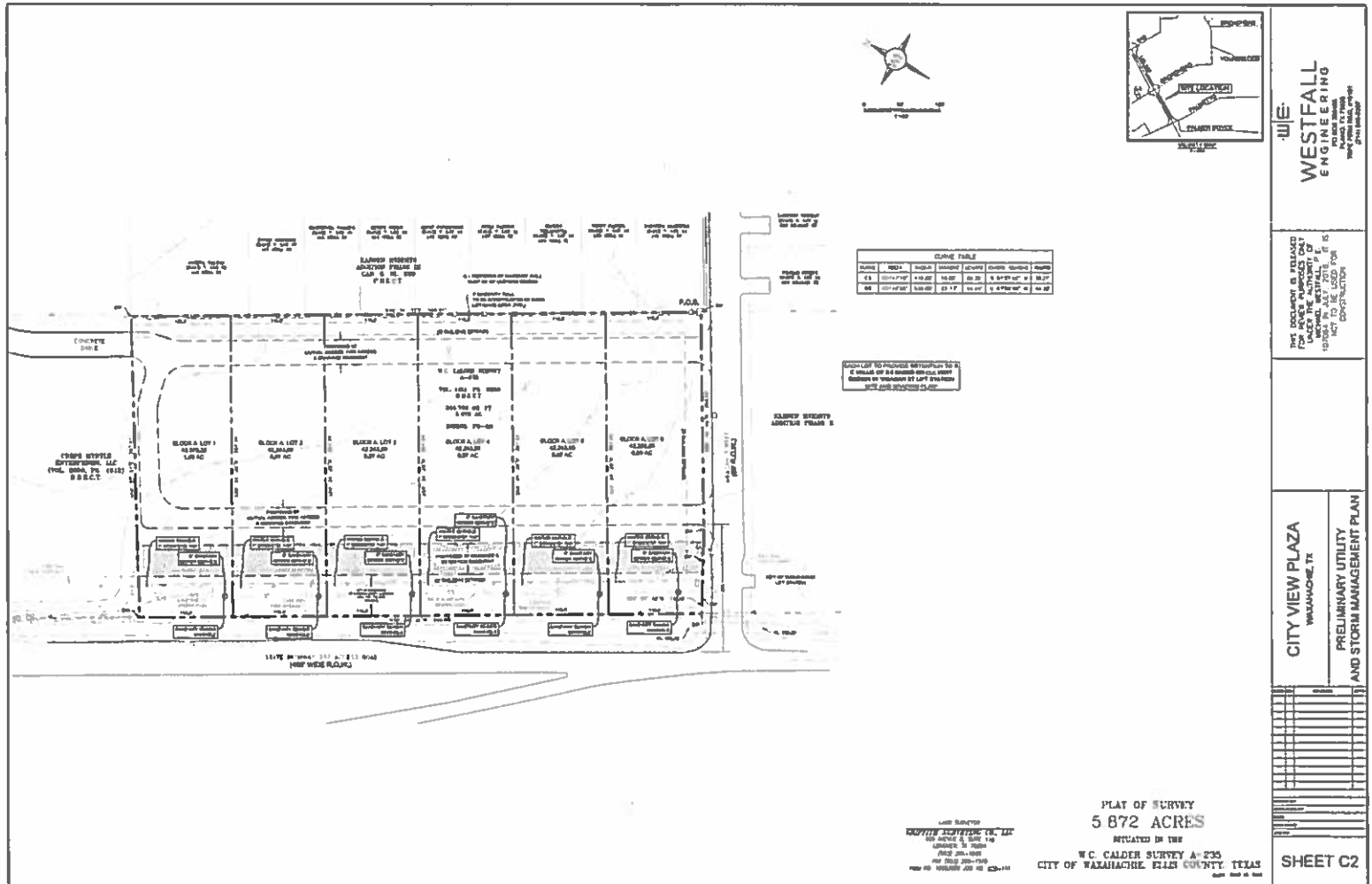
Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend approval of plat no. PP-18-0126.

[illegible]

(10)



(11)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0128



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Richard Webb, Tilson Home Corporation, for a **Final Plat** of Tilson Home Addition Phase 1 for 1 lot, being 2.148 acres situated in the John Fifer Survey, Abstract 351 (Property ID 183319) – Owner: TILSON HOME CORPORATION (FP-18-0128).

CASE INFORMATION

Applicant: Richard Webb, Tilson Home Corp.

Property Owner(s): Tilson Home Corporation

Site Acreage: 2.148 acres

Number of Lots: 1 lot

Number of Dwelling Units: 0 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$1,288.80** (2.148 acres at \$600.00 per acre).

Adequate Public Facilities: The development is on City water. At present, the development is on septic, however, there is a note on the plat that states that any further development of the property necessitates connection to City sanitary sewer. Additionally, when sewer becomes available, the development must convert from septic to sewer, regardless of whether further development occurs on the site.

SUBJECT PROPERTY

General Location: 2170 S Interstate 35

Parcel ID Number(s): 183319

Current Zoning: General Retail w/SUP (Ordinance No. 2840)

Existing Use: Currently undeveloped

Platting History:

The preliminary plat was approved by City Council May 15, 2017.

Site Aerial:



STAFF CONCERNS

1. The development is on City water. At present, the development is on septic, however, there is a note on the plat that states that any further development of the property necessitates connection to City sanitary sewer. Additionally, when sewer becomes available, the development must convert from septic to sewer, regardless of whether further development occurs on the site.

APPLICANT RESPONSE TO CONCERNS

1. All comments have been cleared. The concerns above are a notification.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☐ Approval, as presented.
- ☒ Approval, per the following comments:
 1. Any further development of the property necessitates connection to City sanitary sewer.
 2. When sewer becomes available, the development must convert from septic to sewer, regardless of whether further development occurs on the site.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION*Prepared by:*

Kelly Dent, MPA

Planner

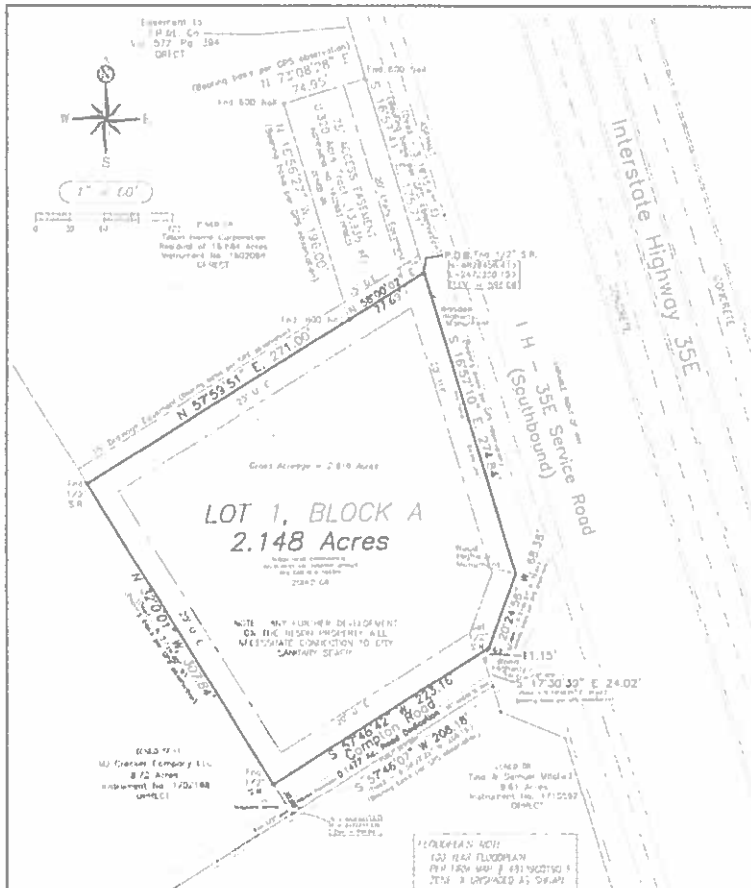
kdent@waxahachie.com*Reviewed by:*

Shon Brooks, AICP

Director of Planning

sbrooks@waxahachie.com**ACTION SINCE INITIAL STAFF REPORT**

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend approval of plat no. FP-18-0128, subject to staff comments. Park fees have been paid and are no longer outstanding.



6-20-98
2:45 AM

being a portion of all that certain full tract, or portion of land in the City of Washington, D.C. County, Taxes on the John Wiley Survey, Abstract No. 351, and being a part of a ceded 1881 claim as described in deed by instrument in 1880/89, Official Public Records, D.C. County Taxes (OPH.C.F.) and being more particularly described as follows:

10-1-64 MNC at the northeast corner of this tract and on the easterly line of lot 18 & 19 acres tract, being on the westerly right of way of U.S. Interstate Highway 25 East (I-25) and being the southeast corner of an unfiled acreage measurement of a 1/2" steel rod found with a yellow iron stamping "7075 4466" the same being for its displacement from 60' observation, learn from 1942-43, 4202, MNC 81' distance and being beyond 60' within of 60' distance of 4202, MNC 81' Easting = 74,273.93' North, Elevation = 508.05' learn above 802 feet

14146 S. 24th St. at 83rd Ave (Coord. S 21°01'03" at 79°45'00") along a
southeast side of the road and turn for road 16.04 acres road, and along
the right of way of 1-354 to a 1/4" steel rod set with a yellow cap stamped
"R115 4480" for the southeast corner of lot 1st, and being on
the northwest right of way of Canyon Road;

Initial 11542800, 225'00 feet along the northwestern quadrant leg of this trail and across said 1984 area, depicting 1.55E and along the rectangular northeast corner of new of Cumpton Road to a 3/4" steel rod found with a yellow cap stamped "TIPS 4444" for the south corner of this tract, bearing 30 feet to 115425010, 1'00" to the centerline of said road, said centerline point being the east corner of a 60x82 3/4" tree trunk of hard oak destroyed in dead by instrument 115425138, DRCRC.

THENCE N 32°02'31" W, 327.84 feet (Long - 1/151'19"45" W) - bearing Compton
Hwy and the southern line of the land and same to said 10.625 acres
tract, and along the northern line of said 1/2 acres tract to a 1/8" steel 14 ft
curb with a green cap stamped "455" 446A" for the angle corner at said tract.

1.44661 N 105.55208 W, 2.145 acres along the northeast line of this tract is the POINT OF INTERSECTION and containing approximately 93,573.81 square feet of land equated to approximately 2.145 acres of land.

Printer/Developer
12500 IRVING CORPORATION
401 Durham Drive
Houston, TX 77067
Phone: 713 124-5795

[illegible][illegible]

the said agreement is not in or pending consideration, review, negotiation and resolution of the C of W. January 14, 1900

in full by the said C of W. of the said C of W. 1900

7/10/2010

STATE OF TEXAS 4
COUNTY OF HILL 5

Before me the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Richard Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and contents therein expressed.

6-11-1964

[illegible]

CITY OF NEW YORK, DEPT. OF SOCIAL SERVICES.

City of Washington

END RATION

At 190°C and 11 Bar, $\epsilon_{\text{L}} = 1.5$ and $\epsilon_{\text{H}} = 1.5$
City of Washington, D.C.

$\frac{1}{\sqrt{e}}$

FINAL PLAT
WILSON HOME ADDITION

PHASE 1
Lot 1, Block 4

in the John Fifer Survey, Abst. 351
in the City of Wazahatchie,

Ellis County, Texas
(1 Commercial Lot)

ASSOCIATES Date 8/7/2018 1:50 PM

Surveyors
Leforge Exp. 3/15 257-7474
257-7474

[illegible]

Planning & Zoning Department

Zoning Staff Report

Case: SU-18-0130



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Public Hearing on a request by Ann Sayegh for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 S.F.** use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)

CASE INFORMATION

Applicant: Ann Sayegh

Property Owner(s): William & Ann Sayegh

Site Acreage: 4.072 acres

Current Zoning: Rural Residential (RR)

Requested Zoning: RR w/ Specific Use Permit for Accessory Building < 700 SF

SUBJECT PROPERTY

General Location: 3360 FM 877

Parcel ID Number(s): 231002

Existing Use: Single-family residence

Development History: Lindmark Estates, Revised, final plat was approved by City Council on April 4, 2005.

Adjoining Zoning & Uses:

| Direction | Zoning | Current Use |
|-----------|--------|-------------------------|
| North | RR | Single family residence |
| East | PD-SF1 | Single family residence |
| South | RR | Single family residence |
| West | RR | Single family residence |

Future Land Use Plan: Estate Residential

Comprehensive Plan:

This use is representative of traditional, single-family detached dwellings on large lots that are over one acre in size. This type of land is envisioned to primarily be located in the southern portion of the City and in the ETJ area south and west of Waxahachie.

Thoroughfare Plan:

The site is accessed via Howard Rd, a Secondary Thoroughfare C (90' ROW).



Site Image:

PLANNING ANALYSIS

The applicant seeks to erect a metal horse barn of 1,260 sf on the site. The metal barn is permitted with an SUP because barns on properties that are two (2) or more acres are exempt from the masonry construction requirements provided said barns are used for agricultural purposes *see Section 5.10 (b)(v)1*.

PUBLIC NOTIFICATIONS

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 on 8/10/18.

STAFF CONCERNS

1. The old barn needs to be removed.

APPLICANT RESPONSE TO CONCERNS

1. Applicant met with staff and submitted a revised site plan. The above concern is something the applicant intends to do.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Site plan
2. Stallion Buildings packet detailing the barn

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION*Prepared by:*

Kelly Dent, MPA
Planner

kdent@waxahachie.com

Reviewed by:

Shon Brooks, AICP
Director of Planning

sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend approval of zoning change SU-18-0130, subject to staff comments.

(12)

CASE SU-18-0130

***SUPPORT* 4**

***OPPOSE* 0**

Request by Ann Sayegh for a Specific Use Permit (SUP) for **Accessory Building (Residential), Greater than or Equal to 700 S.F.** use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)

SUPPORT

1. Dan Walser, 3359 Howard Road, Waxahachie, TX 75165
 - a. "The proposed building is on their land and fits the rural setting. We strongly support their right to use their property as they see fit!"
 2. Jack Phelps, 3363 Howard Road, Waxahachie, TX 75165
 3. Rita Reyes, 120 Lakeshore, Waxahachie, TX 75165
 4. Kristy Pennock, 3349 Howard Road, Waxahachie, TX 75165
-

(12)

RECEIVED
8/21/18



City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-18-0130**



WALSER DAN & LORI
3359 FM 877
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 28, 2018 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 4, 2018 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Ann Sayegh for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)

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

Case Number: **SU-18-0130**

☒ SUPPORT

☐ OPPOSE

Comments: *The proposed building is on their land and fits the rural setting. We strongly support their right to use their property as they see fit!*

Your response to this notification is OPTIONAL. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Dan Walser
Signature

08/16/2018
Date

Dan Walser
Printed Name and Title

3359 Howard Road
Address
Waxahachie, Tx 75165



(12)

RECEIVED
8/21/18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-18-0130**



PHELPS JACK
3363 FM 877
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 28, 2018 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 4, 2018 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Ann Sayegh for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)

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

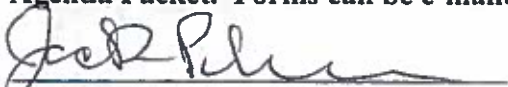
Case Number: **SU-18-0130**

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


Signature

Date

8/15/18

Jack Phelps - homeowner
Printed Name and Title

Address

3363 Howard Rd.
Wax 75165



(12)

RECEIVED
8/21/18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **SU-18-0130**



REYES TOMAS & RITA
120 LAKESHORE DR
WAXAHACHIE, TX 75165

The Waxahachie Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 28, 2018 at 7:00 p.m. and the Waxahachie City Council will hold a Public Hearing on Tuesday, September 4, 2018 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by Ann Sayegh for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Rural Residential zoning district, located at 3360 FM 877, 5 & 6 LINDMARK ESTS 4.072 ACRES (Property ID 231002) - Owner: SAYEGH WILLIAM & ANN (SU-18-0130)

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

Case Number: **SU-18-0130**

☒ SUPPORT

☐ OPPOSE

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.


Signature

Lita Reyes
Printed Name and Title

8-16-18
Date

120 Lakeshore
Address

(12)

request.

Case Number: SU-18-0130

☒ SUPPORT

☐ OPPOSE

RECEIVED
8/22/18

Comments: _____

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Kristy Pennock
Signature

8/22/18
Date

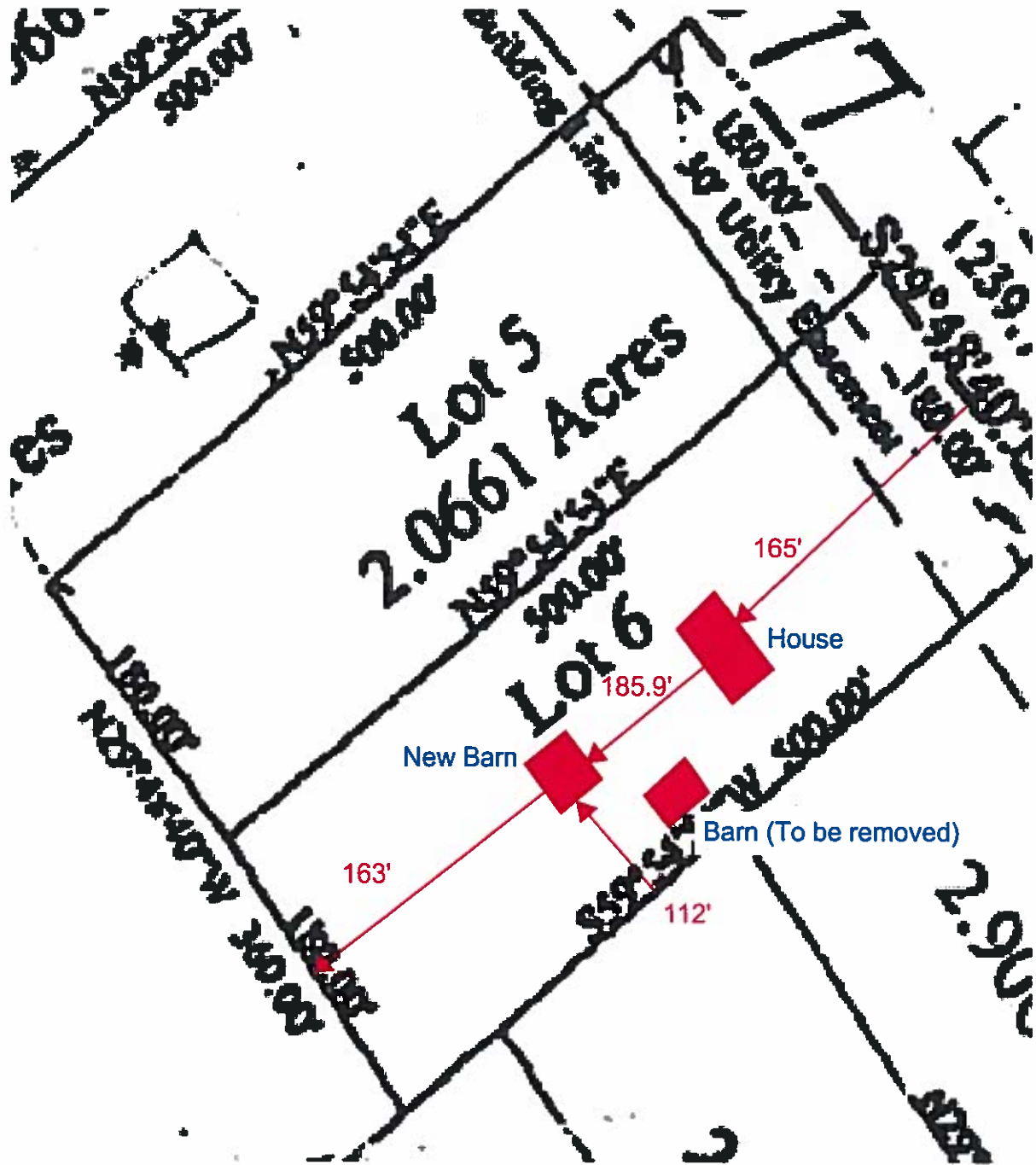
Kristy Pennock
Printed Name and Title

3349 Howard Rd
Address

75165

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)

(12)



STA004016


STALLION
BUILDINGS

Cash Sale For Custom Carports

Date: 07/20/2018

Sales Person: Gary Scott

Sales Location: Waxahachie

Customer First Name: ANN

Middle Name:

Last Name: SAYEGH

Primary Phone: (469) 831-5721

Secondary Phone: (469) 831-6051

Mailing Address: 3360 FM 877

City: WAXAHACHIE

State: Texas

Zip: 75165

Physical Address: 3360 FM 877

City: WAXAHACHIE

State: Texas

Zip: 75165

☐ Physical Address is same as Mailing. Email: ANN_SAYEGH@YAHOO.COM

| | | | |
|--|------------|---|------------|
| Serial No: STA0718SC1193 | | CASH | |
| Rental Return: <input type="radio"/> Yes <input checked="" type="radio"/> No | | Tax: 8.25% | \$884.28 |
| Unit Style: HORSEBARN | Price | Delivery: | \$0.00 |
| Unit Size: 36 x 35 x 12 | \$10771.00 | Total: | \$11602.78 |
| Upgrades (from Carport Spec Sheet): | \$1947.50 | Down Pmt: | \$5801.39 |
| Total all lines above here: | \$12718.50 | Balance: | \$5801.39 |
| Delivery | \$0.00 | <input type="checkbox"/> Cash: | \$0.00 |
| DISCOUNT | -2000.00 | <input checked="" type="checkbox"/> Check | 327 |
| Subtotal | \$10718.50 | | \$5801.39 |
| Reference Number: STA004016 | | <input type="checkbox"/> CC | \$0.00 |

Customer will be responsible to anchor to WOOD, ROCK or ASPHALT. No Warranty on WOOD, ROCK or ASPHALT. NOT ALL STRUCTURES MEET CODES - ENGINEERED PLANS AVAILABLE AT AN ADDITIONAL COST.

Terms and Conditions

INSTALLATION: All prices are for installation on your level ground or pad site. If site is not level, unit will be installed "AS IS" with no warranty. Frame is 1ft shorter than roof length on all carports except workshop style carports.

Anchors are available at an additional cost and must be installed to receive warranty or if an RTO purchase. Carports with 8' legs or taller will require additional work from the customer for bracing and securing the unit.

Customer MUST contact 811 before the installation date and notify the main office of any underground cables, gas lines or utility lines by calling 817-764-1123. We are not responsible for any damage. Customer is responsible to obtain all permits and be aware of any restrictions. Permits should be obtained at least 1 week before installation. Any costs associated with permitting restrictions or HOA requirements will be the sole responsibility of the customer.

Standard Free Installation includes installation up to 50 miles from a manned sales location. Sales outside of the 50 mile radius will require management approval & additional mileage charge.

If we are unable to install due to customer problems or changes, including but not limited to a non-level site, a 5% re-stocking fee will be charged.

CANCELLATION POLICY: You have the right to cancel and receive a full refund within 72 hours from time of order. After that time, 10% is NON REFUNDABLE, including for any revisions and may not be applied to other purchases.

CASH SALE: 50% minimum down payment required on cash sales. The rest will be due upon delivery and must be paid to the installation crew.

RENT TO OWN SALE: First months payment along with a 15% security deposit (\$300.00 minimum security deposit) due as a down payment on Rent to Own sales. A minimum of 4 screw-in anchors is required on RTO sales.

PRICING AND UPGRADES: All pricing and upgrades must be approved by the corporate office to be binding. This order is considered to be a QUOTE until approved by the corporate office.

I have read, understand and accept the above information and give approval for the purchase and installation of the above along with terms:

Customer Signature: [Signature] Date: 7-20-18



(12)

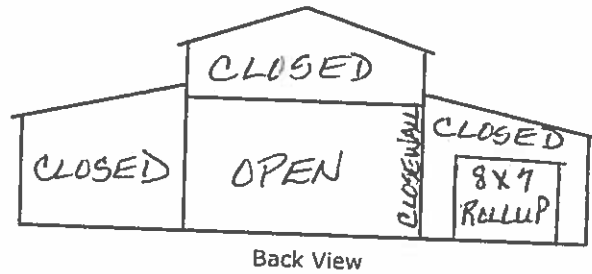
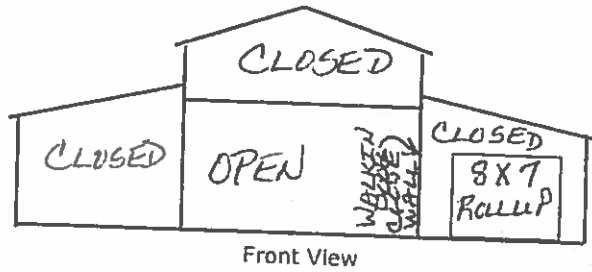
Base Price \$10,771

| | | | |
|--|---------------|---------------------------|--------------------|
| Metal Colors | | Roof: <u>BARN RED</u> | |
| Trim: <u>PURE WHITE</u> | | Gable(s): <u>BARN RED</u> | |
| Side(s): <u>BARN RED</u> | | End(s): <u>BARN RED</u> | |
| Options | | | Price |
| Leg Height: <u>12'</u> Middle/8' Lean to's | | | 0.00 |
| Doors & Windows | | | Price |
| <input type="checkbox"/> 30x30 Window | Qty: | | |
| <input checked="" type="checkbox"/> 36x80 Vinyl Door | Qty: <u>1</u> | <u>275</u> | |
| <input type="checkbox"/> 36x80 9 lite Vinyl Door | Qty: | | |
| <input type="checkbox"/> 36x80 9 Metal Door | Qty: | | |
| <input checked="" type="checkbox"/> <u>8</u> x <u>7</u> Roll up door | Qty: <u>2</u> | <u>960</u> | |
| <input type="checkbox"/> <u> </u> x <u> </u> Roll up door | Qty: | | |
| Other Custom Options | | | Price |
| <input type="checkbox"/> Headers: | Qty: | | |
| <input type="checkbox"/> Framed Opening: | Qty: | | |
| <input type="checkbox"/> Sidewall Framed Opening: | Qty: | | |
| <input type="checkbox"/> Anchors: | Qty: | | |
| <input type="checkbox"/> Closing 8x7 Right lean to opening | | | |
| <input type="checkbox"/> Closing Front Middle Section End | | | |
| <input type="checkbox"/> Closing Back Middle Section End | | | |
| Wainscoting: <input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical | | | |
| Wainscoting Color: <u>INSIDE</u> | | | |
| <u>CLOSE WALL 35' L X 12' TALL</u> | | | <u>712.50</u> |
| Total for Upgrades: | | | <u>\$12,718.50</u> |

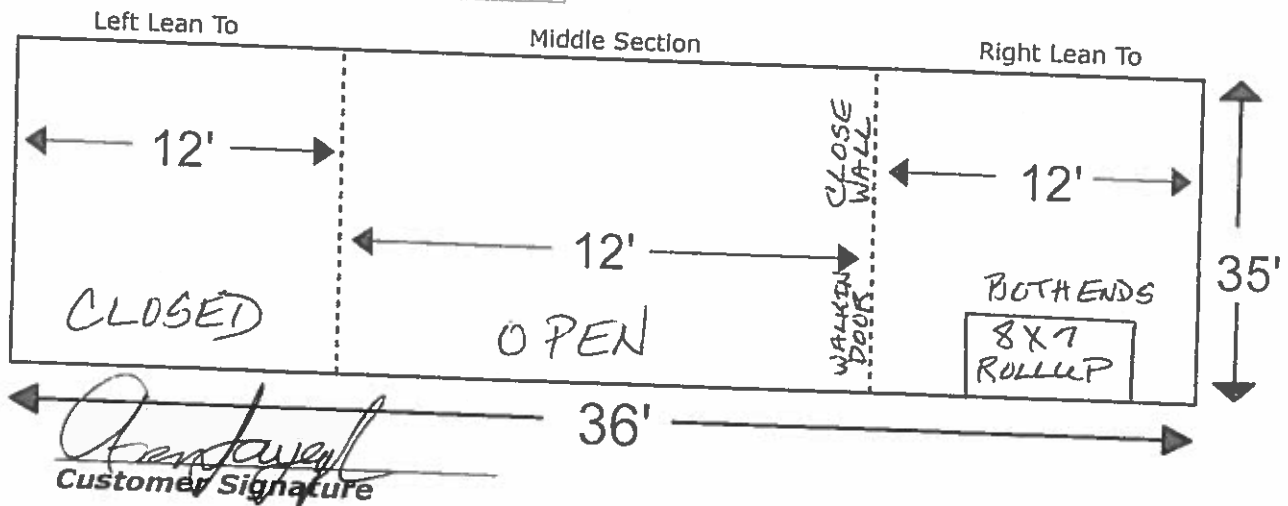
Carport Sketch: Barn Style

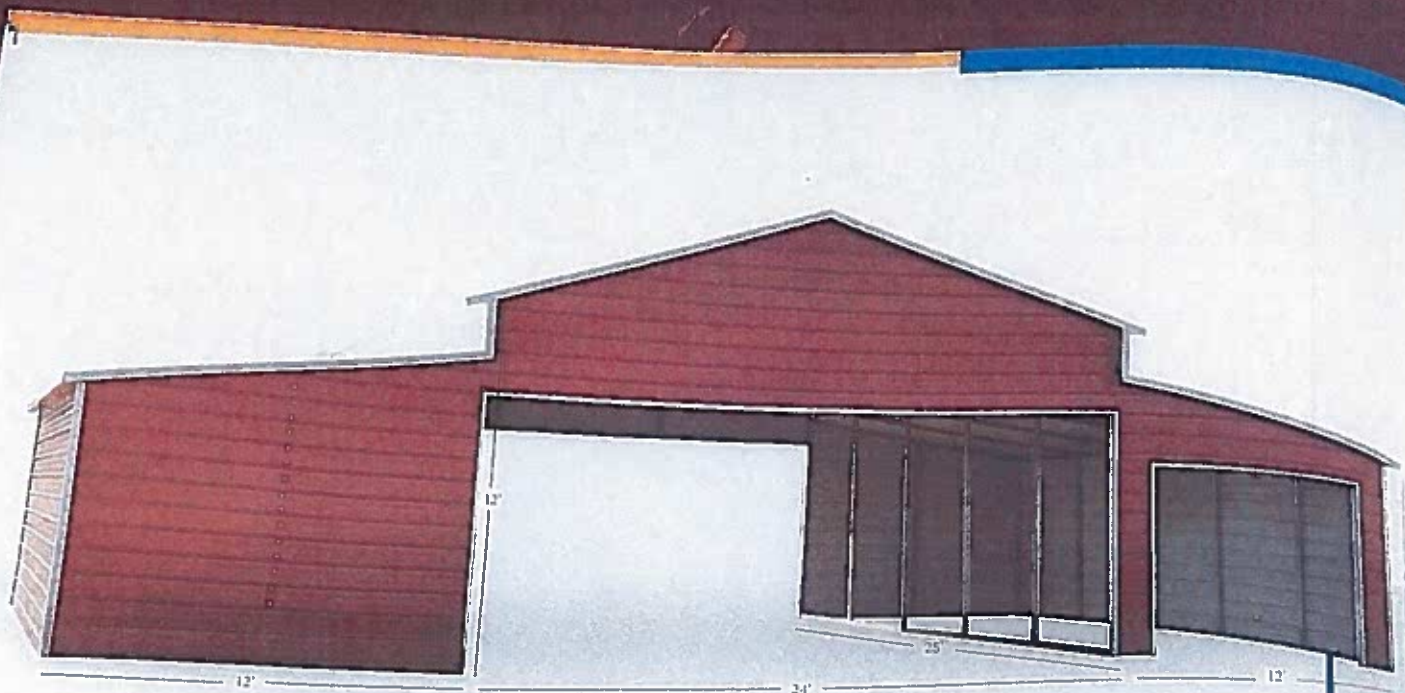
Customer Name: ANN SAYEGH
 Serial Number: STA0718SC1193
 Type of ground: CONCRETE SLAB
 Electricity Available: Yes: ☐ No: ☒
 Horizontal Roof: ☒ Vertical Roof: ☐

Unit Size: 36 x 35



Please specify on sketch where customer would like upgrades added





SIZE SHOWN:
18' x 25'

EATURES

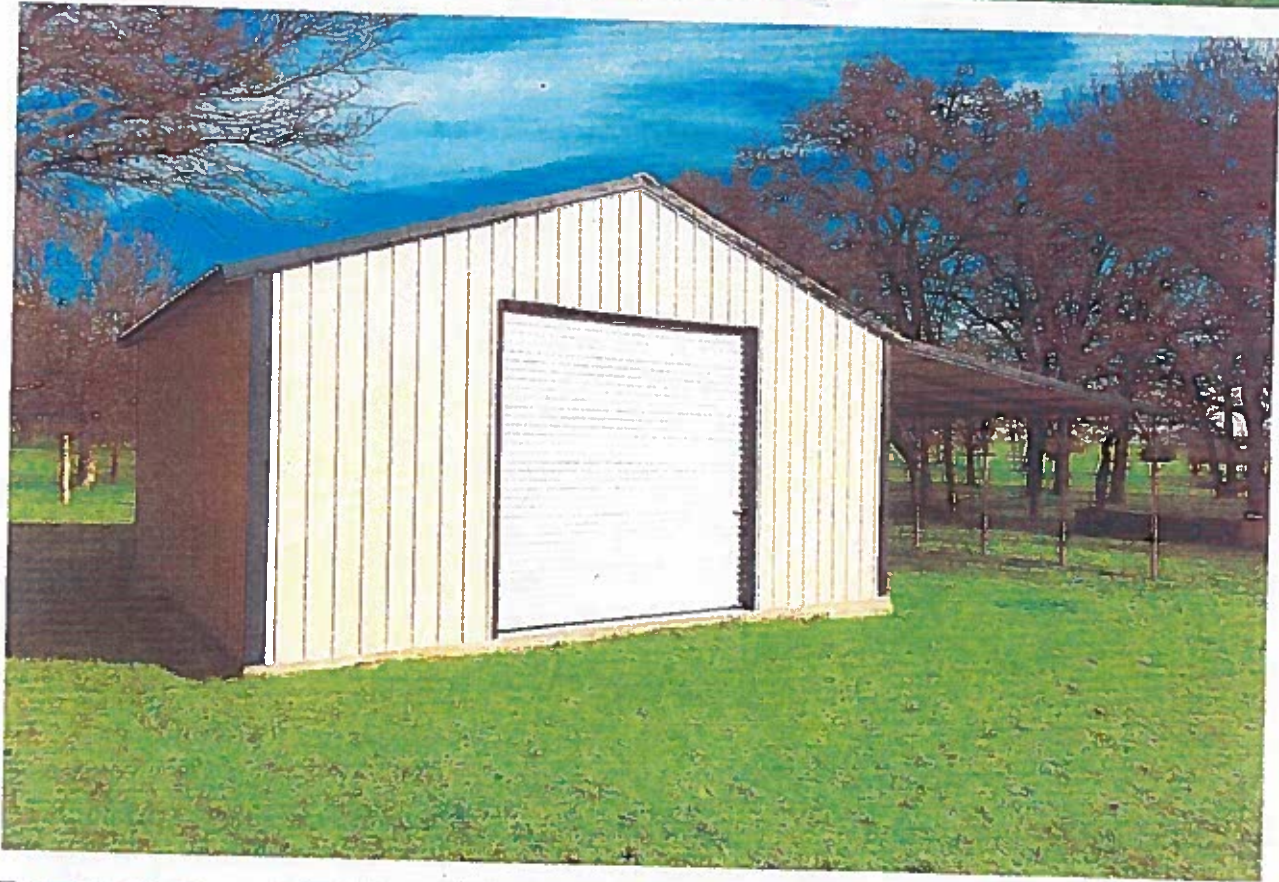
BOTH SIDES CLOSED
9' HIGH OPEN MIDDLE
CLOSED GABLE ENDS
3 LEAN-TO ENDS ENCLOSED
8' X 7' OPENING ON RIGHT LEAN-TO FRONT
30' 34' WIDE LEAN-TO'S ARE 10' WIDE

36'+ WIDE LEAN-TO'S ARE 12' WIDE
REMAINING DISTANCE IN MIDDLE
CENTER LEGS 12'
OUTSIDE LEGS 8'

(12)



STALLION BUILDINGS





STALLION
BUILDINGS

(12)
THE BETTER VALUE

| STALLION BUILDINGS | OTHER COMPANIES |
|--|---|
| 80 KSI (80,000 pounds per square inch), "Grade E" steel panels | 33 KSI (33,000 pounds per square inch), "Grade C" steel |
| High end of decimal range on 29 gauge of thickness (as much as 40% difference) | Come standard with only mid to low range |
| Workmanship: guaranteed for one year | 90 days |
| Steel panels: guaranteed for 40 years for film integrity and 30 years against fading, peeling, and flaking | 10 or 20-year; some have 30-year; some have none |
| Panels: guaranteed 25 years against rust-through perforation | some have 20-year, others have none |

OUR STEEL IS THE NEAREST THING TO ETERNAL LIFE YOU'LL EVER SEE ON THIS EARTH!



WHY ARE WE IN BUSINESS?

Simply put: our customers!

To offer the best in service, quality and price!

To be more than just a "carport company".

To take pride in what we do and produce.

To provide competitive installer pay so we attract and retain the best.

We are a local, Texas company, manufacturing, operating, and selling exclusively in Texas.



Buy Quality. Buy Workmanship. Buy for Life.



CONCRETE SLAB FOUNDATION EXAMPLE

CONCRETE SLAB FOUNDATION NOTES:

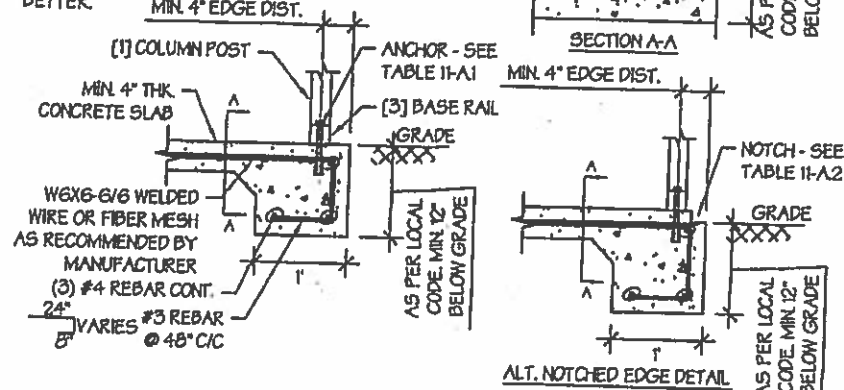
- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- EITHER OPTION 1 'EDGE OFFSET' OR OPTION 2 'NOTCHED EDGE' DETAIL CAN BE USED.
- FOR OPTION 1 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 5" EACH DIRECTION.
- FOR OPTION 2 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE SIDE DIMENSIONS OF THE BUILDING DIMENSIONS.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
- CONCRETE ANCHORS CAN BE ANY ONE OF THE OPTIONS MENTIONED IN TABLE 11-A.1.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

| WIND SPEED (MPH) | ANCHOR SIZE |
|------------------|-------------|
| 105 TO 140 | 1/2" Ø X 7" |
| 155 TO 180 | 5/8" Ø X 7" |

NOTES:

- ANCHORS ARE BASED ON ESR-2526 REPORT. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED AS LONG AS THEY MEET OR EXCEED THIS REPORT.
- MIN. EMBEDMENT DEPTH TO BE 4".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
- ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

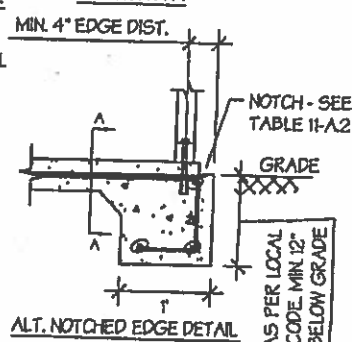
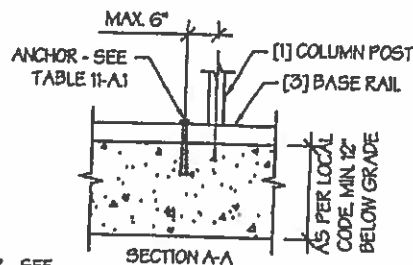


OPTION 1: EDGE OFFSET DETAIL
SCALE: NTS

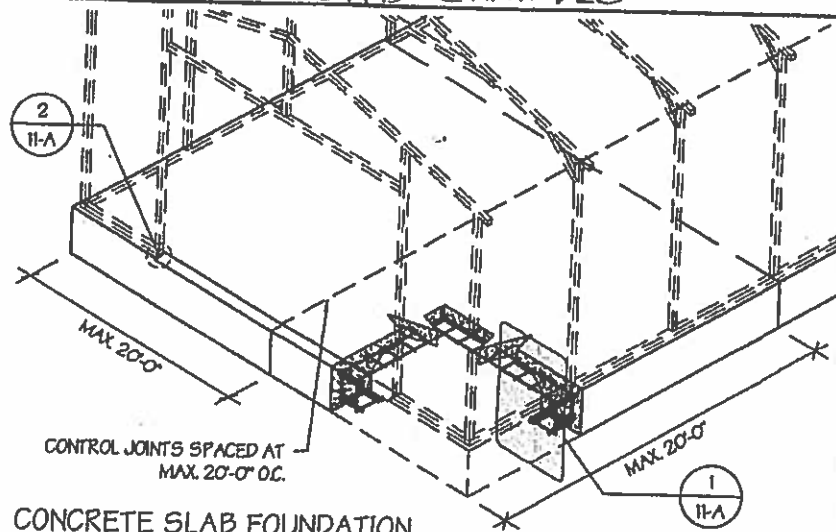
TABLE 11-A.2: NOTCH WIDTH

| HORIZONTAL/OPEN | | VERTICAL | |
|-----------------|--------|----------|--------|
| 14GA | 12GA | 14GA | 12GA |
| 2 3/4" | 2 7/8" | 1 3/4" | 1 7/8" |

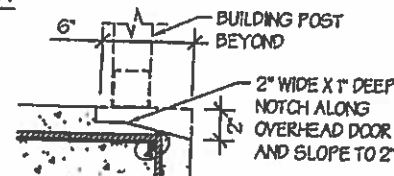
DEPTH IS TO BE 1 1/2"



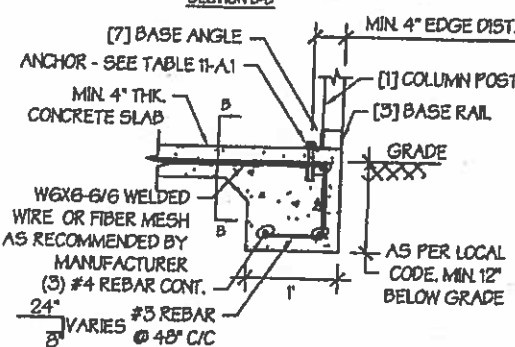
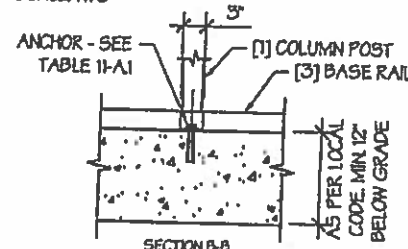
OPTION 2: EDGE FLUSH DETAIL
SCALE: NTS



CONCRETE SLAB FOUNDATION
SCALE: NTS



OVERHEAD DOOR NOTCH DETAIL
SCALE: NTS



MANUFACTURED BY:

Lelands

900 S McDuff St.
Grandview, TX 76050
1-817-866-2703
www.lelandsbarns.com

ENGINEERED BY:



A&A ENGINEERING
CIVIL • STRUCTURAL

5911 Remembrance Place, Suite B • Toledo, OH 43623
Tel. 419-202-1983 • Fax. 419-392-0933
www.a-a-engineers.com

DRAWING INFORMATION

PROJECT: 18'-0" WIDE BUILDINGS

LOCATION: STATE OF TEXAS

PROJECT NO.: 300-17-0005

SHEET TITLE:

FOUNDATION OPTION 1:
CONCRETE SLAB

SHEET NO.: 11-A / 11

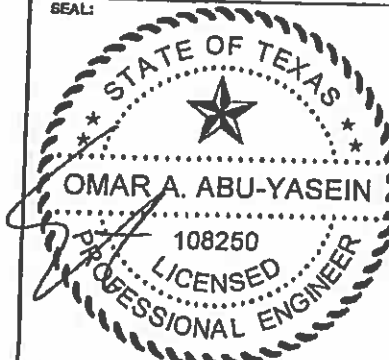
DRAWN BY: LAK DATE: 1/4/17

CHECKED BY: OAA DATE: 1/4/17

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. -
DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



EXPIRES 07/30/2018
SIGNED 07/03/2018

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ACCESSORY BUILDING (RESIDENTIAL), GREATER THAN OR EQUAL TO 700 S.F. USE WITHIN A RURAL RESIDENTIAL (RR) ZONING DISTRICT, LOCATED AT 3360 FM 877, BEING PROPERTY ID 231002, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOTS 5&6 IN THE LINDMARK ESTATES, REVISED, 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 RR; and

WHEREAS, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-18-0130. 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 RR to R, with an SUP in order to permit an Accessory Building (Residential), Greater Than or Equal to 700 S.F. use on the following property: Lots 5&6 of the Lindmark Estates, Revised subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B, and Elevations attached as Exhibit C.

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 _____ day of _____, 2018.

MAYOR

ATTEST:

City Secretary

Planning & Zoning Department

Plat Staff Report

Case: RP-18-0127



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Dustin Jordan for a Replat of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0084)

CASE INFORMATION

Applicant: KDJ Investments LLC

Property Owner(s): A Garrett Real Estate Ventures LLC and KDJ Investments LLC

Site Acreage: 4.997 acres

Number of Lots: 4 lots

Number of Dwelling Units: 4 units

Adequate Public Facilities: Rockett Special Utility District has indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution, however, they cannot meet the ISO fire flow requirements. A variance from the Ellis County Commissioners' Court was obtained at their July 17, 2018, meeting. However, this development, due to the lack of fire protection, does not comply with the Subdivision Ordinance, Section 5.8.e.

SUBJECT PROPERTY

General Location: NE corner of Old Boyce Road and Wilson Road

Parcel ID Number(s): 210307

Current Zoning: N/A (ETJ)

Existing Use: Currently developed

Platting History: Whispering Meadows was platted November 14, 1988.

Site Aerial:**STAFF CONCERNS**

1. Fire protection is not available at this site. Council must provide approval without adequate fire flow.

APPLICANT RESPONSE TO CONCERNS

1. Applicant submitted revisions.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☐ Approval, as presented.
- ☐ Approval, per the following comments:
- ☒ Additional consideration may be required.

ATTACHED EXHIBITS

1. Plat drawings

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
 Kelly Dent, MPA
 Planner
kdent@waxahachie.com

Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 3-3 to recommend denial with appeal of plat no. RP-18-0127.

(14)

CASE RP-18-0127

***SUPPORT* 0**

***OPPOSE* 1**

Request by KDJ Investments LLC for a **Replat** of Tract 9A, Whispering Meadows Addition, to create Block A, Lots 1 through 4, Boyce Farms Addition, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0127)

OPPOSE

1. Regina Scott, 1540 Boyce Road, Waxahachie, TX 75165

(14)

Case Number: **RP-18-0127**

☐ SUPPORT

☒ OPPOSE

Comments: _____

RECEIVED
8/22/18

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Regina Scott

Signature

8-20-18

Date

REGINA SCOTT

Printed Name and Title

1540 Boyce RD

Address

WAXAHACHIE, TX

It is a crime to knowingly submit a false zoning reply form. (Texas Penal Code 37.10)



(14)

RECEIVED
8/23/18

City of Waxahachie, Texas
Notice of Public Hearing
Case Number: **RP-18-0127**



HOUDEK KENNETH & PATSY J
3001 FM 879
WAXAHACHIE, TX 75165

The Waxahachie City Council will hold a Public Hearing on Tuesday, September 4, 2018 at 7:00 p.m. in the Council Chamber at the Waxahachie City Hall, 401 South Rogers Street, Waxahachie, Texas to consider the following:

Request by KDJ Investments LLC for a Replat of Tract 9A, Whispering Meadows Addition, to create Lots 1 through 4, Boyce Farms Addition, 4.997 acres (Property ID 210307) in the Extra Territorial Jurisdiction – Owner: A GARRETT REAL ESTATE VENTURES LLC & KDJ INVESTMENTS LLC (RP-18-0127)

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

Case Number: **RP-18-0127** ☐ SUPPORT ☒ OPPOSE

Comments: *The more houses we have out here, the harder it is for us to farm.*

Your response to this notification is **OPTIONAL**. If you choose to respond, please return this form by 5:00 P.M. on **WEDNESDAY, AUGUST 22, 2018** to ensure inclusion in the Agenda Packet. Forms can be e-mailed to planningandzoning@waxahachie.com.

Kenneth Houdek
Signature

8-17-18
Date

Kenneth Houdek
Printed Name and Title

3001 FM 879, Waxahachie, TX
Address
75165

Patsy J. Houdek
Patsy J. Houdek

PAGE 2 OF 2

(14)

Cartwright, Lori

From: Cartwright, Lori
Sent: Thursday, August 30, 2018 7:24 AM
To: Andrew Garrett
Subject: RE: P & Z Update

Good morning Andrew,

Your below email will serve as notice for proceeding to City Council on your agenda item.

Basically, the motion made at P&Z failed due to a tie vote. City Council will require a simple majority.

Please contact me if I can be of further assistance.

Have a great day!



Lori Cartwright, TRMC
City Secretary

City of Waxahachie
401 S. Rogers
P.O. Box 757
Waxahachie, Texas 75168

Office 469-309-4005
Fax 469-309-4003
lcartwright@waxahachie.com

From: Andrew Garrett [<mailto:andrew@hiviewrealestate.com>]
Sent: Wednesday, August 29, 2018 11:43 PM
To: Cartwright, Lori
Subject: P & Z Update

Hi Lori,

My agenda item received the "tie" on Tuesday night. We would like to proceed to City Council, do we need to take action?

Will a simple majority be approval for us, or will approval require supermajority, or unanimity?

Thank you for your help.

["Texas Real Estate Commission Information About Brokerage Services"](#)

Sincerely,

Andrew D. Garrett
Broker/Owner

(14)

***Hi View* Real Estate**

1007 Ferris Ave
Waxahachie, TX 75165

CELL # 972.921.1594
OFFICE # 469.548.9769
FAX # 888.388.3614

www.hiviewrealestate.com
andrew@hiviewrealestate.com

******* CONFIDENTIALITY NOTICE *******

This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately and delete this message from your system. Thank you.

(16)

Planning & Zoning Department Plat Staff Report

Case: FP-18-0124



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Bryan Connally, CBG Surveying, LLC, for a Final Plat of Rodriguez-King Addition for 2 lots, being 2.00 acres situated in the Silas M. Durrett Survey, Abstract 272 (Property ID 182038) – Owner: CFLP INVESTMENTS LLC (FP-18-0124)

CASE INFORMATION

Applicant: Bryan Connally, CBG Surveying LLC

Property Owner(s): CFLP Investments LLC

Site Acreage: 2.00 acres

Number of Lots: 2 lots

Number of Dwelling Units: 2 units

Park Land Dedication: The cash in lieu of park land dedication for this case is estimated at **\$800.00** (2 residential dwellings at \$400.00 per dwelling).

Adequate Public Facilities: This development will be on City services.

SUBJECT PROPERTY

General Location: 1406 MLK

Parcel ID Number(s): 182038

Current Zoning: Light Industrial-1 and Single Family-3

Existing Use: Single family residence

Platting History: Silas M. Durrett Survey, Abstract 272

Site Aerial:**STAFF CONCERNS**

1. This development fronts onto TxDOT right-of-way. Before building a residence on Lot 1, access to this lot will be determined by TxDOT. Because of the spacing, a variance from TxDOT is needed. This is not an issue at platting, but staff want to ensure all know this.

APPLICANT RESPONSE TO CONCERNS

1. Applicant has addressed all applicable comments. The above concern is a notification.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☒ Approval, as presented.
- ☐ Approval, per the following comments:

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

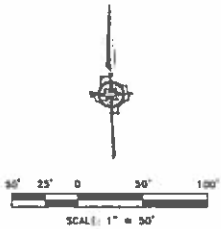
Prepared by:
 Kelly Dent, MPA
 Planner
kdent@waxahachie.com

Reviewed by:
 Shon Brooks, AICP
 Director of Planning
sbrooks@waxahachie.com

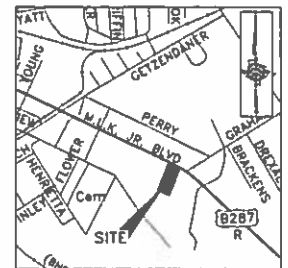
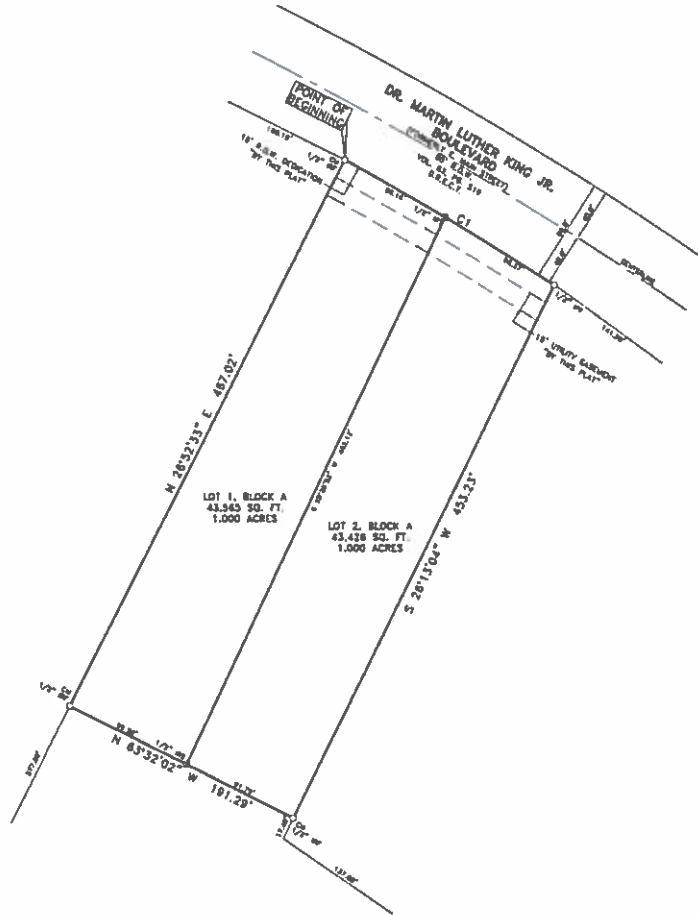
ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend approval of plat no. FP-18-0124, subject to staff comments.

(16)

**LEGEND**

D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 SQ. FT. = SQUARE FEET
 ESMT. = EASEMENT
 VOL. = VOLUME
 PG. = PAGE
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 1/2" IPF = 1/2 INCH IRON PIPE FOUND
 1/2" IRS = 1/2 INCH IRON ROD SET WITH A
 PLASTIC YELLOW CAP STAMPED
 "CBG SURVEYING"



VICINITY MAP
 1" = 1000'

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4203) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) BENCHMARKS:
 STATION#00710221
 N=1,255,055.53481
 E=2,479,546.72456
 Z=621.64498
 STATION#00710231
 N=1,209,399.94981
 E=2,475,876.23114
 Z=598.73830
- 3) ACCORDING TO THE F.I.R.M. NO. 48139C0190F, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 6) PURPOSE OF THIS PLAT IS TO CREATE ONE LOT INTO TWO LOTS.

SHEET 1 OF 2

**FINAL PLAT
 RODRIGUEZ-KING ADDITION**

LOTS 1 & 2, BLOCK A
 86,971 SQ. FT. / 2.00 ACRES
 AND BEING A TRACT OF LAND SITUATED IN THE
 SEAS W. DURRETT SURVEY, ABSTRACT NO. 373
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

OWNER: DFLP INVESTMENTS, LLC
 PEDRO RODRIGUEZ
 1000 PIERCE ROAD
 RD 654-TC540-75134
 (214) 770-5430
 PEDRO@DFLPTEAM.COM



PLAYING & SURVEYING
 Made Oiler
 18005 Shiloh Road, Ste. 230
 Dallas, TX 75288
 P 972.348.8470
 F 972.348.8470
 Firm No. 10160000
 www.cbginc.com

SCALE: 1"=50' / DATE: 05/28/10 / JOB NO. 1703848-1 PLAT / DRAWN BY: CC

(16)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pedro Rodriguez acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as RODRIGUEZ-KING ADDITION, an addition to the City of Waco, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Waco, Texas. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Waco's use thereof. The City of Waco, Texas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Waco, Texas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Waco, Texas.

WITNESS, my hand, this the _____ day of _____, 2018.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pedro Rodriguez, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waco, Texas.

(seal)

Bryan Connolly
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF ELLIS §

WHEREAS, CFLP Investments, LLC, a Texas Limited Liability Company is the Owner of a tract of land situated in the Siles M. Durrett Survey, Abstract No. 272, Ellis County, Texas, same being a tract of land conveyed to CFLP Investments, LLC, a Texas Limited Liability Company, by Warranty Deed with Vendor's Lien, recorded in instrument No. 1717367, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Rennie D. Davis Sr., by deed recorded in Volume 2819, Page 891, Deed Records of Ellis County, Texas, and being in the Southeast right-of-way of Dr. Martin Luther King Boulevard (80 feet right-of-way), also being the beginning of a non-tangent curve turning to the right, with a radius of 2838.89 feet, a delta angle of 63 degrees 48 minutes 02 seconds, a chord bearing of South 59 degrees 17 minutes 45 seconds East, and a chord length of 186.53 feet;

THENCE along said curve to the right, along the Southeast right-of-way line of said Dr. Martin Luther King Boulevard, on a line length of 186.53 feet to a 1/2 inch iron pipe found for corner, said corner being the North corner of a tract of land conveyed to Vincent G. Jackson, by deed recorded in Volume 1982, Page 288, Deed Records, Ellis County, Texas, also being in the Southwest right-of-way line of said Dr. Martin Luther King Boulevard;

THENCE South 28 degrees 13 minutes 04 seconds West, along the Northwest line of said Jackson tract, a distance of 453.23 feet to a 1/2 inch iron rod found for corner, said corner being the most northerly Northwest corner of a tract of land conveyed to Waco's Independent School District, City of Waco, Texas & Waco's Water, by deed recorded in Volume 2578, Page 878, Deed Records, Ellis County, Texas;

THENCE North 83 degrees 32 minutes 02 seconds West, along the most northerly Northwest line of said Waco's Independent School District tract, a distance of 181.29 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Waco's Independent School District tract, and being in the Southeast line of said Davis tract;

THENCE North 28 degrees 32 minutes 33 seconds East, along the Southeast line of said Davis tract, a distance of 467.02 feet to the POINT OF BEGINNING and containing 88,991 square feet or 2.00 acres of land.

APPROVED BY: Planning and Zoning Commission City of Waco, Texas

By: _____

Chairperson

Date

APPROVED BY: City Council

City of Waco, Texas

By: _____

Mayor

Date

By: _____

Attest

Date

GENERAL NOTES

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (+203) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) BENCHMARKS:
STATION=00710221
N=6,855,950.33881
E=2,479,546.72456
Z=621.64498
STATION=00710231
N=6,808,299.94981
E=2,475,874.23114
Z=596.73830

3) ACCORDING TO THE F.I.R.M. NO. 48139CD190F, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

SHEET 2 OF 2

FINAL PLAT
RODRIGUEZ-KING ADDITION
LOTS 1A & 2A, BLOCK 1

88,991 SQ.FT. / 2.00 ACRES
PART OF HARRIETT L. HOWLIN SUBDIVISION
AND BEING A TRACT OF LAND SITUATED IN THE
SILES M. DURRETT SURVEY, ABSTRACT NO. 272
CITY OF WACO, TEXAS, ELLIS COUNTY, TEXAS

OWNER: CFLP INVESTMENTS, LLC
PEDRO RODRIGUEZ
1038 PIERCE ROAD
WACO, TEXAS 76798-7154
(214) 779-9438
P1000001STAM014-00.CDW



PLANNING & SURVEYING
Main Office
18043 Shiloh Road, Ste. 230
Dallas, TX 75248
P 972-349-9660
F 972-349-8910
Firm No. 10168800
www.cbgsurveying.com

SCALE: 1"=30' / DATE: 05/23/18 / JOB NO. 1705648-1PLAT / DRAWN BY: CC

Planning & Zoning Department

Plat Staff Report

Case: PP-18-0122



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Shaun Whitaker, for a **Preliminary Plat** of Abele/Whitaker Estates for 1 lot, being 4.999 acres situated in the C. White Survey, Abstract 1109 (Property ID 250610) in the Extra Territorial Jurisdiction – Owner: ABELE PATTY (PP-18-0122)

CASE INFORMATION

Applicant: Shaun Whitaker

Property Owner(s): Patty Abele

Site Acreage: 4.999 acres

Number of Lots: 1

Number of Dwelling Units: 1 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Nash-Forreston initially indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. They have since clarified that they cannot meet ISO fire flow requirements. Had they initially indicated their inability to meet fire flow requirements, this application would have been deemed incomplete.

SUBJECT PROPERTY

General Location: 5100 FM 877

Parcel ID Number(s): 250610

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: C. White Survey, Abstract 1109

Site Aerial:**STAFF CONCERNS**

1. Nash-Forreston has corrected their initial submittal to clarify that they cannot meet ISO fire flow requirements. Had they initially indicated this, the application and its companion case would have been deemed incomplete. The applicant has requested a variance through the Ellis County Commissioners' Court for the requirement to provide fire protection. At this point, the City is not aware of the outcome of that petition. However, this development, due to the lack of fire protection, does not comply with the Subdivision Ordinance, Section 5.8.e.
2. Formatting issues remain outstanding with this submittal:
 - a. Remainder of how much?
 - b. The deed only references Patty. Please remove Shaun's information from the plat or confirm his inclusion on the plat.

APPLICANT RESPONSE TO CONCERNS

1. Applicant, owner, and surveyor attended a meeting with City staff and Ellis County staff. An appeal to the Commissioners' Court has been made. No resubmittal has been received.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☐ Approval, as presented.
- ☐ Approval, per the following comments:
- ☒ Additional consideration may be required.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend denial of plat no. PP -18-0122. A resubmittal of the plat drawing was submitted on August 30, 2018, but staff has not had an opportunity to review the resubmittal.

(17)

August 30, 2018

Mr. Son Brooks
Waxahachie Planning Director

Dear Mr. Brooks,

I am writing to inform you that I would like to appeal the denial I received from the Planning and Zoning Committee on Tuesday 8/28/18 regarding the plat for 5100 FM 877 and would still like to be considered at the City Council meeting on Tuesday 9/4/18.

I believe Tim Jackson has already emailed the revised preliminary and final plats, but I will forward them to you in a separate email as well just in case you did not receive it.

Thank you for your consideration,
Patty Abele
(314) 540-1514

(18)

Planning & Zoning Department

Plat Staff Report

Case: FP-18-0123



MEETING DATE(S)

Planning & Zoning Commission: August 28, 2018

City Council: September 4, 2018

CAPTION

Consider request by Shaun Whitaker, for a Final Plat of Abele/Whitaker Estates for 1 lot, being 4.999 acres situated in the C. White Survey, Abstract 1109 (Property ID 250610) in the Extra Territorial Jurisdiction
Owner: ABELE PATTY (FP-18-0123)

CASE INFORMATION

Applicant: Shaun Whitaker

Property Owner(s): Patty Abele

Site Acreage: 4.999 acres

Number of Lots: 1

Number of Dwelling Units: 1 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: Nash-Forrester initially indicated that their existing system can furnish the requested service in conformity with the Texas Commission on Environmental Quality standards for water distribution and the ISO fire flow requirements. They have since clarified that they cannot meet ISO fire flow requirements. Had they initially indicated their inability to meet fire flow requirements, this application would have been deemed incomplete.

SUBJECT PROPERTY

General Location: 5100 FM 877

Parcel ID Number(s): 250610

Current Zoning: N/A (ETJ)

Existing Use: Currently undeveloped

Platting History: C. White Survey, Abstract 1109

Site Aerial:**STAFF CONCERNS**

1. Nash-Forreston has corrected their initial submittal to clarify that they cannot meet ISO fire flow requirements. Had they initially indicated this, the application and its companion case would have been deemed incomplete. The applicant has requested a variance through the Ellis County Commissioners' Court for the requirement to provide fire protection. At this point, the City is not aware of the outcome of that petition. However, this development, due to the lack of fire protection, does not comply with the Subdivision Ordinance, Section 5.8.e.
2. Applicant seeks to re-route the proposed thoroughfare. At this point, staff has not received a drawing detailing the proposed relocation of this thoroughfare.
3. Formatting issues remain outstanding with this submittal:
 - a. What's the remaining acreage?
 - b. The deed only references Patty. Please remove Shaun's information from the plat or confirm his inclusion on the plat.
 - c. Where's the nearest fire hydrant? Confirm to staff that there is one within 500 feet of this property.

APPLICANT RESPONSE TO CONCERNS

1. Applicant, owner, and surveyor attended a meeting with City staff and Ellis County staff. An appeal to the Commissioners' Court has been made. No resubmittal has been received.

RECOMMENDATION

Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning and Zoning Department recommends:

- ☐ Denial
- ☐ Approval, as presented.
- ☐ Approval, per the following comments:
- ☒ Additional consideration may be required.

ATTACHED EXHIBITS

1. Plat drawing

APPLICANT REQUIREMENTS

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

STAFF CONTACT INFORMATION

Prepared by:
Kelly Dent, MPA
Planner
kdent@waxahachie.com

Reviewed by:
Shon Brooks, AICP
Director of Planning
sbrooks@waxahachie.com

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held August 28, 2018, the Commission voted 6-0 to recommend denial of plat no. FP-18-0123. A resubmittal of the plat drawing was received on August 30, 2018, however staff has not had an opportunity to review the resubmittal.

(18)

HOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT PATTY ABLE, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION THE HEREIN DESCRIBED PROPERTY AS ABLE - WHEATFIELD ESTATES AND DOES HEREBY DEDICATE, IN PERMANENCE, TO ELLIS COUNTY AND THE CITY OF WAXAHACHE, TEXAS FOR THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE SUBDIVISION AND PUBLIC USE AREAS AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAN. NO BUILDINGS, HOUSES, FENCES, SHEDS OR OTHER IMPROVEMENTS OR ORNAMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SUBDIVISION AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE ELEMENTS IF APPROVED BY ELLIS COUNTY AND THE CITY OF WAXAHACHE. IN ADDITION UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIGNED TO USE OR CROSS THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, AND USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF WAXAHACHE USE THEREOF. ELLIS COUNTY AND THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REPAIR AND REPAIR NEARBY ALL OR PARTS OF ANY BUILDINGS, FENCES, THIS IS SHOWN ON OTHER IMPROVEMENTS OR ORNAMENTS WHICH MAY BE ANY EASEMENTS OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID SUBDIVISIONS. ELLIS COUNTY AND THE CITY OF WAXAHACHE AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, MAINTAINING, MAINTAINING, REPAIRING, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY OTHER PERMISSION FROM ANYONE.

THIS PLAN APPROVED SUBJECT TO ALL PLATTING REQUIREMENTS, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF WAXAHACHE, TEXAS.

ON THIS DAY OF MAY, 2013

BY

PATTY ABLE

MARCUS BROWN

VOL. 102, PG. 1016

OFFICIAL

WEST RD

4.999 ACRES

LOT 1

BLK 1

APPROXIMATE LOCATION

OF SAID PUBLIC EASEMENT

VOL. 411, PG. 887

VOL. 417, PG. 484

WEST RD

4.999 ACRES

LOT 1

BLK 1

APPROXIMATE LOCATION

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OF SAID PUBLIC EASEMENT

VOL. 411, PG. 887

VOL. 417, PG. 484

WEST RD

4.999 ACRES

LOT 1

BLK 1

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PATTY ABLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY SIGNED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF MAY, 2013.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



THAT PATTY L. JACKSON, HEREIN CERTIFY THAT THIS PLAN WAS MADE ON THE GROUNDS UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND THAT ALL PROPERTY CORNERS WERE BEEN FOUND ON SET AS SHOWN.

Preliminary, this document shall not be recorded for any purpose and shall not be used or varied or relied upon as a final survey document.

PATTY L. JACKSON
Registration Number 1004

STATE OF TEXAS
COUNTY OF ELLIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PATTY L. JACKSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY SIGNED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF MAY, 2013.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONERS COURT OF ELLIS COUNTY, TEXAS

APPROVED THIS DAY OF MAY, 2013.

CANDY BUSH
COUNTY CLERK

ATTEST

CANDY BUSH
COUNTY CLERK

THIS PLAN HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE SEWERAGE FACILITY SYSTEM PROVIDED ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

ELLIS COUNTY DEPARTMENT
OF DEVELOPMENT DIRECTOR

DATED

FINAL PLAT - CITY OF WAXAHACHE
SAMPLING PLAT - ELLIS COUNTY
ESTATES

4.999 ACRES
1 RESIDENTIAL LOT

C. WHITE SURVEY
ABSTRACT NO. 1108
E7 OF THE CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

OWNER
PATTY ABLE
1801 TRIMBLE HOLLOW DRIVE
WAXAHACHE, TEXAS 76791
714 840 1016

SURVEYOR
TEXAS REALTY SURVEYING, L.L.C.
P.O. BOX 303
WAXAHACHE, TEXAS 76798
409 746 0020
TYPED FROM NO. 1011088
JOB NO. 1108

JULY 2013 PAGE 1 OF 1



Memorandum

To: Honorable Mayor and City Council

From: Doug Barnes, Economic Development Director *DB*

Thru: Michael Scott, City Manager *MS*

Date: August 28, 2018

Re: Rate Review Mechanism ("RRM") Tariff for ATMOS Energy Corporation

Item Description: Consideration of the adoption of a resolution approving the negotiated settlement between the ATMOS Cities Steering Committee ("ACSC") and ATMOS Energy Corporation, Mid-Tex Division regarding the company's 2018 rate review mechanism filings and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.

Staff Recommendation: Adoption of the resolution as presented.

Item Summary: Since 2007, there have been several modifications to the Rate Review Mechanism (RRM) Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members earlier this year. On or about April 1, 2018, ATMOS Energy Corporation, Mid-Tex Division filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2017, entitled it to system-wide revenues of \$42.0 million. Application of the standards set forth in ACSC's Tariff required ATMOS to reduce its request to \$27.4 million. After review of the consultants' report, the Company offered to settle for a system-wide increase of \$25.9 million. Following further negotiations, ACSC Executive Committee agreed to recommend an increase of \$24.9 million, which was accepted by the Company.

If approved by Council on September 4, 2018, the Effective Date for new rates will be October 1, 2018.

RESOLUTION NO. _____

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 2018 RATE REVIEW MECHANISM FILINGS; 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 ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; 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.

WHEREAS, the City of Waxahachie, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by

the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the RRM tariff was adopted by the City in a rate ordinance earlier this year; and

WHEREAS, on about April 1, 2018, Atmos Mid-Tex filed its 2018 RRM rate request with ACSC Cities based on a test year ending December 31, 2017; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2018 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$24.9 million on a system-wide basis (\$17.8 million of which is applicable to ACSC members); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the Exhibit A rate tariffs incorporate the federal income tax rates that became effective January 1, 2018; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B) and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That the City Council finds that the settled amount of an increase in revenues of \$24.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2018 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$24.9 million in revenue on a system-wide basis over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2018 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

(19)

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2018.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

(19)

Exhibit A
Rate Tariffs Effective
October 1, 2018

(19)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | R – RESIDENTIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 12 |

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

| Charge | Amount |
|-----------------------------------|--------------------------------|
| Customer Charge per Bill | \$ 18.85 per month |
| Rider CEE Surcharge | \$ 0.03 per month ¹ |
| Total Customer Charge | \$ 18.88 per month |
| Commodity Charge – All <u>Ccf</u> | \$0.14846 per Ccf |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

(19)

EXHIBIT A

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | C – COMMERCIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 13 |

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

| Charge | Amount |
|------------------------------|----------------------------------|
| Customer Charge per Bill | \$ 43.50 per month |
| Rider CEE Surcharge | \$ (0.03) per month ¹ |
| Total Customer Charge | \$ 43.47 per month |
| Commodity Charge – All Ccf | \$ 0.09165 per Ccf |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2018.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 14 |

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

| Charge | Amount |
|------------------------------|---------------------|
| Customer Charge per Meter | \$ 784.00 per month |
| First 0 MMBtu to 1,500 MMBtu | \$ 0.3312 per MMBtu |
| Next 3,500 MMBtu | \$ 0.2425 per MMBtu |
| All MMBtu over 5,000 MMBtu | \$ 0.0520 per MMBtu |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

(19)

EXHIBIT A

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 15 |

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

(19)

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 16 |

Exhibit A

The rates were effective for the following Cities on 3/15/2018:

| | | |
|------------------------|------------------------|--|
| ABILENE | DENISON | KILLEEN |
| ADDISON | DENTON | KRUM |
| ALBANY | DESOTO | LAKE WORTH |
| ALLEN | DRAPER AKA CORRAL CITY | LAKESIDE |
| ALVARADO | DUNCANVILLE | LEWISVILLE |
| ANGUS | EASTLAND | LINCOLN PARK (ANNEXED WITH LITTLE ELM) |
| ANNA | EDGECLIFF VILLAGE | LITTLE ELM |
| ARGYLE | EMORY | LORENA |
| ARLINGTON | ENNIS | MADISONVILLE |
| AUBREY | EULESS | MALAKOFF |
| AZLE | EVERMAN | MANSFIELD |
| BEDFORD | FAIRVIEW | MCKINNEY |
| BELLMEAD | FARMERS BRANCH | MELISSA |
| BENBROOK | FARMERSVILLE | MESQUITE |
| BEVERLY HILLS | FATE | MIDLOTHIAN |
| BLOSSOM | FLOWER MOUND | MURPHY |
| BLUE RIDGE | FOREST HILL | NEWARK |
| BOWIE | FORNEY | NOCONA |
| BOYD | FORT WORTH | NORTH RICHLAND HILLS |
| BRIDGEPORT | FRISCO | NORTHLAKE |
| BROWNWOOD | FROST | OAK LEAF |
| BUFFALO | GAINSVILLE | OVILLA |
| BURKBURNETT | GARLAND | PALESTINE |
| BURLESON | GARRETT | PANTEGO |
| CADDO MILLS | GRAND PARAIRIE | PARIS |
| CANTON | GRAPEVINE | PARKER |
| CARROLLTON | GUNTER | PECAN HILL |
| CEDAR HILL | HALTOM CITY | PETROLIA |
| CELESTE | HARKER HEIGHTS | PLANO |
| CELINA | HASKELL | PONDER |
| CENTERVILLE | HASLET | POTTSBORO |
| CISCO | HEWITT | PROSPER |
| CLARKSVILLE | HIGHLAND PARK | QUITMAN |
| CLEBURNE | HIGHLAND VILLAGE | RED OAK |
| CLYDE | HONEY GROVE | RENO (PARKER COUNTY) |
| COLLEGE STATION | HURST | RHOME |
| COLLEYVILLE | IOWA PARK | RICHARDSON |
| COLORADO CITY | IRVING | RICHLAND |
| COMANCHE | JUSTIN | RICHLAND HILLS |
| COOLIDGE | KAUFMAN | RIVER OAKS |
| COPPELL | KEENE | ROANOKE |
| CORINTH | KELLER | ROBINSON |
| CRANDALL | KEMP | ROCKWALL |
| CROWLEY | KENNEDALE | ROSCOE |
| DALWORTHINGTON GARDENS | KERRVILLE | ROWLETT |

(19)

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

| | | |
|-----------------|--|----------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 17 |

Cities with Rate Effective 3/15/2018 (Continued)

| | | |
|--------------|-----------------|------------------|
| ROYSE CITY | SULPHUR SPRINGS | WATAUGA |
| SACHSE | SWEETWATER | WAXAHACHIE |
| SAGINAW | TEMPLE | WESTLAKE |
| SANSOM PARK | TERRELL | WESTOVER HILLS |
| SEAGOVILLE | THE COLONY | WHITE SETTLEMENT |
| SHERMAN | TROPHY CLUB | WHITESBORO |
| SNYDER | TYLER | WICHITA FALLS |
| SOUTHLAKE | UNIVERSITY PARK | WOODWAY |
| SPRINGTOWN | VENUS | WYLIE |
| STAMFORD | VERNON | |
| STEPHENVILLE | WACO | |

The rates were effective for the following Cities on 4/01/2018:

| | | |
|----------------|-------------------|----------------|
| ABBOTT | BRUCEVILLE-EDDY | DEPORT |
| ALBA | BRYAN | DETROIT |
| ALMA | BUCKHOLTS | DODD CITY |
| ALVORD | BUFFALO GAP | DOUBLE OAK |
| ANNOVA | BURNET | DUBLIN |
| ANSON | BYERS | EARLY |
| ARCHER CITY | CALDWELL | ECTOR |
| ATHENS | CALVERT | EDOM |
| AURORA | CAMERON | ELECTRA |
| AUSTIN | CAMPBELL | EMHOUSE |
| AVERY | CARBON | EUSTACE |
| BAIRD | CASHION COMMUNITY | EVANT |
| BALCH SPRINGS | CEDAR PARK | FAIRFIELD |
| BALLINGER | CHANDLER | FERRIS |
| BANDERA | CHICO | FRANKLIN |
| BANGS | CHILDRESS | FRANKSTON |
| BARDWELL | CHILLICOTHE | FREDERICKSBURG |
| BARRY | CLIFTON | GATESVILLE |
| BARTLETT | COCKRELL HILL | GEORGETOWN |
| BARTONVILLE | COLEMAN | GLEN ROSE |
| BELLEVUE | COLLINSVILLE | GLENN HEIGHTS |
| BELLS | COMMERCE | GODLEY |
| BELTON | COMO | GOLDTHWAITE |
| BENJAMIN | COOPER | GOODLOW |
| BERTRAM | COPPER CANYON | GORDON |
| BLACKWELL | COPPERAS COVE | GOREE |
| BLANKET | CORSICANA | GORMAN |
| BLOOMING GROVE | COVINGTON | GRANBURY |
| BLUE MOUND | COYOTE FLATS | GRANDVIEW |
| BLUM | CRAWFORD | GRANGER |
| BOGATA | CROSS ROADS | GREENVILLE |
| BONHAM | CUMBY | GROESBECK |
| BREMOND | DAWSON | GUSTINE |
| BRONTE | DECATUR | HAMLIN |
| BROWNSBORO | DELEON | HAMILTON |

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 18 |

Cities with Rate Effective 4/01/2018 (Continued)

| | | |
|----------------------|-------------------|---------------------|
| HAWLEY | MALONE | RANGER |
| HEARNE | MANOR | RAVENNA |
| HEATH | MARBLE FALLS | RENO (LAMAR COUNTY) |
| HEBRON | MARLIN | RETREAT |
| HENRIETTA | MART | RICE |
| HICKORY CREEK | MAYPEARL | RIESEL |
| HICO | MCGREGOR | RIO VISTA |
| HILLSBORO | MCLENDON-CHISHOLM | ROBERT LEE |
| HOLLAND | MEGARGEL | ROBY |
| HOLLIDAY | MERIDIAN | ROCHESTER |
| HOWE | MERKEL | ROCKDALE |
| HUBBARD | MEXIA | ROGERS |
| HUTCHINS | MIDWAY | ROSEBUD |
| HUTTO | MILES | ROSS |
| IMPACT | MILFORD | ROTAN |
| IREDELL | MILLSAP | ROUND ROCK |
| ITALY | MOBILE CITY | ROXTON |
| ITASCA | MOODY | RULE |
| JEWETT | MORAN | RUNAWAY BAY |
| JOSEPHINE | MORGAN | SADLER |
| JOSHUA | MUENSTER | SAINT JO |
| KERENS | MUNDAY | SAN ANGELO |
| KNOLLWOOD | MURCHISON | SAN SABA |
| KNOX CITY | NEVADA | SANCTUARY |
| KOSSE | NEW CHAPEL HILL | SANGER |
| KURTEN | NEWCASTLE | SANTA ANNA |
| LACY-LAKEVIEW | NOLANVILLE | SAVOY |
| LADONIA | NORMANGEE | SCURRY |
| LAKE DALLAS | NOVICE | SEYMOUR |
| LAKEPORT | OAK POINT | SHADY SHORES |
| LAMPASAS | OAKWOOD | SOMERVILLE |
| LANCASTER | O'BRIEN CO-OP GIN | SOUTH MOUNTAIN |
| LAVON | OGLESBY | SOUTHMAYD |
| LAWN | OLNEY | STAR HARBOR |
| LEANDER | PALMER | STOCKTON BEND |
| LEONA | PARADISE | STRAWN |
| LEONARD | PECAN GAP | STREETMAN |
| LEXINGTON | PENELOPE | SUN VALLEY |
| LINDSAY | PFLUGERVILLE | SUNNYVALE |
| LIPAN | PILOT POINT | TALTY |
| LITTLE RIVER ACADEMY | PLEASANT VALLEY | TAYLOR |
| LLANO | POINT | TEAGUE |
| LOMETA | POST OAK BEND | TEHUACANA |
| LONE OAK | POWELL | THORNDALE |
| LONGVIEW | POYNOR | THORNTON |
| LORAIN | PRINCETON | THRALL |
| LOTT | PUTNAM | THROCKMORTON |
| LUEDERS | QUANAH | TIOGA |
| MABANK | QUINLAN | TOCO |

(19)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 19 |

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS

VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT

WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 16 |

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

| Charge | Amount |
|------------------------------|---------------------|
| Customer Charge per Meter | \$ 784.00 per month |
| First 0 MMBtu to 1,500 MMBtu | \$ 0.3312 per MMBtu |
| Next 3,500 MMBtu | \$ 0.2425 per MMBtu |
| All MMBtu over 5,000 MMBtu | \$ 0.0520 per MMBtu |

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

(19)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 17 |

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

(19)

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 18 |

Exhibit A

The rates were effective for the following Cities on 3/15/2018:

| | | |
|------------------------|------------------------|--|
| ABILENE | DENISON | KILLEEN |
| ADDISON | DENTON | KRUM |
| ALBANY | DESOTO | LAKE WORTH |
| ALLEN | DRAPER AKA CORRAL CITY | LAKESIDE |
| ALVARADO | DUNCANVILLE | LEWISVILLE |
| ANGUS | EASTLAND | LINCOLN PARK (ANNEXED WITH LITTLE ELM) |
| ANNA | EDGECLIFF VILLAGE | LITTLE ELM |
| ARGYLE | EMORY | LORENA |
| ARLINGTON | ENNIS | MADISONVILLE |
| AUBREY | EULESS | MALAKOFF |
| AZLE | EVERMAN | MANSFIELD |
| BEDFORD | FAIRVIEW | MCKINNEY |
| BELLMEAD | FARMERS BRANCH | MELISSA |
| BENBROOK | FARMERSVILLE | MESQUITE |
| BEVERLY HILLS | FATE | MIDLOTHIAN |
| BLOSSOM | FLOWER MOUND | MURPHY |
| BLUE RIDGE | FOREST HILL | NEWARK |
| BOWIE | FORNEY | NOCONA |
| BOYD | FORT WORTH | NORTH RICHLAND HILLS |
| BRIDGEPORT | FRISCO | NORTHLAKE |
| BROWNWOOD | FROST | OAK LEAF |
| BUFFALO | GAINSVILLE | OVILLA |
| BURKBURNETT | GARLAND | PALESTINE |
| BURLESON | GARRETT | PANTEGO |
| CADDO MILLS | GRAND PARAIRIE | PARIS |
| CANTON | GRAPEVINE | PARKER |
| CARROLLTON | GUNTER | PECAN HILL |
| CEDAR HILL | HALTOM CITY | PETROLIA |
| CELESTE | HARKER HEIGHTS | PLANO |
| CELINA | HASKELL | PONDER |
| CENTERVILLE | HASLET | POTTSBORO |
| CISCO | HEWITT | PROSPER |
| CLARKSVILLE | HIGHLAND PARK | QUITMAN |
| CLEBURNE | HIGHLAND VILLAGE | RED OAK |
| CLYDE | HONEY GROVE | RENO (PARKER COUNTY) |
| COLLEGE STATION | HURST | RHOME |
| COLLEYVILLE | IOWA PARK | RICHARDSON |
| COLORADO CITY | IRVING | RICHLAND |
| COMANCHE | JUSTIN | RICHLAND HILLS |
| COOLIDGE | KAUFMAN | RIVER OAKS |
| COPPELL | KEENE | ROANOKE |
| CORINTH | KELLER | ROBINSON |
| CRANDALL | KEMP | ROCKWALL |
| CROWLEY | KENNEDALE | ROSCOE |
| DALWORTHINGTON GARDENS | KERRVILLE | ROWLETT |

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 19 |

Cities with Rate Effective 3/15/2018 (Continued)

| | | |
|--------------|-----------------|------------------|
| ROYSE CITY | SULPHUR SPRINGS | WATAUGA |
| SACHSE | SWEETWATER | WAXAHACHIE |
| SAGINAW | TEMPLE | WESTLAKE |
| SANSOM PARK | TERRELL | WESTOVER HILLS |
| SEAGOVILLE | THE COLONY | WHITE SETTLEMENT |
| SHERMAN | TROPHY CLUB | WHITESBORO |
| SNYDER | TYLER | WICHITA FALLS |
| SOUTHLAKE | UNIVERSITY PARK | WOODWAY |
| SPRINGTOWN | VENUS | WYLIE |
| STAMFORD | VERNON | |
| STEPHENVILLE | WACO | |

The rates were effective for the following Cities on 4/01/2018:

| | | |
|----------------|-------------------|----------------|
| ABBOTT | BRUCEVILLE-EDDY | DEPORT |
| ALBA | BRYAN | DETROIT |
| ALMA | BUCKHOLTS | DODD CITY |
| ALVORD | BUFFALO GAP | DOUBLE OAK |
| ANNONA | BURNET | DUBLIN |
| ANSON | BYERS | EARLY |
| ARCHER CITY | CALDWELL | ECTOR |
| ATHENS | CALVERT | EDOM |
| AURORA | CAMERON | ELECTRA |
| AUSTIN | CAMPBELL | EMHOUSE |
| AVERY | CARBON | EUSTACE |
| BAIRD | CASHION COMMUNITY | EVANT |
| BALCH SPRINGS | CEDAR PARK | FAIRFIELD |
| BALLINGER | CHANDLER | FERRIS |
| BANDERA | CHICO | FRANKLIN |
| BANGS | CHILDRESS | FRANKSTON |
| BARDWELL | CHILLICOTHE | FREDERICKSBURG |
| BARRY | CLIFTON | GATESVILLE |
| BARTLETT | COCKRELL HILL | GEORGETOWN |
| BARTONVILLE | COLEMAN | GLEN ROSE |
| BELLEVUE | COLLINSVILLE | GLENN HEIGHTS |
| BELLS | COMMERCE | GODLEY |
| BELTON | COMO | GOLDTHWAITE |
| BENJAMIN | COOPER | GOODLOW |
| BERTRAM | COPPER CANYON | GORDON |
| BLACKWELL | COPPERAS COVE | GOREE |
| BLANKET | CORSICANA | GORMAN |
| BLOOMING GROVE | COVINGTON | GRANBURY |
| BLUE MOUND | COYOTE FLATS | GRANDVIEW |
| BLUM | CRAWFORD | GRANGER |
| BOGATA | CROSS ROADS | GREENVILLE |
| BONHAM | CUMBY | GROESBECK |
| BREMOND | DAWSON | GUSTINE |
| BRONTE | DECATUR | HAMLIN |
| BROWNSBORO | DELEON | HAMILTON |

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 20 |

Cities with Rate Effective 4/01/2018 (Continued)

| | | |
|----------------------|-------------------|---------------------|
| HAWLEY | MALONE | RANGER |
| HEARNE | MANOR | RAVENNA |
| HEATH | MARBLE FALLS | RENO (LAMAR COUNTY) |
| HEBRON | MARLIN | RETREAT |
| HENRIETTA | MART | RICE |
| HICKORY CREEK | MAYPEARL | RIESEL |
| HICO | MCGREGOR | RIO VISTA |
| HILLSBORO | MCLENDON-CHISHOLM | ROBERT LEE |
| HOLLAND | MEGARGEL | ROBY |
| HOLLIDAY | MERIDIAN | ROCHESTER |
| HOWE | MERKEL | ROCKDALE |
| HUBBARD | MEXIA | ROGERS |
| HUTCHINS | MIDWAY | ROSEBUD |
| HUTTO | MILES | ROSS |
| IMPACT | MILFORD | ROTAN |
| IREDELL | MILLSAP | ROUND ROCK |
| ITALY | MOBILE CITY | ROXTON |
| ITASCA | MOODY | RULE |
| JEWETT | MORAN | RUNAWAY BAY |
| JOSEPHINE | MORGAN | SADLER |
| JOSHUA | MUENSTER | SAINT JO |
| KERENS | MUNDAY | SAN ANGELO |
| KNOLLWOOD | MURCHISON | SAN SABA |
| KNOX CITY | NEVADA | SANCTUARY |
| KOSSE | NEW CHAPEL HILL | SANGER |
| KURTEN | NEWCASTLE | SANTA ANNA |
| LACY-LAKEVIEW | NOLANVILLE | SAVOY |
| LADONIA | NORMANGEE | SCURRY |
| LAKE DALLAS | NOVICE | SEYMOUR |
| LAKEPORT | OAK POINT | SHADY SHORES |
| LAMPASAS | OAKWOOD | SOMERVILLE |
| LANCASTER | O'BRIEN CO-OP GIN | SOUTH MOUNTAIN |
| LAVON | OGLESBY | SOUTHMAYD |
| LAWN | OLNEY | STAR HARBOR |
| LEANDER | PALMER | STOCKTON BEND |
| LEONA | PARADISE | STRAWN |
| LEONARD | PECAN GAP | STREETMAN |
| LEXINGTON | PENELOPE | SUN VALLEY |
| LINDSAY | PFLUGERVILLE | SUNNYVALE |
| LIPAN | PILOT POINT | TALTY |
| LITTLE RIVER ACADEMY | PLEASANT VALLEY | TAYLOR |
| LLANO | POINT | TEAGUE |
| LOMETA | POST OAK BEND | TEHUACANA |
| LONE OAK | POWELL | THORNDALE |
| LONGVIEW | POYNOR | THORNTON |
| LORAIN | PRINCETON | THRALL |
| LOTT | PUTNAM | THROCKMORTON |
| LUEDERS | QUANAH | TIOGA |
| MABANK | QUINLAN | TOCO |

(19)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

EXHIBIT A
RRC Tariff No:

| | | |
|------------------------|---|-----------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS | |
| EFFECTIVE DATE: | Bills Rendered on or after 10/01/2018 | PAGE: 21 |

Cities with Rate Effective 4/01/2018 (Continued)

TOM BEAN
TRENT
TRENTON
TRINIDAD
TROY
TUSCOLA
TYE
VALLEY MILLS

VALLEY VIEW
VAN ALSTYNE
WALNUT SPRINGS
WEINERT
WEST
WESTWORTH VILLAGE
WHITEHOUSE
WHITEWRIGHT

WHITNEY
WILMER
WINDOM
WINTERS
WIXON VALLEY
WOLFE CITY
WORTHAM
YANTIS

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

| | | |
|------------------------|---|--------------|
| RIDER: | WNA – WEATHER NORMALIZATION ADJUSTMENT | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 11/01/2018 | PAGE: |

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

(19)

EXHIBIT A

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

| | | |
|------------------------|---|--------------|
| RIDER: | WNA – WEATHER NORMALIZATION ADJUSTMENT | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 11/01/2018 | PAGE: |

Base Use/Heat Use Factors

| Weather Station | <u>Residential</u> | | <u>Commercial</u> | |
|-----------------|------------------------|----------------------------|------------------------|----------------------------|
| | Base use <u>Ccf</u> | Heat use <u>Ccf/HDD</u> | Base use <u>Ccf</u> | Heat use <u>Ccf/HDD</u> |
| Abilene | 9.77 | 0.1201 | 99.33 | 0.5737 |
| Austin | 10.38 | 0.1493 | 201.46 | 0.8942 |
| Dallas | 13.17 | 0.2062 | 183.71 | 1.0046 |
| Waco | 9.26 | 0.1323 | 124.57 | 0.6398 |
| Wichita Falls | 11.62 | 0.1278 | 114.97 | 0.5226 |

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mbx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

(19)

Exhibit B

Pensions and Retiree Medical Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2017**

| Line No. | Description | Shared Services | | Mid-Tex Direct | | | Adjustment Total |
|----------|---|----------------------|------------------------------|----------------------|-------------------------------------|------------------------------|------------------|
| | | Pension Account Plan | Post-Employment Benefit Plan | Pension Account Plan | Supplemental Executive Benefit Plan | Post-Employment Benefit Plan | |
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) |
| 1 | Fiscal Year 2018 Willis Towers Watson Report, as adjusted | \$ 4,082,906 | \$ 2,703,898 | \$ 6,964,307 | \$ 188,360 | \$ 3,724,168 | |
| 2 | Allocation to Mid-Tex | 43.55% | 43.55% | 71.24% | 100.00% | 71.24% | |
| | Fiscal Year 2018 Actuarially Determined Benefit Costs (Ln 1 x Ln 2) | | | | | | |
| 3 | | \$ 1,778,092 | \$ 1,177,539 | \$ 4,961,241 | \$ 188,360 | \$ 2,653,027 | |
| 4 | O&M and Capital Allocation Factor | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| | Fiscal Year 2018 Willis Towers Watson Benefit Costs To Approve (Excluding Removed Cost Centers) (Ln 3 x Ln 4) | \$ 1,778,092 | \$ 1,177,539 | \$ 4,961,241 | \$ 188,360 | \$ 2,653,027 | \$ 10,758,260 |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | Summary of Costs to Approve (1): | | | | | | |
| 9 | | | | | | | |
| 10 | O&M Expense Factor (WP_F-2.3, Ln 2) | 80.15% | 80.15% | 40.05% | 19.03% | 40.05% | |
| 11 | | | | | | | |
| 12 | | | | | | | |
| 13 | Total Pension Account Plan | \$ 1,425,108 | | \$ 1,987,133 | | | \$ 3,412,241 |
| 14 | Total Post-Employment Benefit Plan | | \$ 943,775 | | | \$ 1,062,621 | 2,006,396 |
| 15 | Total Supplemental Executive Benefit Plan | | | | \$ 35,837 | | 35,837 |
| 16 | Total (Ln 13 + Ln 14 + Ln 15) | \$ 1,425,108 | \$ 943,775 | \$ 1,987,133 | \$ 35,837 | \$ 1,062,621 | \$ 5,454,474 |

17
18 Note:

19 1. Mid-Tex is proposing that the fiscal year 2018 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the
20 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The Company is requesting that the benchmark amount approved by the
21 RRM Cities for future periods include only the expense amount. The amount attributable to capital would continue to be recorded to utility plant through the overhead
22 process as described in the CAM.

(19)

Exhibit C

Amortization of Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2017
AMORTIZATION OF REGULATORY LIABILITY

| Line No. | Year Ended Dec. 31 | Beginning of Year Rate Base Adjustment Amount | Annual Amortization (1) | End of Year Rate Base Adjustment Amount | Balance as of December 31, 2017 |
|----------|--------------------|---|-------------------------|---|---------------------------------|
| | (a) | (b) | (c) | (d) | (e) |
| 1 | 2017 | | | \$ 289,813,479 | \$ 289,813,479 |
| 2 | 2018 | \$ 289,813,479 | \$ 12,075,562 | 277,737,918 | |
| 3 | 2019 | 277,737,918 | 12,075,562 | 265,662,356 | |
| 4 | 2020 | 265,662,356 | 12,075,562 | 253,586,795 | |
| 5 | 2021 | 253,586,795 | 12,075,562 | 241,511,233 | |
| 6 | 2022 | 241,511,233 | 12,075,562 | 229,435,671 | |
| 7 | 2023 | 229,435,671 | 12,075,562 | 217,360,110 | |
| 8 | 2024 | 217,360,110 | 12,075,562 | 205,284,548 | |
| 9 | 2025 | 205,284,548 | 12,075,562 | 193,208,986 | |
| 10 | 2026 | 193,208,986 | 12,075,562 | 181,133,425 | |
| 11 | 2027 | 181,133,425 | 12,075,562 | 169,057,863 | |
| 12 | 2028 | 169,057,863 | 12,075,562 | 156,982,301 | |
| 13 | 2029 | 156,982,301 | 12,075,562 | 144,906,740 | |
| 14 | 2030 | 144,906,740 | 12,075,562 | 132,831,178 | |
| 15 | 2031 | 132,831,178 | 12,075,562 | 120,755,616 | |
| 16 | 2032 | 120,755,616 | 12,075,562 | 108,680,055 | |
| 17 | 2033 | 108,680,055 | 12,075,562 | 96,604,493 | |
| 18 | 2034 | 96,604,493 | 12,075,562 | 84,528,932 | |
| 19 | 2035 | 84,528,932 | 12,075,562 | 72,453,370 | |
| 20 | 2036 | 72,453,370 | 12,075,562 | 60,377,808 | |
| 21 | 2037 | 60,377,808 | 12,075,562 | 48,302,247 | |
| 22 | 2038 | 48,302,247 | 12,075,562 | 36,226,685 | |
| 23 | 2039 | 36,226,685 | 12,075,562 | 24,151,123 | |
| 24 | 2040 | 24,151,123 | 12,075,562 | 12,075,562 | |
| 25 | 2041 | 12,075,562 | 12,075,562 | (0) | |

26
27 Note:


28 1. The annual amortization of a 24 year recovery period is based on the
29 Reverse South Georgia Method.

(19)

(20)



Memorandum

To: Honorable Mayor and City Council
From: Tommy Ludwig, Executive Director of Development Services
Thru: Michael Scott, City Manager 
Date: August 31, 2018
Re: 2018 Street Rehabilitation Program

On Tuesday September 4, 2018 a bid award associated with the 2018 Street Rehabilitation Program will appear before City Council for consideration in the amount of \$779,408.40. Peachtree Construction, Ltd. was the lowest responsive bidder for 4 proposers, with a submission that was \$211,591.60 below the engineer's estimate of probable cost for construction. If awarded, this construction bid will rehabilitate approximately 12,000 linear feet of asphalt street surface throughout the City.

Per the terms of the City's contract, the City has the ability to increase the quantity of work to be performed within the bid award by 25%. Due to the advantageous pricing provided, staff recommends Council authorize staff to increase the quantity of work services within the contract up to the maximum 25%, for a total of \$194,852.10. The maximum increase would bring the total cost of the 2018 Street Rehabilitation Program to \$974,260.50, which is still below the City's available budget of approximately \$1,000,000.00.

Therefore on September 4th staff recommends that City Council authorize the award of a bid to Peachtree Construction, Ltd. for the 2018 Street Rehabilitation Program, and authorize staff to increase the materials and services of the bid by up to 25%

I am available at your convenience should you need additional information.

Tommy Ludwig

(20)

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

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JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

August 28, 2018

Mr. Jeff Chambers
Director of Public Works
City of Waxahachie
P. O. Box 757
Waxahachie, Texas 75168-0757

Re: 2018 Asphalt Street Rehabilitation Program
Project No. 18-019

Dear Mr. Chambers:

We have checked the bids received at 2:00 p.m., Friday, August 24, 2015, for the 2018 Asphalt Street Rehabilitation Program. We are enclosing four (4) copies of the Bid Summary and itemized Bid Tabulation.

Peachtree Construction, Ltd. of Keller, Texas submitted the low bid in the amount of \$779,408.40. We are very familiar with and have confidence in Peachtree Construction, Ltd. who has successfully completed similar programs for the Cities of Fort Worth, Keller and Irving. They also completed Phase 2 of the 2015 Street Rehabilitation Program for Waxahachie.

Accordingly, based on the information we have available to us, we recommend that the City accept the bid from Peachtree Construction, Ltd. and award them a contract in the amount of \$779,408.40 for construction of the 2018 Asphalt Street Rehabilitation Program.

We are available to discuss our recommendation further at your convenience.

Sincerely,



Joseph T. Grajewski, P.E.

Enclosures

(20)

**CITY OF WAXAHACHIE, TEXAS
2018 Asphalt Street Rehabilitation Program**

BID SUMMARY
Bids Received at 2:00 p.m., Friday, August 24, 2018

| <u>Contractor</u> | <u>Total Amount Bid</u> |
|---|--------------------------------|
| 1. Peachtree Construction, LTD. 5801 Park Vista Cir. Keller, Texas 76244 | <u>\$ 779,408.40</u> |
| 2. Anderson Asphalt & Concrete Paving, LLC. 2351 W. Northwest Hwy, Suite 1232 Dallas, Texas 75220 | <u>\$ 802,420.80</u> |
| 3. H.D. Cooks Rock Solid Inc. 664 Manor Dr. Argyle, Texas 76226 | <u>\$ 811,990.40</u> |
| 4. Brad Drake Construction LLC 3737 Lamar Ave., Suite 700 Paris, Texas 75460 | <u>\$ 885,478.10</u> |

(20)

Birkhoff, Hendricks & Carter, L.L.P.
 TBPE Firm No. 526
 August 2, 2018

**CITY OF WAXAHACHIE, TEXAS
 2018 Street Rehabilitation Program**

PROGRAM SUMMARY TABLE

| Site No. | Street Name | Location | | Rehabilitation Method | Estimated Quantities | | |
|------------|------------------|----------------|--------------------|--|----------------------|-------------|-----------|
| | | From | To | | Width (FT) | Length (FT) | Area (SY) |
| 1 | Rosa Street | Williams St. | Farley St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 19 | 700 | 1,478 |
| 2 | Joseph Street | Williams St. | Farley St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 19 | 700 | 1,478 |
| 3 | McKenzie Street | Williams St. | Farley St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 17 | 700 | 1,322 |
| 4 | Rousseau Street | Williams St. | Farley St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 24 | 700 | 1,867 |
| 5 | Rosa Street | Farley St. | Kaufman St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 18 | 680 | 1,360 |
| 6 | Joseph Street | Farley St. | Kaufman St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 19 | 680 | 1,436 |
| 7 | Rousseau Street | Farley St. | Kaufman St. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 20 | 680 | 1,511 |
| 8 | John Arden Dr. | U.S. 77 | E. University Ave. | Scarify, Remix & Reshape; Lime Treat Subgrade 6" Deep; 2" HMAC Overlay | 22 | 2,670 | 6,527 |
| 9 | N. Gibson Street | 2nd Street | Marvin Ave. | Hot In-Place Recycle; 1.5" HMAC Overlay | 31 | 470 | 1,619 |
| 10 | Harbin Ave. | W. Martin Ave. | Sycamore St. | Hot In-Place Recycle; 1.5" HMAC Overlay | 31 | 2,315 | 7,974 |
| 11 | N. Gibson Street | W. Ross St. | Sycamore St. | Hot In-Place Recycle; 1.5" HMAC Overlay | 31 | 870 | 2,997 |
| 12 | Auburn Street | John Arden Dr. | Trinity Ln. | Hot In-Place Recycle; 1.5" HMAC Overlay | 22 | 930 | 2,273 |
| Subtotals: | | | | | | 12,095 | 31,841 |

(21)

**WAXAHACHIE
PUBLIC IMPROVEMENT DISTRICT NO. 1**

CITY OF WAXAHACHIE, TEXAS

**ANNUAL SERVICE PLAN UPDATE
2018-19**

September 4, 2018

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

(21)

WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE – 2018-19

TABLE OF CONTENTS

| | |
|--|-----------|
| A. INTRODUCTION..... | 1 |
| B. UPDATE OF THE SERVICE PLAN | 2 |
| I. DISTRICT IMPROVEMENTS..... | 2 |
| II. BUDGET FOR THE PHASE ONE DISTRICT IMPROVEMENTS | 4 |
| III. BUDGET FOR THE PHASE TWO DISTRICT IMPROVEMENTS | 7 |
| IV. ASSESSMENT METHODOLOGY..... | 9 |
| V. DEBT SERVICE AND COLLECTION COSTS..... | 11 |
| VI. BOND REDEMPTION RELATED UPDATES | 16 |
| C. UPDATE OF THE ASSESSMENT PLAN | 17 |
| D. UPDATE OF THE ASSESSMENT ROLL..... | 18 |
| I. PREPAYMENT OF ASSESSMENTS..... | 18 |
| E. UPDATES OF MISCELLANEOUS PROVISIONS..... | 19 |
| APPENDIX A - PID MAPS | |
| APPENDIX B - ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS | |
| APPENDIX C - 2018-19 ASSESSMENT ROLL SUMMARY (PHASE ONE) | |
| APPENDIX D - 2018-19 ASSESSMENT ROLL SUMMARY (PHASE TWO) | |

A. INTRODUCTION

The Waxahachie Township Public Improvement District No. 1 (the "PID") was created pursuant to the petition, notice, and public hearing requirements of the Act and Resolution No. 1087 approved and adopted by the City Council of the City of Waxahachie, Ellis County, Texas (the "City") on April 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan for platted lots (the "Service and Assessment Plan") was approved by the City Council pursuant to Ordinance No. 2413 approved and adopted on June 18, 2007 identifying the public improvements (defined in the Service and Assessment Plan as the "District Improvements") to be provided by the PID, the costs of the District Improvements, the indebtedness to be incurred for the District Improvements, and the manner of assessing the property in the PID for the costs of the District Improvements. The Service and Assessment Plan is to be reviewed and updated annually. Section 372.015 of the Act states that the governing body of the municipality shall apportion the cost of an improvement to be assessed against property in an improvement district, and the apportionment shall be made on the basis of special benefits accruing to the property because of the improvement. Section 372.015(d) provides that the amount of assessment for each property owner may be adjusted following the annual review of the service plan. This document is the update of the Service and Assessment Plan for 2018-19.

The City had an assessment roll (defined in the Service and Assessment Plan as the "Assessment Roll") prepared identifying the assessments on each Parcel, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also explains the update of the Assessment Roll.

The City Council intends for the obligations, covenants and burdens on the owner of the Assessed Property, including without limitation such owner's obligations related to the payment of the Assessments, to constitute a covenant running with the land. The Assessments are binding upon the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns. The Assessments have lien priority as specified in the Act.

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

B. UPDATE OF THE SERVICE PLAN

I. DISTRICT IMPROVEMENTS

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

372.003. Authorized Improvements

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
 - (i) landscaping;
 - (ii) erection of fountains, distinctive lighting, and signs;
 - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way;
 - (iv) construction or improvement of pedestrian malls;
 - (v) acquisition and installation of pieces of art;
 - (vi) acquisition, construction, or improvement of libraries;
 - (vii) acquisition, construction, or improvement of off-street parking facilities;
 - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
 - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
 - (x) the establishment or improvement of parks;
 - (xi) projects similar to those listed in Subdivisions (i)-(x);
 - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

Phase One District Improvements

The portions of the District Improvements benefiting the property within Phase One of the PID are identified below (the "Phase One District Improvements"). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One water distribution system improvements include the construction of 8" PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One wastewater distribution system improvements include the construction of 8" PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected Costs of the District Improvements is estimated to be \$3,559,307, which remains the same as the budget for estimated Costs of the District Improvements included in the Service and Assessment Plan. There are some budget line item amount revisions for the Costs of the District Improvements as reported by the Developer. The original budget for the Costs of the District Improvements, the revised budget for the estimated Costs of the District Improvements and the budget for the Phase One District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the Costs of the District Improvements for the Assessed Property other than the Phase One Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated Costs of the Phase One District Improvements from the revised budget for the estimated Costs of the District Improvements.

(21)

II. BUDGET FOR THE PHASE ONE DISTRICT IMPROVEMENTS

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase One District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the estimated Costs of the Phase One District Improvements is shown in Table B-1 below.

Table B-1
Phase One District Improvements

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

As shown by Table B-2 below, the City has incurred indebtedness in the total amount of \$1,340,000 in the form of its Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) (the "Series 2011 Bonds"), which are to be repaid from Assessments levied against the Parcels in Phase One, and the Developer has funded the balance of the Costs of the Phase One District Improvements as shown below.

Table B-2
Sources and Uses of Funds
Phase One District Improvements

| Sources of Funds | Total |
|---------------------------------|--------------------|
| Bond proceeds | \$1,340,000 |
| Other private funds | \$50,000 |
| Total Sources of Funds | \$1,390,000 |
| Uses of Funds | |
| Phase One District Improvements | \$835,817 |
| Capitalized Interest Account | \$54,558 |
| Cost of Issuance | \$297,095 |
| Reserve Account | \$131,093 |
| Prepayment Reserve Account | \$1,437 |
| Developer's Reserve Account | \$50,000 |
| Collection Costs Account | \$20,000 |
| Total Uses of Funds | \$1,390,000 |

(21)

A service plan must cover a period of five years. All of the Phase One District Improvements are expected to be provided within a period of five years.

A schedule of the Cost of the Phase One District Improvements undertaken is set forth in Table B-3 below.

Table B-3
Phase One District Improvements

| Year which Cost Expended | Projected Cost of Improvements |
|---------------------------------|---------------------------------------|
| 2010 | \$1,340,000 |
| 2011 | \$0 |
| 2012 | \$0 |
| 2013 | \$0 |
| 2014 | \$0 |

A schedule showing the indebtedness undertaken to pay for the Phase One District Improvements is set forth in Table B-4 below.

Table B-4
Phase One Indebtedness

| Year Indebtedness Undertaken | Projected Indebtedness |
|-------------------------------------|-------------------------------|
| 2010 | \$1,340,000 |
| 2011 | \$0 |
| 2012 | \$0 |
| 2013 | \$0 |
| 2014 | \$0 |

Table B-5 below sets forth the sources of the Series 2011 Bond proceeds for the Phase One District Improvements.

Table B-5
Sources of Funds (Phase One)

| Sources of Funds | Total |
|-------------------------------|--------------------|
| Total Sources of Funds | \$1,340,000 |

Table B-6 on the following page sets forth the uses of the Series 2011 Bond proceeds for the Phase One District Improvements.

(21)

Table B-6
Uses of Funds (Phase One)

| Uses of Funds | Total |
|------------------------------|--------------------|
| Debt Service Reserve Fund | \$131,093 |
| Capitalized Interest | \$54,558 |
| Bond Counsel | \$26,860 |
| Underwriters Counsel | \$5,000 |
| Developers Financial Advisor | \$28,430 |
| City Financial Advisor | \$13,430 |
| Underwriters Fee | \$26,800 |
| Interest from Dev. Fund | \$0 |
| Developers Counsel | \$25,000 |
| Assessment Consultant | \$6,715 |
| Other Administrative Costs | \$186,297 |
| <i>Subtotal</i> | <i>\$504,183</i> |
| Deposit to Project Fund | \$835,817 |
| Total Uses of Funds | \$1,340,000 |

Phase Two District Improvements

The portions of the District Improvements benefiting the property within Phase Two of the PID are identified below (the "Phase Two District Improvements"). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Two street grading and paving improvements include the construction of the residential streets that provide access to the Phase Two lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6" reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase Two water distribution system improvements include the construction of 8" PVC water lines, valves, fire hydrants and service lines to the Phase Two lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Two wastewater distribution system improvements include the construction of 8" PVC sewer lines, manholes and service lines to the Phase Two lots and a sewer trunk line that runs through Phase Two. The wastewater infrastructure constructed is connected to the City wastewater collection system.

(21)

The Phase Two storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected Costs of the District Improvements is estimated to be \$3,559,307, which remains the same as the budget for estimated Costs of the District Improvements included in the Service and Assessment Plan. There are some budget line item amount revisions for the Costs of the District Improvements as reported by the Developer. The original budget for the Costs of the District Improvements, the revised budget for the estimated Costs of the District Improvements and the budget for the Phase Two District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the Costs of the District Improvements for the Assessed Property other than the Phase Two Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated Costs of the Phase Two District Improvements from the revised budget for the estimated Costs of the District Improvements.

III. BUDGET FOR THE PHASE TWO DISTRICT IMPROVEMENTS

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Two District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase Two of the PID. A summary of the estimated Costs of the Phase Two District Improvements is shown in Table B-7 below.

Table B-7
Phase Two District Improvements

| Phase Two District Improvements | Estimated Cost |
|---|-----------------------|
| Phase 2 - Street Grading and Paving | \$936,493 |
| Phase 2 - Onsite Water Distribution System | \$275,351 |
| Phase 2 - Onsite Wastewater Management System | \$278,831 |
| Phase 2 - Storm Drainage Management System | \$107,796 |
| Phase 2 - Engineering | \$183,686 |
| Total Phase Two Costs of District Improvements | \$1,782,157 |

As shown by Table B-8 on the following page, the City has incurred indebtedness in the total amount of \$749,059 in the form of its temporary notes, which are to be repaid from Assessments levied against the Parcels in Phase Two ("Phase Two Assessments"), and the Developer has funded the balance of the Costs of the Phase Two District Improvements.

(21)

Table B-8
Sources and Uses of Funds
Phase Two District Improvements

| Sources of Funds | Total |
|---------------------------------|--------------------|
| Phase Two Assessments | \$749,059 |
| Other private funds | \$1,033,098 |
| Total Sources of Funds | \$1,782,157 |
| Uses of Funds | |
| Phase Two District Improvements | \$1,782,157 |
| Total Uses of Funds | \$1,782,157 |

A service plan must cover a period of five years. All of the Phase Two District Improvements are expected to be provided within a period of five years.

A schedule of the Cost of the Phase Two District Improvements undertaken is set forth in Table B-9 below.

Table B-9
Phase Two District Improvements

| Year which Cost Expended | Total |
|---------------------------------|--------------|
| 2017 | \$1,782,157 |
| 2018 | \$0 |
| 2019 | \$0 |
| 2020 | \$0 |
| 2021 | \$0 |

A schedule showing the indebtedness undertaken to pay for the Phase Two District Improvements is set forth in Table B-10 below.

Table B-10
Phase Two Indebtedness

| Year Indebtedness Undertaken | Total |
|-------------------------------------|--------------|
| 2017 | \$749,059 |
| 2018 | \$0 |
| 2019 | \$0 |
| 2020 | \$0 |
| 2021 | \$0 |

(21)

IV. ASSESSMENT METHODOLOGY

Pursuant to the Service and Assessment Plan, the Cost of the District Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.

The City Council has determined that the Cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. The City Council has determined that allocating the Cost of the District Improvements among Parcels based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the "Lot Types" defined in Section I.B of the Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value) is set forth in Table B-11 below for the Phase One lots. This table illustrates that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the greatest benefit from the District Improvements, which benefit is given an "Equivalent Unit" value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

Table B-11
Equivalent Unit Factor - Phase One

| Lot Type | Equivalent Units | Total Number of Dwelling Units | Total Equivalent Units |
|---|-------------------------|---------------------------------------|-------------------------------|
| Lot Type 1 (90 foot Lots) | 1.00 per dwelling unit | 43 dwelling units | 43.00 |
| Lot Type 2 (70 foot Lots) | .84 per dwelling unit | 88 dwelling units | 73.92 |
| Lot Type 3 (60 foot Lots) | .75 per dwelling unit | 78 dwelling units | 58.50 |
| Total Equivalent Units | | | 175.42 |
| Total Phase One Assessments | | | \$1,340,000 |
| Original Assessment Per Equivalent Unit | | | \$7,639 |

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Phase One Assessment per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table B-12 sets forth the Phase One Assessment per dwelling unit on the following page.

(21)

Table B-12
Phase One Assessment per Lot Type

| Lot Type | Equivalent Units | Phase One Assessment per Dwelling Unit |
|---------------------------|------------------------|--|
| Lot Type 1 (90 foot Lots) | 1.00 per dwelling unit | \$7,639 per dwelling unit |
| Lot Type 2 (70 foot Lots) | .84 per dwelling unit | \$6,417 per dwelling unit |
| Lot Type 3 (60 foot Lots) | .75 per dwelling unit | \$5,729 per dwelling unit |

Table B-13 shows the Equivalent Units for Phase Two below.

Table B-13
Equivalent Unit Factor - Phase Two

| Lot Type | Equivalent Units | Total Number of Dwelling Units | Total Equivalent Units |
|---|------------------------|--------------------------------|------------------------|
| Lot Type 1 (90 foot Lots) | 1.00 per dwelling unit | 17 dwelling units | 17.00 |
| Lot Type 2 (70 foot Lots) | .84 per dwelling unit | 31 dwelling units | 26.04 |
| Lot Type 3 (60 foot Lots) | .75 per dwelling unit | 73 dwelling units | 54.75 |
| Total Equivalent Units | | | 97.79 |
| Total Phase One Assessments | | | \$749,059 |
| Original Assessment Per Equivalent Unit | | | \$7,660 |

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Two Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table B-14 below sets forth the Phase Two Assessment per dwelling unit.

Table B-14
Phase Two Assessment per Lot Type

| Lot Type | Equivalent Units | Phase One Assessment per Dwelling Unit |
|---------------------------|------------------------|--|
| Lot Type 1 (90 foot Lots) | 1.00 per dwelling unit | \$7,660 per dwelling unit |
| Lot Type 2 (70 foot Lots) | .84 per dwelling unit | \$6,434 per dwelling unit |
| Lot Type 3 (60 foot Lots) | .75 per dwelling unit | \$5,745 per dwelling unit |

There have been no changes to the Assessment methodology shown above.

V. DEBT SERVICE AND COLLECTION COSTS

Phase One Annual Installments

The Assessment imposed on any Phase One Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in twenty-eight annual installments of principal and interest beginning with the tax year following the issuance of the Series 2011 Bonds.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The interest rate on the Series 2011 Bonds is 7.15 percent per annum. Accordingly, the interest rate of 7.65 percent per annum is used as the interest on the Assessments for the Phase One Parcels. These payments, the "Phase One Annual Installments" of the Assessments, shall be billed by the City in 2018 and will be delinquent on February 1, 2019.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Debt service is to be paid on the Series 2011 Bonds from the collection of the Phase One Annual Installments. The interest rate to be calculated on the Assessments for the Phase One Parcels is 7.65 percent per annum. In addition, "Collection Costs" are to be collected with the Phase One Annual Installments to pay expenses related to the collection of the Phase One Annual Installments.

The budget for Phase One of the PID to be paid from the collection of Phase One Annual Installments for 2018-19 is shown in Table B-15 on the following page.

(21)

Table B-15
Budget for the Phase One Annual Installments
to be Collected for 2018-19

| Descriptions | Total |
|---|------------------|
| Interest payment on February 15, 2019 | \$47,070 |
| Principal payment on February 15, 2019 | \$20,000 |
| Interest payment on August 15, 2019 | \$46,305 |
| <i>Subtotal Debt Service on Bonds</i> | <i>\$113,374</i> |
| Annual Collection Costs | \$23,433 |
| <i>Subtotal Expenses</i> | <i>\$136,807</i> |
| Available Capitalized Interest Account | \$0 |
| Available Collection Costs Account | \$0 |
| <i>Subtotal funds available</i> | <i>\$0</i> |
| Annual Installment to be Collected | \$136,807 |

The total Assessments outstanding is shown as \$1,230,579 in Appendix C. As indicated above, the applicable interest rate on the Assessments for the Phase One Parcels is 7.65 percent per annum. Accordingly, the total interest amount to be collected for the February 15, 2019 interest payment is \$47,070 (i.e. $\$1,230,579 \times 7.65\% = \$47,070$). A principal payment on the Series 2011 Bonds in the amount of \$20,000 is scheduled for February 15, 2019. The total Assessment outstanding after the February 15, 2019 principal payment will be \$1,210,579 (i.e. $\$1,230,579 - \$20,000 = \$1,210,579$). As a result, the total interest amount to be collected for the August 15, 2019 interest payment is \$46,305 (i.e. $\$1,210,579 \times 7.65\% = \$46,305$). The total interest to be collected for 2018-19 is, therefore, \$93,375 (i.e. $\$47,070 + \$46,305 = \$93,375$). The effective interest rate applicable for calculating the interest amount to be collected from each Parcel in Phase One for 2018-19 is 7.5879% (i.e. $\$93,375 \div \$1,230,579 = 7.5879\%$).

The total Assessments outstanding is shown as \$1,230,579 in Appendix C. The total Equivalent Units is shown as 175.42 in Table B-15 on the previous page. As of August 31, 2017, there were four prepayments of Assessment for a Lot Type 2 (Parcel 240972, 240967, 240,940 and 240921) resulting in a total of 172.06 total Equivalent Units ($175.42 - 3.36 = 172.06$) subject to the Assessments in Phase One. Accordingly, the Assessment per Equivalent Unit is \$7,154 ($\$1,230,579 \div 172.06 = \$7,154$). The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2018-19 are shown in Table B-16 on the following page.

(21)

Table B-16
Interest Due on Assessments
to be Collected for 2018-19

| Lot Type | Assessment per EU ¹ | EU | Assessment per Unit ¹ | Assessment Interest Rate | Interest Due per Unit |
|------------|-----------------------------------|------|-------------------------------------|-----------------------------|--------------------------|
| Lot Type 1 | \$7,154 | 1.00 | \$7,154 | 7.5879% | \$542.85 |
| Lot Type 2 | \$7,154 | 0.84 | \$6,010 | 7.5879% | \$456.00 |
| Lot Type 3 | \$7,154 | 0.75 | \$5,366 | 7.5879% | \$407.14 |

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due for 2018-19 is \$20,000, which represents the principal amount due on the Series 2011 Bonds on February 15, 2019. The Total Assessments outstanding is shown as \$1,230,579 in Appendix C. Accordingly, the Assessment due for 2018 is 1.6247 percent of the outstanding Assessments (i.e., $\$20,000 \div \$1,230,579 = 1.6247\%$).

The Assessment due to be collected from each Lot Type in Phase One for 2018-19 is shown in Table B-17 below.

Table B-17
Assessment Due
to be Collected for 2018-19

| Lot Type | Assessment per Unit ¹ | Percentage | Annual Collection Costs per Unit |
|---------------------------|----------------------------------|------------|----------------------------------|
| Lot Type 1 (90 foot Lots) | \$7,154 | 1.6247% | \$116.24 |
| Lot Type 2 (70 foot Lots) | \$6,010 | 1.6247% | \$97.64 |
| Lot Type 3 (60 foot Lots) | \$5,366 | 1.6247% | \$87.18 |

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs for the collection of Assessments are estimated to be \$23,433. The total amount of outstanding Assessments is shown as \$1,230,579 in Appendix C. Accordingly, the total amount of Annual Collection Costs due for 2018-19 is 1.9036 percent of the outstanding Assessments (i.e. $\$23,433 \div \$1,230,579 = 1.9036\%$). The Annual Collection Costs to be collected from each Parcel in Phase One for 2018-19 is shown in Table B-18 below.

Table B-18
Annual Collection Costs due for Assessments
to be Collected for 2018-19

| Lot Type | Assessment per Unit ¹ | Percentage | Annual Collection Costs per Unit |
|---------------------------|----------------------------------|------------|----------------------------------|
| Lot Type 1 (90 foot Lots) | \$7,154 | 1.9036% | \$136.19 |
| Lot Type 2 (70 foot Lots) | \$6,010 | 1.9036% | \$114.40 |
| Lot Type 3 (60 foot Lots) | \$5,366 | 1.9036% | \$102.14 |

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

(21)

In summary, the Phase One Annual Installment to be collected from each Parcel in Phase One for 2018-19, which includes the interest due, Phase One Assessment due and Annual Collection Costs is shown in Table B-19 below.

Table B-19
Phase One Annual Installments
to be Collected for 2018-19

| Lot Type | Interest Due per Unit | Phase One Assessment Due per Unit | Annual Collection Costs per Unit | Phase One Annual Installment per Unit |
|------------|-----------------------|-----------------------------------|----------------------------------|---------------------------------------|
| Lot Type 1 | \$542.85 | \$116.24 | \$136.19 | \$795.29 |
| Lot Type 2 | \$456.00 | \$97.64 | \$114.40 | \$668.04 |
| Lot Type 3 | \$407.14 | \$87.18 | \$102.14 | \$596.46 |

Phase Two Annual Installments

The Assessment imposed on any Phase Two Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2017.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest 7.00 percent per annum. Accordingly, the interest rate of 7.00 percent per annum is used as the interest on the Assessments for the Phase Two Parcels. These payments, the "Phase Two Annual Installments" of the Assessments, shall be billed by the City in 2018 and will be delinquent on February 1, 2019.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits and interest earnings on any account balances and by any other funds available to the Trustee.

Annual Budget for the Repayment of Indebtedness

Costs of the Phase Two District Improvements including interest are to be paid from the collection of the Phase Two Annual Installments. The interest rate to be calculated on the Assessments for the Phase Two Parcels is 7.00 percent per annum. In addition, "Collection Costs" are to be collected with the Phase Two Annual Installments to pay expenses related to the collection of the Phase Two Annual Installments.

The budget for Phase Two of the PID to be paid from the collection of Phase Two Annual Installments for 2018-19 is shown in Table B-20 on the following page.

(21)

Table B-20
Budget for the Phase Two Annual Installments
to be Collected for 2018-19

| Descriptions | Total |
|---|-----------------|
| Interest on Phase Two Assessments | \$50,777 |
| Phase Two Assessment Due in 2018-19 | \$0 |
| Subtotal Debt Service on Bonds | \$50,777 |
| Annual Collection Costs | \$15,150 |
| <i>Subtotal Expenses</i> | <i>\$65,927</i> |
| Available Collection Costs Account | \$0 |
| <i>Subtotal Available Funds</i> | <i>\$0</i> |
| Annual Installment to be Collected | \$65,927 |

The total Phase Two Assessments outstanding is shown as \$725,390 in Appendix D. As indicated above, the applicable interest rate on the Assessments for the Phase Two Parcels is 7.00 percent per annum. Accordingly, the total interest amount to be collected for 2018-19 is \$50,777 (i.e. $\$725,390 \times 7.00\% = \$50,777$).

The total Phase Two Assessments outstanding is shown as \$725,390 in Appendix D. The total Equivalent Units is shown as 97.79 in Table B-20 on the previous page. As of July 31, 2018, there were four prepayments of Assessment for one Lot Type 2 Parcel (Parcel 264367) and three Lot Type 3 Parcels (264008, 264011 and 264062) resulting in a total of 94.70 total Equivalent Units ($97.79 - 0.84 - 0.75 - 0.75 - 0.75 = 96.95$) subject to the Assessments within Phase Two of the PID. Accordingly, the Assessment per Equivalent Unit is \$7,660 ($\$725,390 \div 94.70 = \$7,660$). The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2018-19 are shown in Table B-21 below.

Table B-21
Interest Due on Phase Two Assessments
to be Collected for 2018-19

| Lot Type | Assessment per EU ¹ | EU | Assessment per Unit ¹ | Assessment Interest Rate | Interest Due per Unit |
|------------|-----------------------------------|------|-------------------------------------|-----------------------------|--------------------------|
| Lot Type 1 | \$7,660 | 1.00 | \$7,660 | 7.0000% | \$536.20 |
| Lot Type 2 | \$7,660 | 0.84 | \$6,434 | 7.0000% | \$450.38 |
| Lot Type 3 | \$7,660 | 0.75 | \$5,745 | 7.0000% | \$402.15 |

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

There are no Phase Two principal Assessments due for 2018-19.

(21)

The Annual Collection Costs for the collection of the Phase Two Assessments are estimated to be \$15,150. The total amount of outstanding Assessments is shown as \$742,625 in Appendix D. Accordingly, the total amount of Annual Collection Costs due for 2018-19 is 2.0401 percent of the outstanding Assessments (i.e. $\$15,150 \div \$742,625 = 2.0401\%$). The Annual Collection Costs to be collected from each Parcel in Phase Two for 2018-19 is shown in Table B-22 below.

Table B-22
Annual Collection Costs due for Assessments
to be Collected for 2018-19

| Lot Type | Assessment per Unit ¹ | Percentage | Annual Collection Costs per Unit |
|---------------------------|----------------------------------|------------|----------------------------------|
| Lot Type 1 (90 foot Lots) | \$7,660 | 2.0885% | \$159.98 |
| Lot Type 2 (70 foot Lots) | \$6,434 | 2.0885% | \$134.38 |
| Lot Type 3 (60 foot Lots) | \$5,745 | 2.0885% | \$119.99 |

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Two Annual Installment to be collected from each Parcel in Phase Two for 2018-19, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table B-23 below.

Table B-23
Phase Two Annual Installments
to be Collected for 2018-19

| Lot Type | Interest Due per Unit | Phase Two Assessment Due per Unit | Annual Collection Costs per Unit | Phase Two Annual Installment per Unit |
|------------|-----------------------|-----------------------------------|----------------------------------|---------------------------------------|
| Lot Type 1 | \$536.20 | \$0.00 | \$159.98 | \$696.18 |
| Lot Type 2 | \$450.38 | \$0.00 | \$134.38 | \$584.76 |
| Lot Type 3 | \$402.15 | \$0.00 | \$119.99 | \$522.14 |

VI. BOND REDEMPTION RELATED UPDATES

The Series 2011 Bonds were issued in December 2010. Pursuant to Section 6.1 of the Trust Indenture, the City reserves the right and option to redeem the Series 2011 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after February 15, 2021, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2011 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(21)

C. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan provided for the “Assessed Property” to be classified into one of three categories for purpose of allocating the Assessments, as follows:

- (i) Lot Type 1,
- (ii) Lot Type 2, and
- (iii) Lot Type 3.

Lot Type 1 consists of 90 foot residential dwelling units. Lot Type 2 consists of 70 foot residential dwelling units. Lot Type 3 consists of 60 foot residential dwelling.

The Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

| | |
|-----------------|------------------------|
| Lot Type 1 Lots | 1.00 per dwelling unit |
| Lot Type 2 Lots | 0.84 per dwelling unit |
| Lot Type 2 Lots | 0.75 per dwelling unit |

The Equivalent Unit factors are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the relative value of the average unit in each class. This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

D. UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll is to be updated each year to reflect:

The identification of each Assessed Parcel in the PID (including, if available, the tax parcel identification number for such Parcel), (ii) the Assessments, including any adjustments as provided for in this Service and Assessment Plan; (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel; (iv) prepayments of the Assessments as provided for in the Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

I. PREPAYMENT OF ASSESSMENTS

As of August 31, 2017, four Lot Type 2 parcel (Parcels 240972, 240967, 240940 and 240921) were prepaid in full within Phase One of the PID. As of July 31, 2018, one Lot Type 2 Parcel (Parcel 264367) and three Lot Type 3 Parcels (Parcels 264008, 264011 and 264062) were prepaid in full within Phase Two of the PID.

The Assessment Roll summary for the Parcels in Phase One and Phase Two are shown in Appendix C and D, respectively. Each Parcel in Phase One and Phase Two of the PID is identified, along with the respective Assessment on each Parcel and the respective Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

The complete Assessment Rolls updated as described herein is available at the City of Waxahachie, 401 S. Rogers Street, Waxahachie, Texas 75165.

(21)

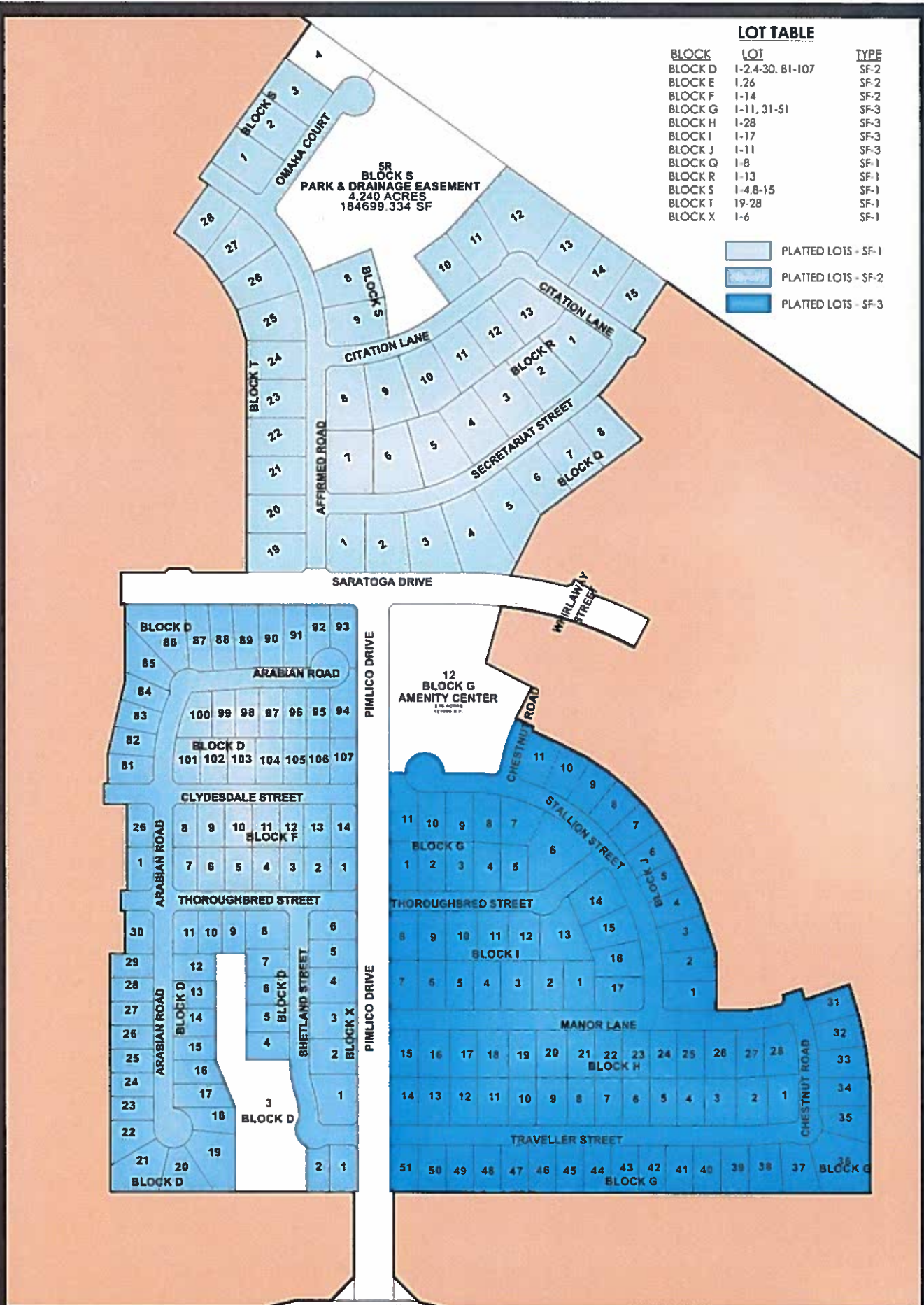
E. UPDATES OF MISCELLANEOUS PROVISIONS

There are no additional updates to be included in the Annual Service Plan update for 2018-19.

(21)

APPENDIX A
PID MAPS

(21)



LOT TABLE

| BLOCK | LOT | TYPE |
|---------|-----------------|------|
| BLOCK D | 1-24-30, 81-107 | SF-2 |
| BLOCK E | 1-26 | SF-2 |
| BLOCK F | 1-14 | SF-2 |
| BLOCK G | 1-11, 31-51 | SF-3 |
| BLOCK H | 1-28 | SF-3 |
| BLOCK I | 1-17 | SF-3 |
| BLOCK J | 1-11 | SF-3 |
| BLOCK K | 1-8 | SF-1 |
| BLOCK L | 1-13 | SF-1 |
| BLOCK M | 1-48-15 | SF-1 |
| BLOCK N | 19-28 | SF-1 |
| BLOCK O | 1-6 | SF-1 |

- PLATTED LOTS - SF-1
- PLATTED LOTS - SF-2
- PLATTED LOTS - SF-3

Phase 1 Development
Waxahachie PID No. 1
Waxahachie, Texas
November 15, 2010

JACOBS

0 50 100 200 400'



PROPOSED PAVING P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

MARCH 2016

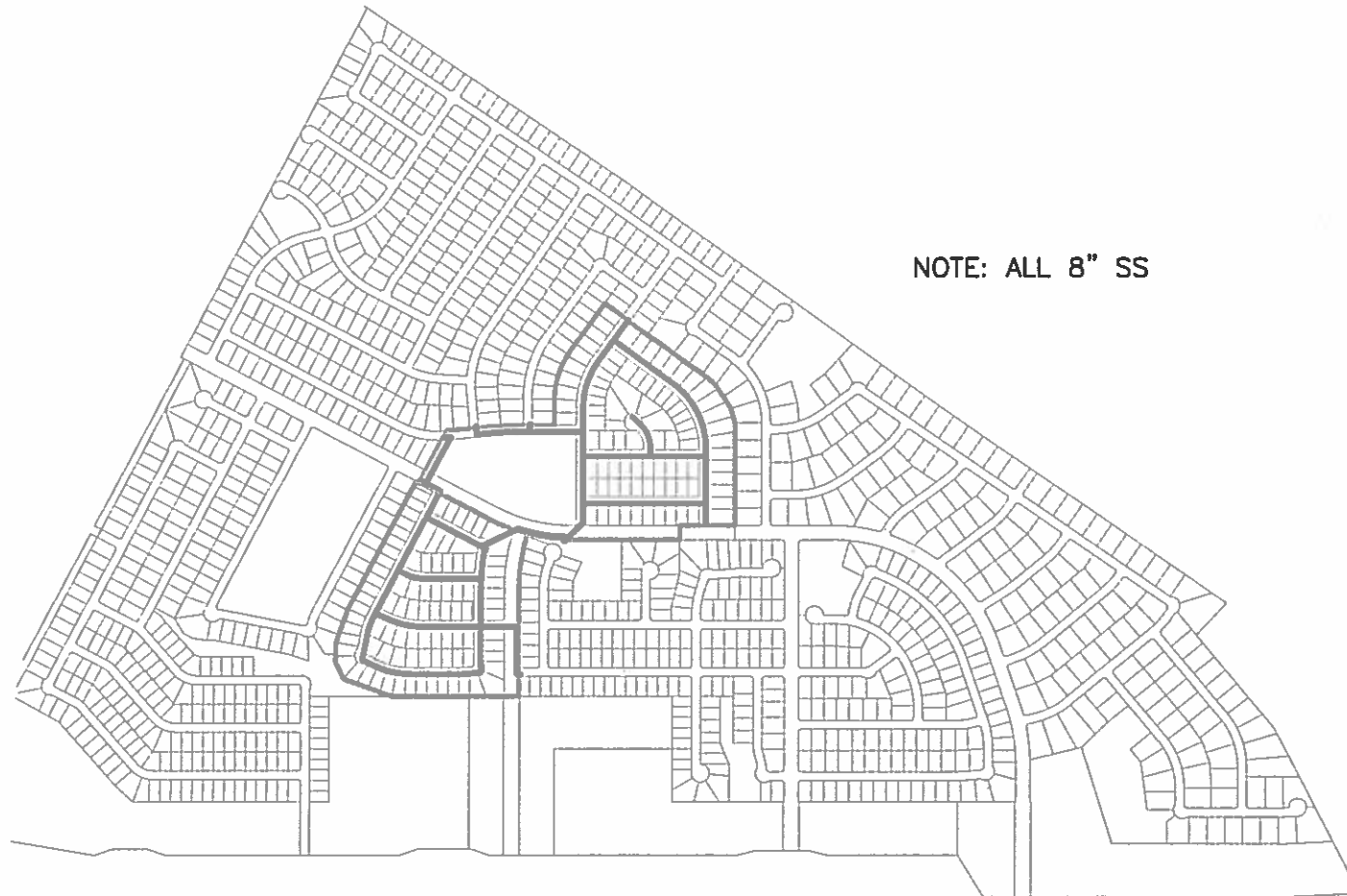
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JACOBS



NOTE: This plan is diagrammatic only, and is intended to show general configuration. The plan is only considered a guide and is not based upon a detailed survey of existing conditions such as property lines, easements, adjacent streets or trees, topography, utilities, etc.

(21)



NOTE: ALL 8" SS

PROPOSED SANITARY P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

MARCH 2016

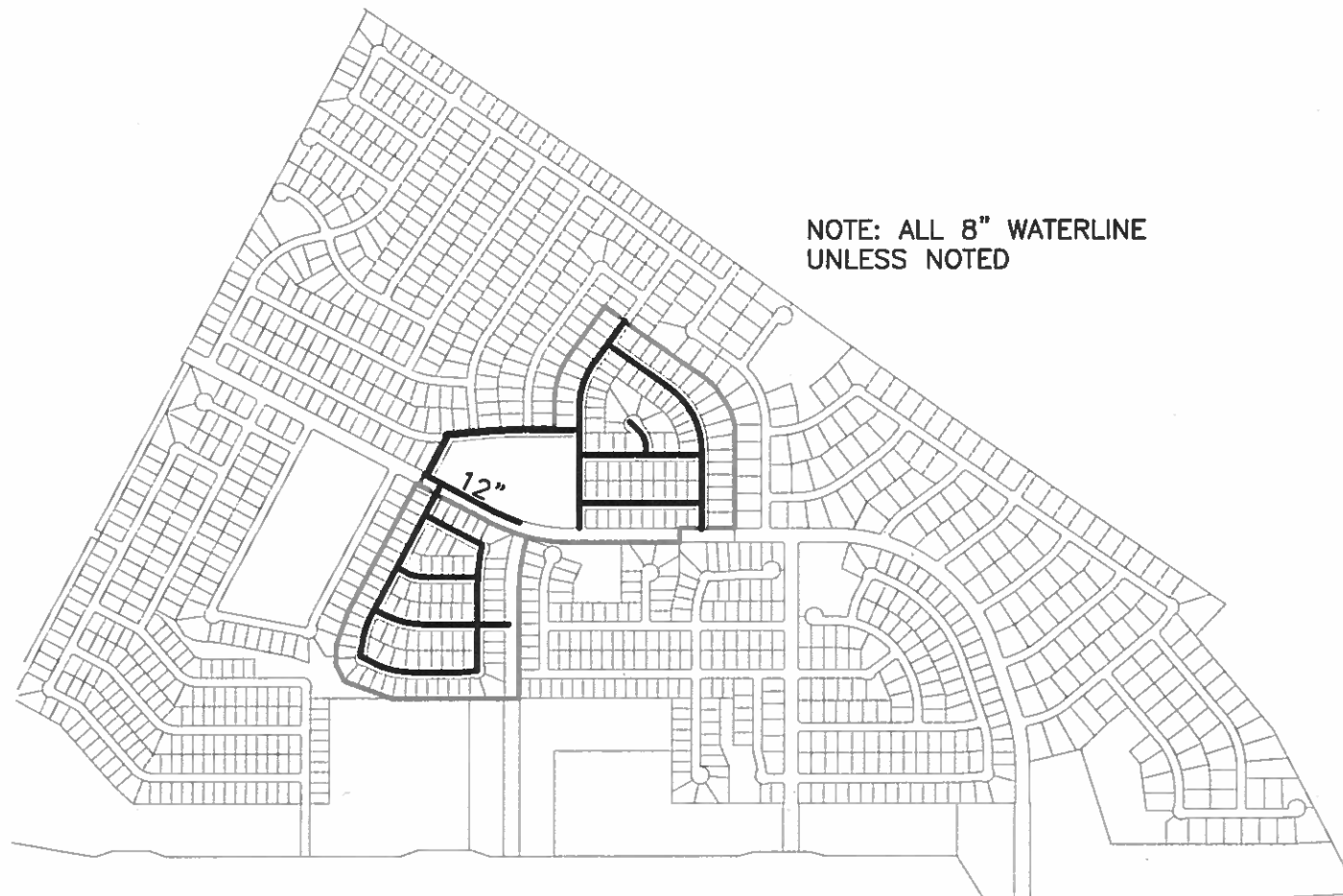
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JACOBS



NOTE: This plan is diagrammatic only and is intended to show potential conflicts only. The plan is only a conceptual and is not based upon a detailed survey of existing site conditions such as property lines, subsurface conditions, limits of trees, topography, utilities, etc.

(21)



NOTE: ALL 8" WATERLINE
UNLESS NOTED

PROPOSED WATER P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

MARCH 2016

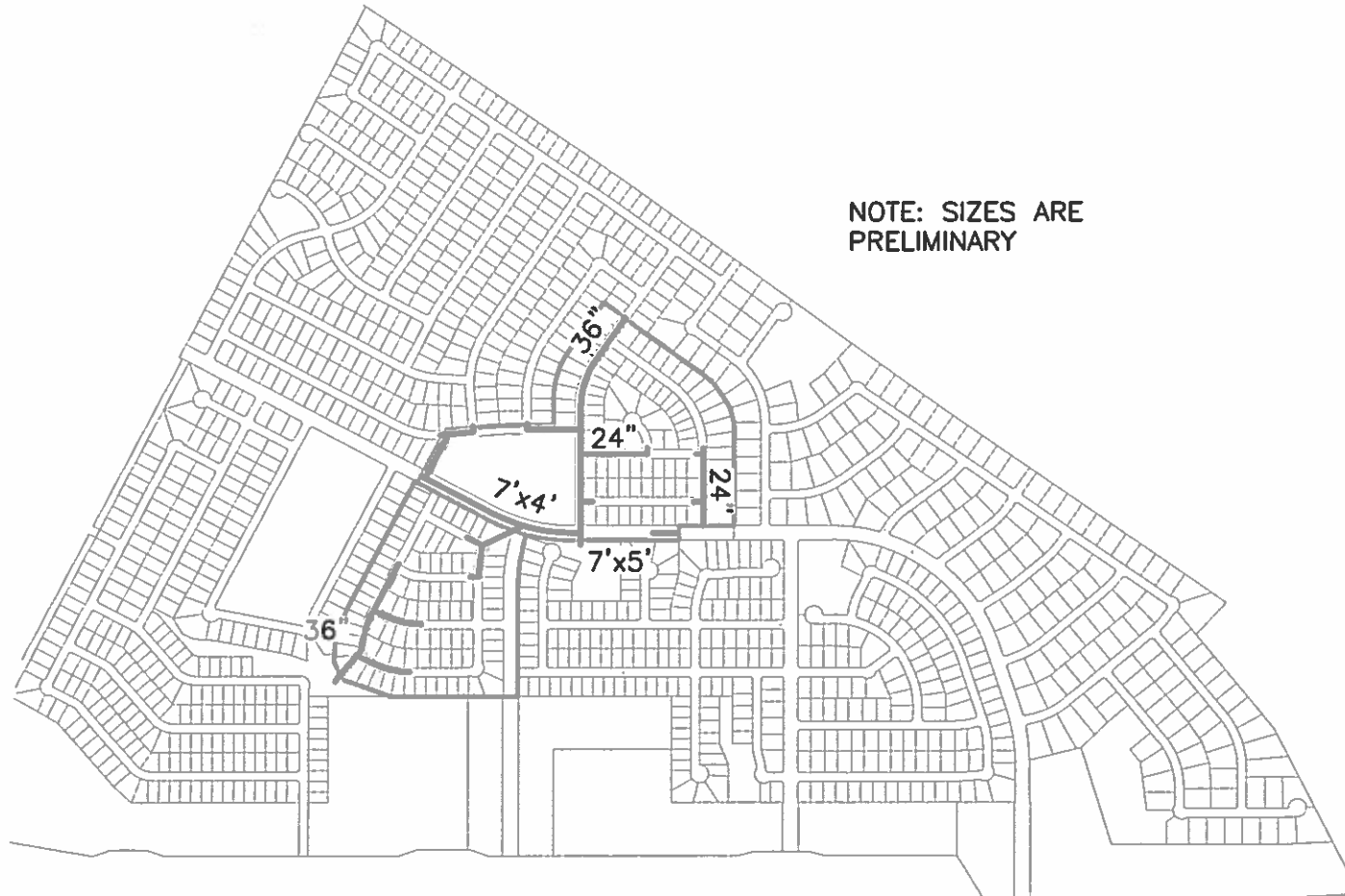
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Plotted on: Mar/18/2016 3:05 PM

JACOBS



NOTE: This plan is diagrammatic only and is intended to show potential construction. The plan is only conceptual and is not based upon a detailed survey of existing site conditions such as property lines, subsurface conditions, limits of trees, topography, utilities, easements, etc.

NOTE: SIZES ARE
PRELIMINARY



PROPOSED DRAINAGE P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

MARCH 2016

Drawn by: I:\SLD\C3X453\C3X45313\700 CADD\728 Exhibits\PID Exhibits\PID Exhibits 3.16.16.dwg
Plotted on: Mar/18/2016 3:05 PM

JACOBS



NOTE: This plan is diagrammatic only and is intended to show potential conditions. This plan is only conceptualized if it is not based upon a detailed survey of existing conditions such as property lines, current and proposed conditions, easements, topography, utilities, etc.

(21)

APPENDIX B
ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS

(21)

Appendix B
DISTRICT IMPROVEMENTS

| PUBLIC IMPROVEMENT PROJECTS | Original Budget | Budget Changes | Revised Budget | Phase One Budget | Budget for Other Assessed Property |
|--|----------------------------|---------------------------|---------------------------|-----------------------------|---|
| Thoroughfare Paving | \$0 | \$0 | \$0 | \$0 | \$0 |
| Median Landscaping | \$0 | \$0 | \$0 | \$0 | \$0 |
| 6' Concrete Sidewalk | \$0 | \$0 | \$0 | \$0 | \$0 |
| Landscape Buffer | \$0 | \$0 | \$0 | \$0 | \$0 |
| Thin Screening Wall | \$0 | \$0 | \$0 | \$0 | \$0 |
| Engineering/Survey | \$0 | \$0 | \$0 | \$0 | \$0 |
| Contingency | \$0 | \$0 | \$0 | \$0 | \$0 |
| Recreational Facilities | \$700,000 | (\$700,000) | \$0 | \$0 | \$0 |
| Main Entry | \$250,000 | (\$250,000) | \$0 | \$0 | \$0 |
| Secondary Entry | \$100,000 | (\$100,000) | \$0 | \$0 | \$0 |
| Public Neighborhood Park | \$100,000 | (\$100,000) | \$0 | \$0 | \$0 |
| Pocket Park | \$100,000 | (\$100,000) | \$0 | \$0 | \$0 |
| Hike and Bike Trail | \$52,500 | (\$52,500) | \$0 | \$0 | \$0 |
| Open Space Improvements | \$75,000 | (\$75,000) | \$0 | \$0 | \$0 |
| Pond Improvements | \$100,000 | (\$100,000) | \$0 | \$0 | \$0 |
| 6' Concrete Sidewalks (Collectors) | \$184,800 | (\$184,800) | \$0 | \$0 | \$0 |
| Landscape Buffer (Collectors) | \$211,200 | (\$211,200) | \$0 | \$0 | \$0 |
| Thin Screening Wall (Collectors) | \$277,500 | (\$277,500) | \$0 | \$0 | \$0 |
| Engineering/Survey | \$196,339 | \$108,569 | \$304,908 | \$106,916 | \$197,992 |
| Contingency | \$97,362 | (\$97,362) | \$0 | \$0 | \$0 |
| Water | \$32,020 | \$344,656 | \$376,676 | \$132,078 | \$244,597 |
| Sewer | \$53,298 | \$289,853 | \$343,151 | \$120,149 | \$223,002 |
| Drainage | \$61,380 | \$360,690 | \$422,070 | \$147,931 | \$274,139 |
| Roads | \$60,050 | \$876,761 | \$936,811 | \$328,742 | \$608,068 |
| Public Right of Way | \$5,115 | (\$5,115) | \$0 | \$0 | \$0 |
| Related Appurtenances | \$1,535 | (\$1,535) | \$0 | \$0 | \$0 |
| Street Lighting | \$3,582 | (\$3,582) | \$0 | \$0 | \$0 |
| Storm Water Control Improvements | \$12,378 | (\$12,378) | \$0 | \$0 | \$0 |
| Common Area Fencing, Landscaping | \$13,197 | (\$13,197) | \$0 | \$0 | \$0 |
| Common Area Improvements | \$5,831 | (\$5,831) | \$0 | \$0 | \$0 |
| Other Park Items | \$2,148 | (\$2,148) | \$0 | \$0 | \$0 |
| Other Recreational Facilities | \$5,729 | (\$5,729) | \$0 | \$0 | \$0 |
| Other Trail Improvements | \$4,194 | (\$4,194) | \$0 | \$0 | \$0 |
| Engineering | \$2,864 | (\$2,864) | \$0 | \$0 | \$0 |
| Contract Administration | \$35,805 | (\$35,805) | \$0 | \$0 | \$0 |
| Master Common Utility Improvements | \$24,654 | (\$24,654) | \$0 | \$0 | \$0 |
| Contingencies | \$34,539 | (\$34,539) | \$0 | \$0 | \$0 |
| SUB-TOTAL | \$2,803,020 | (\$419,404) | \$2,383,616 | \$835,817 | \$1,547,799 |

(21)

**Appendix B
DISTRICT IMPROVEMENTS**

| PUBLIC IMPROVEMENT PROJECTS | Original Budget | Budget Changes | Revised Budget | Phase One Budget | Budget for Other Assessed Property |
|--|----------------------------|---------------------------|---------------------------|-----------------------------|---|
| Debt Service Reserve Fund | \$248,552 | \$102,521 | \$351,073 | \$131,093 | \$219,980 |
| Capitalized Interest | \$309,362 | (\$151,377) | \$157,985 | \$54,558 | \$103,427 |
| Bond Counsel | \$45,990 | \$25,196 | \$71,186 | \$26,860 | \$44,326 |
| Underwriters Counsel | \$35,566 | (\$22,315) | \$13,251 | \$5,000 | \$8,251 |
| Developers Financial Advisor | \$26,675 | \$48,672 | \$75,347 | \$28,430 | \$46,917 |
| City Financial Advisor | \$26,675 | \$8,918 | \$35,593 | \$13,430 | \$22,163 |
| Underwriters Fee | \$71,132 | \$71,240 | \$142,372 | \$26,800 | \$115,572 |
| Interest from Dev. Fund | (\$30,865) | \$30,865 | \$0 | \$0 | \$0 |
| Developers Counsel | \$7,154 | \$59,103 | \$66,257 | \$25,000 | \$41,257 |
| Assessment Consultant | \$7,154 | \$10,643 | \$17,797 | \$6,715 | \$11,082 |
| Other Administrative Costs | \$8,892 | \$225,617 | \$234,509 | \$186,297 | \$48,212 |
| SUB-TOTAL | \$756,287 | \$409,083 | \$1,165,370 | \$504,183 | \$661,187 |
| PAR AMOUNT OF BONDS | \$3,559,307 | \$0 | \$3,559,307 | \$1,340,000 | \$2,219,307 |
| DEPOSIT TO PROJECT FUND | \$2,803,020 | (\$419,404) | \$2,383,616 | \$835,817 | \$1,547,799 |

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

(21)

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail
10/29/2015 5:23:50 PM

| Cost Code | Cost Code Description | Actual | PID Eligible |
|---------------------|-----------------------|-------------------|----------------|
| Direct Costs | | | |
| 8155 | Land-Engineering | 2,536.23 | |
| 8155 | Land-Engineering | 104,030.33 | |
| 8155 | Land-Engineering | 5,983.45 | |
| 8155 | Land-Engineering | 2,144.62 | |
| 8155 | Land-Engineering | 5,488.73 | |
| 8155 | Land-Engineering | 21,665.68 | |
| 8155 | Land-Engineering | 14,634.52 | |
| 8155 | Land-Engineering | 6,013.20 | |
| 8155 | Land-Engineering | 2,044.72 | |
| 8155 | Land-Engineering | 3,190.50 | |
| 8155 | Land-Engineering | 4,219.32 | |
| 8155 | Land-Engineering | 4,616.21 | |
| 8155 | Land-Engineering | 7,118.20 | |
| | | 183,685.71 | 183,686 |
| 8175 | Land-Excavation | 13,393.20 | |
| 8175 | Land-Excavation | 55,355.00 | |
| 8175 | Land-Excavation | 8,554.50 | |
| 8175 | Land-Excavation | 194,570.00 | |
| 8175 | Land-Excavation | 14,012.75 | |
| 8175 | Land-Excavation | 4,886.40 | |
| 8175 | Land-Excavation | 22,525.00 | |
| 8175 | Land-Excavation | 3,739.00 | |
| 8175 | Land-Excavation | 2,253.00 | |
| 8175 | Land-Excavation | 7,141.75 | |
| 8175 | Land-Excavation | 39,918.50 | |
| 8175 | Land-Excavation | 15,125.00 | |
| 8175 | Land-Excavation | 3,638.80 | |
| | | 385,112.90 | 308,090 |
| 8190 | Land-Paving | 67,462.28 | |
| 8190 | Land-Paving | 25,874.64 | |
| 8190 | Land-Paving | 531,423.55 | |
| 8190 | Land-Paving | 3,642.23 | |
| | | 628,402.70 | 628,403 |
| 8230 | Land-Storm Drainage | 41,805.84 | |
| 8230 | Land-Storm Drainage | 19,885.60 | |
| 8230 | Land-Storm Drainage | 3,757.05 | |

(21)

BRIX Data Export
CADG- SCARBOROUGH
Job Cost Detail

10/29/2015 5:23:50 PM

| | | | |
|--------------|-------------------------------|---------------------|---------------------|
| 8230 | Land-Storm Drainage | 17,731.50 | 107,796 |
| 8230 | Land-Storm Drainage | 15,563.66 | |
| 8230 | Land-Storm Drainage | 9,052.50 | |
| | | 107,796.15 | |
| 8231 | Land-Retainage Storm Drainage | -4,180.58 | 275,351 |
| 8231 | Land-Retainage Storm Drainage | -1,988.56 | |
| 8231 | Land-Retainage Storm Drainage | -1,773.15 | |
| 8231 | Land-Retainage Storm Drainage | -1,556.37 | |
| 8231 | Land-Retainage Storm Drainage | -905.25 | |
| 8231 | Land-Retainage Storm Drainage | 10,403.91 | |
| | | 0.00 | |
| 8235 | Land-Water | 151,201.16 | 275,351 |
| 8235 | Land-Water | 113,489.84 | |
| 8235 | Land-Water | 4,299.70 | |
| 8235 | Land-Water | 3,180.00 | |
| 8235 | Land-Water | 3,180.00 | |
| | | 275,350.70 | |
| 8240 | Land-Sanitary | 125,872.71 | 278,831 |
| 8240 | Land-Sanitary | 101,995.17 | |
| 8240 | Land-Sanitary | 49,313.56 | |
| 8240 | Land-Sanitary | 1,649.10 | |
| | | 278,830.54 | |
| Total | | 1,859,178.70 | 1,782,156.12 |

(21)

APPENDIX C
2018-19 ASSESSMENT ROLL SUMMARY
(PHASE ONE)

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 240807 | D | 8 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240809 | D | 1 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240810 | D | 2 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240812 | D | 4 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240813 | D | 5 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240814 | D | 6 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240815 | D | 7 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240816 | X | 1 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240817 | X | 2 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240818 | X | 3 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240819 | X | 4 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240820 | X | 5 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240821 | X | 6 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240822 | D | 9 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240823 | D | 10 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240824 | D | 11 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240825 | D | 12 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240826 | D | 13 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240827 | D | 14 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240828 | D | 15 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240829 | D | 16 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240830 | D | 17 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240831 | D | 18 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240832 | D | 19 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240833 | D | 20 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240834 | D | 21 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240835 | D | 22 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240836 | D | 23 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240837 | D | 24 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240838 | D | 25 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240839 | D | 26 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240840 | D | 27 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240841 | D | 28 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240842 | D | 29 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240843 | D | 30 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240845 | E | 1 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240846 | E | 26 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 240848 | F | 1 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240849 | F | 2 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240850 | F | 3 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240851 | F | 4 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240852 | F | 5 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240853 | F | 6 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240854 | F | 7 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240855 | F | 8 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240856 | F | 9 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240857 | F | 10 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240858 | F | 11 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240859 | F | 12 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240860 | F | 13 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240861 | F | 14 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240865 | D | 81 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240866 | D | 82 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240867 | D | 83 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240868 | D | 84 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240869 | D | 85 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240870 | D | 86 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240871 | D | 87 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240872 | D | 88 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240873 | D | 89 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240874 | D | 90 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240875 | D | 91 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240876 | D | 92 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240877 | D | 93 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240878 | D | 94 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240879 | D | 95 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240880 | D | 96 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240881 | D | 97 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240882 | D | 98 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240883 | D | 99 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240884 | D | 100 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240885 | D | 101 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240886 | D | 102 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240887 | D | 103 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 240888 | D | 104 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240889 | D | 105 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240890 | D | 106 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240891 | D | 107 | 0.75 | \$5,366 | \$494.32 | \$102.14 | \$596.46 |
| 240892 | G | 31 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240893 | G | 32 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240894 | G | 33 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240895 | G | 34 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240896 | G | 35 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240897 | G | 36 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240898 | G | 37 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240899 | G | 38 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240900 | G | 39 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240901 | G | 40 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240902 | G | 41 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240903 | G | 42 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240904 | G | 43 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240905 | G | 44 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240906 | G | 45 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240907 | G | 46 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240908 | G | 47 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240909 | G | 48 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240910 | G | 49 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240911 | G | 50 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240912 | G | 51 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240913 | H | 1 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240914 | H | 2 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240915 | H | 3 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240916 | H | 4 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240917 | H | 5 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240918 | H | 6 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240919 | H | 7 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240920 | H | 8 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240921 | H | 9 | 0.84 | Prepaid | Prepaid | Prepaid | Prepaid |
| 240922 | H | 10 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240923 | H | 11 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240924 | H | 12 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 240925 | H | 13 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240926 | H | 14 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240927 | H | 15 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240928 | H | 16 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240929 | H | 17 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240930 | H | 18 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240931 | H | 19 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240932 | H | 20 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240933 | H | 21 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240934 | H | 22 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240935 | H | 23 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240936 | H | 24 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240937 | H | 25 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240938 | H | 26 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240939 | H | 27 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240940 | H | 28 | 0.84 | Prepaid | Prepaid | Prepaid | Prepaid |
| 240941 | I | 1 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240942 | I | 2 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240943 | I | 3 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240944 | I | 4 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240945 | I | 5 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240946 | I | 6 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240947 | I | 7 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240948 | I | 8 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240949 | I | 9 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240950 | I | 10 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240951 | I | 11 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240952 | I | 12 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240953 | I | 13 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240954 | I | 14 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240955 | I | 15 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240956 | I | 16 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240957 | I | 17 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240958 | G | 1 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240959 | G | 2 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240960 | G | 3 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240961 | G | 4 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 240962 | G | 5 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240963 | G | 6 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240964 | G | 7 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240965 | G | 8 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240966 | G | 9 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240967 | G | 10 | 0.84 | Prepaid | Prepaid | Prepaid | Prepaid |
| 240968 | G | 11 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240970 | J | 1 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240971 | J | 2 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240972 | J | 3 | 0.84 | Prepaid | Prepaid | Prepaid | Prepaid |
| 240973 | J | 4 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240974 | J | 5 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240975 | J | 6 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240976 | J | 7 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240977 | J | 8 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240978 | J | 9 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240979 | J | 10 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240980 | J | 11 | 0.84 | \$6,010 | \$553.64 | \$114.40 | \$668.04 |
| 240986 | Q | 1 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240987 | Q | 2 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240988 | Q | 3 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240989 | Q | 4 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240990 | Q | 5 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240991 | Q | 6 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240992 | Q | 7 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240993 | Q | 8 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240995 | R | 1 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240996 | R | 2 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240997 | R | 3 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240998 | R | 4 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 240999 | R | 5 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241000 | R | 6 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241001 | R | 7 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241002 | R | 8 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241003 | R | 9 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241004 | R | 10 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241005 | R | 11 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase One

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|--------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|---------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 241006 | R | 12 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241007 | R | 13 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241008 | T | 19 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241009 | T | 20 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241010 | T | 21 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241011 | T | 22 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241012 | T | 23 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241013 | T | 24 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241014 | T | 25 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241015 | T | 26 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241016 | T | 27 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241017 | T | 28 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241018 | S | 1 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241019 | S | 2 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241020 | S | 3 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241021 | S | 4 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241025 | S | 8 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241026 | S | 9 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241027 | S | 10 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241028 | S | 11 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241029 | S | 12 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241030 | S | 13 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241031 | S | 14 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| 241032 | S | 15 | 1.00 | \$7,154 | \$659.09 | \$136.19 | \$795.29 |
| Total | | | 175.42 | \$1,230,962 | \$113,403.57 | \$23,433.19 | \$136,836.76 |

(21)

APPENDIX D
2018-19 ASSESSMENT ROLL SUMMARY
(PHASE TWO)

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase Two

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 264001 | D | 31 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264002 | D | 32 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264003 | D | 33 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264004 | D | 34 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264005 | D | 35 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264006 | D | 36 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264007 | D | 37 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264008 | D | 38 | PREPAID | PREPAID | PREPAID | PREPAID | \$0.00 |
| 264009 | D | 39 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264010 | D | 40 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264011 | D | 41 | PREPAID | PREPAID | PREPAID | PREPAID | \$0.00 |
| 264012 | D | 42 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264013 | D | 43 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264014 | D | 44 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264015 | D | 45 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264016 | E | 2 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264017 | E | 3 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264018 | E | 4 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264019 | E | 5 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264020 | E | 6 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264021 | E | 7 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264022 | E | 8 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264023 | E | 9 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264024 | E | 10 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264025 | E | 11 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264026 | E | 12 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264027 | E | 13 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264028 | E | 14 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264029 | E | 15 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264030 | E | 16 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264031 | E | 17 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264032 | E | 18 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264033 | E | 19 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264034 | E | 20 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264035 | E | 21 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264036 | E | 22 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264037 | E | 23 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase Two

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 264038 | E | 24 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264039 | E | 25 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264040 | DD | 1 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264041 | DD | 2 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264043 | DD | 4 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264044 | DD | 5 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264045 | DD | 6 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264046 | DD | 7 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264047 | DD | 8 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264048 | DD | 9 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264049 | DD | 10 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264050 | DD | 11 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264051 | DD | 12 | 0.00 | \$0 | \$0.00 | \$0.00 | \$0.00 |
| 264052 | DD | 13 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264053 | DD | 14 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264054 | DD | 15 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264055 | DD | 16 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264056 | DD | 17 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264057 | DD | 18 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264058 | DD | 19 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264059 | DD | 20 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264060 | DD | 21 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264061 | DD | 22 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264062 | DD | 23 | PREPAID | PREPAID | PREPAID | PREPAID | \$0.00 |
| 264063 | DD | 24 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264064 | DD | 25 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264065 | DD | 26 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264066 | DD | 27 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264067 | DD | 28 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264068 | DD | 29 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264069 | DD | 30 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264070 | DD | 31 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264071 | DD | 32 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264072 | DD | 33 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264073 | DD | 34 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 264074 | DD | 35 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |
| 268057 | DD | 2 | 0.75 | \$5,745 | \$402.14 | \$119.98 | \$522.13 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase Two

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|-------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 264361 | G | 13 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264362 | G | 14 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264363 | G | 15 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264364 | G | 16 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264365 | G | 17 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264366 | G | 18 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264367 | G | 19 | PREPAID | PREPAID | PREPAID | PREPAID | \$0.00 |
| 264368 | G | 20 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264369 | G | 21 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264370 | G | 22 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264371 | G | 23 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264372 | G | 24 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264373 | G | 25 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264374 | G | 26 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264375 | G | 27 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264376 | G | 28 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264377 | G | 29 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264378 | G | 30 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264379 | J | 12 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264380 | J | 13 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264381 | J | 14 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264382 | J | 15 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264383 | J | 16 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264384 | J | 17 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264385 | J | 18 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264386 | J | 19 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264387 | J | 20 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264388 | J | 21 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264389 | J | 22 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264390 | J | 23 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264391 | J | 24 | 0.84 | \$6,434 | \$450.40 | \$134.38 | \$584.78 |
| 264933 | P | 6 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264934 | P | 7 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264935 | P | 8 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264936 | P | 9 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264937 | P | 10 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264938 | Q | 9 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |

(21)

Waxahachie Public Improvement District No. 1
2018-19 Assessment Roll Summary
Phase Two

| Property ID | Block | Lot | Equivalent Units | Outstanding Assessment | Annual Installment 2018-19 | | |
|--------------|-------|-----|------------------|------------------------|----------------------------|-------------------------|--------------------|
| | | | | | Principal & Interest | Annual Collection Costs | Annual Installment |
| 264939 | Q | 10 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264940 | Q | 11 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264941 | Q | 12 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264942 | Q | 13 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264943 | Q | 14 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264944 | Q | 15 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264945 | S | 16 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264946 | S | 17 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264947 | S | 18 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264948 | S | 19 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| 264949 | S | 20 | 1.00 | \$7,660 | \$536.19 | \$159.98 | \$696.17 |
| Total | | | 94.70 | \$725,390 | \$50,777.29 | \$15,150.00 | \$65,927.29 |

(22)

**NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT**

CITY OF WAXAHACHIE, TEXAS

**ANNUAL SERVICE PLAN UPDATE
2018-19**

SEPTEMBER 4, 2018

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE – 2018-19**

TABLE OF CONTENTS

| | |
|---|----------|
| A. INTRODUCTION..... | 1 |
| B. UPDATE OF THE SERVICE PLAN | 2 |
| I. ANNUAL BUDGET FOR THE IMPROVEMENT AREA #1 IMPROVEMENTS..... | 2 |
| II. DEBT SERVICE AND COLLECTION COSTS | 3 |
| III. BOND REDEMPTION RELATED UPDATES | 5 |
| C. UPDATE OF THE ASSESSMENT PLAN | 7 |
| D. UPDATE OF THE ASSESSMENT ROLL..... | 8 |
| I. PARCEL UPDATES | 8 |
| II. PREPAYMENT OF SPECIAL ASSESSMENTS..... | 9 |
| APPENDIX A - PID MAP | |
| APPENDIX B - 2018-19 ASSESSMENT ROLL SUMMARY | |

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 City of Waxahachie, Texas Special Assessment Revenue Bonds, Series 2015 (North Grove Public Improvement District Improvement Area #1 Project) (the “Series 2015 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 PID consists of 768 acres of property within the City limits. The Improvement Area #1 consists of 483 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. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2018-19 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Special Assessments on each Parcel within Improvement Area #1 of the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2018-19.

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

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B. UPDATE OF THE SERVICE PLAN

I. ANNUAL BUDGET FOR THE IMPROVEMENT AREA #1 IMPROVEMENTS

The current total estimated 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.

As shown by Table B-1 below, the PID has incurred indebtedness in the total amount of \$6,675,000 in the form of the Series 2015 Bonds, which are to be repaid from the Special Assessments.

Table B-1
Sources and Uses of Funds
Public Improvements

| Sources of Funds | Total Amount |
|---|---------------------|
| Bond proceeds | \$6,675,000 |
| Total sources of funds | \$6,675,000 |
| Uses of Funds | |
| Improvement Area #1 Improvements | |
| Estimated costs paid with Bonds | \$4,530,000 |
| Other Project Fund deposits | \$205,000 |
| <i>Subtotal: Project Fund deposits</i> | <i>\$4,735,000</i> |
| Costs of issuing the Bonds | |
| Deposit to capitalized interest fund | \$795,000 |
| Deposit to debt service reserve fund | \$510,000 |
| Bond issue costs | \$635,000 |
| <i>Subtotal: Costs of issuing the Bonds</i> | <i>\$1,940,000</i> |
| Total uses of funds | \$6,675,000 |

A service plan must cover a period of five years. All of the Improvement Area #1 Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #1 Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table B-2 on the following page.

(22)

Table B-2
Annual Projected Costs
2015 – 2023

| Year Ending September 1 | Projected Construction Costs | Net Series 2015 Bond Proceeds¹ | Net Owner Contributions |
|------------------------------------|---|--|------------------------------------|
| 2015 | \$2,265,000 | \$4,530,000 | \$0 |
| 2016 | \$2,265,000 | \$0 | \$0 |
| 2017 | \$0 | \$0 | \$0 |
| 2018 | \$0 | \$0 | \$0 |
| 2019-2023 | \$0 | \$0 | \$0 |
| Total | \$4,530,000 | \$4,530,000 | \$0 |

1 – Net Series 2015 Bond Proceeds represents the estimated costs of the Improvement Area #1 Improvements. The remaining \$2,145,000 of the original \$6,675,000 Series 2015 Bond par amount represent additional Project Fund deposits and Series 2015 Bond issuance costs.

II. DEBT SERVICE AND COLLECTION COSTS

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2015 Bonds.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2015 Bonds commencing with the issuance of the Series 2015 Bonds. The effective interest rate on the Series 2015 Bonds is 5.97 percent for 2018-19. 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 2018-19. In addition, the estimated annual Administrative Expenses for 2018-19 are included in the Annual Installments for 2018-19. These Annual Installments of the Special Assessments shall be billed by the City in 2018 and will be delinquent on February 1, 2019.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Special Assessments and the Annual Installment due for 2018-19 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.

(22)

Annual Budget for the Repayment of Indebtedness

Debt service on the Series 2015 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% of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60% of such additional interest amount collected will be used to fund the Delinquency Reserve, as described in the Service and Assessment Plan and the applicable Indenture of Trust.

Annual Installments to be Collected for 2018-19

The budget for the PID will be paid from the collection of Annual Installments collected for 2018-19 as shown by Table B-3 below.

Table B-3
Budget for the Annual Installments
to be Collected for 2018-19

| Descriptions | Series 2015 Bonds |
|--|----------------------|
| Interest payment on February 15, 2019 | \$196,250 |
| Interest payment on August 15, 2019 | \$196,250 |
| Principal payment on August 15, 2019 | \$100,000 |
| <i>Subtotal Debt Service on Bonds</i> | <i>\$492,500</i> |
| Excess Interest for Prepayment Reserve and Delinquency Reserves | \$32,875 |
| Administrative Expenses | \$37,125 |
| <i>Subtotal Expenses</i> | <i>\$562,500</i> |
| Available Capitalized Interest Funds | \$0 |
| Available Administrative Account Funds | (\$10,000) |
| <i>Subtotal available funds</i> | <i>(\$10,000)</i> |
| Annual Installment to be Collected | \$552,500 |

As shown in Table B-3 above, the total Annual Installment for 2018-19 is equal to \$552,500. The total debt service payments on the Series 2015 Bonds, the excess interest for Prepayment and Delinquency Reserves to be collected, and the estimated Administrative Expenses for 2018-19 are shown as \$492,500, \$32,875 ($\$6,575,000 \times 0.5\% = \$32,875$) and \$27,125 ($\$37,125 - \$10,000 = \$27,125$), respectively.

According to the Developer, there were no Owner Association Properties in 2017. As a result, the Annual Installment for 2018-19 will be collected from the Assessed Property within Improvement Area #1 that are shown in the Ellis Central Appraisal District (ECAD) records for 2018. 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 Appendix B.

(22)

Table B-4
Allocation of Annual Installment to Parcels for 2018-19

| Parcel ID | Tract # | Outstanding Assessment ² | % of Total Assessment for allocating the 2018-19 Annual Installment ³ | Annual Installment 2018-19 ⁴ |
|---|---------|-------------------------------------|--|---|
| 262125 | 1 | \$249,732 | 3.84% | \$21,197.04 |
| 262126 | 2 | \$243,245 | 3.74% | \$20,646.48 |
| 262127 | 3 | \$291,895 | 4.48% | \$24,775.78 |
| 262128 | 4 | \$291,895 | 4.48% | \$24,775.78 |
| 262129 | 5 | \$259,462 | 3.99% | \$22,022.92 |
| 262130 | 6 | \$227,029 | 3.49% | \$19,270.05 |
| 269439 | 7 | \$357,025 | 5.48% | \$30,304.00 |
| 262133 | 8A | \$222,305 | 3.42% | \$18,869.04 |
| 267119 | 8B | \$164,817 | 2.53% | \$13,989.50 |
| 262134 | 9 | \$719,479 | 11.05% | \$61,068.84 |
| 262135 | 10 | \$546,441 | 8.39% | \$46,381.49 |
| 262138 | 11 | \$848,852 | 13.04% | \$72,049.89 |
| 190002 | 12 | \$924,702 | 14.21% | \$78,488.01 |
| 223031 | 13 | \$568,896 | 8.74% | \$48,287.41 |
| 83 residential Parcels | | \$359,024 | 5.52% | \$30,473.65 |
| 75 residential Parcels | | \$234,452 | 3.60% | \$19,900.12 |
| Owner Association Properties ¹ | | \$65,750 | 0.00% | \$0.00 |
| Total | | \$6,575,000 | 100.00% | \$552,500.00 |

1 – According to the Developer, there are no Owner Association Properties in 2018 to be considered for Annual Installment collections.

2 – The Special Assessment amounts for each Parcel have been allocated and shown in the Service and Assessment Plan.

3 – The % of total Special Assessment is calculated for each of the 172 Parcels based on the Special Assessment for each Parcel and the total Special Assessment of \$6,509,250 for the 172 Parcels, excluding the Owner Association Properties.

4 – The Annual Installment to be collected from each Parcel is calculated by multiplying the total Annual Installment amount of \$552,500 and the % of total Special Assessment calculated for each Parcel.

The list of Parcels within the PID, the Outstanding Special Assessments on each Parcel, the percentages calculated as shown in Table B-4 above and the Annual Installment to be collected for 2018-19 are shown in the Assessment Roll summary attached hereto as Appendix B.

III. BOND REDEMPTION RELATED UPDATES

The Series 2015 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 Series 2015 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after August 15, 2022, 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 Series 2015 Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable

(22)

PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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C. UPDATE OF THE ASSESSMENT PLAN

The 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 Series 2015 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 2018-19 Annual Installment allocation percentage calculations shown above and the Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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D. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original 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 Service and Assessment Plan.

The summary Assessment Roll is shown in Appendix B. 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

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 Lot

B = the Special Assessment for the Improvement Area #1 Assessed Property prior to subdivision

$$C = [(a \div b) \times c] + [(d \div e) \times f]$$

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.

(22)

According to the Developer and Ellis CAD records, 83 residential Lots were subdivided from Parcel 223032 for 2017.

The total Special Assessment originally allocated to Parcel 223032 was \$602,502. The weighting factor designated as C in the formula above calculated based on the aggregate assessed values of the lots and the number of lots planned to be developed in the subdivided Assessed Property was calculated to be 0.60495. The total number of lots subdivided is 83. Accordingly, the Special Assessment allocated to each of the 83 lots is equal to \$4,391.76 $([(\$602,502 \times 0.60495) \div 83])$.

According to the Developer and Ellis CAD records, 75 residential Lots were subdivided from Parcel 223032 for 2018.

The total Special Assessment allocated to Parcel 223032 (after the 83 residential Lots subdivided in 2017) was \$238,018 $[\$602,502 - (\$4,391.76 \times 83) = \$238,018]$. The weighting factor designated as C in the formula above calculated based on the aggregate assessed values of the lots and the number of lots planned to be developed in the subdivided Assessed Property was calculated to be 1.00. The total number of Lots subdivided for 2018 is 75. Accordingly, the Special Assessment allocated to each of the 73 Lots (prior to adjustment for bond principal paid on August 15, 2018) is equal to \$3,173.57 $([(\$238,018 \times 1.00) \div 75])$.

II. PREPAYMENT OF SPECIAL ASSESSMENTS

There have been no Special Assessment prepayments as of July 31, 2018.

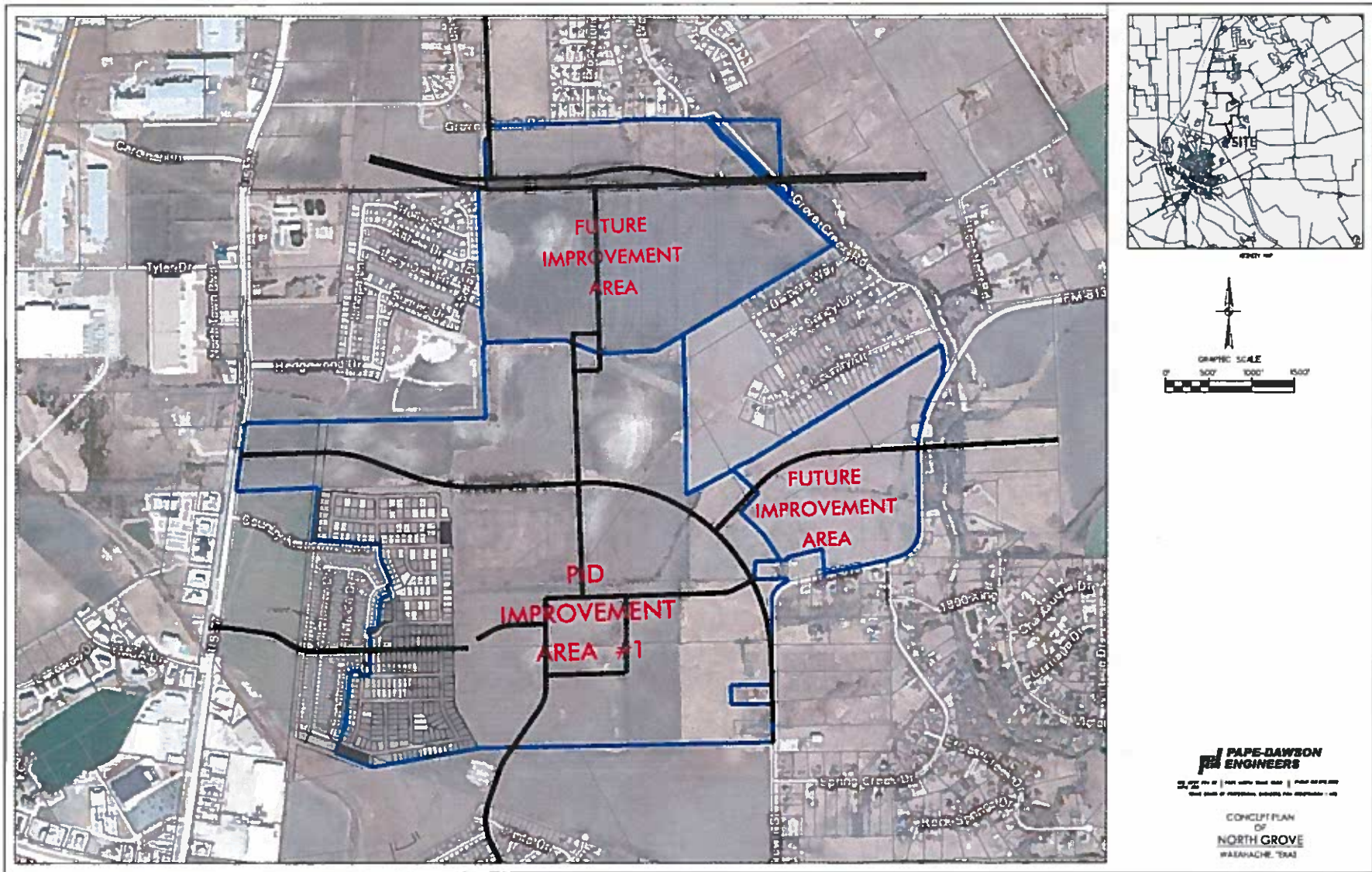
The list of current Parcels within the PID, the tract numbers, the planned land use, the corresponding outstanding Special Assessments, and Annual Installment are shown in the Assessment Roll summary attached hereto as Appendix B.

The complete Assessment Roll is available for review at Waxahachie City Hall, located at 401 S. Rogers Street, Waxahachie, Texas 75165.

(22)

APPENDIX A
PID MAP

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



(22)

(22)

APPENDIX B
2018-19 ASSESSMENT ROLL SUMMARY

(22)

**North Grove PID
Assessment Roll Summary
2018-19**

| Parcel ID | Tract # | Land Use | Special Assessment | % of Special Assessment for allocating the 2018-19 Annual Installment ³ | Annual Installment 2018- 19 |
|-----------|---------|------------------------|-----------------------|---|-----------------------------------|
| 262125 | 1 | Commercial | \$249,732 | 3.84% | \$21,197.04 |
| 262126 | 2 | Commercial | \$243,245 | 3.74% | \$20,646.48 |
| 262127 | 3 | Commercial | \$291,895 | 4.48% | \$24,775.78 |
| 262128 | 4 | Commercial | \$291,895 | 4.48% | \$24,775.78 |
| 262129 | 5 | Commercial | \$259,462 | 3.99% | \$22,022.91 |
| 262130 | 6 | Commercial | \$227,029 | 3.49% | \$19,270.05 |
| 262131 | 7 | Commercial/Residential | \$357,025 | 5.48% | \$30,304.00 |
| 262133 | 8A | Residential | \$222,305 | 3.42% | \$18,869.04 |
| 267119 | 8B | Residential | \$164,817 | 2.53% | \$13,989.50 |
| 262134 | 9 | Residential | \$719,479 | 11.05% | \$61,068.84 |
| 262135 | 10 | Residential | \$546,441 | 8.39% | \$46,381.49 |
| 262138 | 11 | Residential | \$848,852 | 13.04% | \$72,049.89 |
| 190002 | 12 | Residential | \$924,702 | 14.21% | \$78,488.01 |
| 223031 | 13 | Residential | \$568,896 | 8.74% | \$48,287.41 |
| 265951 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265952 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265953 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265954 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265955 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265956 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265957 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265958 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265959 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265960 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265961 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265962 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265963 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265964 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265965 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265966 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265967 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265968 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265969 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265970 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265971 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265972 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265973 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265974 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265975 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265976 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |

(22)

**North Grove PID
Assessment Roll Summary
2018-19**

| Parcel ID | Tract # | Land Use | Special Assessment | % of Special Assessment for allocating the 2018-19 Annual Installment³ | Annual Installment 2018- 19 |
|------------------|----------------|-----------------|-------------------------------|--|--|
| 265977 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265978 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265979 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265980 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265981 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265982 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265983 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265984 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265985 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265986 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265987 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265988 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265989 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265990 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265991 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265992 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265993 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265994 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265996 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265997 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265998 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265999 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266000 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266001 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266002 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266003 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266004 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266005 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266006 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266007 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266008 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266009 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266010 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266011 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266012 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266013 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266014 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266015 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266016 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266017 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |

(22)

**North Grove PID
Assessment Roll Summary
2018-19**

| Parcel ID | Tract # | Land Use | Special Assessment | % of Special Assessment for allocating the 2018-19 Annual Installment ³ | Annual Installment 2018- 19 |
|-----------|---------|-------------|-----------------------|---|-----------------------------------|
| 266018 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266019 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266021 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266022 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266023 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266024 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266025 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266026 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266027 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266028 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266029 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266030 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266031 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266032 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266033 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 265995 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 266020 | 0 | Residential | \$4,326 | 0.07% | \$367.15 |
| 269582 | 0 | Open Space | \$0 | 0.00% | \$0.00 |
| 269583 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269584 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269585 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269586 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269587 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269588 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269589 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269590 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269591 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269592 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269593 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269594 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269595 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269596 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269597 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269598 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269599 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269600 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269601 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269602 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269603 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269604 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |

(22)

**North Grove PID
Assessment Roll Summary
2018-19**

| Parcel ID | Tract # | Land Use | Special Assessment | % of Special Assessment for allocating the 2018-19 Annual Installment ³ | Annual Installment 2018- 19 |
|-----------|---------|-------------|-----------------------|---|-----------------------------------|
| 269605 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269606 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269607 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269608 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269609 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269610 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269611 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269612 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269613 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269614 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269615 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269616 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269617 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269618 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269619 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269620 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269621 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269622 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269623 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269624 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269625 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269626 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269627 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269628 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269629 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269630 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269631 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269632 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269633 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269634 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269635 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269636 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269637 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269638 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269639 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269640 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269641 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269642 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269643 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269644 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |

(22)

**North Grove PID
Assessment Roll Summary
2018-19**

| Parcel ID | Tract # | Land Use | Special Assessment | % of Special Assessment for allocating the 2018-19 Annual Installment³ | Annual Installment 2018- 19 |
|--|----------------|-----------------|-------------------------------|--|--|
| 269645 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269646 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269647 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269648 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269649 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269650 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269651 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269652 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269653 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269654 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269655 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269656 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| 269657 | 0 | Residential | \$3,126 | 0.05% | \$265.33 |
| Owner Association Properties ¹ | | | \$65,750 | 0.00% | \$0.00 |
| Total | | | \$6,575,000 | 100.00% | \$552,500.00 |

(23)

MEMORANDUM

TO: City Councilmembers
FROM: Mayor Kevin Strength
DATE: September 4, 2018
SUBJECT: Appointments to Boards and Commissions

Please consider the following appointments to various Boards and Commissions:

BUILDING STANDARDS COMMISSION (2 year term)

Joshua Atilano
Lawrence Kollie

CEMETERY BOARD (2 year term)

Chad Hicks
Peggy Crabtree

ELECTRICAL ADVISORY BOARD (2 year term)

Gary Estes
Harold DeBorde

**ELLIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1
(2 year term)**

Joe Rust
Wayne Eiland
Brian Ford

HERITAGE PRESERVATION (2 year term)

Becky Kauffman
Jeff Smith
Curtiss Thompson

KEEP WAXAHACHIE BEAUTIFUL (3 year term)

Jesse Gibson
Ginger Cole
Polly Williams
Faustina Duvall

(23)

PARK BOARD (3 year term)

Betsy Engelbrechtsen

Byron Gibson

PLANNING AND ZONING COMMISSION (2 year term)

Bonney Ramsey

Jim Phillips

Erik Test

SENIOR CENTER ADVISORY COMMITTEE (2 year term)

Joe Jenkins

R. Lee Johnson

Peggy Loftis

TAX INCREMENT REINVESTMENT ZONE (2 year term)

Jason Smith

Coy Sevier

Brad Yates

WAXAHACHIE COMMUNITY DEVELOPMENT CORPORATION (2 year term)

Bob Lynn

Daniel Morton

WAXAHACHIE HOUSING AUTHORITY (2 year term)

Sandra Hartman

Johnny Rodriguez

Don Nelson

Jane Vineyard

Cameron Gomez (fill unexpired term to 2019)

ZONING BOARD OF ADJUSTMENTS (2 year term)

Brad Yates

Marion Reynolds

Diane Johnson Collard