

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 ***Monday, September 21, 2020 at 7:00 p.m.***

Council Members: David Hill, Mayor
Mary Lou Shipley, Mayor Pro Tem
Chuck Beatty, Councilmember
Kevin Strength, 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 September 8, 2020
 - b. Minutes of the City Council briefing of September 8, 2020
 - c. Resolution to Approve a Negotiated Settlement Between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division
6. ***Present*** Proclamation proclaiming September 17 – 23, 2020 as Constitution Week
7. ***Consider*** annual update to the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll
8. ***Consider*** annual update to the North Grove Public Improvement District Service and Assessment Plan and Assessment Roll
9. ***Consider*** request by Mark Wilson, Maxwell Custom Homes, LLC, for a Plat of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020)

10. ***Convene*** into Executive Session for deliberation regarding real property as permitted by Section 551.072 of the Texas Government Code
11. ***Reconvene*** and take any necessary action
12. Comments by Mayor, City Council, City Attorney and City Manager
13. 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

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 Tuesday, September 8, 2020 at 7:00 p.m.

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

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

1. Call to Order

Mayor David Hill 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. Public Comments

Mr. Paul Christenson, 110 Williams Street, Waxahachie, addressed the proposed solicitation Ordinance on the agenda and stated it is unconstitutional to require a permit for political speech.

Mr. Chris Wright, 808 West Marvin, Waxahachie, addressed the old Baylor Scott and White hospital noting there are a number of buildings that go along with the lot. He stated once the properties are changed, tax monies will come in. Mr. Wright spoke in favor of the new tax rate.

Mr. Alan Fox, 327 University, Waxahachie, spoke in favor of the new tax rate.

Mr. Forrest John, 1005 East Marvin Avenue, Waxahachie, thanked City Council for their service and spoke in favor of the new tax rate. He thanked City Manager Michael Scott and city staff for the improvements across the city.

5. Consent Agenda

- a. Minutes of the City Council meeting of August 17, 2020
- b. Minutes of the City Council briefing of August 17, 2020
- c. Minutes of the City Council special meeting of September 1, 2020
- d. Amend Resolution No. 1292 to extend the FM 813 closure from September 9, 2020 to September 15, 2020

(5a)

Action:

Councilmember Chuck Beatty moved to approve items a. through d. on the Consent Agenda. Councilmember Kevin Strength seconded, All Ayes.

6. **Continue Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located N of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020)**

Mayor Hill announced the applicant withdrew ZDC-92-2020.

7. **Consider proposed Ordinance approving ZDC-92-2020**

Action:

None

8. **Continue Public Hearing on a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020)**

Mayor Hill continued the Public Hearing.

Planning Director Shon Brooks reported the applicant requested to increase landscaping in lieu of a masonry screening wall that had been on the original plan. Staff recommended approval.

There being no others to speak for or against ZDC-87-2020, Mayor Hill closed the Public Hearing.

9. **Consider proposed Ordinance approving ZDC-87-2020**

ORDINANCE NO. 3208

AN AMENDMENT TO ORDINANCE 3019 AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT AN AUTO LAUNDRY OR CAR WASH USE WITHIN A GENERAL RETAIL (GR) ZONING DISTRICT, LOCATED AT 2201 BROWN STREET, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLOCK A OF THE WAXAHACHIE CAR WASH ADDITION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

Action:

Councilmember Kevin Strength moved to approve Ordinance No. 3208 as presented. Councilmember Melissa Olson seconded, All Ayes.

10. **Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020)**

(5a)

Mr. Brooks reported the applicant petitioned a hardship waiver for inadequate fire flow to the proposed site. He stated the Fire Marshall reviewed the plans and provided his recommendation of approval for the petition of hardship waiver. Staff recommended approval.

Action:

Mayor Pro Tem Mary Lou Shipley moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020). Councilmember Melissa Olson seconded, All Ayes.

- 11. Consider request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-1-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020)**

Mr. Brooks reported the applicant proposes to construct two multi-tenant office buildings on 1.381 acres. Staff recommended approval.

Action:

Councilmember Chuck Beatty moved to approve a request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-1-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020). Councilmember Kevin Strength seconded, All Ayes.

- 12. Consider Development Agreement for SP-101-2020**

Action:

Councilmember Chuck Beatty moved to approve a Development Agreement for SP-101-2020. Councilmember Kevin Strength seconded, All Ayes.

- 13. Consider award of a bid and associated project contingency to Reynolds Asphalt & Construction Co. for the 2020 Street Rehabilitation Program**

Assistant Director of Public Works Jim Lockart reported bids were received for the 2020 Street Rehabilitation Program and recommended award of bid to Reynolds Asphalt & Construction Company in the amount of \$543,303.00. Staff recommended to approve funding for a project contingency in the amount of \$30,000.00.

Action:

Councilmember Chuck Beatty moved to award bid and associated project contingency to Reynolds Asphalt & Construction Co. for the 2020 Street Rehabilitation Program as presented. Councilmember Kevin Strength seconded, All Ayes.

(5a)

14. Consider award of a bid and associated project contingency to Wilson Contractor Services, LLC for the construction of the Lower Mustang Creek Parallel Force Main

Utilities Director David Bailey reported bids were received for the construction of the Lower Mustang Creek Parallel Force Main and recommended award of bid to Wilson Contractors LLP in the amount of \$2,404,205.95. Staff recommended to approve funding for a project contingency in the amount of \$50,000.00.

Action:

Mayor Pro Tem Mary Lou Shipley moved to award bid and associated project contingency to Wilson Contractor Services, LLC for the construction of the Lower Mustang Creek Parallel Force Main as presented. Councilmember Melissa Olson seconded, All Ayes.

15. Consider award of a service contract to Waste Connections for the disposal for bio-solids from the Wastewater Treatment Plant

Assistant City Manager Tommy Ludwig stated bio-solids from the Wastewater Treatment Plant will be contracted with Waste Connections. Staff recommended separating this service from the general trash recycling agreement.

Action:

Councilmember Kevin Strength moved to award a service contract to Waste Connections for the disposal for bio-solids from the Wastewater Treatment Plant as presented. Councilmember Chuck Beatty seconded, All Ayes.

16. Consider proposed Ordinance amending the Code of Ordinances to modify and adopt new regulations on solicitation activities by repealing existing Chapter 23, "Peddlers" and replacing it with a new Chapter 23, "Solicitation Activities"

City Secretary Lori Cartwright stated the Ordinance reflects solicitation applications and the applications will be processed at the Waxahachie Police Department.

City Attorney Robert Brown stated the Ordinance does not require a permit for political speech. He explained it does have a section noting if you have a no solicitors sign, and/or no trespassing sign that you have the right from anyone coming on to your property and coming to your door. Mr. Brown stated while there is a constitutional right to politic, one person's constitutional right ends when another person's constitutional right begins and particularly in Texas noting one of the key fundamental of constitutional rights is the right to own property. He explained, if you don't want people coming to your door, you have an absolute constitutional right to have a sign that depicts no trespassing and/or no solicitation. Mr. Brown stated the proposed ordinance recognizes that and it is constitutional. He supported the passing of the proposed Ordinance.

ORDINANCE NO. 3209

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF WAXAHACHIE, TEXAS, TO MODIFY AND ADOPT NEW REGULATIONS ON SOLICITATION

(5a)

ACTIVITIES BY REPEALING EXISTING CHAPTER 23, "PEDDLERS," AND REPLACING IT WITH A NEW CHAPTER 23, "SOLICITATION ACTIVITIES"; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Action:

Councilmember Kevin Strength moved to approve Ordinance No. 3209. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

- 17. Consider proposed Ordinance approving revised budget figures for fiscal year 2019-2020 and approving the budget for fiscal year 2020-2021**

ORDINANCE NO. 3210

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, APPROVING REVISED BUDGET FIGURES FOR FISCAL YEAR 2019-2020, FUNDS APPROPRIATED FOR STREET MAINTENANCE AND PROFESSIONAL SERVICES WILL BE USED FOR THAT PURPOSE, EITHER BY ENCUMBRANCE OR BY TRANSFER TO CAPITAL PROJECT FUND FOR STREETS; APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND TERMINATING SEPTEMBER 30, 2021, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3210. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

- 18. Consider proposed Ordinance approving the Water and Wastewater Budget for fiscal year 2020-2021**

Mr. Scott reported the proposed water rate is an increase of 1.5% and the wastewater rate an increase of 2.5% as constructed. He explained this fund is self-supporting through user fees. Mayor Hill stated the fund only raises as much money necessary associated with these funds to pay overhead, operations, and debt service.

ORDINANCE NO. 3211

AN ORDINANCE ADOPTING THE BUDGET, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF WAXAHACHIE'S WATER AND WASTEWATER OPERATIONS FOR THE PERIOD BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AND DECLARING AN EMERGENCY.

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3211. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

(5a)

19. **Consider proposed Ordinance amending Water and Wastewater fees and setting an effective date of October 1, 2020**

Mr. Scott reported the fees are associated with each operation and the proposed Ordinance requires City Council to ratify the associated fee structure.

ORDINANCE NO. 3212

AN ORDINANCE AMENDING WATER AND WASTEWATER FEES, BY AMENDING VARIOUS SECTIONS OF THE CODE OF ORDINANCES, CITY OF WAXAHACHIE, AND SETTING AN EFFECTIVE DATE OF OCTOBER 1, 2020 AND DECLARING AN EMERGENCY.

Action:

Councilmember Chuck Beatty moved to approve Ordinance No. 3212. Councilmember Kevin Strength seconded, All Ayes.

20. **Consider proposed Ordinance approving the Robert W. Sokoll Water Treatment Plant Budget for fiscal year 2020-2021**

Mr. Scott stated the city has a 50/50 partnership with Rockett SUD for the operation of the plant and is constructed to break even every year. He explained the adoption of the budget is required to run the operation and pay the debt service associated with it.

ORDINANCE NO. 3213

AN ORDINANCE ADOPTING THE BUDGET, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE SOKOLL WATER TREATMENT PLANT JOINT VENTURE FOR THE PERIOD BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AND DECLARING AN EMERGENCY.

Action:

Mayor Pro Tem Mary Lou Shipley moved to approve Ordinance No. 3213. Councilmember Melissa Olson seconded, All Ayes.

21. **Consider proposed Ordinance approving the Refuse Service Fund; Hotel Tax Fund; Waxahachie Community Development Corporation Budget; and, Interest and Sinking Fund for fiscal year 2020-2021**

Mr. Scott reported the proposed Ordinance has smaller funds in the operation of the city and require budget approval.

ORDINANCE NO. 3214

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY GOVERNMENT OF THE CITY OF WAXAHACHIE FOR THE FISCAL YEAR

(5a)

**BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AND
DECLARING AN EFFECTIVE DATE.**

Action:

Councilmember Kevin Strength moved to approve Ordinance No. 3214. Councilmember Chuck Beatty seconded, All Ayes.

22. Consider a motion to ratify the property tax revenue increase reflected in the Fiscal Year 2020-2021 budget in accordance with the Texas Local Government Code

Finance Director Chad Tustison stated ratifying the property tax revenue is related to state law depicting a city that raises more revenue in property tax over the prior year and requires a separate vote on ratifying that increase in the budget. He explained this is strictly a state requirement and is not related to the tax rate.

Action:

Councilmember Chuck Beatty moved to ratify the property tax increase reflected in the budget. Mayor Pro Tem Mary Lou Shipley seconded, All Ayes.

23. Consider proposed Ordinance adopting the Tax Rate for fiscal year 2020-2021

Mr. Tustison reviewed the proposed Ordinance and in summary stated the 4.7% tax increase is not referencing the current rate and the property tax rate is decreasing 2 cents from the current rate. The average resident's tax bill will increase approximately 2.6% when you take into account the value increases and the tax rate decreases. He stated this tax rate is the lowest of our peers.

ORDINANCE NO. 3215

AN ORDINANCE LEVYING FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WAXAHACHIE, TEXAS, AND PROVIDING FOR THE INTEREST AND SINKING FUND FOR FISCAL YEAR 2021 AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSE.

Action:

Mayor Pro Tem Mary Lou Shipley stated with the understanding that the City is not increasing the tax rate but the amount of revenue from the property tax has increased so that even applying a lower rate than last year the amount received by the City produces more revenue but we are statutorily required to use the following language:

"I move that the property tax rate be increased by the adoption of a tax rate of 0.66, which is effectively a 4.7% percent increase in the tax rate."

Councilmember Kevin Strength seconded, All Ayes.

(5a)

24. Consider proposed Ordinance re-establishing classified positions under Civil Service

Mr. Scott reported total staffing for the Waxahachie Fire Department is 64 and total staffing for the Waxahachie Police Department is 74.

ORDINANCE NO. 3216

AN ORDINANCE OF THE CITY OF WAXAHACHIE, TEXAS, ESTABLISHING AND RE-ESTABLISHING CLASSIFIED POSITIONS UNDER CIVIL SERVICE IN THE FIRE AND POLICE DEPARTMENTS, REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

Action:

Councilmember Kevin Strength moved to approve Ordinance No. 3216. Councilmember Chuck Beatty seconded, All Ayes.

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

Councilmember Kevin Strength thanked city staff and all their hard work putting the budget together. He stated it is a good plan and he is proud of it and hopes the citizens will be too.

Councilmember Chuck Beatty stated years ago the citizens of Waxahachie wanted a Civic Center and Sports Complex and beautification in the city. He explained it was placed on the ballot to have ½ of one cent tax increase noting it passed and the public is enjoying the amenities and beautification. Councilmember Beatty stated enhancements are basically funded through debt service and explained people that move into the city help pay for the debt we incur, not just the people that are already here.

City Manager Michael Scott thanked City Council for their leadership in getting us through the budget process and endeavor. He recognized Finance Director Chad Tustison and his team, Assistant City Managers Albert Lawrence and Tommy Ludwig, Assistant to City Manager Chelsey Gordon and a number of Directors and assistants for their work on the budget.

Mayor Pro Tem Mary Lou Shipley stated she appreciates the work of city staff noting our city is in such a good position and we are moving forward and in the right direction and that is a real tribute not only to the citizens of Waxahachie but most particular to the staff that we have.

Councilmember Melissa Olson noted while she has been outspoken on the tax rate and it didn't go down as far as she would have personally liked to see it go, what we approved tonight is the first tax decrease since 2011. She stated it went in the right direction and took a lot of people to make that happen and thanked everyone who helped make that happen and their hard work.

City Attorney Robert Brown spoke on the new legislative language required to approve the tax rate. He explained in summary the tax rate has gone down and the reason it is called an increase is because the taxable value has gone up because we had so much development to further the economy so it's really a good thing but unfortunately legislature makes us call it a tax increase when it is not a tax increase.

(56)

Mayor David Hill thanked city staff for their work getting the budget together. He stated it is a good budget and projects can continue. Mayor Hill thanked City Council for their support on the budget.

26. Adjourn

There being no further business, the meeting adjourned at 7:54 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary

A briefing session of the Mayor and City Council of the City of Waxahachie, Texas was held in the City Council Conference Room at City Hall, 401 S. Rogers, Waxahachie, Texas, on Tuesday, September 8, 2020 at 5:30 p.m.

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

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

1. Call to Order

Mayor David Hill called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

City Manager Michael Scott reviewed the Consent Agenda noting the proposed Resolution is to extend the closure on FM 813 from September 9, 2020 to September 15, 2020.

Director of Planning Shon Brooks reviewed the following Planning and Zoning cases:

- ZDC-92-2020 – Applicant withdrew.
- ZDC-87-2020 – Applicant requested to increase landscaping in lieu of a masonry screening wall that had been on the original plan. Staff recommended approval.
- SUB-000080-2020 – Applicant requested hardship waiver for inadequate fire flow to the proposed site. Waxahachie Fire Marshall recommended approval for the petition of hardship waiver.
- SP-101-2020 – Applicant proposes to construct two multi-tenant office buildings on 1.381 acres. Staff recommended approval.

Assistant Director of Public Works Jim Lockart reported bids were received for the 2020 Street Rehabilitation Program and will recommend award of bid to Reynolds Asphalt & Construction Company in the amount of \$543,303.00. Staff recommended a contingency fund in the amount of \$30,000.00.

Utilities Director David Bailey reported bids were received for the construction of the Lower Mustang Creek Parallel Force Main and recommended award of bid to Wilson Contractors LLP in the amount of \$2,404,205.95. Staff recommended a contingency fund in the amount of \$50,000.00.

(56)

Assistant City Manager Tommy Ludwig stated bio-solids from the Wastewater Treatment Plant will be contracted with Waste Connections. Staff recommended separating this service from the general trash recycling agreement.

City Secretary Lori Cartwright reported the proposed Ordinance adopts new regulations on solicitation activities by repealing existing Chapter 23, of the Code of Ordinances. She stated solicitation applications will be processed at the Waxahachie Police Department.

Mr. Scott reviewed several Ordinances pertaining to the adoption of the 2020-2021 budget.

Finance Director Chad Tustison referenced the ratification of the property tax revenue increase reflected in the Fiscal Year 2020-2021 budget in accordance with the Texas Local Government Code. He stated ratifying the property tax revenue is related to state law depicting a city that raises more revenue in property tax over the prior year and requires a separate vote on ratifying that increase in the budget. He explained this is strictly a state requirement and is not related to the tax rate.

Mr. Tustison reviewed the proposed Ordinance adopting the Tax Rate for fiscal year 2020-2021. He stated, in summary, the 4.7% tax increase is not referencing the current rate and the property tax rate is decreasing 2 cents from the current rate. The average resident's tax bill will increase approximately 2.6% when you take into account the value increases and the tax rate decreases.

Mr. Scott reviewed a proposed Ordinance re-establishing classified positions under Civil Service noting total staffing for the Waxahachie Fire Department is 64 and total staffing for the Waxahachie Police Department is 74.

3. Adjourn

There being no further business, the meeting adjourned at 6:18 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary



Memorandum

To: Honorable Mayor and City Council
From: Albert Lawrence, Assistant City Manager
Thru: Michael Scott, City Manager
Date: September 16, 2020
Re: Consider Resolution to Approve a Negotiated Settlement Between the Atmos Cities Steering Committee and the Atmos Energy Corp., Mid-Tex Division.

Item Description: Consider resolution to approve a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and the Atmos Energy Corp, Mid-Tex Division (Atmos) regarding the company's 2020 rate review mechanism filing.

Item Summary: Waxahachie, along with 171 other Mid-Texas cities served by Atmos, is a member of the ACSC. On or about March 31, 2020, Atmos filed a rate request pursuant to the as Rate Review Mechanism (RRM) Tariff adopted by ACSC members. Atmos claimed that its cost-of-service in a test year ending December 31, 2019, entitled it to additional system-wide revenues of \$141.2 million. Application of the standards set forth in ACSC's RRM Tariff required Atmos to reduce its request to \$136.3 million, \$98.7 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$111.5 million instead of the claimed \$136.3 million. The amount of the \$111.5 million deficiency applicable to ACSC members would be \$80.8 million.

After Atmos reviewed ACSC's consultants' report, ACSC's Executive Committee and Atmos negotiated a settlement whereby Atmos would receive an increase of \$90 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2020. This should save ratepayers approximately \$9 million such that the case is functionally equivalent to ACSC's consultants' recommendation of \$80.8 million.

The average Atmos residential customer will see an increase in their bill of about 9.9% and commercial customers will see an increase of 6.56%.

Fiscal Impact: The City of Waxahachie is already a member of the ACSC and there were no additional costs associated with hiring of legal services or consultants to conduct the negotiations on behalf of the ACSC. All legal expenses associated with this negotiation must be paid by Atmos.

(54)

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 2020 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN 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, charges, and services 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 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

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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 current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about March 31, 2020, Atmos Mid-Tex filed its 2020 RRM rate request with ACSC Cities based on a test year ending December 31, 2019; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2020 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 \$90 million applicable to ACSC Cities with an Effective Date of December 1, 2020; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$9 million off new rates imposed by the attached tariffs (Exhibit A), the impact on ratepayers should approximate the reasonable value of the rate filing found by the ACSC Consultants' Report, which was \$81 million; 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

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(50)

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 prepared by Atmos Mid-Tex (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, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$90 million for ACSC Cities 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 2020 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 despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. 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 \$90 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. 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 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2020 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 9. 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 10. 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 11. 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 December 1, 2020.

Section 12. 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 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General

RESOLUTION NO. _____

(54)

Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue,
Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
WAXAHACHIE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 21ST DAY OF
SEPTEMBER, 2020.

David Hill, Mayor

ATTEST:

Lori Cartwright, City Secretary

2557/32/8108360

(54)

**Exhibit A
to 2020 RRM Resolution or Ordinance**

**Mid-Tex Tariffs
Effective December 1, 2020**

(50)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 20.25 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.30 per month
Commodity Charge – All <u>Ccf</u>	\$0.26651 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, 2020.

(50)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 54.50 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 54.52 per month
Commodity Charge – All Ccf	\$ 0.11728 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, 2020.

(54)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 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.

(54)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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.

(54)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 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.

(50)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

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.

(54)

**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 12/01/2020	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:

$$WNA_j = WNAF_i \times q_j$$

Where q_j is the relevant sales quantity for the j th customer in i th rate schedule.

(54)

**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 12/01/2020	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	10.73	0.1545	94.79	0.7284
Austin	9.53	0.1489	211.76	0.9405
Dallas	15.77	0.1792	199.74	0.9385
Waco	9.99	0.1341	145.27	0.7110
Wichita Falls	11.61	0.1402	120.34	0.5747

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-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.

(54)

**Exhibit B
to 2020 RRM Resolution or Ordinance**

**Mid-Tex
2020 Benchmark for Pensions
and Retiree Benefits**

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2019**

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	Proposed Benefits Benchmark - Fiscal Year 2020 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 3,480,135	\$ 3,695,384	\$ 6,132,704	\$ 280,578	\$ 4,982,449	
2	Allocation to Mid-Tex	43.29%	43.29%	76.59%	100.00%	76.59%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 280,578	\$ 3,823,744	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 280,578	\$ 3,823,744	\$ 11,898,774
6							
7							
8	Summary of Costs to Approve (1):						
9							
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.55%	79.55%	37.83%	11.67%	37.83%	
11							
12							
13	Total Pension Account Plan	\$ 1,191,410		\$ 1,777,058			\$ 2,968,468
14	Total Post-Employment Benefit Plan		\$ 1,272,412			\$ 1,446,647	2,719,060
15	Total Supplemental Executive Benefit Plan				\$ 32,754		32,754
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 1,191,410	\$ 1,272,412	\$ 1,777,058	\$ 32,754	\$ 1,446,647	\$ 5,720,280

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.

2. Mid-Tex is proposing that the Fiscal Year 2020 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 benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.

3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

(5d)

(54)

Exhibit C
to 2020 RRM Resolution or Ordinance

Mid-Tex 2020 Schedule for
Amortization for Regulatory Liability

(50)

**ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2019
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 (2)	Corrected Balance for December 31, 2017 (3)
	(a)	(b)	(c)	(d)	(e)
1	2017		\$ -	\$ 292,268,881	\$ 292,268,881
2	2018	292,268,881	12,075,562	280,193,319	
3	2019	280,193,319	12,085,165	268,108,155	
4	2020	268,108,155	11,171,173	256,936,982	
5	2021	256,936,982	11,171,173	245,765,809	
6	2022	245,765,809	11,171,173	234,594,635	
7	2023	234,594,635	11,171,173	223,423,462	
8	2024	223,423,462	11,171,173	212,252,289	
9	2025	212,252,289	11,171,173	201,081,116	
10	2026	201,081,116	11,171,173	189,909,943	
11	2027	189,909,943	11,171,173	178,738,770	
12	2028	178,738,770	11,171,173	167,567,597	
13	2029	167,567,597	11,171,173	156,396,424	
14	2030	156,396,424	11,171,173	145,225,251	
15	2031	145,225,251	11,171,173	134,054,077	
16	2032	134,054,077	11,171,173	122,882,904	
17	2033	122,882,904	11,171,173	111,711,731	
18	2034	111,711,731	11,171,173	100,540,558	
19	2035	100,540,558	11,171,173	89,369,385	
20	2036	89,369,385	11,171,173	78,198,212	
21	2037	78,198,212	11,171,173	67,027,039	
22	2038	67,027,039	11,171,173	55,855,866	
23	2039	55,855,866	11,171,173	44,684,692	
24	2040	44,684,692	11,171,173	33,513,519	
25	2041	33,513,519	11,171,173	22,342,346	
26	2042	22,342,346	11,171,173	11,171,173	
27	2043	11,171,173	11,171,173	(0)	
28					
29	Revenue Related Tax Factor 7.16% See WP_F-5.1				
	Revenue Related Taxes on Annual Amortization * Tax				
30	Amortization		\$ 799,924	Factor	
31	Amortization Including Revenue		<u>\$ 11,971,097</u>	Amortization + Taxes	

32
33 Notes:

- 34 1. The annual amortization of a 26 year recovery period is based on the
35 Reverse South Georgia Method.
36 2. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.
37 3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.

(6)

PROCLAMATION

WHEREAS: It is the privilege and duty of the American people to commemorate the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

NOW, THEREFORE, I, David Hill, Mayor of the City of Waxahachie, along with the entire City Council, do hereby proclaim the week of September 17 through 23, 2020 as

"CONSTITUTION WEEK"

in the City of Waxahachie, and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

Proclaimed this 21st day of September 2020.

MAYOR

ATTEST:

CITY SECRETARY

(1)

**WAXAHACHIE
PUBLIC IMPROVEMENT DISTRICT NO. 1**

CITY OF WAXAHACHIE, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/20 – 8/14/21)**

**APPROVED BY CITY COUNCIL ON:
SEPTEMBER 21, 2020**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

(1)

WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/20 – 8/14/21)

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(7)

I. 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 2020-21.

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 for 2020-21.

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.

(remainder of this page is intentionally left blank)

(1)

II. UPDATE OF THE SERVICE PLAN

A. 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);

(7)

- (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 are 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

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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.

B. 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 actual costs of the Phase One District Improvements funded with the Phase One Bonds is shown in Table II-B-1 below.

Table II-B-1
Phase One District Improvements

Phase One District Improvement	Actual Cost¹
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

1- According to the final official statement issued for the Series 2011 Bonds.

As shown by Table II-B-2 on the following page, 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 in Table II-B-2 on the following page.

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

Sources of Funds	Total¹
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

1- According to the final official statement issued for the Series 2011 Bonds.

A service plan must cover a period of five years. According to the final official statement for the Series 2011 Bonds, all of the Phase One District Improvements have been completed.

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

Table II-B-3
Phase One District Improvements

Year which Cost Expended	Projected Cost of Improvements
2010-2020	\$1,340,000
2021	\$0
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

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

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Table II-B-4
Phase One Indebtedness

Year Indebtedness Undertaken	Projected Indebtedness
2010-2020	\$1,340,000
2021	\$0
2022	\$0
2023	\$0
2024	\$0
2025	\$0
2026	\$0

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

Table II-B-5
Sources and Uses of Bond Proceeds (Phase One)

Sources of Bond Proceeds	Total
Series 2011 Bonds	\$1,340,000
Total Sources of Bond Proceeds	\$1,340,000
Uses of Bond Proceeds	
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

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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.

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 are 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.

C. 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

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the City for the benefit of the property within Phase Two of the PID. A summary of the actual costs of the Phase Two District Improvements is shown in Table II-C-1 below.

Table II-C-1
Phase Two District Improvements

Phase Two District Improvements	Actual 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	\$1,782,156

As shown by Table II-C-2 below, 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.

Table II-C-2
Sources and Uses of Funds
Phase Two District Improvements

Sources of Funds	Total¹
Phase Two Assessments	\$749,059
Other private funds	\$1,033,097
Total Sources of Funds	\$1,782,156
Uses of Funds	
Phase Two District Improvements	\$1,782,156
Total Uses of Funds	\$1,782,156

1- According to information provided by the Developer as of April 14, 2020.

A service plan must cover a period of five years. According to the Developer, all of the Phase Two District Improvements have been completed.

A schedule of the cost of the Phase Two District Improvements undertaken is set forth in Table II-C-3 on the following page.

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Table II-C-3
Phase Two District Improvements

Year which Cost Expended	Total
2017-2019	\$1,782,156
2020	\$0
2021	\$0
2022	\$0
2023	\$0
2024	\$0

I- According to Developer report as of April 14, 2020.

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

Table II-C-4
Phase Two Indebtedness

Year Indebtedness Undertaken	Total
2017-2019	\$749,059
2020	\$0
2021	\$0
2022	\$0
2023	\$0
2024	\$0

I- According to information provided by the Developer as of April 14, 2020.

D. 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

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representing the lowest value) is set forth in Table II-D-1 below for the Phase One lots. Table II-D-4 on the following page 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 II-D-1
Equivalent Unit Factor - Phase One

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639

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 II-D-2 below sets forth the Phase One Assessment per dwelling unit.

Table II-D-2
Phase One Assessment per Lot Type

Lot Type	Equivalent Units	Phase One Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table II-D-3 shows the Equivalent Units for Phase Two on the following page.

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Table II-D-3
Equivalent Unit Factor - Phase Two

Lot Type	Equivalent Units	Total Number of Dwelling Units	Total Equivalent Units
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660

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 II-D-4 below sets forth the Phase Two Assessment per dwelling unit.

Table II-D-4
Phase Two Assessment per Lot Type

Lot Type	Equivalent Units	Phase Two Assessment per Dwelling Unit
Lot Type 1 (90 foot Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 foot Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 foot Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

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

E. ANNUAL BUDGET – 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, of which eighteen (18) Annual Installments remain outstanding.

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 for 2020-21. 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 (0.5%) higher than the actual interest rate paid on the debt. Accordingly, the interest rate of 7.65 percent per annum is used as the interest on the Assessments

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for the Phase One Parcels. These payments, the “Phase One Annual Installments” of the Assessments, shall be billed by the City in 2020 and will be delinquent on February 1, 2021.

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 2020-21 is shown in Table II-E-1 below.

**Table II-E-1
Budget for the Phase One Annual Installments
to be Collected for 2020-21**

Descriptions	Total
Interest payment on February 15, 2021	\$41,986
Principal payment on February 15, 2021	\$25,000
Interest payment on August 15, 2021	\$41,092
<i>Subtotal Debt Service on Bonds</i>	<i>\$108,077</i>
Annual Collection Costs	\$18,000
Excess interest for prepayment and delinquency reserves	\$5,810
<i>Subtotal Expenses</i>	<i>\$131,887</i>
Available Capitalized Interest Account	\$0
Available Collection Costs Account	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>
Annual Installment to be Collected	\$131,887

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Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on February 15, 2021 in the amount of \$41,986 and on August 15, 2021 in the amount of \$41,092, which equal interest on the outstanding Phase One Assessments balance of \$1,149,422 for six months each and an effective interest rate of 7.15 percent. Annual Installments to be collected include a principal amount of \$25,000 due on February 15, 2021. As a result, total Annual Installments to be collected in 2020-21 for principal and interest is estimated to be equal to \$108,077.

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-E-2 below, the total Phase One administrative expenses to be collected for 2020-21 are estimated to be \$18,000.

Table II-E-2
Administrative Budget Breakdown

Description	2020-21
	Estimated Budget (9/1/20-8/31/21)
PID Administrator	\$12,500
Trustee	\$3,900
Contingency	\$1,600
Total	\$18,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$5,810. This equals 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,174,422 prior to the February 15, 2021 principal payment (August 15, 2020 - February 15, 2020) and 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,149,422 after the February 15, 2021 principal payment (February 16, 2021 - August 14, 2021).

Available Reserve Fund Income

As of August 31, 2020, the balance in the Reserve Fund was \$131,093, which includes the Bond Reserve Requirement of \$131,093. As a result, there are no excess funds available to pay a portion of the Phase One Bonds debt service.

Available Administrative Expense Account

As of August 31, 2020, the balance in the Administrative Expense Fund was \$20,464. The current balance is anticipated to be fully used for the payment of current year administrative expenses

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through January 31, 2021. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase One 2020-21 Annual Installment.

F. ANNUAL INSTALLMENT PER UNIT – PHASE ONE

As of August 15, 2020, the total Assessments outstanding is shown as \$1,174,422 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 net interest amount to be collected for the February 15, 2021 interest payment is \$41,986 (i.e. $\$1,174,422 \times 7.15\% \div 2 = \$41,986$). The excess interest of 0.5% to be collected for the February 15, 2021 interest payment is \$2,936 (i.e. $\$1,174,422 \times 0.5\% \div 2 = \$2,936$). A principal payment on the Series 2011 Bonds in the amount of \$25,000 is scheduled for February 15, 2021. The total Assessment outstanding after the February 15, 2021 principal payment will be \$1,149,422 (i.e. $\$1,174,422 - \$25,000 = \$1,149,422$). As a result, the net interest amount to be collected for the August 15, 2021 interest payment is \$41,092 (i.e. $\$1,149,422 \times 7.15\% \div 2 = \$41,092$). The excess interest of 0.5% to be collected for the August 15, 2021 interest payment is \$2,873 (i.e. $\$1,149,422 \times 0.5\% \div 2 = \$2,873$). The total interest to be collected for 2020-21 is, therefore, \$88,887 (i.e. $\$41,986 + \$2,936 + \$41,092 + \$2,873 = \$88,887$). The effective interest rate applicable for calculating the interest amount to be collected from each Parcel in Phase One for 2020-21 is 7.5686% (i.e. $\$88,887 \div \$1,174,422 = 7.5686\%$).

As of August 15, 2020, the total Assessments outstanding is shown as \$1,174,422 in Appendix C. The total Equivalent Units is shown as 175.42 in Table II-D-2 on page 10 of this report. As of August 28, 2020, there were four prepayments of Assessment for Lot Type 2 (Parcels 240972, 240967, 240940 and 240921) and two prepayments of Assessment for Lot Type 3 (Parcels 240880 and 240836) resulting in a total of 170.56 outstanding Equivalent Units ($175.42 - 4.86 = 170.56$) subject to the Assessments in Phase One. Accordingly, the Assessment per Equivalent Unit is \$6,886 ($\$1,174,422 \div 170.56 = \$6,886$). 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 2020-21 are shown in Table II-F-1 below.

Table II-F-1
Interest Due on Assessments
to be Collected for 2020-21

Land Use Class	Assessment per EU ¹	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$6,886	1.00	\$6,886	7.5686%	\$521.15
Lot Type 2	\$6,886	0.84	\$5,784	7.5686%	\$437.76
Lot Type 3	\$6,886	0.75	\$5,164	7.5686%	\$390.86

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

The Assessment due for 2020-21 is \$25,000, which represents the principal amount due on the Series 2011 Bonds on February 15, 2021. As of August 28, 2020, the total Assessments

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outstanding is shown as \$1,174,422 in Appendix C. Accordingly, the Assessment due for 2021 is 2.1287 percent of the outstanding Assessments (i.e., $\$25,000 \div \$1,149,422 = 2.1287\%$).

The Assessment due to be collected from each Lot Type in Phase One for 2020-21 is shown in Table II-F-2 below.

Table II-F-2
Assessment Due
to be Collected for 2020-21

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$6,886	2.1287%	\$146.58
Lot Type 2	\$5,784	2.1287%	\$123.12
Lot Type 3	\$5,164	2.1287%	\$109.93

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 \$13,635. As of August 31, 2020, the total amount of outstanding Assessments is shown as \$1,149,422 in Appendix C. Accordingly, the total amount of Annual Collection Costs due for 2020-21 is 1.5327 percent of the outstanding Assessments (i.e. $\$18,000 \div \$1,149,422 = 1.5327\%$). The Annual Collection Costs to be collected from each Parcel in Phase One for 2020-21 is shown in Table II-F-3 below.

Table II-F-3
Annual Collection Costs due for Assessments
to be Collected for 2020-21

Land Use Class	Assessment per Unit	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$6,886	1.5327%	\$105.53
Lot Type 2	\$5,784	1.5327%	\$88.65
Lot Type 3	\$5,164	1.5327%	\$79.15

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

In summary, the Phase One Annual Installment to be collected from each Parcel in Phase One for 2020-21, which includes the interest due, Phase One Assessment due and Annual Collection Costs is shown in Table II-F-4 on the following page.

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Table II-F-4
Phase One Annual Installments
to be Collected for 2020-21

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 1	\$521.15	\$146.58	\$105.53	\$773.26
Lot Type 2	\$437.76	\$123.12	\$88.65	\$649.54
Lot Type 3	\$390.86	\$109.93	\$79.15	\$579.94

G. ANNUAL BUDGET – 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, of which twenty-six (26) Annual Installments remain outstanding.

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 2020 and will be delinquent on February 1, 2021.

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 2020-21 is shown in Table II-G-1 on the following page.

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Table II-G-1
Budget for the Phase Two Annual Installments
to be Collected for 2020-21

Descriptions	Total
Interest on Phase Two Assessments	\$50,066
Phase Two Assessments due in 2020-21	\$4,000
<i>Subtotal Debt Service on temporary notes</i>	<i>\$54,066</i>
Annual Collection Costs	\$12,000
<i>Subtotal Expenses</i>	<i>\$66,066</i>
Available Collection Costs Account	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>
Annual Installment to be Collected	\$66,066

The total Phase Two Assessments outstanding is shown as \$715,232 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 2020-21 is \$50,566 (i.e. $\$715,232 \times 7.00\% = \$50,566$).

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on February 15, 2021 in the amount of \$50,566, which equal interest on the outstanding Phase Two Assessments balance of \$715,232 for six months each and an effective interest rate of 7.00 percent. Annual Installments to be collected include a principal amount of \$4,000 due on August 15, 2021. As a result, total Annual Installments to be collected in 2020-21 for principal and interest is estimated to be equal to \$54,566.

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-G-2 on the following page, the total Phase One administrative expenses to be collected for 2020-21 are estimated to be \$12,000.

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Table II-G-2
Administrative Budget Breakdown

Description	2020-21 Estimated Budget (9/1/20-8/31/21)
PID Administrator	\$10,900
Contingency	\$1,100
Total	\$12,000

Available Administrative Expense Credit

As of August 31, 2020, there are \$13,643 available in funds for administrative expenses. The current balance is anticipated to be fully used for the payment of current year administrative expenses through January 31, 2021. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase Two 2020-21 Annual Installment.

H. ANNUAL INSTALLMENT PER UNIT – PHASE TWO

The total Phase Two Assessments outstanding is shown as \$715,232 in Appendix D. The total Equivalent Units is shown as 97.79 in Table II-L on page 11 of this report. As of August 31, 2020, there was one prepayment of Assessment for Lot Type 1 (Parcel 264943), one prepayment for Lot Type 2 Parcel (Parcel 264367) and three prepayments of Assessments for Lot Type 3 Parcels (264008, 264011 and 264062) resulting in a total of 93.70 outstanding Equivalent Units ($97.79 - 1.00 - 0.84 - 0.75 - 0.75 - 0.75 = 93.70$) subject to the Assessments within Phase Two of the PID. Accordingly, the Assessment per Equivalent Unit is \$7,633 ($\$715,232 \div 93.70 = \$7,633$). 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 2020-21 are shown in Table II-H-1 below.

Table II-H-1
**Interest Due on Phase Two Assessments
to be Collected for 2020-21**

Land Use Class	Assessment per EU	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$7,633	1.00	\$7,633	7.0000%	\$534.32
Lot Type 2	\$7,633	0.84	\$6,412	7.0000%	\$448.83
Lot Type 3	\$7,633	0.75	\$5,725	7.0000%	\$400.74

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

The Assessment due for 2020-21 is \$4,000, which represents the principal amount due on the Phase Two temporary notes in 2020-21. The total Assessments outstanding is shown as \$715,232

(7)

in Appendix D. Accordingly, the Assessment due for 2020 is 0.5593 percent of the outstanding Assessments (i.e., $\$4,000 \div \$715,232 = 0.5593\%$).

The Assessment due to be collected from each Lot Type in Phase Two for 2020-21 is shown in Table II-H-2 below.

Table II-H-2
Assessment Due
to be Collected for 2020-21

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$7,633	0.5593%	\$42.69
Lot Type 2	\$6,412	0.5593%	\$35.86
Lot Type 3	\$5,725	0.5593%	\$32.02

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 the Phase Two Assessments are estimated to be \$9,424. The total amount of outstanding Assessments is shown as \$715,232 in Appendix D. Accordingly, the total amount of Annual Collection Costs due for 2020-21 is 1.6778 percent of the outstanding Assessments (i.e. $\$12,000 \div \$715,232 = 1.6778\%$). The Annual Collection Costs to be collected from each Parcel in Phase Two for 2020-21 is shown in Table II-H-3 below.

Table II-H-3
Annual Collection Costs due for Assessments
to be Collected for 2020-21

Land Use Class	Assessment per Unit	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$7,633	1.6778%	\$128.07
Lot Type 2	\$6,412	1.6778%	\$107.58
Lot Type 3	\$5,725	1.6778%	\$96.05

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 2020-21, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-H-4 on the following page.

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Table II-H-4
Phase Two Annual Installments
to be Collected for 2020-21

Land Use Class	Interest Due per Unit	Assessment Due per Unit	Annual Collection Costs per Unit	Annual Installment per Unit
Lot Type 1	\$534.32	\$42.69	\$128.07	\$705.08
Lot Type 2	\$448.83	\$35.86	\$107.58	\$592.27
Lot Type 3	\$400.74	\$32.02	\$96.05	\$528.81

I. BOND REFUNDING 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.

Preliminary efforts are currently underway to refinance the Series 2011 Bonds and refunding bonds are anticipated to be issued in the very near future. The Service and Assessment Plan updates related to the anticipated refinancing will be reflected in an amended Annual Service Plan Update for 2020-21 or as part of the regular Annual Service Plan Update for 2021-22.

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III. 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.

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IV. 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.

A. PREPAYMENT OF ASSESSMENTS

Phase One

As of August 31, 2020, four Lot Type 2 Parcels (Parcels 240972, 240967, 240940 and 240921) and two Lot Type 3 Parcels (Parcel 240880 and 240836) were prepaid in full within Phase One of the PID.

Phase Two

As of August 31, 2020, one Lot Type 1 Parcel (264943), 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.

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V. UPDATES OF MISCELLANEOUS PROVISIONS

There are no additional updates to be included in the Annual Service Plan update for 2020-21.

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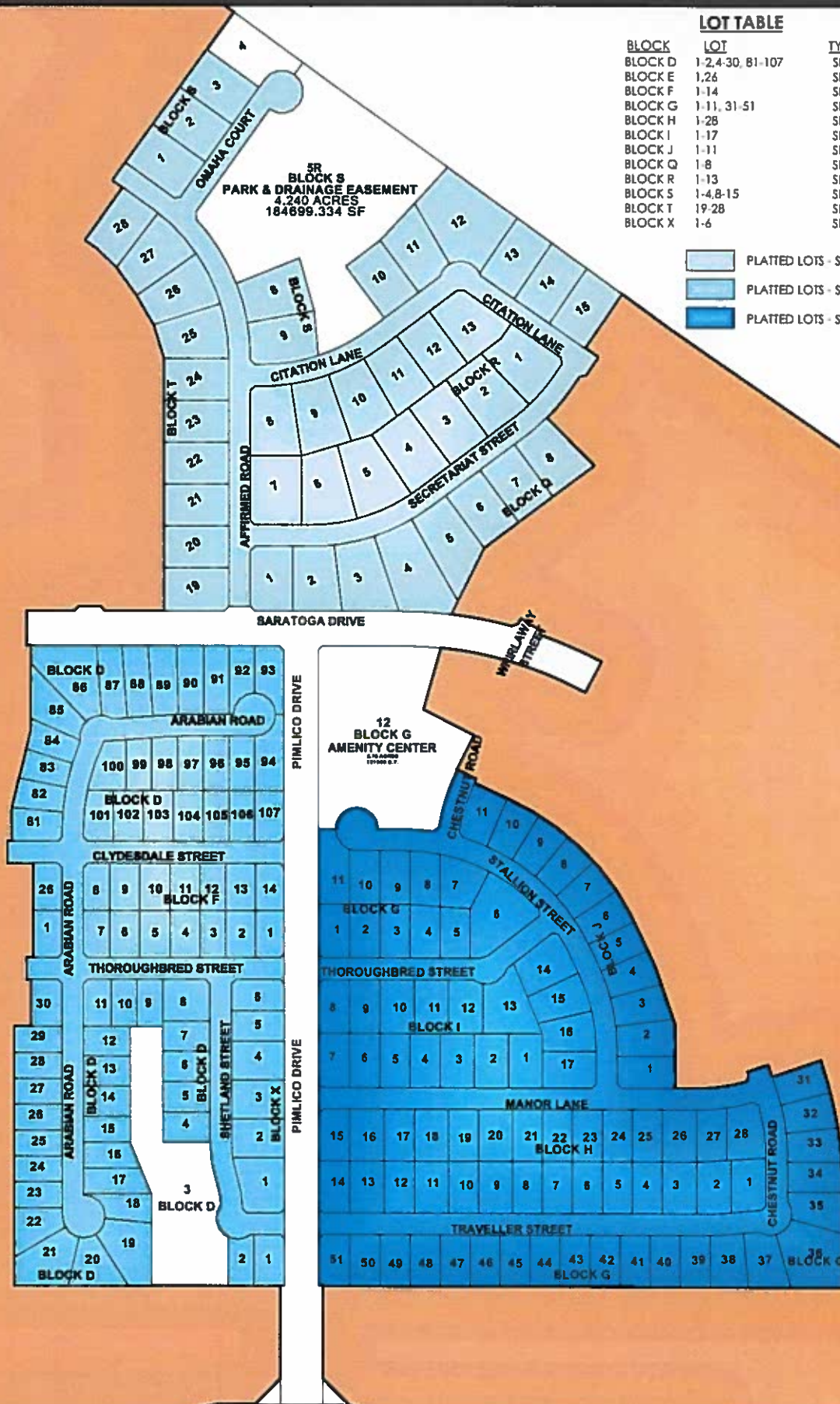
APPENDIX A
PID MAPS

(7)

LOT TABLE

BLOCK	LOT	TYPE
BLOCK D	1-2,4-30, 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 Q	1-8	SF-1
BLOCK R	1-13	SF-1
BLOCK S	1-4,8-15	SF-1
BLOCK T	19-28	SF-1
BLOCK X	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





PROPOSED PAVING P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

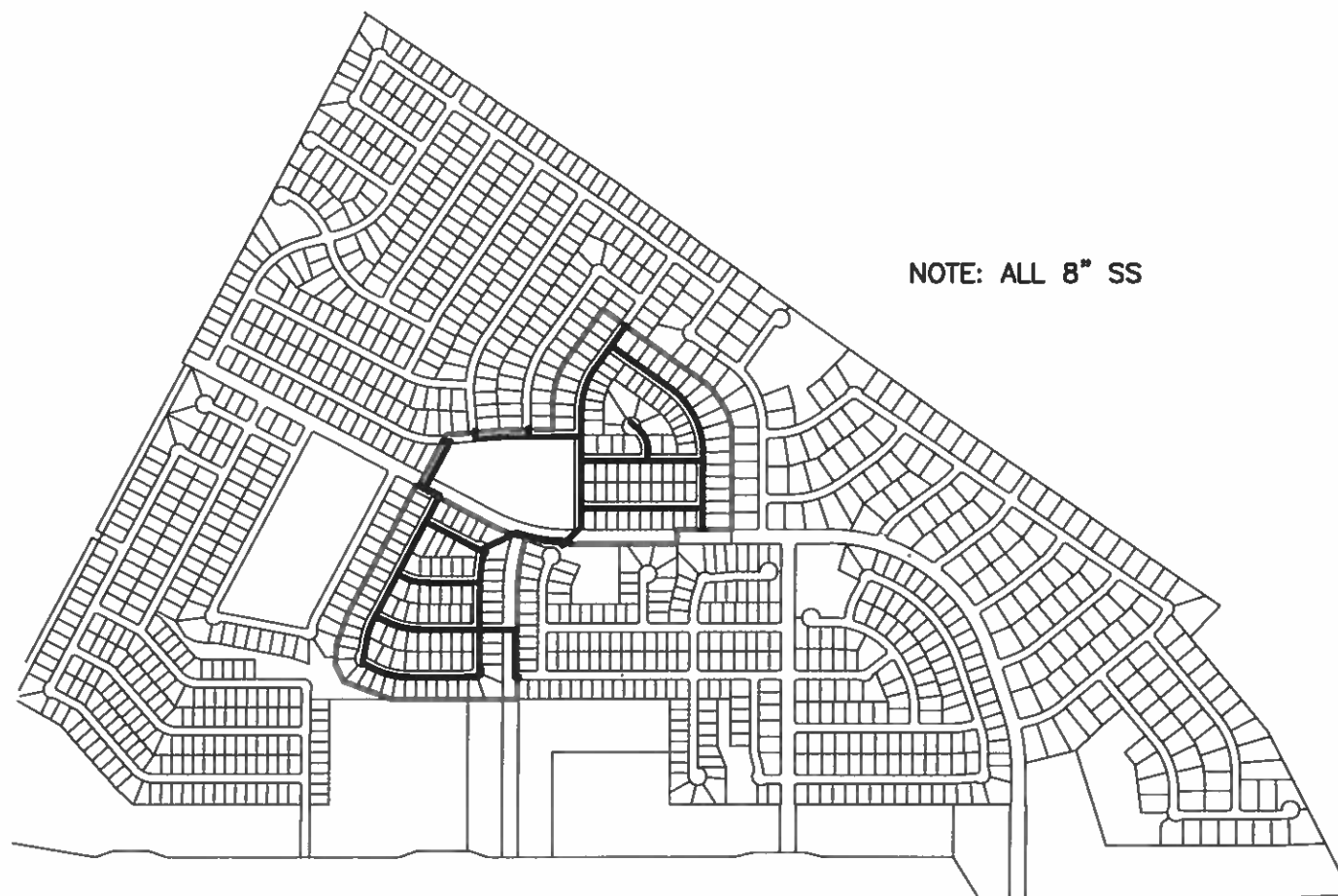
MARCH 2016

Drawings from: I:\SLD\C3X453\C3X45313\700 CAAD\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 improvements. The user is not responsible and is not to be used as a detailed survey of existing conditions such as property lines, easements, etc.



NOTE: ALL 8" SS

PROPOSED SANITARY P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

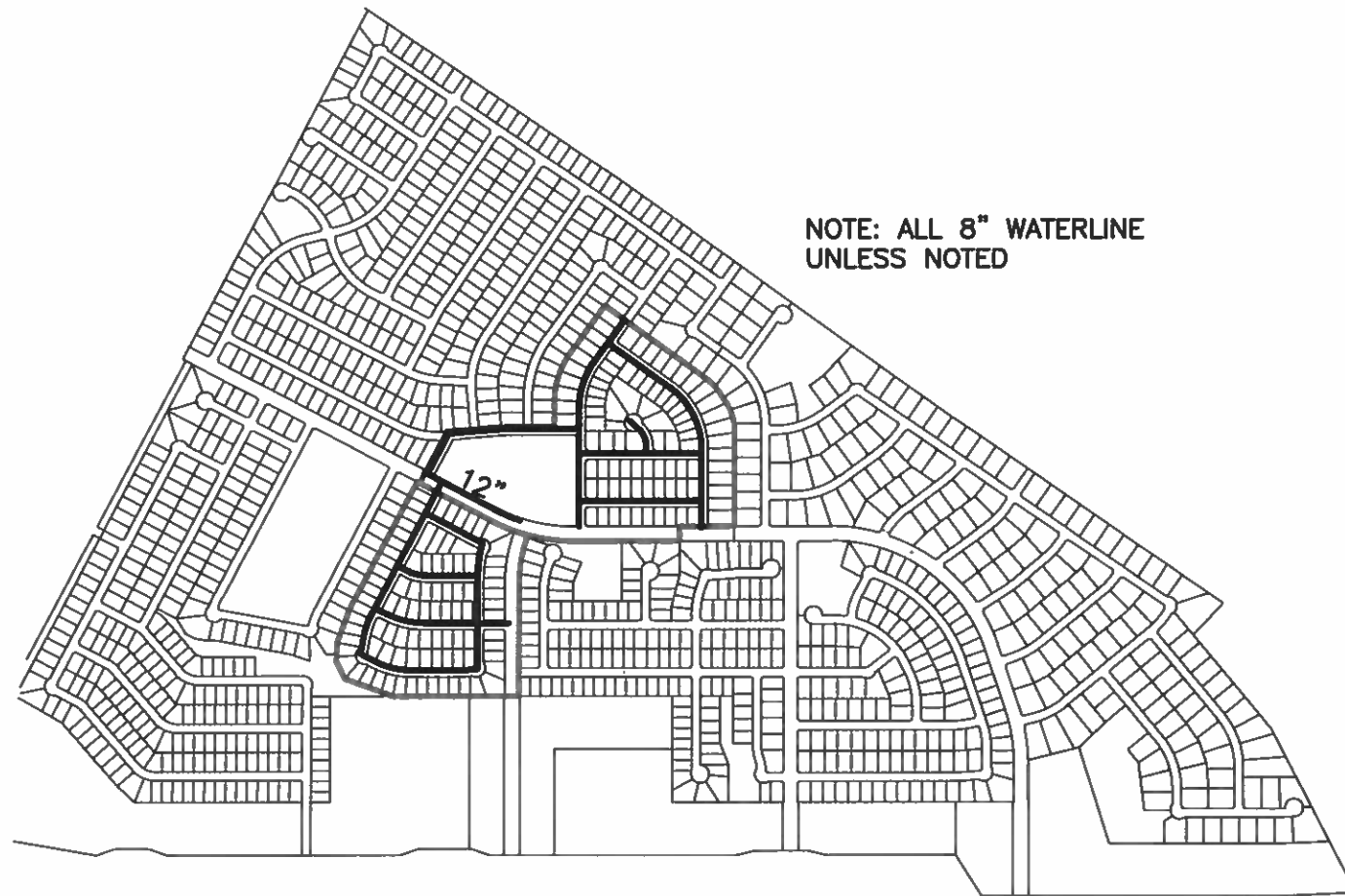
MARCH 2016

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

JACOBS



NOTE: This plan is schematic only and is intended to show potential improvements. This plan is not considered and is not to be used as a basis for a detailed survey or existing conditions study or property lines, easements, drainage, or other topographic information.



NOTE: ALL 8" WATERLINE
UNLESS NOTED

PROPOSED WATER P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

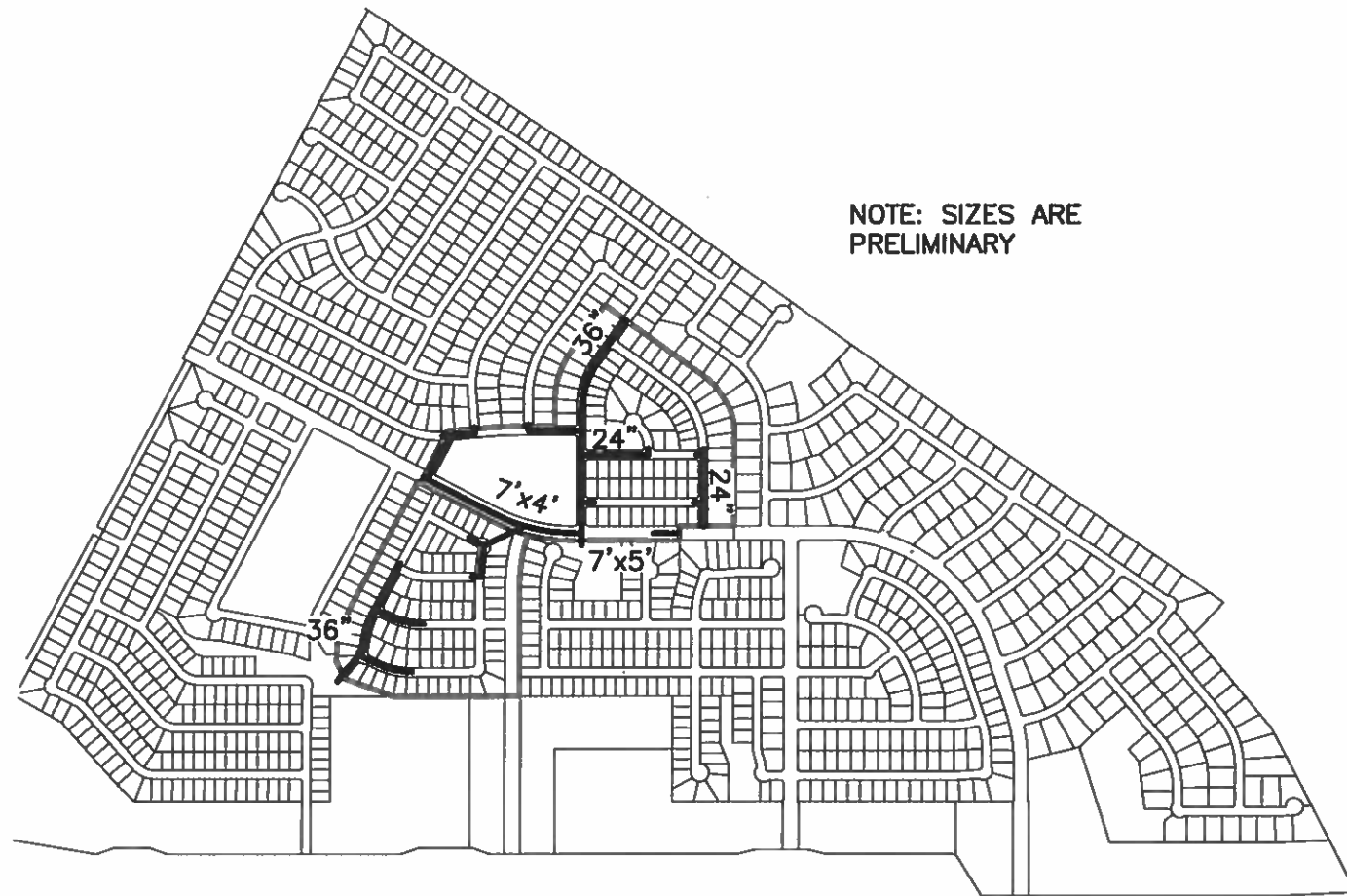
MARCH 2016

Drawing name: I:\SLD\C3X453\C3X45313\700 CAD\728 Exhibits\PID Exhibits\PID Exhibits 3.16.16.dwg
Plotted on: Mar/18/2016 3:05 PM

JACOBS



NOTE: This plan is a schematic only and is intended to show potential configuration. This plan is not to be used for construction without a detailed survey of existing conditions and a full engineering review. Subsurface conditions, utility of lines, topography, utility easements, etc.



PROPOSED DRAINAGE P.I.D. IMPROVEMENTS

SADDLEBROOK ESTATES

WAXAHACHIE, TEXAS

MARCH 2016

Drawing title: I:\SLD\C3X453\C3X45313\700 CAOD\728 Exhibits\PID Exhibits\PID Exhibits 3.16.16.dwg
 Plotted on: Mar/16/2016 3:05 PM



NOTE: This plan is a diagrammatic only and is intended to show potential configuration. This plan is only considered a preliminary design and is subject to change based on the results of field surveys of existing site conditions such as property lines, subsurface conditions, limits of trees, topography, utilities, easements, etc.

(1)

APPENDIX B
ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS

(1)

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

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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.

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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	

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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

(1)

APPENDIX C
2020-21 ASSESSMENT ROLL SUMMARY
(PHASE ONE)

(7)

Waxahachie Public Improvement District No. 1
2020-21 Assessment Roll Summary
Phase One

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240807	D	8	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240809	D	1	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240810	D	2	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240811	D	3	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
240812	D	4	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240813	D	5	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240814	D	6	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240815	D	7	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240816	X	1	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240817	X	2	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240818	X	3	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240819	X	4	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240820	X	5	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240821	X	6	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240822	D	9	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240823	D	10	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240824	D	11	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240825	D	12	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240826	D	13	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240827	D	14	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240828	D	15	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240829	D	16	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240830	D	17	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240831	D	18	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240832	D	19	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240833	D	20	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240834	D	21	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240835	D	22	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240836	D	23	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240837	D	24	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240838	D	25	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240839	D	26	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240840	D	27	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240841	D	28	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240842	D	29	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240843	D	30	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240845	E	1	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240846	E	26	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240848	F	1	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240849	F	2	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240850	F	3	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240851	F	4	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240852	F	5	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240853	F	6	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240854	F	7	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240855	F	8	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240856	F	9	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240857	F	10	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94

(7)

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240858	F	11	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240859	F	12	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240860	F	13	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240861	F	14	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240865	D	81	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240866	D	82	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240867	D	83	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240868	D	84	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240869	D	85	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240870	D	86	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240871	D	87	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240872	D	88	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240873	D	89	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240874	D	90	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240875	D	91	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240876	D	92	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240877	D	93	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240878	D	94	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240879	D	95	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240880	D	96	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240881	D	97	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240882	D	98	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240883	D	99	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240884	D	100	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240885	D	101	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240886	D	102	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240887	D	103	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240888	D	104	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240889	D	105	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240890	D	106	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240891	D	107	0.75	\$5,054	\$109.93	\$390.86	\$79.15	\$579.94
240892	G	31	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240893	G	32	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240894	G	33	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240895	G	34	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240896	G	35	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240897	G	36	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240898	G	37	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240899	G	38	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240900	G	39	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240901	G	40	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240902	G	41	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240903	G	42	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240904	G	43	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240905	G	44	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240906	G	45	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240907	G	46	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240908	G	47	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240909	G	48	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240910	G	49	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240911	G	50	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240912	G	51	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54

(1)

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240913	H	1	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240914	H	2	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240915	H	3	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240916	H	4	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240917	H	5	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240918	H	6	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240919	H	7	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240920	H	8	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240921	H	9	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240922	H	10	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240923	H	11	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240924	H	12	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240925	H	13	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240926	H	14	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240927	H	15	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240928	H	16	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240929	H	17	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240930	H	18	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240931	H	19	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240932	H	20	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240933	H	21	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240934	H	22	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240935	H	23	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240936	H	24	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240937	H	25	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240938	H	26	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240939	H	27	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240940	H	28	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240941	I	1	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240942	I	2	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240943	I	3	0.42	\$2,830	\$61.56	\$218.88	\$44.32	\$324.77
240944	I	4	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240945	I	5	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240946	I	6	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240947	I	7	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240948	I	8	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240949	I	9	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240950	I	10	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240951	I	11	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240952	I	12	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240953	I	13	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240954	I	14	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240955	I	15	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240956	I	16	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240957	I	17	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240958	G	1	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240959	G	2	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240960	G	3	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240961	G	4	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240962	G	5	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240963	G	6	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240964	G	7	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54

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Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
240965	G	8	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240966	G	9	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240967	G	10	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240968	G	11	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240969	G	12	Common Area	\$0	\$0	\$0	\$0	\$0.00
240970	J	1	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240971	J	2	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240972	J	3	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
240973	J	4	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240974	J	5	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240975	J	6	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240976	J	7	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240977	J	8	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240978	J	9	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240979	J	10	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240980	J	11	0.84	\$5,661	\$123.12	\$437.76	\$88.65	\$649.54
240986	Q	1	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240987	Q	2	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240988	Q	3	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240989	Q	4	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240990	Q	5	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240991	Q	6	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240992	Q	7	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240993	Q	8	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240995	R	1	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240996	R	2	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240997	R	3	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240998	R	4	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
240999	R	5	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241000	R	6	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241001	R	7	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241002	R	8	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241003	R	9	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241004	R	10	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241005	R	11	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241006	R	12	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241007	R	13	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241008	T	19	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241009	T	20	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241010	T	21	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241011	T	22	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241012	T	23	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241013	T	24	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241014	T	25	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241015	T	26	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241016	T	27	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241017	T	28	0.50	\$3,370	\$73.29	\$260.57	\$52.77	\$386.63
241018	S	1	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241019	S	2	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241020	S	3	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241021	S	4	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241022	S	5R	HOA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Total Annual Installment
241025	S	8	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241026	S	9	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241027	S	10	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241028	S	11	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241029	S	12	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241030	S	13	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241031	S	14	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
241032	S	15	1.00	\$6,739	\$146.58	\$521.15	\$105.53	\$773.26
244159	OPEN	1	HOA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244160	OPEN	2	HOA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
251367	OPEN	-	CITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264569	T	28	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264570	T	28	0.50	\$3,370	\$73.29	\$260.57	\$52.77	\$386.63
273657	I	3	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
273658	I	3	0.42	\$2,830	\$61.56	\$218.88	\$44.32	\$324.77
Total			170.56	\$1,149,421.54	\$25,000.00	\$88,887.00	\$18,000.00	\$131,887.00

(7)

APPENDIX D
2020-21 ASSESSMENT ROLL SUMMARY
(PHASE TWO)

(7)

Waxahachie Public Improvement District No. 1
2020-21 Assessment Roll Summary
Phase Two

Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment
264001	D	31	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264002	D	32	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264003	D	33	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264004	D	34	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264005	D	35	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264006	D	36	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264007	D	37	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264008	D	38	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
264009	D	39	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264010	D	40	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264011	D	41	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
264012	D	42	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264013	D	43	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264014	D	44	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264015	D	45	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264016	E	2	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264017	E	3	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264018	E	4	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264019	E	5	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264020	E	6	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264021	E	7	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264022	E	8	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264023	E	9	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264024	E	10	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264025	E	11	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264026	E	12	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264027	E	13	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264028	E	14	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264029	E	15	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264030	E	16	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264031	E	17	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264032	E	18	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264033	E	19	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264034	E	20	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264035	E	21	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264036	E	22	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264037	E	23	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264038	E	24	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264039	E	25	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264040	DD	1	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264041	DD	2	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264043	DD	4	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264044	DD	5	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264045	DD	6	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264046	DD	7	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81

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Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment
264047	DD	8	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264048	DD	9	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264049	DD	10	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264050	DD	11	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264051	DD	12	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264052	DD	13	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264053	DD	14	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264054	DD	15	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264055	DD	16	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264056	DD	17	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264057	DD	18	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264058	DD	19	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264059	DD	20	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264060	DD	21	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264061	DD	22	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264062	DD	23	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
264063	DD	24	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264064	DD	25	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264065	DD	26	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264066	DD	27	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264067	DD	28	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264068	DD	29	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264069	DD	30	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264070	DD	31	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264071	DD	32	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264072	DD	33	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264073	DD	34	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264074	DD	35	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
268057	DD	2	0.75	\$5,724.91	\$32.02	\$400.74	\$96.05	\$528.81
264361	G	13	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264362	G	14	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264363	G	15	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264364	G	16	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264365	G	17	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264366	G	18	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264367	G	19	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
264368	G	20	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264369	G	21	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264370	G	22	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264371	G	23	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264372	G	24	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264373	G	25	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264374	G	26	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264375	G	27	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264376	G	28	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264377	G	29	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264378	G	30	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264379	J	12	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264380	J	13	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27

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Property ID	Block	Lot	Equivalent Units	Outstanding Assessment	Principal	Interest	Annual Collection Costs	Annual Installment
264381	J	14	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264382	J	15	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264383	J	16	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264384	J	17	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264385	J	18	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264386	J	19	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264387	J	20	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264388	J	21	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264389	J	22	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264390	J	23	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264391	J	24	0.84	\$6,411.90	\$35.86	\$448.83	\$107.58	\$592.27
264933	P	6	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264934	P	7	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264935	P	8	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264936	P	9	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264937	P	10	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264938	Q	9	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264939	Q	10	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264940	Q	11	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264941	Q	12	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264942	Q	13	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264943	Q	14	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
264944	Q	15	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264945	S	16	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264946	S	17	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264947	S	18	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264948	S	19	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
264949	S	20	1.00	\$7,633.21	\$42.69	\$534.32	\$128.07	\$705.08
Total			93.70	\$715,231.67	\$4,000.00	\$50,066.22	\$12,000.00	\$66,066.22

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**NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT**

CITY OF WAXAHACHIE, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 8/15/20 – 8/14/21)**

**APPROVED BY CITY COUNCIL ON:
SEPTEMBER 21, 2020**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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NORTH GROVE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/20 – 8/14/21)

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APPENDIX A - PID MAP

APPENDIX B - 2020-21- ASSESSMENT ROLL SUMMARY

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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 2020-21 (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 2020-21.

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 total costs of the Improvement Area #1 Improvements are equal to \$4,530,000, which remains the same as the Developer has not reported any change from the budget estimates included in the original Service and Assessment Plan. According to the Developer's quarterly improvement implementation report dated June 30, 2019, all Improvement Area #1 Improvements are complete and have been accepted by the City.

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

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.

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Table B-2
Annual Projected Costs
2015 – 2025

Assessment Year ending 08/15	Projected Construction Costs	Net Series 2015 Bond Proceeds	Net Owner Contributions	Projected Annual Installments
2015-2019	\$4,735,000	\$4,735,000	\$0	\$2,527,464
2021	\$0	\$0	\$0	\$571,454
2022	\$0	\$0	\$0	\$564,133
2023	\$0	\$0	\$0	\$581,828
2024	\$0	\$0	\$0	\$572,915
2025	\$0	\$0	\$0	\$564,018
Total	\$4,735,000	\$4,735,000	\$0	\$5,381,812

1 – Net Series 2015 Bond proceeds represents the estimated costs of the Improvement Area #1 Improvements and other costs paid with bond proceeds. 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. ANNUAL BUDGET

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

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 6.00 percent for 2020-21. 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 2020-21. In addition, the estimated annual Administrative Expenses for 2020-21 are included in the Annual Installments for 2020-21. These Annual Installments of the Special Assessments shall be billed by the City, or any other party designated by the City, in 2020 and will be delinquent on February 1, 2021.

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 2020-21 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.

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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 2020-21

The budget for the PID will be paid from the collection of Annual Installments collected for 2020-21 as shown by Table B-3 below.

Table B-3
Budget for the Annual Installments
to be Collected for 2020-21

Descriptions	Series 2015 Bonds
Interest payment on February 15, 2021	\$191,250
Interest payment on August 15, 2021	\$191,250
Principal payment on August 15, 2021	\$125,000
<i>Subtotal Debt Service on Bonds</i>	<i>\$507,500</i>
Excess Interest for Prepayment and Delinquency Reserves	\$31,875
Collection Costs	\$37,125
<i>Subtotal Expenses</i>	<i>\$576,500</i>
Available Capitalized Interest Funds	\$0
Available Administrative Account Funds	(\$10,000)
<i>Subtotal Funds Available</i>	<i>(\$10,000)</i>
Annual Installment to be Collected	\$566,500

As shown in Table B-3 above, the total Annual Installment for 2020-21 is equal to \$566,500. 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 2020-21 are shown as \$507,500, \$31,875 ($\$6,375,000 \times 0.5\% = \$31,875$) and \$27,125 ($\$37,125 - \$10,000 = \$27,125$), respectively.

According to the Ellis Central Appraisal District online records, there were Owner Association Properties in 2020. As a result, the Annual Installment for 2020-21 will be collected from all Assessed Property within Improvement Area #1 that are shown in the Ellis Central Appraisal District (ECAD) records for 2020. The Annual Installment to be collected from each Parcel in

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Improvement Area #1 is determined using the percentage of Special Assessments for each Parcel as shown in Table B-4 below.

Table B-4
Allocation of Annual Installment to Parcels for 2020-21

Parcel ID	Tract #	Outstanding Assessment ²	% of Total Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21 ³
262125	1	\$242,135	3.80%	\$21,516.82
262126	2	\$235,846	3.70%	\$20,957.95
262127	3	\$283,016	4.44%	\$25,149.55
262128	4	\$283,016	4.44%	\$25,149.55
262129	5	\$251,569	3.95%	\$22,355.15
262130	6	\$220,123	3.45%	\$19,560.76
269439	7	\$346,165	5.43%	\$30,761.16
262133	8A	\$215,543	3.38%	\$19,153.70
267119	8B	\$159,803	2.51%	\$14,200.55
262134	9	\$697,594	10.94%	\$61,990.12
262135	10	\$529,819	8.31%	\$47,081.20
262138	11	\$496,867	7.79%	\$44,152.98
190002	12	\$87,342	1.37%	\$7,761.41
75 residential Parcels		\$227,321	3.57%	\$20,200.33
83 residential Parcels		\$348,103	5.46%	\$30,933.37
190 residential Parcels		\$860,267	13.49%	\$76,445.65
94 residential Parcels		\$394,425	6.19%	\$35,049.71
101 residential Parcels		\$275,131	4.32%	\$24,448.87
89 residential Parcels		\$157,166	2.47%	\$13,966.17
272370		\$63,750	1.00%	\$5,665.00
Total		\$6,375,000	100.00%	\$566,500.00

1 – According to the Ellis CAD, there are Owner Association Properties in 2020 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 Annual Installment to be collected from each Parcel is calculated by multiplying the total Annual Installment amount of \$566,500 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 2020-21 are shown in the Assessment Roll summary attached hereto as Appendix B.

III. BOND REFUNDING 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.

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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 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 2020-21 Annual Installment allocation percentage calculations shown above. However, as more residential lots are being subdivided and the appraised values considered from Ellis CAD are not buildout values at the time of subdivision, this methodology would potentially require reconsideration and such analysis will be provided as part of an amended and restated service and assessment plan for the PID.

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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.

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According to the Developer and Ellis CAD records, 94 residential Lots – Cove – Phase #2 – were subdivided for 2019 from Parcel 223031.

The total Special Assessment allocated to Parcel 223031 was \$560,243. A total of 94 Lots were subdivided from Parcel 223031. The remaining number of Lots on Parcel 223031, after these subdivisions, is estimated to be 52. The outstanding Assessment amount of \$560,243 initially allocated to Parcel 223031 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-1 below.

Table D-1
Special Assessment Reallocation – Parcel 223031

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	50 Ft	15	10.62%	\$59,496	\$3,966
Various	60 Ft	42	33.64%	\$188,494	\$4,488
Various	70 Ft	37	27.24%	\$152,623	\$4,125
223031	Various	52	28.49%	\$159,631	
Total		146	100.00%	\$560,243	

According to the Developer and Ellis CAD records, 190 residential Lots – Estates of North Grove – Phase #1 – were subdivided for 2019, of which 53 Lots were platted from Parcel 262138 and 137 lots were platted from Parcel 190002. Additionally, a tract of land for an estimated 101 lots was platted for the Haven – Phase #1 from Parcel 190002.

The total Special Assessment allocated to Parcel 262138 was \$835,942. A total of 53 Lots were subdivided from Parcel 262138. In addition, Parcel 275414 was subdivided from Parcel 262138, which is planned to be a school site that is being classified As Non-Benefited Property. According to the Developer and Ellis CAD records, ownership of a future school site of approximately 11.28 acres was transferred to the Waxahachie ISD. The remaining number of Lots on Parcel 262138, after these subdivisions, is estimated to be 163. The outstanding Assessment amount of \$835,942 initially allocated to Parcel 262138 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-2 on the following page.

(8)

Table D-2
Special Assessment Reallocation – Parcel 262138

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	50 Ft	20	15.69%	\$131,191	\$6,560
Various	60 Ft	6	3.47%	\$29,032	\$4,839
Various	70 Ft	25	19.29%	\$161,272	\$6,451
Various	83 Ft	2	1.17%	\$9,786	\$4,893
262138	Various	163	60.37%	\$504,661	
Total		216	100.00%	\$835,942	

The total Special Assessment allocated to Parcel 190002 was \$910,638. A total of 137 Lots were subdivided from Parcel 190002. In addition, Parcel 274596 was subdivided from Parcel 190002, which is planned to be developed into 101 Lots. The remaining number of Lots on Parcel 190002, after these subdivisions, is estimated to be 33. The outstanding Assessment amount of \$910,638 initially allocated to Parcel 190002 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-3 below.

Table D-3
Special Assessment Reallocation – Parcel 190002

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	50 Ft	6	2.22%	\$20,258	\$3,376
Various	60 Ft	3	1.02%	\$9,305	\$3,102
Various	70 Ft	66	31.10%	\$283,229	\$4,291
Various	83 Ft	47	20.09%	\$182,975	\$3,893
Various	90 Ft	15	5.13%	\$46,712	\$3,114
274596	Various	101	30.69%	\$279,447	
190002	Various	33	9.74%	\$88,712	
Total		271	100.00%	\$910,638	

According to the Developer and Ellis CAD records, 101 residential Lots – Haven – Phase #1 – were subdivided for 2020, which were platted from Parcel 274596.

The total Special Assessment allocated to Parcel 274596 was \$275,131. A total of 101 Lots were subdivided from Parcel 262138. The outstanding Assessment amount of \$835,942 initially allocated to Parcel 274596 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-4 on the following page.

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Table D-4
Special Assessment Reallocation – Parcel 274596

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	70 Ft	57	56.44%	\$155,272	\$2,724
Various	83 Ft	44	43.56%	\$119,859	\$2,724
Total		101	100.00%	\$275,131	

According to the Developer and Ellis CAD records, 89 residential Lots – Cove – Phase #3 – were subdivided for 2020, which were platted from Parcel 223031.

The total Special Assessment allocated to Parcel 223031 was \$157,166. A total of 89 Lots were subdivided from Parcel 223031. The outstanding Assessment amount of \$157,166 initially allocated to Parcel 223031 is reallocated to the subdivided Parcels based on the weighting factors calculated for each Lot Type as shown in Table D-5 below.

Table D-5
Special Assessment Reallocation – Parcel 223031

Parcel	Lot Type	No. of Units	Calculated Weight	Total Assessment Allocated	Assessment per Unit
Various	60 Ft	57	64.54%	\$101,431	\$1,780
Various	70 Ft	24	26.53%	\$41,695	\$1,737
Various	83 Ft	8	8.93%	\$14,040	\$1,755
Total		89	100.00%	\$157,166	

The Assessments reallocated to each of the newly subdivided Lots are shown in the Assessment Roll summary included herein as Appendix B.

II. PREPAYMENT OF SPECIAL ASSESSMENTS

There have been no Special Assessment prepayments as of August 31, 2020.

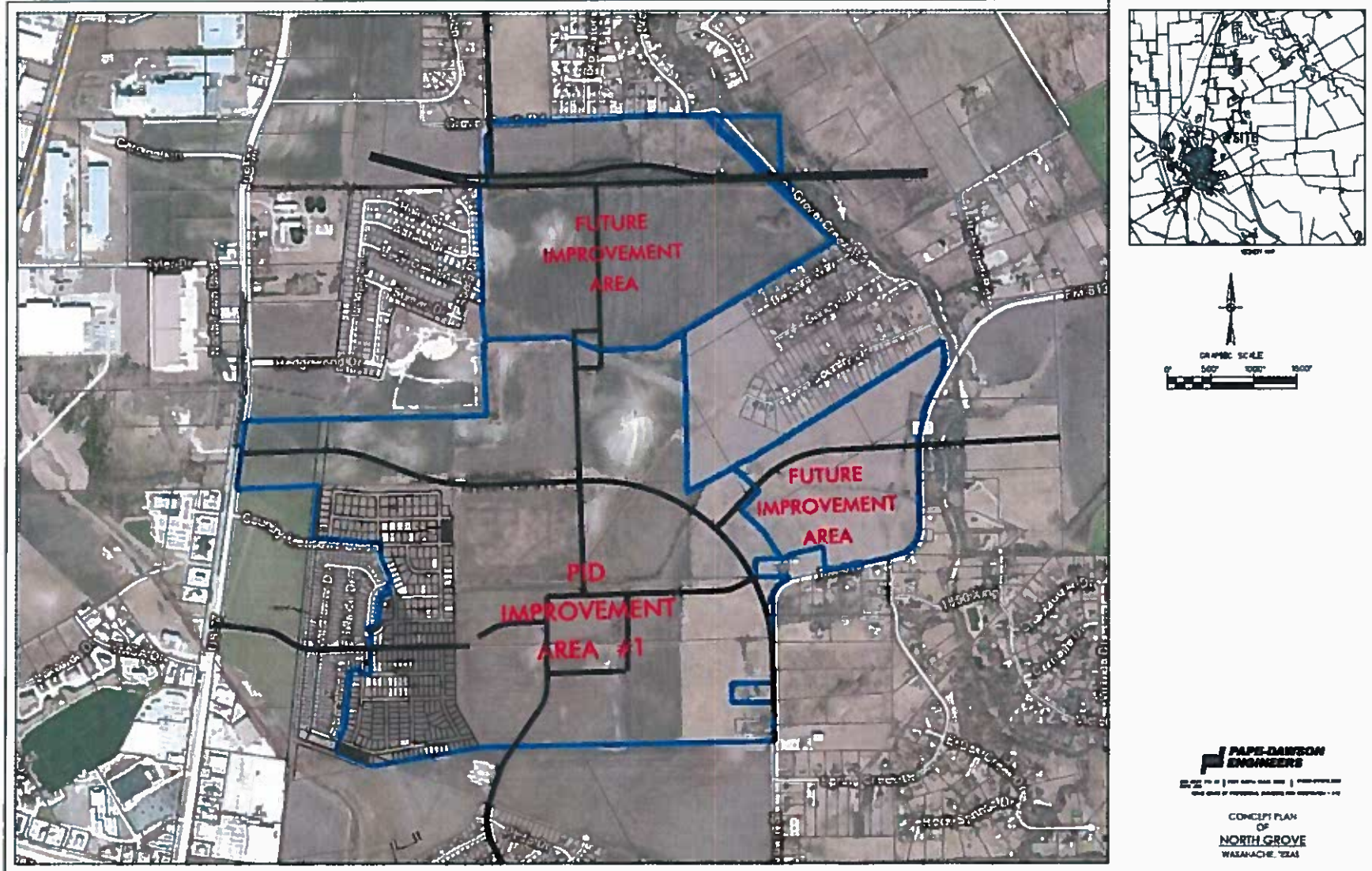
The list of current Parcels within the PID, the tract numbers, the planned land use, the corresponding outstanding Special Assessments, and Annual Installment are shown in the Assessment Roll summary attached hereto as Appendix B.

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

(8)

APPENDIX A
PID MAP

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



(8)

APPENDIX B
2020-21 ASSESSMENT ROLL SUMMARY

(8)

**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
262125	1	Commercial	\$242,135	3.80%	\$21,516.82
262126	2	Commercial	\$235,846	3.70%	\$20,957.95
262127	3	Commercial	\$283,016	4.44%	\$25,149.55
262128	4	Commercial	\$283,016	4.44%	\$25,149.55
262129	5	Commercial	\$251,569	3.95%	\$22,355.15
262130	6	Commercial	\$220,123	3.45%	\$19,560.76
269439	7	Commercial/Residential	\$346,165	5.43%	\$30,761.16
262133	8A	Residential	\$215,543	3.38%	\$19,153.70
267119	8B	Residential	\$159,803	2.51%	\$14,200.55
262134	9	Residential	\$697,594	10.94%	\$61,990.12
262135	10	Residential	\$529,819	8.31%	\$47,081.20
262138	11	Residential	\$496,867	7.79%	\$44,152.98
190002	12	Residential	\$87,342	1.37%	\$7,761.41
265951	0	Residential	\$4,194	0.07%	\$372.69
265952	0	Residential	\$4,194	0.07%	\$372.69
265953	0	Residential	\$4,194	0.07%	\$372.69
265954	0	Residential	\$4,194	0.07%	\$372.69
265955	0	Residential	\$4,194	0.07%	\$372.69
265956	0	Residential	\$4,194	0.07%	\$372.69
265957	0	Residential	\$4,194	0.07%	\$372.69
265958	0	Residential	\$4,194	0.07%	\$372.69
265959	0	Residential	\$4,194	0.07%	\$372.69
265960	0	Residential	\$4,194	0.07%	\$372.69
265961	0	Residential	\$4,194	0.07%	\$372.69
265962	0	Residential	\$4,194	0.07%	\$372.69
265963	0	Residential	\$4,194	0.07%	\$372.69
265964	0	Residential	\$4,194	0.07%	\$372.69
265965	0	Residential	\$4,194	0.07%	\$372.69
265966	0	Residential	\$4,194	0.07%	\$372.69
265967	0	Residential	\$4,194	0.07%	\$372.69
265968	0	Residential	\$4,194	0.07%	\$372.69
265969	0	Residential	\$4,194	0.07%	\$372.69
265970	0	Residential	\$4,194	0.07%	\$372.69
265971	0	Residential	\$4,194	0.07%	\$372.69
265972	0	Residential	\$4,194	0.07%	\$372.69
265973	0	Residential	\$4,194	0.07%	\$372.69
265974	0	Residential	\$4,194	0.07%	\$372.69
265975	0	Residential	\$4,194	0.07%	\$372.69
265976	0	Residential	\$4,194	0.07%	\$372.69
265977	0	Residential	\$4,194	0.07%	\$372.69

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
265978	0	Residential	\$4,194	0.07%	\$372.69
265979	0	Residential	\$4,194	0.07%	\$372.69
265980	0	Residential	\$4,194	0.07%	\$372.69
265981	0	Residential	\$4,194	0.07%	\$372.69
265982	0	Residential	\$4,194	0.07%	\$372.69
265983	0	Residential	\$4,194	0.07%	\$372.69
265984	0	Residential	\$4,194	0.07%	\$372.69
265985	0	Residential	\$4,194	0.07%	\$372.69
265986	0	Residential	\$4,194	0.07%	\$372.69
265987	0	Residential	\$4,194	0.07%	\$372.69
265988	0	Residential	\$4,194	0.07%	\$372.69
265989	0	Residential	\$4,194	0.07%	\$372.69
265990	0	Residential	\$4,194	0.07%	\$372.69
265991	0	Residential	\$4,194	0.07%	\$372.69
265992	0	Residential	\$4,194	0.07%	\$372.69
265993	0	Residential	\$4,194	0.07%	\$372.69
265994	0	Residential	\$4,194	0.07%	\$372.69
265996	0	Residential	\$4,194	0.07%	\$372.69
265997	0	Residential	\$4,194	0.07%	\$372.69
265998	0	Residential	\$4,194	0.07%	\$372.69
265999	0	Residential	\$4,194	0.07%	\$372.69
266000	0	Residential	\$4,194	0.07%	\$372.69
266001	0	Residential	\$4,194	0.07%	\$372.69
266002	0	Residential	\$4,194	0.07%	\$372.69
266003	0	Residential	\$4,194	0.07%	\$372.69
266004	0	Residential	\$4,194	0.07%	\$372.69
266005	0	Residential	\$4,194	0.07%	\$372.69
266006	0	Residential	\$4,194	0.07%	\$372.69
266007	0	Residential	\$4,194	0.07%	\$372.69
266008	0	Residential	\$4,194	0.07%	\$372.69
266009	0	Residential	\$4,194	0.07%	\$372.69
266010	0	Residential	\$4,194	0.07%	\$372.69
266011	0	Residential	\$4,194	0.07%	\$372.69
266012	0	Residential	\$4,194	0.07%	\$372.69
266013	0	Residential	\$4,194	0.07%	\$372.69
266014	0	Residential	\$4,194	0.07%	\$372.69
266015	0	Residential	\$4,194	0.07%	\$372.69
266016	0	Residential	\$4,194	0.07%	\$372.69
266017	0	Residential	\$4,194	0.07%	\$372.69
266018	0	Residential	\$4,194	0.07%	\$372.69

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
266019	0	Residential	\$4,194	0.07%	\$372.69
266021	0	Residential	\$4,194	0.07%	\$372.69
266022	0	Residential	\$4,194	0.07%	\$372.69
266023	0	Residential	\$4,194	0.07%	\$372.69
266024	0	Residential	\$4,194	0.07%	\$372.69
266025	0	Residential	\$4,194	0.07%	\$372.69
266026	0	Residential	\$4,194	0.07%	\$372.69
266027	0	Residential	\$4,194	0.07%	\$372.69
266028	0	Residential	\$4,194	0.07%	\$372.69
266029	0	Residential	\$4,194	0.07%	\$372.69
266030	0	Residential	\$4,194	0.07%	\$372.69
266031	0	Residential	\$4,194	0.07%	\$372.69
266032	0	Residential	\$4,194	0.07%	\$372.69
266033	0	Residential	\$4,194	0.07%	\$372.69
265995	0	Residential	\$4,194	0.07%	\$372.69
266020	0	Residential	\$4,194	0.07%	\$372.69
269582	0	Open Space	\$0	0.00%	\$0.00
269583	0	Residential	\$3,031	0.05%	\$269.34
269584	0	Residential	\$3,031	0.05%	\$269.34
269585	0	Residential	\$3,031	0.05%	\$269.34
269586	0	Residential	\$3,031	0.05%	\$269.34
269587	0	Residential	\$3,031	0.05%	\$269.34
269588	0	Residential	\$3,031	0.05%	\$269.34
269589	0	Residential	\$3,031	0.05%	\$269.34
269590	0	Residential	\$3,031	0.05%	\$269.34
269591	0	Residential	\$3,031	0.05%	\$269.34
269592	0	Residential	\$3,031	0.05%	\$269.34
269593	0	Residential	\$3,031	0.05%	\$269.34
269594	0	Residential	\$3,031	0.05%	\$269.34
269595	0	Residential	\$3,031	0.05%	\$269.34
269596	0	Residential	\$3,031	0.05%	\$269.34
269597	0	Residential	\$3,031	0.05%	\$269.34
269598	0	Residential	\$3,031	0.05%	\$269.34
269599	0	Residential	\$3,031	0.05%	\$269.34
269600	0	Residential	\$3,031	0.05%	\$269.34
269601	0	Residential	\$3,031	0.05%	\$269.34
269602	0	Residential	\$3,031	0.05%	\$269.34
269603	0	Residential	\$3,031	0.05%	\$269.34
269604	0	Residential	\$3,031	0.05%	\$269.34
269605	0	Residential	\$3,031	0.05%	\$269.34

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
269606	0	Residential	\$3,031	0.05%	\$269.34
269607	0	Residential	\$3,031	0.05%	\$269.34
269608	0	Residential	\$3,031	0.05%	\$269.34
269609	0	Residential	\$3,031	0.05%	\$269.34
269610	0	Residential	\$3,031	0.05%	\$269.34
269611	0	Residential	\$3,031	0.05%	\$269.34
269612	0	Residential	\$3,031	0.05%	\$269.34
269613	0	Residential	\$3,031	0.05%	\$269.34
269614	0	Residential	\$3,031	0.05%	\$269.34
269615	0	Residential	\$3,031	0.05%	\$269.34
269616	0	Residential	\$3,031	0.05%	\$269.34
269617	0	Residential	\$3,031	0.05%	\$269.34
269618	0	Residential	\$3,031	0.05%	\$269.34
269619	0	Residential	\$3,031	0.05%	\$269.34
269620	0	Residential	\$3,031	0.05%	\$269.34
269621	0	Residential	\$3,031	0.05%	\$269.34
269622	0	Residential	\$3,031	0.05%	\$269.34
269623	0	Residential	\$3,031	0.05%	\$269.34
269624	0	Residential	\$3,031	0.05%	\$269.34
269625	0	Residential	\$3,031	0.05%	\$269.34
269626	0	Residential	\$3,031	0.05%	\$269.34
269627	0	Residential	\$3,031	0.05%	\$269.34
269628	0	Residential	\$3,031	0.05%	\$269.34
269629	0	Residential	\$3,031	0.05%	\$269.34
269630	0	Residential	\$3,031	0.05%	\$269.34
269631	0	Residential	\$3,031	0.05%	\$269.34
269632	0	Residential	\$3,031	0.05%	\$269.34
269633	0	Residential	\$3,031	0.05%	\$269.34
269634	0	Residential	\$3,031	0.05%	\$269.34
269635	0	Residential	\$3,031	0.05%	\$269.34
269636	0	Residential	\$3,031	0.05%	\$269.34
269637	0	Residential	\$3,031	0.05%	\$269.34
269638	0	Residential	\$3,031	0.05%	\$269.34
269639	0	Residential	\$3,031	0.05%	\$269.34
269640	0	Residential	\$3,031	0.05%	\$269.34
269641	0	Residential	\$3,031	0.05%	\$269.34
269642	0	Residential	\$3,031	0.05%	\$269.34
269643	0	Residential	\$3,031	0.05%	\$269.34
269644	0	Residential	\$3,031	0.05%	\$269.34
269645	0	Residential	\$3,031	0.05%	\$269.34

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
269646	0	Residential	\$3,031	0.05%	\$269.34
269647	0	Residential	\$3,031	0.05%	\$269.34
269648	0	Residential	\$3,031	0.05%	\$269.34
269649	0	Residential	\$3,031	0.05%	\$269.34
269650	0	Residential	\$3,031	0.05%	\$269.34
269651	0	Residential	\$3,031	0.05%	\$269.34
269652	0	Residential	\$3,031	0.05%	\$269.34
269653	0	Residential	\$3,031	0.05%	\$269.34
269654	0	Residential	\$3,031	0.05%	\$269.34
269655	0	Residential	\$3,031	0.05%	\$269.34
269656	0	Residential	\$3,031	0.05%	\$269.34
269657	0	Residential	\$3,031	0.05%	\$269.34
273298	0	Residential	\$3,905	0.06%	\$347.02
273299	0	Residential	\$3,905	0.06%	\$347.02
273300	0	Residential	\$3,905	0.06%	\$347.02
273301	0	Residential	\$3,905	0.06%	\$347.02
273302	0	Residential	\$3,905	0.06%	\$347.02
273303	0	Residential	\$3,905	0.06%	\$347.02
273304	0	Residential	\$3,905	0.06%	\$347.02
273305	0	Residential	\$3,905	0.06%	\$347.02
273306	0	Residential	\$3,905	0.06%	\$347.02
273307	0	Residential	\$3,905	0.06%	\$347.02
273308	0	Residential	\$3,905	0.06%	\$347.02
273309	0	Residential	\$3,905	0.06%	\$347.02
273310	0	Residential	\$3,905	0.06%	\$347.02
273311	0	Residential	\$3,905	0.06%	\$347.02
273312	0	Residential	\$3,905	0.06%	\$347.02
273321	0	Residential	\$4,419	0.07%	\$392.65
273322	0	Residential	\$4,419	0.07%	\$392.65
273323	0	Residential	\$4,419	0.07%	\$392.65
273324	0	Residential	\$4,419	0.07%	\$392.65
273325	0	Residential	\$4,419	0.07%	\$392.65
273326	0	Residential	\$4,419	0.07%	\$392.65
273327	0	Residential	\$4,419	0.07%	\$392.65
273328	0	Residential	\$4,419	0.07%	\$392.65
273329	0	Residential	\$4,419	0.07%	\$392.65
273330	0	Residential	\$4,419	0.07%	\$392.65
273331	0	Residential	\$4,419	0.07%	\$392.65
273332	0	Residential	\$4,061	0.06%	\$360.89
273333	0	Residential	\$4,419	0.07%	\$392.65

(8) North Grove PID
Assessment Roll Summary
2020-21

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
273334	0	Residential	\$4,419	0.07%	\$392.65
273335	0	Residential	\$4,419	0.07%	\$392.65
273336	0	Residential	\$4,419	0.07%	\$392.65
273337	0	Residential	\$4,419	0.07%	\$392.65
273338	0	Residential	\$4,419	0.07%	\$392.65
273339	0	Residential	\$4,061	0.06%	\$360.89
273340	0	Residential	\$4,061	0.06%	\$360.89
273341	0	Residential	\$4,061	0.06%	\$360.89
273342	0	Residential	\$4,061	0.06%	\$360.89
273343	0	Residential	\$4,061	0.06%	\$360.89
273344	0	Residential	\$4,061	0.06%	\$360.89
273345	0	Residential	\$4,061	0.06%	\$360.89
273346	0	Residential	\$4,061	0.06%	\$360.89
273347	0	Residential	\$4,061	0.06%	\$360.89
273348	0	Residential	\$4,061	0.06%	\$360.89
273349	0	Residential	\$4,419	0.07%	\$392.65
273350	0	Residential	\$4,419	0.07%	\$392.65
273351	0	Residential	\$4,419	0.07%	\$392.65
273352	0	Residential	\$4,419	0.07%	\$392.65
273353	0	Open Space	\$0	0.00%	\$0.00
273355	0	Residential	\$4,061	0.06%	\$360.89
273356	0	Residential	\$4,061	0.06%	\$360.89
273357	0	Residential	\$4,061	0.06%	\$360.89
273358	0	Residential	\$4,061	0.06%	\$360.89
273359	0	Residential	\$4,061	0.06%	\$360.89
273360	0	Residential	\$4,061	0.06%	\$360.89
273361	0	Residential	\$4,061	0.06%	\$360.89
273362	0	Residential	\$4,061	0.06%	\$360.89
273363	0	Residential	\$4,061	0.06%	\$360.89
273364	0	Residential	\$4,061	0.06%	\$360.89
273365	0	Residential	\$4,061	0.06%	\$360.89
273366	0	Residential	\$4,061	0.06%	\$360.89
273367	0	Residential	\$4,061	0.06%	\$360.89
273368	0	Residential	\$4,061	0.06%	\$360.89
273369	0	Residential	\$4,061	0.06%	\$360.89
273370	0	Residential	\$4,061	0.06%	\$360.89
273371	0	Residential	\$4,061	0.06%	\$360.89
273372	0	Residential	\$4,061	0.06%	\$360.89
273373	0	Residential	\$4,061	0.06%	\$360.89
273374	0	Residential	\$4,061	0.06%	\$360.89

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
273375	0	Residential	\$4,061	0.06%	\$360.89
273376	0	Residential	\$4,061	0.06%	\$360.89
273378	0	Residential	\$4,061	0.06%	\$360.89
273379	0	Residential	\$4,061	0.06%	\$360.89
273380	0	Residential	\$4,061	0.06%	\$360.89
273381	0	Residential	\$4,061	0.06%	\$360.89
273382	0	Residential	\$4,419	0.07%	\$392.65
273383	0	Residential	\$4,419	0.07%	\$392.65
273384	0	Residential	\$4,419	0.07%	\$392.65
273385	0	Residential	\$4,419	0.07%	\$392.65
273386	0	Residential	\$4,419	0.07%	\$392.65
273387	0	Residential	\$4,419	0.07%	\$392.65
273388	0	Residential	\$4,419	0.07%	\$392.65
273389	0	Residential	\$4,419	0.07%	\$392.65
273390	0	Residential	\$4,419	0.07%	\$392.65
273391	0	Residential	\$4,419	0.07%	\$392.65
273392	0	Residential	\$4,419	0.07%	\$392.65
273393	0	Residential	\$4,419	0.07%	\$392.65
273394	0	Residential	\$4,419	0.07%	\$392.65
273395	0	Residential	\$4,419	0.07%	\$392.65
273396	0	Residential	\$4,419	0.07%	\$392.65
273397	0	Residential	\$4,419	0.07%	\$392.65
273398	0	Residential	\$4,419	0.07%	\$392.65
273399	0	Residential	\$4,419	0.07%	\$392.65
273400	0	Residential	\$4,419	0.07%	\$392.65
273401	0	Residential	\$4,419	0.07%	\$392.65
273402	0	Residential	\$4,419	0.07%	\$392.65
272232	0	Residential	\$3,833	0.06%	\$340.61
272233	0	Residential	\$3,833	0.06%	\$340.61
272234	0	Residential	\$3,833	0.06%	\$340.61
272235	0	Residential	\$3,833	0.06%	\$340.61
272236	0	Residential	\$3,833	0.06%	\$340.61
272237	0	Residential	\$3,833	0.06%	\$340.61
272238	0	Residential	\$3,833	0.06%	\$340.61
272239	0	Residential	\$3,833	0.06%	\$340.61
272240	0	Residential	\$3,833	0.06%	\$340.61
272241	0	Residential	\$3,833	0.06%	\$340.61
272242	0	Residential	\$3,833	0.06%	\$340.61
272243	0	Residential	\$3,833	0.06%	\$340.61
272244	0	Residential	\$3,833	0.06%	\$340.61

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
272245	0	Residential	\$3,833	0.06%	\$340.61
272246	0	Residential	\$3,833	0.06%	\$340.61
272247	0	Residential	\$4,225	0.07%	\$375.45
272248	0	Residential	\$4,225	0.07%	\$375.45
272249	0	Residential	\$4,225	0.07%	\$375.45
272250	0	Residential	\$4,225	0.07%	\$375.45
272251	0	Residential	\$4,225	0.07%	\$375.45
272252	0	Residential	\$4,225	0.07%	\$375.45
272253	0	Residential	\$4,225	0.07%	\$375.45
272254	0	Residential	\$4,225	0.07%	\$375.45
272255	0	Residential	\$4,225	0.07%	\$375.45
272256	0	Residential	\$4,225	0.07%	\$375.45
272257	0	Residential	\$4,225	0.07%	\$375.45
272258	0	Residential	\$4,225	0.07%	\$375.45
272259	0	Residential	\$4,225	0.07%	\$375.45
272260	0	Residential	\$4,225	0.07%	\$375.45
272261	0	Residential	\$4,225	0.07%	\$375.45
272262	0	Residential	\$4,225	0.07%	\$375.45
272263	0	Residential	\$4,225	0.07%	\$375.45
272264	0	Residential	\$4,225	0.07%	\$375.45
272265	0	Residential	\$4,225	0.07%	\$375.45
272266	0	Residential	\$4,225	0.07%	\$375.45
272267	0	Residential	\$4,225	0.07%	\$375.45
272268	0	Residential	\$4,225	0.07%	\$375.45
272269	0	Residential	\$4,225	0.07%	\$375.45
272270	0	Residential	\$4,225	0.07%	\$375.45
272271	0	Residential	\$4,225	0.07%	\$375.45
272272	0	Residential	\$4,225	0.07%	\$375.45
272273	0	Residential	\$4,225	0.07%	\$375.45
272274	0	Residential	\$4,225	0.07%	\$375.45
272275	0	Residential	\$4,225	0.07%	\$375.45
272276	0	Residential	\$4,225	0.07%	\$375.45
272277	0	Residential	\$4,225	0.07%	\$375.45
272278	0	Open Space	\$0	0.00%	\$0.00
272281	0	Residential	\$3,833	0.06%	\$340.61
272282	0	Residential	\$3,833	0.06%	\$340.61
272283	0	Residential	\$3,833	0.06%	\$340.61
272284	0	Residential	\$3,833	0.06%	\$340.61
272285	0	Residential	\$3,833	0.06%	\$340.61
272286	0	Residential	\$3,833	0.06%	\$340.61

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
272287	0	Residential	\$3,833	0.06%	\$340.61
272288	0	Residential	\$3,833	0.06%	\$340.61
272289	0	Residential	\$3,833	0.06%	\$340.61
272290	0	Residential	\$3,833	0.06%	\$340.61
272291	0	Residential	\$3,833	0.06%	\$340.61
272292	0	Residential	\$3,833	0.06%	\$340.61
272293	0	Residential	\$4,225	0.07%	\$375.45
272294	0	Residential	\$4,225	0.07%	\$375.45
272295	0	Residential	\$4,225	0.07%	\$375.45
272296	0	Residential	\$4,225	0.07%	\$375.45
272297	0	Residential	\$4,225	0.07%	\$375.45
272298	0	Residential	\$4,225	0.07%	\$375.45
272299	0	Residential	\$4,225	0.07%	\$375.45
272300	0	Residential	\$4,225	0.07%	\$375.45
272301	0	Residential	\$4,225	0.07%	\$375.45
272302	0	Residential	\$4,225	0.07%	\$375.45
272303	0	Residential	\$4,225	0.07%	\$375.45
272304	0	Residential	\$4,225	0.07%	\$375.45
272305	0	Residential	\$4,225	0.07%	\$375.45
272306	0	Residential	\$4,225	0.07%	\$375.45
272307	0	Residential	\$4,225	0.07%	\$375.45
272308	0	Residential	\$3,054	0.05%	\$271.36
272309	0	Residential	\$3,054	0.05%	\$271.36
272310	0	Residential	\$3,054	0.05%	\$271.36
272311	0	Residential	\$3,324	0.05%	\$295.40
272312	0	Residential	\$3,324	0.05%	\$295.40
272313	0	Residential	\$3,324	0.05%	\$295.40
272314	0	Residential	\$3,324	0.05%	\$295.40
272315	0	Residential	\$3,324	0.05%	\$295.40
272316	0	Residential	\$3,324	0.05%	\$295.40
272319	0	Residential	\$3,066	0.05%	\$272.46
272320	0	Residential	\$3,833	0.06%	\$340.61
272321	0	Residential	\$3,833	0.06%	\$340.61
272322	0	Residential	\$3,833	0.06%	\$340.61
272323	0	Residential	\$3,833	0.06%	\$340.61
272324	0	Residential	\$3,833	0.06%	\$340.61
272325	0	Residential	\$3,833	0.06%	\$340.61
272326	0	Residential	\$3,833	0.06%	\$340.61
272327	0	Residential	\$3,833	0.06%	\$340.61
272328	0	Residential	\$3,833	0.06%	\$340.61

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
272329	0	Residential	\$3,066	0.05%	\$272.46
272330	0	Residential	\$3,833	0.06%	\$340.61
272331	0	Residential	\$3,833	0.06%	\$340.61
272332	0	Residential	\$3,066	0.05%	\$272.46
272333	0	Residential	\$3,066	0.05%	\$272.46
272334	0	Residential	\$3,833	0.06%	\$340.61
272335	0	Residential	\$3,833	0.06%	\$340.61
272336	0	Residential	\$3,066	0.05%	\$272.46
272337	0	Residential	\$3,066	0.05%	\$272.46
272338	0	Residential	\$3,066	0.05%	\$272.46
272339	0	Residential	\$3,066	0.05%	\$272.46
272340	0	Residential	\$3,066	0.05%	\$272.46
272341	0	Residential	\$3,066	0.05%	\$272.46
272342	0	Residential	\$3,833	0.06%	\$340.61
272343	0	Residential	\$3,833	0.06%	\$340.61
272344	0	Residential	\$3,833	0.06%	\$340.61
272345	0	Residential	\$3,066	0.05%	\$272.46
272346	0	Residential	\$4,225	0.07%	\$375.45
272347	0	Residential	\$4,225	0.07%	\$375.45
272348	0	Residential	\$4,225	0.07%	\$375.45
272349	0	Residential	\$4,225	0.07%	\$375.45
272350	0	Residential	\$4,225	0.07%	\$375.45
272351	0	Residential	\$4,225	0.07%	\$375.45
272352	0	Residential	\$4,225	0.07%	\$375.45
272353	0	Residential	\$4,225	0.07%	\$375.45
272354	0	Residential	\$4,225	0.07%	\$375.45
272355	0	Residential	\$4,225	0.07%	\$375.45
272356	0	Residential	\$6,351	0.10%	\$564.39
272357	0	Residential	\$6,351	0.10%	\$564.39
272358	0	Residential	\$6,351	0.10%	\$564.39
272359	0	Residential	\$6,351	0.10%	\$564.39
272360	0	Residential	\$6,351	0.10%	\$564.39
272361	0	Residential	\$4,817	0.08%	\$428.10
272362	0	Residential	\$4,817	0.08%	\$428.10
272363	0	Residential	\$4,764	0.07%	\$423.33
272364	0	Residential	\$6,458	0.10%	\$573.90
272365	0	Residential	\$6,458	0.10%	\$573.90
272366	0	Residential	\$6,458	0.10%	\$573.90
272367	0	Residential	\$6,458	0.10%	\$573.90
272368	0	Residential	\$6,458	0.10%	\$573.90

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North Grove PID
Assessment Roll Summary
2020-21

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
272369	0	Residential	\$6,458	0.10%	\$573.90
272370	0	Open Space	\$0	0.00%	\$0.00
272371	0	Open Space	\$0	0.00%	\$0.00
272383	0	Residential	\$3,833	0.06%	\$340.61
272384	0	Residential	\$4,225	0.07%	\$375.45
272385	0	Residential	\$4,225	0.07%	\$375.45
272386	0	Residential	\$4,225	0.07%	\$375.45
272387	0	Residential	\$6,351	0.10%	\$564.39
272388	0	Residential	\$6,351	0.10%	\$564.39
272389	0	Residential	\$6,351	0.10%	\$564.39
272390	0	Residential	\$4,225	0.07%	\$375.45
272391	0	Residential	\$4,225	0.07%	\$375.45
272392	0	Residential	\$4,225	0.07%	\$375.45
272393	0	Residential	\$3,833	0.06%	\$340.61
272418	0	Residential	\$3,066	0.05%	\$272.46
272419	0	Residential	\$3,833	0.06%	\$340.61
272420	0	Residential	\$3,833	0.06%	\$340.61
272421	0	Residential	\$3,066	0.05%	\$272.46
272422	0	Residential	\$3,066	0.05%	\$272.46
272423	0	Residential	\$4,225	0.07%	\$375.45
272424	0	Residential	\$4,225	0.07%	\$375.45
272425	0	Residential	\$3,066	0.05%	\$272.46
272434	0	Residential	\$4,225	0.07%	\$375.45
272435	0	Residential	\$6,351	0.10%	\$564.39
272436	0	Residential	\$6,351	0.10%	\$564.39
272437	0	Residential	\$6,351	0.10%	\$564.39
272438	0	Residential	\$6,351	0.10%	\$564.39
272439	0	Residential	\$6,351	0.10%	\$564.39
272440	0	Residential	\$6,351	0.10%	\$564.39
272441	0	Residential	\$4,225	0.07%	\$375.45
272460	0	Residential	\$4,764	0.07%	\$423.33
272461	0	Residential	\$6,458	0.10%	\$573.90
272462	0	Residential	\$6,458	0.10%	\$573.90
272463	0	Residential	\$6,458	0.10%	\$573.90
272464	0	Residential	\$6,458	0.10%	\$573.90
272465	0	Residential	\$6,351	0.10%	\$564.39
272466	0	Residential	\$6,351	0.10%	\$564.39
272467	0	Residential	\$6,351	0.10%	\$564.39
272468	0	Residential	\$4,764	0.07%	\$423.33
272469	0	Residential	\$6,458	0.10%	\$573.90

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North Grove PID
Assessment Roll Summary
2020-21

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
272470	0	Residential	\$6,458	0.10%	\$573.90
272471	0	Residential	\$6,458	0.10%	\$573.90
272472	0	Residential	\$6,458	0.10%	\$573.90
272473	0	Residential	\$6,458	0.10%	\$573.90
272474	0	Residential	\$6,458	0.10%	\$573.90
272475	0	Residential	\$6,458	0.10%	\$573.90
272476	0	Residential	\$4,764	0.07%	\$423.33
272477	0	Residential	\$4,764	0.07%	\$423.33
272478	0	Residential	\$4,764	0.07%	\$423.33
272479	0	Residential	\$6,351	0.10%	\$564.39
272480	0	Residential	\$6,351	0.10%	\$564.39
272481	0	Residential	\$6,351	0.10%	\$564.39
272482	0	Residential	\$6,351	0.10%	\$564.39
272483	0	Residential	\$6,351	0.10%	\$564.39
272484	0	Residential	\$6,351	0.10%	\$564.39
272485	0	Residential	\$6,351	0.10%	\$564.39
272486	0	Residential	\$6,351	0.10%	\$564.39
272487	0	Residential	\$6,458	0.10%	\$573.90
272488	0	Residential	\$6,458	0.10%	\$573.90
272489	0	Residential	\$6,458	0.10%	\$573.90
272490	0	Open Space	\$0	0.00%	\$0.00
275414	0	School Site	\$0	0.00%	\$0.00
272370	0	Owner Association Property	\$63,750	1.00%	\$5,665.00
278569	0	Residential	\$2,724	0.04%	\$242.07
278570	0	Residential	\$2,724	0.04%	\$242.07
278571	0	Residential	\$2,724	0.04%	\$242.07
278572	0	Residential	\$2,724	0.04%	\$242.07
278573	0	Residential	\$2,724	0.04%	\$242.07
278574	0	Residential	\$2,724	0.04%	\$242.07
278575	0	Residential	\$2,724	0.04%	\$242.07
278576	0	Residential	\$2,724	0.04%	\$242.07
278577	0	Residential	\$2,724	0.04%	\$242.07
278578	0	Residential	\$2,724	0.04%	\$242.07
278579	0	Open Space	\$0	0.00%	\$0.00
278617	0	Residential	\$2,724	0.04%	\$242.07
278627	0	Residential	\$2,724	0.04%	\$242.07
278628	0	Residential	\$2,724	0.04%	\$242.07
278629	0	Residential	\$2,724	0.04%	\$242.07
278630	0	Residential	\$2,724	0.04%	\$242.07
278631	0	Residential	\$2,724	0.04%	\$242.07

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**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
278632	0	Residential	\$2,724	0.04%	\$242.07
278633	0	Residential	\$2,724	0.04%	\$242.07
278634	0	Residential	\$2,724	0.04%	\$242.07
278635	0	Residential	\$2,724	0.04%	\$242.07
278636	0	Residential	\$2,724	0.04%	\$242.07
278637	0	Residential	\$2,724	0.04%	\$242.07
278638	0	Residential	\$2,724	0.04%	\$242.07
278639	0	Residential	\$2,724	0.04%	\$242.07
278640	0	Residential	\$2,724	0.04%	\$242.07
278641	0	Residential	\$2,724	0.04%	\$242.07
278642	0	Residential	\$2,724	0.04%	\$242.07
278643	0	Residential	\$2,724	0.04%	\$242.07
278644	0	Open Space	\$0	0.00%	\$0.00
278645	0	Residential	\$2,724	0.04%	\$242.07
278646	0	Residential	\$2,724	0.04%	\$242.07
278647	0	Residential	\$2,724	0.04%	\$242.07
278648	0	Residential	\$2,724	0.04%	\$242.07
278649	0	Residential	\$2,724	0.04%	\$242.07
278650	0	Residential	\$2,724	0.04%	\$242.07
278651	0	Residential	\$2,724	0.04%	\$242.07
278652	0	Residential	\$2,724	0.04%	\$242.07
278653	0	Residential	\$2,724	0.04%	\$242.07
278654	0	Residential	\$2,724	0.04%	\$242.07
278655	0	Residential	\$2,724	0.04%	\$242.07
278656	0	Residential	\$2,724	0.04%	\$242.07
278657	0	Residential	\$2,724	0.04%	\$242.07
278658	0	Residential	\$2,724	0.04%	\$242.07
278660	0	Residential	\$2,724	0.04%	\$242.07
278661	0	Residential	\$2,724	0.04%	\$242.07
278662	0	Residential	\$2,724	0.04%	\$242.07
278663	0	Residential	\$2,724	0.04%	\$242.07
278664	0	Residential	\$2,724	0.04%	\$242.07
278665	0	Residential	\$2,724	0.04%	\$242.07
278666	0	Residential	\$2,724	0.04%	\$242.07
278667	0	Residential	\$2,724	0.04%	\$242.07
278668	0	Residential	\$2,724	0.04%	\$242.07
278669	0	Residential	\$2,724	0.04%	\$242.07
278670	0	Residential	\$2,724	0.04%	\$242.07
278671	0	Residential	\$2,724	0.04%	\$242.07
278672	0	Residential	\$2,724	0.04%	\$242.07

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North Grove PID
Assessment Roll Summary
2020-21

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
278673	0	Residential	\$2,724	0.04%	\$242.07
278674	0	Residential	\$2,724	0.04%	\$242.07
278580	0	Residential	\$2,724	0.04%	\$242.07
278581	0	Residential	\$2,724	0.04%	\$242.07
278582	0	Residential	\$2,724	0.04%	\$242.07
278583	0	Residential	\$2,724	0.04%	\$242.07
278584	0	Residential	\$2,724	0.04%	\$242.07
278585	0	Residential	\$2,724	0.04%	\$242.07
278586	0	Residential	\$2,724	0.04%	\$242.07
278587	0	Residential	\$2,724	0.04%	\$242.07
278588	0	Residential	\$2,724	0.04%	\$242.07
278589	0	Residential	\$2,724	0.04%	\$242.07
278590	0	Residential	\$2,724	0.04%	\$242.07
278591	0	Residential	\$2,724	0.04%	\$242.07
278592	0	Residential	\$2,724	0.04%	\$242.07
278593	0	Residential	\$2,724	0.04%	\$242.07
278594	0	Residential	\$2,724	0.04%	\$242.07
278595	0	Residential	\$2,724	0.04%	\$242.07
278596	0	Residential	\$2,724	0.04%	\$242.07
278597	0	Residential	\$2,724	0.04%	\$242.07
278598	0	Residential	\$2,724	0.04%	\$242.07
278599	0	Residential	\$2,724	0.04%	\$242.07
278600	0	Residential	\$2,724	0.04%	\$242.07
278601	0	Residential	\$2,724	0.04%	\$242.07
278602	0	Residential	\$2,724	0.04%	\$242.07
278603	0	Residential	\$2,724	0.04%	\$242.07
278604	0	Residential	\$2,724	0.04%	\$242.07
278605	0	Residential	\$2,724	0.04%	\$242.07
278606	0	Residential	\$2,724	0.04%	\$242.07
278607	0	Residential	\$2,724	0.04%	\$242.07
278608	0	Residential	\$2,724	0.04%	\$242.07
278609	0	Residential	\$2,724	0.04%	\$242.07
278610	0	Residential	\$2,724	0.04%	\$242.07
278611	0	Residential	\$2,724	0.04%	\$242.07
278614	0	Residential	\$2,724	0.04%	\$242.07
278615	0	Residential	\$2,724	0.04%	\$242.07
278616	0	Residential	\$2,724	0.04%	\$242.07
278618	0	Residential	\$2,724	0.04%	\$242.07
278619	0	Residential	\$2,724	0.04%	\$242.07
278620	0	Residential	\$2,724	0.04%	\$242.07

(8)

**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
278621	0	Residential	\$2,724	0.04%	\$242.07
278622	0	Residential	\$2,724	0.04%	\$242.07
278623	0	Residential	\$2,724	0.04%	\$242.07
278624	0	Residential	\$2,724	0.04%	\$242.07
278625	0	Residential	\$2,724	0.04%	\$242.07
278626	0	Residential	\$2,724	0.04%	\$242.07
276467	0	Residential	\$1,779	0.03%	\$158.13
276468	0	Residential	\$1,779	0.03%	\$158.13
276469	0	Residential	\$1,779	0.03%	\$158.13
276470	0	Residential	\$1,779	0.03%	\$158.13
276471	0	Residential	\$1,779	0.03%	\$158.13
276472	0	Residential	\$1,779	0.03%	\$158.13
276473	0	Residential	\$1,779	0.03%	\$158.13
276474	0	Residential	\$1,779	0.03%	\$158.13
276475	0	Residential	\$1,779	0.03%	\$158.13
276476	0	Residential	\$1,779	0.03%	\$158.13
276477	0	Residential	\$1,779	0.03%	\$158.13
276478	0	Residential	\$1,779	0.03%	\$158.13
276479	0	Residential	\$1,779	0.03%	\$158.13
276480	0	Residential	\$1,779	0.03%	\$158.13
276481	0	Residential	\$1,779	0.03%	\$158.13
276482	0	Residential	\$1,779	0.03%	\$158.13
276483	0	Residential	\$1,779	0.03%	\$158.13
276484	0	Residential	\$1,779	0.03%	\$158.13
276485	0	Residential	\$1,779	0.03%	\$158.13
276486	0	Residential	\$1,779	0.03%	\$158.13
276487	0	Residential	\$1,779	0.03%	\$158.13
276488	0	Residential	\$1,779	0.03%	\$158.13
276489	0	Residential	\$1,779	0.03%	\$158.13
276490	0	Residential	\$1,779	0.03%	\$158.13
276491	0	Residential	\$1,779	0.03%	\$158.13
276492	0	Residential	\$1,779	0.03%	\$158.13
276493	0	Residential	\$1,779	0.03%	\$158.13
276494	0	Residential	\$1,779	0.03%	\$158.13
276495	0	Residential	\$1,779	0.03%	\$158.13
276496	0	Residential	\$1,779	0.03%	\$158.13
276519	0	Residential	\$1,779	0.03%	\$158.13
276520	0	Residential	\$1,779	0.03%	\$158.13
276521	0	Residential	\$1,779	0.03%	\$158.13
276522	0	Residential	\$1,779	0.03%	\$158.13

(8)

**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
276523	0	Residential	\$1,779	0.03%	\$158.13
276524	0	Residential	\$1,779	0.03%	\$158.13
276525	0	Residential	\$1,779	0.03%	\$158.13
276526	0	Residential	\$1,779	0.03%	\$158.13
276527	0	Residential	\$1,779	0.03%	\$158.13
276528	0	Residential	\$1,779	0.03%	\$158.13
276529	0	Residential	\$1,779	0.03%	\$158.13
276530	0	Residential	\$1,779	0.03%	\$158.13
276531	0	Residential	\$1,779	0.03%	\$158.13
276532	0	Residential	\$1,779	0.03%	\$158.13
276533	0	Residential	\$1,779	0.03%	\$158.13
276534	0	Open Space	\$0	0.00%	\$0.00
276535	0	Residential	\$1,779	0.03%	\$158.13
276536	0	Residential	\$1,779	0.03%	\$158.13
276537	0	Residential	\$1,779	0.03%	\$158.13
276538	0	Residential	\$1,779	0.03%	\$158.13
276539	0	Residential	\$1,779	0.03%	\$158.13
276540	0	Residential	\$1,779	0.03%	\$158.13
276552	0	Residential	\$1,779	0.03%	\$158.13
276553	0	Residential	\$1,779	0.03%	\$158.13
276554	0	Residential	\$1,779	0.03%	\$158.13
276555	0	Residential	\$1,779	0.03%	\$158.13
276556	0	Residential	\$1,779	0.03%	\$158.13
276557	0	Residential	\$1,779	0.03%	\$158.13
276500	0	Residential	\$1,737	0.03%	\$154.38
276501	0	Residential	\$1,737	0.03%	\$154.38
276502	0	Residential	\$1,737	0.03%	\$154.38
276503	0	Residential	\$1,737	0.03%	\$154.38
276504	0	Open Space	\$0	0.00%	\$0.00
276505	0	Residential	\$1,737	0.03%	\$154.38
276506	0	Residential	\$1,737	0.03%	\$154.38
276507	0	Residential	\$1,737	0.03%	\$154.38
276508	0	Residential	\$1,737	0.03%	\$154.38
276509	0	Residential	\$1,737	0.03%	\$154.38
276510	0	Residential	\$1,737	0.03%	\$154.38
276511	0	Residential	\$1,737	0.03%	\$154.38
276512	0	Residential	\$1,737	0.03%	\$154.38
276513	0	Residential	\$1,737	0.03%	\$154.38
276541	0	Residential	\$1,737	0.03%	\$154.38
276542	0	Residential	\$1,737	0.03%	\$154.38

(8)

**North Grove PID
Assessment Roll Summary
2020-21**

Parcel ID	Tract #	Land Use	Special Assessment	% of Special Assessment for allocating the 2020-21 Annual Installment	Annual Installment 2020-21
276543	0	Residential	\$1,737	0.03%	\$154.38
276544	0	Residential	\$1,737	0.03%	\$154.38
276545	0	Residential	\$1,737	0.03%	\$154.38
276546	0	Residential	\$1,737	0.03%	\$154.38
276547	0	Residential	\$1,737	0.03%	\$154.38
276548	0	Residential	\$1,737	0.03%	\$154.38
276549	0	Residential	\$1,737	0.03%	\$154.38
276550	0	Residential	\$1,737	0.03%	\$154.38
276551	0	Residential	\$1,737	0.03%	\$154.38
276497	0	Residential	\$1,755	0.03%	\$155.95
276498	0	Residential	\$1,755	0.03%	\$155.95
276499	0	Residential	\$1,755	0.03%	\$155.95
276514	0	Residential	\$1,755	0.03%	\$155.95
276515	0	Residential	\$1,755	0.03%	\$155.95
276516	0	Residential	\$1,755	0.03%	\$155.95
276517	0	Residential	\$1,755	0.03%	\$155.95
276518	0	Residential	\$1,755	0.03%	\$155.95
Total			\$6,375,000	100%	\$566,500.00

(9)

Planning & Zoning Department

Plat Staff Report

Case: SUB-85-2020



MEETING DATE(S)

Planning & Zoning Commission: September 15, 2020

City Council: September 21, 2020

ACTION SINCE INITIAL STAFF REPORT

At the Planning & Zoning Commission meeting, held September 15, 2020, the Commission voted 5-1 to recommend disapproval of plat no. SUB-85-2020.

CAPTION

Consider request by Mark Wilson, Maxwell Custom Homes, LLC, for a Plat of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020)

APPLICANT REQUEST

The applicant is requesting a plat for a new residential subdivision in the Waxahachie ETJ. The plat will consist of 70 lots (3 lots will be HOA maintained open space lots), and would be a single family development. The applicant is also requesting that a petition of relief waiver be granted by City Council to not require the connection to the road stub out from Quail Creek Village at the proposed location of Lot 4.

CASE INFORMATION

Applicant: Mark Wilson, Maxwell Custom Homes, LLC

Property Owner(s): Konark Singh

Site Acreage: 99.170 acres

Number of Lots: 70 lots

Number of Dwelling Units: 67 units

Park Land Dedication: N/A (ETJ)

Adequate Public Facilities: A Water Letter from Rockett SUD states that adequate domestic flow and fire flow are available to this site.

SUBJECT PROPERTY

General Location: The subject property is adjacent to and north of Butcher Road and Ring Road.

(9)

Parcel ID Number(s): 183399 and 277593

Current Zoning: N/A (ETJ)

Existing Use: Currently Undeveloped

Platting History: The subject property is situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026.

Site Aerial:



STAFF NOTE

The applicant is meeting one portion of the right-of-way dedication for the plat, due to the inclusion of Lot 42 of the development. This dedication is imperative for the future development of Ring Road, as it will ensure an improved roadway. However the applicant is requesting the waiver for the western portion of the development connecting to the neighboring subdivision.

STAFF CONCERNS

1. A dead-end stub street was established as part of the Quail Creek Village development to the west. Per Section 3.1(r) of the subdivision ordinance, the intent of these stub outs is to act as an extension to bridge neighboring developments. However, the plat fails to establish this connection, instead placing a lot (Lot 4, Block A) where the right-of-way connection would need to be established.

APPLICANT RESPONSE TO CONCERNS

1. The applicant is requesting a petition of relief waiver from City Council to create the lot without having to establish the connection with Quail Creek Village.

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:

- ☒ Disapproval
 1. The proposed plat fails to meet the requirements of the City of Waxahachie Subdivision Ordinance, Section 3.1(r), by not establishing a connection with the dead-end stub street.
- ☐ Approval, as presented.
- ☐ Approval, per the following conditions:

ATTACHED EXHIBITS

1. Plat drawing
2. Water Letter
3. Variance Request

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.

CITY REQUIREMENTS FOR PLAT RECORDING AND FILING

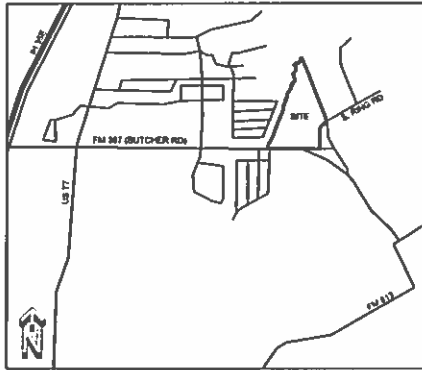
A plat shall not be filed with the Ellis County Clerk until:

1. All utilities, infrastructure, and other required improvements have been installed and a letter of acceptance associated with the utilities and infrastructure installation has been received from the Public Works Department;
2. A drainage study has been conducted and/or a traffic impact analysis has been conducted as required by the City's subdivision ordinance.

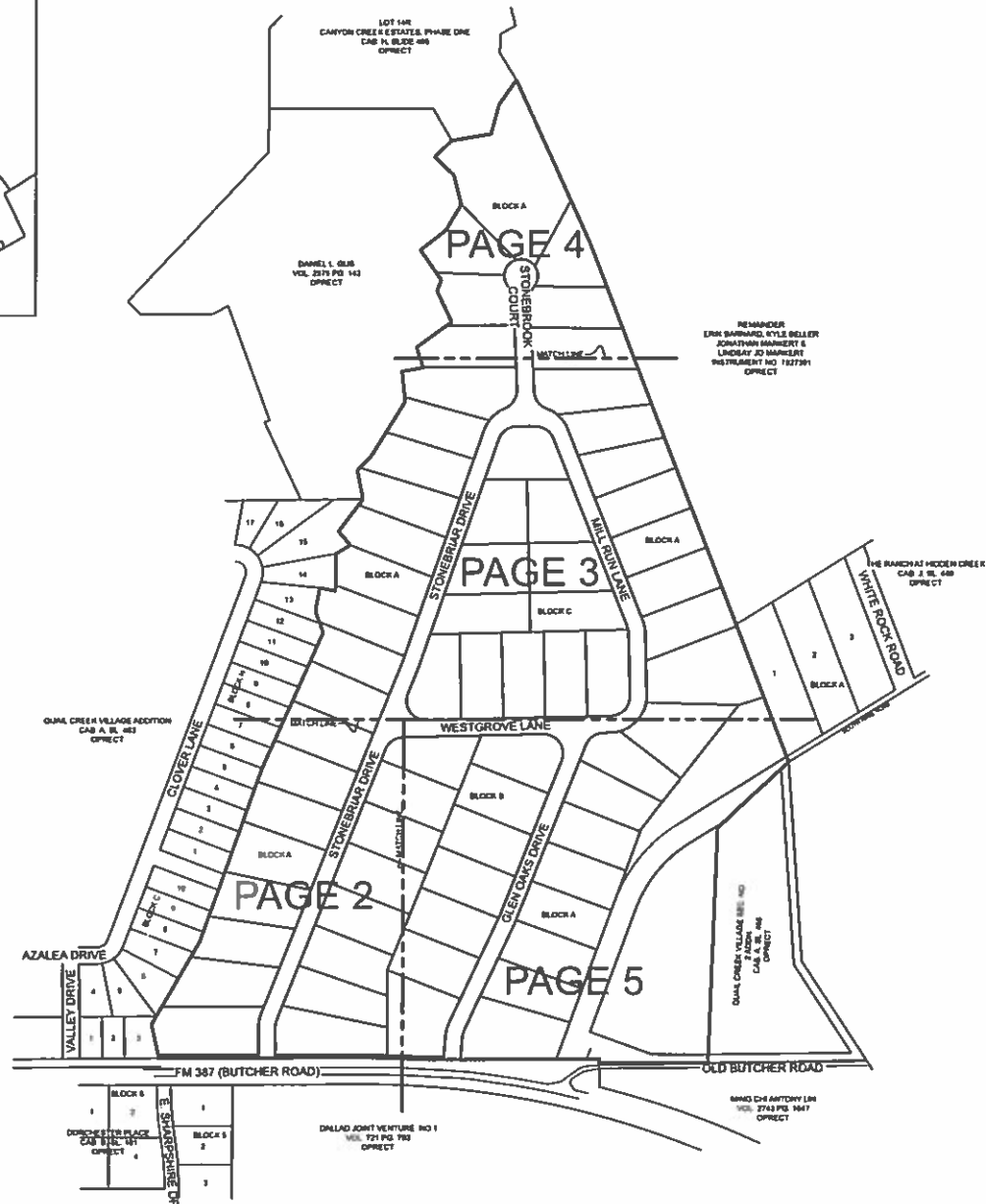
STAFF CONTACT INFORMATION

Prepared by:
Chris Webb
Planner
cwebb@waxahachie.com

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



VICINITY MAP
N.T.S.



PLAT
ESTATES OF HIDDEN CREEK

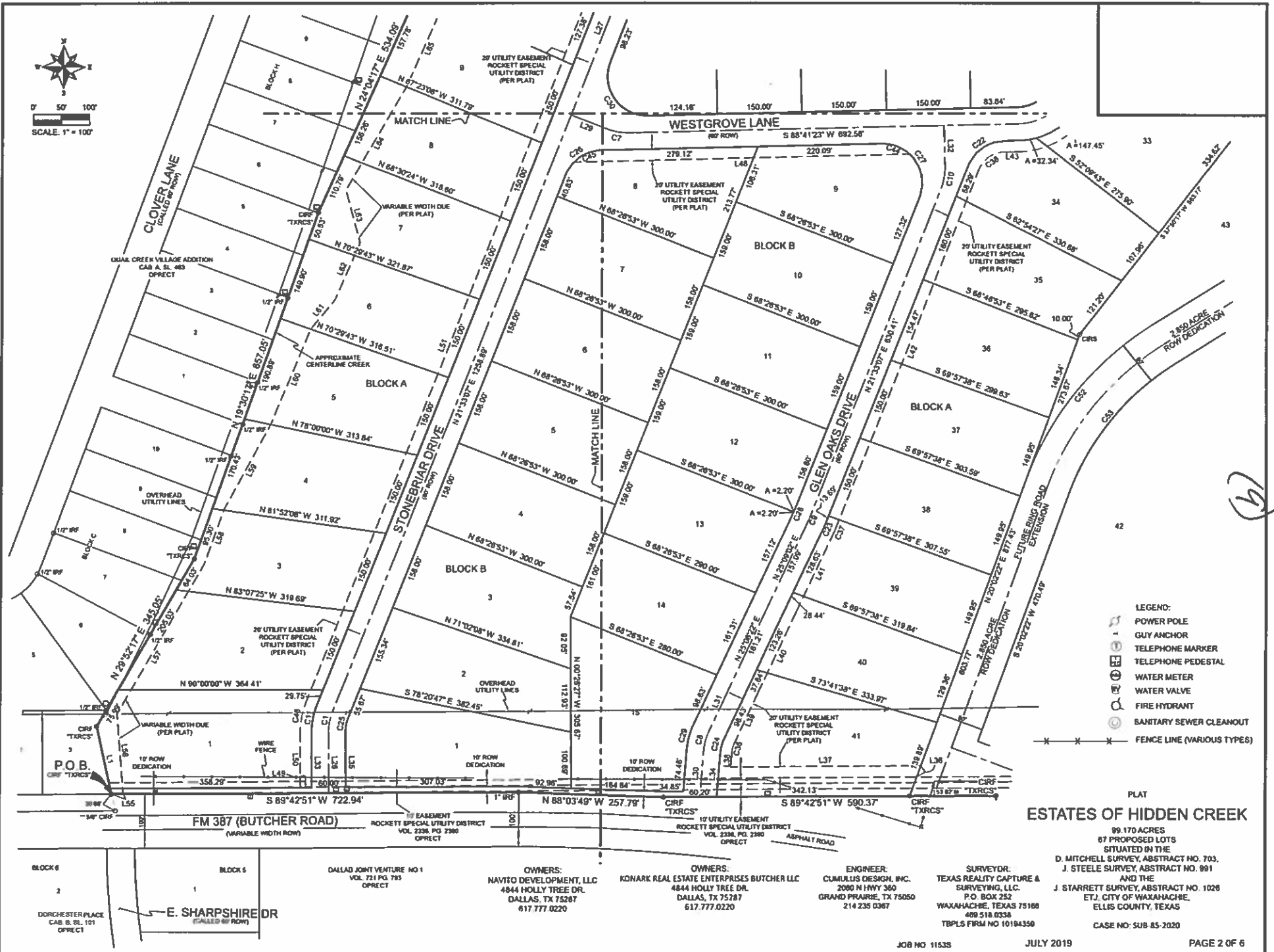
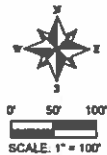
99.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 901
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ETJ CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO: SUB-85-2020

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

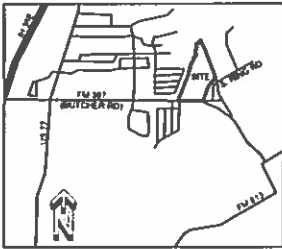
ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 380
GRAND PRAIRIE, TX 75050
214.235.0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.518.0338
TBPLS FIRM NO 10194359





0' 50' 100'
SCALE: 1" = 100'

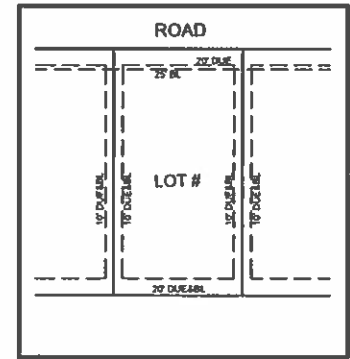


VICINITY MAP
N.T.S.

LEGEND:

- POWER POLE
- GUY ANCHOR
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- FENCE LINE (VARIOUS TYPES)

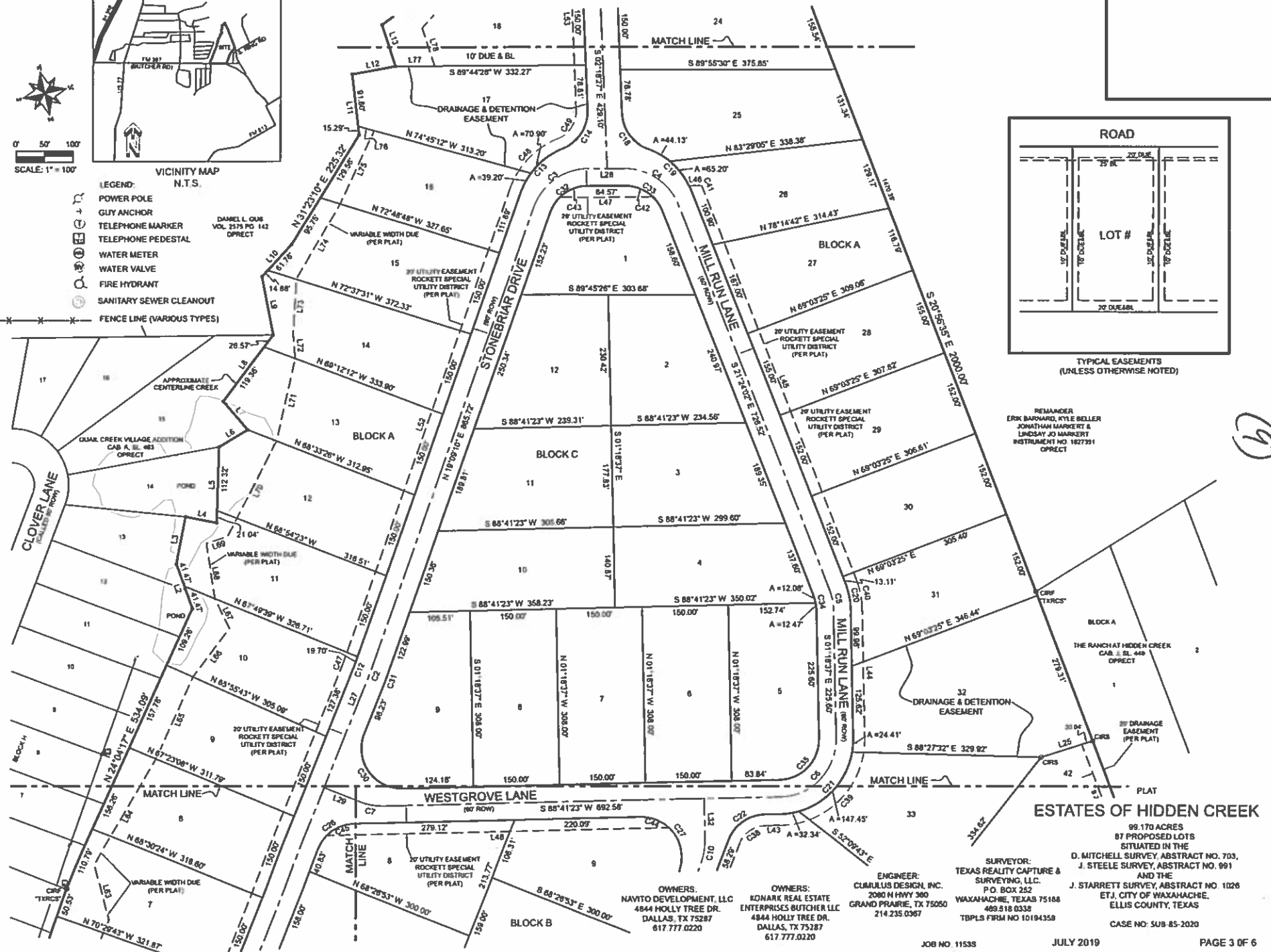
DANIEL L. OWS
VOL. 2178 PG. 142
OPRECT



TYPICAL EASEMENTS
(UNLESS OTHERWISE NOTED)

REMANDED
ERIK BARNARD, KYLE BOLLER
JONATHAN MARKERT &
LINDSAY JO MARKERT
INSTRUMENT NO. 1877391
OPRECT

(19)



ESTATES OF HIDDEN CREEK

99.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 991
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO. SUB-85-2020

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 252
WAXAHACHE, TEXAS 75188
409.518.0338
TBPLS FIRM NO. 10194358

ENGINEER:
CUMULUS DESIGN, INC.
2080 N HWY 390
GRAND PRAIRIE, TX 75050
214.235.0367

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

JOB NO. 11538

JULY 2019

PAGE 3 OF 6



LEGEND

CHS = 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "THIRD" SET
BR = IRON ROD FOUND
FND = FOUND
OPRECT = OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
DUE = DRAINAGE & UTILITY EASEMENT
BL = BUILDING LINE

AREA CHART			
LOT #	BLOCK	SO FT	ACRES
1	A	88.830	1.578
2	A	55.588	1.278
3	A	48.493	1.067
4	A	49.269	1.131
5	A	53.422	1.229
6	A	47.848	1.098
7	A	50.022	1.148
8	A	48.247	1.108
9	A	47.449	1.089
10	A	44.179	1.014
11	A	50.881	1.188
12	A	50.219	1.153
13	A	51.703	1.187
14	A	48.857	1.122
15	A	51.703	1.187
16	A	45.347	1.041
17	A	58.999	1.354
18	A	47.808	1.098
19	A	45.081	1.035
20	A	48.171	1.106
21	A	159.823	3.669
22	A	45.043	1.034
23	A	44.003	1.010
24	A	51.722	1.187
25	A	56.184	1.290
26	A	45.086	1.035
27	A	43.931	1.009
28	A	47.807	1.097
29	A	46.985	1.072
30	A	46.511	1.068
31	A	48.805	1.120
32	A	83.543	1.918
33	A	81.780	1.818
34	A	45.366	1.041
35	A	44.805	1.029

AREA CHART			
LOT #	BLOCK	SO FT	ACRES
36	A	45.055	1.034
37	A	45.258	1.038
38	A	45.819	1.052
39	A	46.964	1.078
40	A	45.722	1.050
41	A	64.455	1.480
1	B	58.994	1.354
2	B	47.095	1.081
3	B	48.864	1.078
4	B	47.400	1.088
5	B	47.400	1.088
6	B	47.400	1.088
7	B	47.400	1.088
8	B	44.777	1.028
9	B	48.309	1.109
10	B	47.700	1.095
11	B	47.700	1.095
12	B	47.700	1.095
13	B	46.905	1.077
14	B	45.885	1.053
15	B	60.683	1.393
1	C	43.727	1.004
2	C	44.029	1.011
3	C	47.495	1.090
4	C	45.831	1.052
5	C	46.328	1.064
6	C	46.200	1.061
7	C	46.200	1.061
8	C	46.200	1.061
9	C	48.517	1.114
10	C	46.762	1.074
11	C	48.456	1.112
12	C	45.551	1.048

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	21°59'33.84"	38.34	N 10°32'00" E	38.15
C2	100.00	22°55'58.82"	44.18	N 20°21'00" E	44.18
C3	100.00	70°50'50.03"	123.65	N 54°34'35" E	115.92
C4	100.00	68°35'58.30"	119.73	S 55°42'01" E	112.70
C5	100.00	20°05'24.25"	35.06	S 11°21'20" E	34.88
C6	100.00	90°00'00.00"	157.08	S 43°41'23" W	141.42
C7	100.00	22°55'58.82"	39.90	S 78°54'58" W	39.64
C8	100.00	20°18'05.62"	35.43	N 14°33'38" E	35.25
C9	100.00	3°35'55.59"	6.28	N 23°21'05" E	6.28
C10	100.00	22°55'58.82"	39.90	N 10°07'15" E	39.64
C11	130.00	21°59'33.84"	49.90	S 10°32'00" W	49.59
C12	70.00	2°25'58.87"	12.53	S 20°21'00" W	12.63
C13	130.00	48°11'18.20"	110.09	S 43°24'51" W	108.85
C14	70.00	89°58'58.82"	80.50	S 32°41'03" W	80.28
C15	70.00	39°42'54.49"	48.52	S 22°09'54" E	47.58
C16	80.00	25°25'48.99"	271.67	S 87°41'34" W	80.31
C17	70.00	39°42'54.49"	48.52	N 17°33'01" E	47.58
C18	70.00	81°16'51.50"	82.20	N 33°58'52" W	77.56
C19	130.00	48°11'18.20"	109.33	N 45°29'40" W	108.14
C20	130.00	20°05'24.25"	45.58	N 11°21'20" W	45.35
C21	130.00	90°00'00.00"	204.20	N 43°41'23" E	183.85
C22	70.00	87°08'15.71"	82.02	N 55°07'15" E	77.41
C23	130.00	3°35'55.59"	8.17	N 23°21'05" E	8.16
C24	70.00	20°18'05.62"	24.82	N 14°33'38" E	24.61
C25	70.00	21°59'33.84"	28.87	S 10°32'00" W	28.70
C26	70.00	87°08'15.71"	82.02	S 55°07'15" W	77.41
C27	70.00	112°51'44.29"	137.89	N 34°52'45" W	118.63
C28	70.00	3°35'55.59"	4.40	N 23°21'05" E	4.40
C29	130.00	20°18'05.62"	48.06	N 14°33'38" E	48.82
C30	70.00	112°51'44.29"	137.89	N 34°52'45" W	118.63
C31	130.00	2°25'58.87"	5.44	N 20°21'00" E	5.44
C32	70.00	70°50'50.03"	86.56	N 54°34'35" E	81.15
C33	70.00	68°35'58.30"	83.81	S 55°42'01" E	78.69
C34	70.00	20°05'24.25"	24.54	S 11°21'20" E	24.37
C35	70.00	90°00'00.00"	109.88	S 43°41'23" W	88.92
C36	50.00	20°18'05.62"	17.72	N 14°33'38" E	17.62
C37	150.00	3°35'55.59"	9.42	N 23°21'05" E	9.42
C38	50.00	67°08'15.71"	58.59	N 55°07'15" E	55.29
C39	150.00	90°00'00.00"	235.62	N 43°41'23" E	212.13
C40	150.00	20°18'05.62"	52.00	N 11°21'20" W	52.33
C41	150.00	1°06'37.32"	2.98	N 21°51'30" W	2.92
C42	70.00	44°24'55.11"	54.26	S 87°41'32" E	52.82
C43	70.00	44°24'55.11"	54.26	S 67°47'32" E	52.82
C44	70.00	44°24'55.11"	54.26	S 69°08'10" E	52.82
C45	70.00	44°24'55.11"	54.26	N 68°18'50" W	52.82
C46	150.00	1°06'37.32"	2.98	N 10°32'00" E	2.98
C47	50.00	2°25'58.87"	2.09	N 20°21'00" E	2.09
C48	150.00	46°31'22.45"	127.03	N 43°24'51" E	123.73
C49	50.00	89°58'58.82"	81.07	N 32°41'03" E	57.35
C50	50.00	39°42'54.49"	34.66	N 22°09'54" W	33.97
C51	80.00	14°15'45.24"	107.80	N 5°28'52" E	104.14
C52	540.00	38°03'49.51"	1350.74	N 39°04'17" E	1350.18
C53	460.00	38°03'49.51"	1305.60	S 39°04'17" W	1300.01

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4302, NAD 83, PER GPS OBSERVATIONS

ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 9% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 4818C0200F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL LOTS SHALL BE SERVED BY AN ON SITE SEWAGE FACILITY SYSTEM FOR RESIDENTIAL USE. AN ON SITE EVALUATION SHALL BE PERFORMED BY A REGISTERED ENGINEER AND/OR A REGISTERED SANITARIAN

THE EXISTING CROSSLANDS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR BY THE HOMEOWNERS ASSOCIATION (HMA)

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE VENTS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY

ELLIS COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS

PLAT

ESTATES OF HIDDEN CREEK

OWNERS:
SONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

ENGINEER:
CURULUIS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0367

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0330
TBPLS FIRM NO 10194359

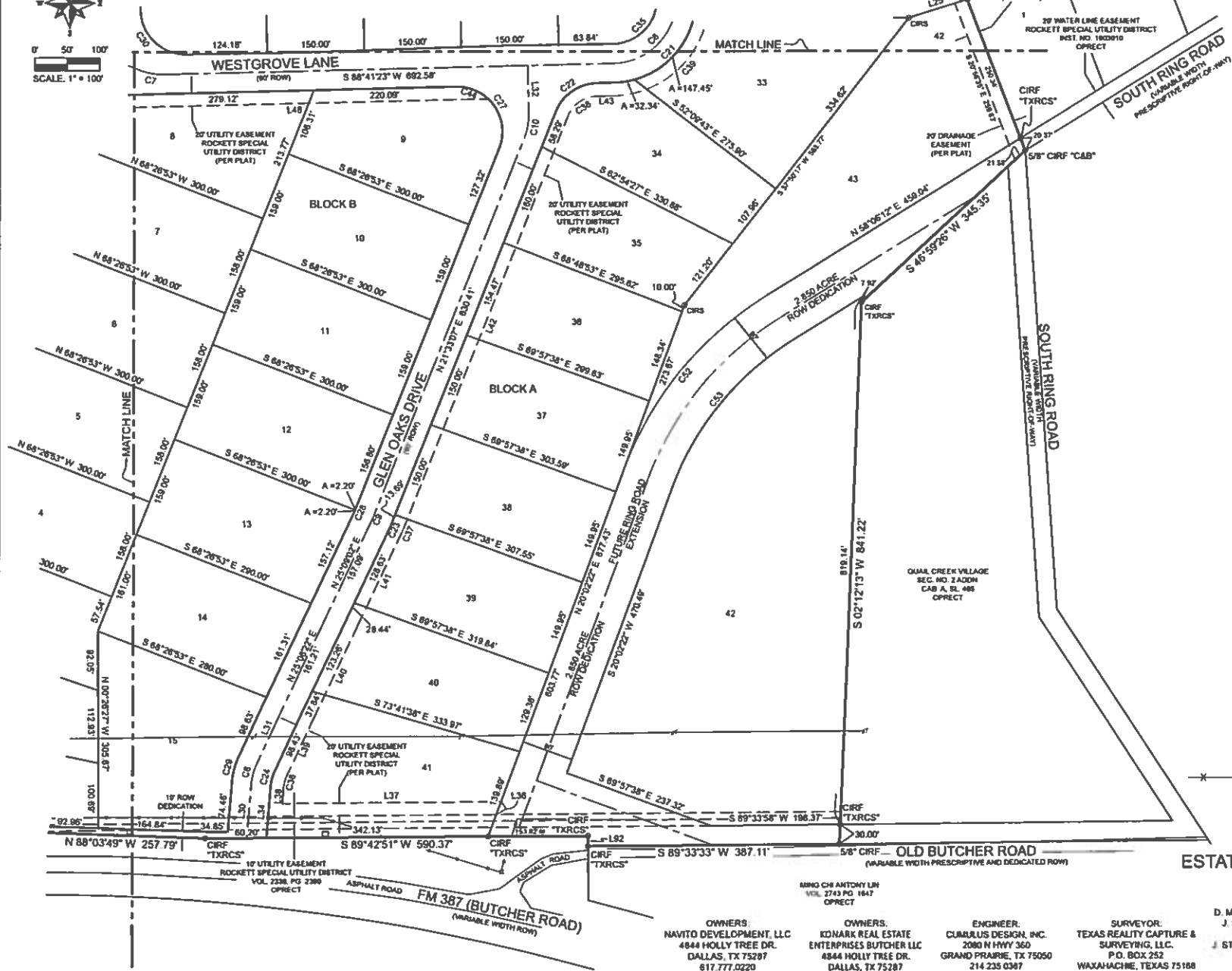
99.170 ACRES
87 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 901
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ETJ, CITY OF WAXAHACHIE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2020

JOB NO: 11533

JULY 2019

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- LEGEND:
- POWER POLE
 - GUY ANCHOR
 - TELEPHONE MARKER
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - FENCE LINE (VARIOUS TYPES)

PLAT

ESTATES OF HIDDEN CREEK

99.170 ACRES
67 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 001
AND THE
STARRETT SURVEY, ABSTRACT NO. 1028
ETJ, CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS

CASE NO: SUB-85-2070

OWNERS:
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

OWNERS:
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
617.777.0220

ENGINEER:
CURRANUS DESIGN, INC.
2080 N HWY 360
GRAND PRAIRIE, TX 75050
214.235.0387

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC.
P.O. BOX 252
WAXAHACHE, TEXAS 75168
409.518.0338
TBPLS FIRM NO 10194359

STATE OF TEXAS
COUNTY OF ELLIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE M. ALLEN SURVEY, ABSTRACT NO. 11, THE D. MITCHELL SURVEY, ABSTRACT NO. 703, THE J. STEELE SURVEY, ABSTRACT NO. 991, AND THE J. STARRETT SURVEY, ABSTRACT NO. 1028, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, INSTRUMENT NO. 1116378, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS, CORRECT, AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO NAVITO DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NO. 1128789, CORRECT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK C, OF QUAIL CREEK VILLAGE ADDITION, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 483, CORRECT, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION BEARS S 17°30'45" E, A DISTANCE OF 30.64 FEET;

THENCE ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION, AND A GENERALLY ALONG THE APPROXIMATE CALLED CENTERLINE OF A CREEK, AS FOLLOWS:

N 12°38'47" W, A DISTANCE OF 123.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID QUAIL CREEK VILLAGE ADDITION;

N 79°37'17" E, A DISTANCE OF 349.86 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

N 1°32'31" E, A DISTANCE OF 651.86 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND SET FOR CORNER;

N 24°04'17" E, A DISTANCE OF 534.89 FEET TO A POINT FOR CORNER IN A POND;

N 20°07'47" W, A DISTANCE OF 82.94 FEET TO A POINT FOR CORNER IN A POND;

N 15°45'17" E, A DISTANCE OF 54.28 FEET TO A POINT FOR CORNER IN A POND;

S 70°07'47" E, A DISTANCE OF 56.36 FEET TO A POINT FOR CORNER IN A POND;

N 61°46'17" E, A DISTANCE OF 133.38 FEET TO A POINT FOR CORNER IN A POND;

N 45°54'17" E, A DISTANCE OF 54.88 FEET TO A POINT FOR CORNER IN A POND;

N 49°29'47" W, A DISTANCE OF 85.58 FEET TO A POINT FOR CORNER IN A POND;

N 38°21'17" E, A DISTANCE OF 145.93 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT, THE COMMON NORTHEAST CORNER OF SAID QUAIL CREEK VILLAGE ADDITION AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DANIEL L. GUS, RECORDED IN VOLUME 25175 PAGE 142, CORRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE EAST LINE OF SAID GUS TRACT AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 1°09'27" W, A DISTANCE OF 193.50 FEET TO A POINT FOR CORNER;

N 42°29'45" E, A DISTANCE OF 78.64 FEET TO A POINT FOR CORNER;

N 31°27'10" E, A DISTANCE OF 225.32 FEET TO A POINT FOR CORNER;

N 08°27'34" W, A DISTANCE OF 107.88 FEET TO A POINT FOR CORNER;

N 70°17'40" E, A DISTANCE OF 75.97 FEET TO A POINT FOR CORNER;

N 18°18'00" W, A DISTANCE OF 71.86 FEET TO A POINT FOR CORNER;

N 54°08'18" E, A DISTANCE OF 154.83 FEET TO A POINT FOR CORNER;

N 75°29'30" W, A DISTANCE OF 123.53 FEET TO A POINT FOR CORNER;

N 23°06'28" E, A DISTANCE OF 41.81 FEET TO A POINT FOR CORNER;

N 34°18'51" W, A DISTANCE OF 133.38 FEET TO A POINT FOR CORNER;

N 51°24'58" E, A DISTANCE OF 115.71 FEET TO A POINT FOR CORNER;

N 31°08'50" E, A DISTANCE OF 107.73 FEET TO A POINT FOR CORNER;

N 14°30'57" W, A DISTANCE OF 107.73 FEET TO A POINT FOR CORNER;

N 48°04'51" W, A DISTANCE OF 93.41 FEET TO A POINT FOR CORNER;

N 45°32'19" E, A DISTANCE OF 34.82 FEET TO A COMMON ANGLE POINT IN THE WEST LINE OF SAID KONARK TRACT, AN ANGLE POINT IN THE EAST LINE OF SAID GUS TRACT AND AN ANGLE POINT IN THE SOUTH LINE OF LOT 14R, CANYON CREEK ESTATES, PHASE ONE, AN ADDITION TO ELLIS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 486, CORRECT;

THENCE CONTINUING ALONG THE COMMON WEST LINE OF SAID KONARK TRACT AND THE SOUTH LINE OF SAID LOT 14R, AND ALONG THE APPROXIMATE CENTERLINE OF CANYON CREEK, AS FOLLOWS:

N 81°32'30" E, A DISTANCE OF 141.88 FEET TO A POINT FOR CORNER;

N 15°17'30" E, A DISTANCE OF 188.88 FEET TO A POINT FOR CORNER;

N 38°08'00" E, A DISTANCE OF 187.54 FEET TO THE NORTHEAST CORNER OF SAID KONARK TRACT AND THE COMMON SOUTHEAST CORNER OF SAID LOT 14R, AND AN ANGLE POINT IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ERIC BARNARD, KYLE BELLER, JONATHAN MARKERT AND LINDRAY JO MARKERT, RECORDED IN INSTRUMENT NO. 1027391, CORRECT;

THENCE ALONG THE EAST LINE OF SAID KONARK TRACT AND THE COMMON WEST LINE OF SAID ERIC BARNARD TRACT, AS FOLLOWS:

S 24°18'24" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR WITNESS AT A DISTANCE OF 189.89 FEET CONTINUING ALONG A TOTAL DISTANCE OF 837.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 20°36'20" E, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE NORTHWEST CORNER OF THE RANCH AT HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 488, CORRECT AT A DISTANCE OF 1479.35 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTH MOST NORTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 1118.89 FEET, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID THE RANCH AT HIDDEN CREEK AND THE NORTH LINE OF A 20' RIGHT OF WAY (ROW), DEDICATION OF BOWLING ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROW) OF SAID THE RANCH AT HIDDEN CREEK AT A DISTANCE OF 1078.63 FEET, IN ALL A TOTAL DISTANCE OF 2099.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "CAR" FOUND FOR A COMMON ANGLE POINT IN THE SOUTH LINE OF SAID KONARK TRACT, THE SOUTHWEST CORNER OF SAID THE RANCH AT HIDDEN CREEK, THE NORTHEAST CORNER OF QUAIL CREEK VILLAGE SECTION NO. 2 ADDITION, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 488, CORRECT, AND IN THE NORTH ROW LINE OF SAID SOUTH ROW;

THENCE ALONG THE EAST LINES OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON WEST LINES OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDITION, AS FOLLOWS:

S 44°56'28" W, A DISTANCE OF 345.35 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

S 82°12'13" W, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE INTERSECTION OF THE EAST LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE NORTH ROW LINE OF OLD BUTCHER ROAD (A CALLED 56' ROW) AT A DISTANCE OF 811.23 FEET, IN ALL A TOTAL DISTANCE OF 841.22 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHEAST CORNER OF SAID NAVITO DEVELOPMENT TRACT, THE COMMON SOUTHWEST CORNER OF SAID QUAIL CREEK VILLAGE SECTION NO. 2 ADDITION, AND IN THE NORTH ROW LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JIMMY CHE ANTHONY LRL, RECORDED IN VOLUME 2743, PAGE 1647, CORRECT;

THENCE S 80°23'23" W, ALONG THE SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH ROW LINE OF SAID LRI TRACT AND ALONG SAID OLD BUTCHER ROAD, A DISTANCE OF 387.11 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTHWEST CORNER OF SAID LRI TRACT, AND IN THE NORTH ROW LINE OF SAID FM HIGHWAY 387 (BUTCHER ROAD) (A VARIABLE WIDTH ROW);

THENCE N 80°17'00" W, ALONG A SOUTH LINE OF SAID NAVITO DEVELOPMENT TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 17.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR AN INTERIOR ELL CORNER OF SAID NAVITO DEVELOPMENT TRACT AND A COMMON ELL CORNER OF THE NORTH ROW LINE OF SAID FM HIGHWAY 387;

THENCE S 80°43'51" W, ALONG THE SOUTH LINES OF SAID NAVITO DEVELOPMENT TRACT, SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, PASSING A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID NAVITO DEVELOPMENT TRACT AT A DISTANCE OF 183.82 FEET, IN ALL A TOTAL DISTANCE OF 586.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR CORNER;

THENCE N 80°23'40" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 257.79 FEET TO A 1" IRON ROD FOUND FOR CORNER;

S 8°47'51" W, ALONG A SOUTH LINE OF SAID KONARK TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 387, A DISTANCE OF 722.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 98.170 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KONARK REAL ESTATE ENTERPRISES BUTCHER LLC, DO HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ESTATES OF HIDDEN CREEK, AN ADDITION TO ELLIS COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. SAID DEVELOPMENTS DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN AND CREATED BY THIS PLAT, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN.
5. ELLIS COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING 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 ELLIS COUNTY'S USE THEREOF.
7. ELLIS COUNTY AND/OR PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, 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 THE EASEMENTS.
8. ELLIS COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, 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.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY ELLIS COUNTY.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE ELLIS COUNTY, TEXAS.

WITNESS MY HAND, THIS _____ DAY OF _____, 2020.

BY:

AUTHORIZED AGENT / PRINTED NAME
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC

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 _____, 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 PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

BY:

AUTHORIZED AGENT / PRINTED NAME
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC

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 _____, 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 PURPOSE HEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL THIS, THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, IN AND FOR THE
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT J. JEREMY D. RUDDMAN, RPLS, 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 WAXAHACHE.

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

JEREMY D. RUDDMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 6707

OWNERS
NAVITO DEVELOPMENT, LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
817.777.0220

OWNERS
KONARK REAL ESTATE
ENTERPRISES BUTCHER LLC
4844 HOLLY TREE DR.
DALLAS, TX 75287
817.777.0220

APPROVED BY PLANNING AND ZONING COMMISSION CITY OF WAXAHACHE

BY: _____ DATE _____

ATTEST _____ DATE _____

APPROVED BY: THE CITY COUNCIL OF THE CITY OF WAXAHACHE, TEXAS.

BY: _____ DATE _____

ATTEST _____ DATE _____

STATE OF TEXAS
COUNTY OF ELLIS

CERTIFICATE OF APPROVAL BY THE COMMISSIONER'S COURT OF ELLIS COUNTY TEXAS

APPROVED THIS, THE _____ DAY OF _____, 2020
ATTEST _____

TODD LITTLE
COUNTY JUDGE

KRYSTAL VALDEZ
COUNTY CLERK

RANDY STINSON
COMMISSIONER PRECINCT 1

LANE GRAYSON
COMMISSIONER PRECINCT 2

PAUL PERRY
COMMISSIONER PRECINCT 3

WYLE BUTLER
COMMISSIONER PRECINCT 4

THIS PLAT HAS BEEN APPROVED BY THE DEPARTMENT OF DEVELOPMENT FOR AN ON-SITE REMEDIATION FACILITY SYSTEMS PERFORMING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE ELLIS COUNTY DEPARTMENT OF DEVELOPMENT.

DEPARTMENT OF DEVELOPMENT DIRECTOR _____ DATE _____

SURVEYOR:
TEXAS REALITY CAPTURE &
SURVEYING, LLC
P.O. BOX 255
WAXAHACHE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194350

PLAT

ESTATES OF HIDDEN CREEK

99.170 ACRES
67 PROPOSED LOTS
SITUATED IN THE
D. MITCHELL SURVEY, ABSTRACT NO. 703,
J. STEELE SURVEY, ABSTRACT NO. 991
AND THE
J. STARRETT SURVEY, ABSTRACT NO. 1028
ET., CITY OF WAXAHACHE,
ELLIS COUNTY, TEXAS
CASE NO. SUB-85-2020

JOB NO. 11533

JULY 2019

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PLANNING & ZONING DEPARTMENT
401 South Rogers Street | Waxahachie, Texas 75168
(469) 309-4290 | www.waxahachie.com/Departments/PlanningandZoning

WATER UTILITY PROVIDER'S ENDORSEMENT



Applicant Name: Ghazal Kellesly Parcel ID #: 183399
Subdivision Name: Estates of Hidden Creek
Email: Ghazal@cumulusdesign.net

The City of Waxahachie requires new lots in subdivisions have adequate water flow and pressure to comply with TCEQ and latest Insurance Service Office (ISO) guidelines. Subdivisions served by water providers outside of the City of Waxahachie will need to ensure they can provide water flow/pressure per TCEQ and fire flow per the latest ISO guidelines.

Applicants, please submit this form to your water provider for completion. This completed form must be turned in at the time you submit your application packet to the Planning Department.

Contact Information:

Buena Vista-Bethel SUD	(972) 937-1212
Carroll Water Company	(972) 617-0817
Mountain Peak SUD	(972) 775-3765
Rockett SUD	(972) 617-3524
Sardis-Lone Elm WSC	(972) 775-8566
Nash Foreston WSC	(972) 483-3039

To be completed by the water utility provider:

	<i>Rockett has comments/ changes</i>	Yes	No
1. I have reviewed a copy of the proposed plat.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The platted lots fall within our CCN area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our water system can provide water flow and pressure for domestic service per TCEQ regulations.	<i>With offsite/onsite waterline upgrades</i> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our water system can provide the water flow and pressure for firefighting per ISO guidelines.	<i>With offsite/onsite waterline upgrades</i> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The water line size servicing the lots is <u>8 & 24</u> inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Morgan Massey, Development Coordinator
Print Name of General Manager of water provider or Designee

Rockett SUD
Name of water provider company

Morgan Massey
Signature of General Manager of water provider or Designee

01-13-2020
Date

(9)

Wright, Destiny

From: Ghazal Kellesly <Ghazal@cumulusdesign.net>
Sent: Friday, July 10, 2020 11:31 AM
To: Webb, Christopher; mwilson9@flash.net; singh.konark@bcq.com
Cc: Brooks, Shon; Wright, Destiny; Collins, Colby; 'Paul Cragun'
Subject: RE: Completeness Check for SUB-85-2020 Estates of Hidden Creek

Good morning,

This is the email for the variance request required for the submittal today.

This is regarding case SUB-85-2020 (Estates of Hidden Creek). This email is to request a variance from Waxahachie Subdivision Ordinance Sec. 3.1(r) which is about the connection to the existing ROW of Clover Lane. The owner is requesting a variance from this requirement on the plat.

Thank You,

Ghazal Kellesly
Cumulus Design
Phone: 214-235-0367 Ext 106

From: Webb, Christopher [mailto:cwebb@waxahachie.com]
Sent: Monday, June 29, 2020 4:39 PM
To: mwilson9@flash.net; singh.konark@bcq.com; Ghazal Kellesly
Cc: Brooks, Shon; Wright, Destiny; Collins, Colby
Subject: Completeness Check for SUB-85-2020 Estates of Hidden Creek

Good afternoon,

You submitted an application for the Estates of Hidden Creek with the Planning and Zoning Department. This project was assigned case number SUB-85-2020 and was reviewed for a determination of completeness. During this initial review, it was discovered that the submittal does not include:

1. Add Case Number SUB-85-2020 to the Title Block.
2. With the extension of the Future ROW for Ring Rd. being shown as wholly within the neighboring lot, that property will need to be included as part of this plat. An additional property owner signature block will need to be included on the plat and staff will need a signed Property Owner Affidavit from that property owner.
3. A connection to the existing stub out from Clover Lane will need to be established per the Waxahachie Subdivision Ordinance Sec. 3.1(r). Without this connection, City staff will recommend disapproval of the plat. Only an approved variance request from City Council will overrule this.
4. If the applicant is to request a variance, a written variance request will need to be submitted to City staff. An email will be sufficient enough for this purpose. A variance request of this nature will require City Council approval, and a City Council Signature Line will need to be added to the City Signature Block.
5. Include the number of proposed lots in the Title Block.
6. There are several instances where the Metes and Bounds don't align with what is shown on the plat.
7. Will corner lots have different setbacks than the interior lots?
8. If a Home Owner's Association is to be established, City staff will need to have the HOA documents for this subdivision.
9. Make sure Block A is listed on all sheets.
10. With so much text on the plat drawing, make the Block call outs bold to help them stand out.
11. A Key Map will need to be needed for this plat.

(9)

12. If possible, include a vicinity map on the first page of the plat drawing.
13. A 2019 Tax Certificate for both Parcel ID 183399 and 277593.
14. Property Owner Affidavit for Parcel ID 277593.
15. This ROW (referring to the Future Ring Rd. Thoroughfare) needs to be dedicated by this plat.
16. The applicant will be applying for a variance to not have the connection.
17. Adjust 'Drainage Easement' on Lot 17 and Lot 32, Block A to state 'Drainage and Detention Easement'.
18. The recording information for the 20' Drainage Easement next to Lot 32, Block A will be needed before the plat can be filed.
19. Will the HOA also be responsible for maintaining the detention areas?
20. Additional comments may be made by staff in the future.

As a result of these missing items, the application is deemed **INCOMPLETE**. In accordance with Section 212 of the Texas Local Government Code and Section 2.1(a) of the City's Subdivision Ordinance, the City requires that required information be provided before the application is deemed complete.

In order to consider this application complete, the following items are required:

1. Add Case Number SUB-85-2020 to the Title Block.
2. With the extension of the Future ROW for Ring Rd. being shown as wholly within the neighboring lot, that property will need to be included as part of this plat. An additional property owner signature block will need to be included on the plat and staff will need a signed Property Owner Affidavit from that property owner.
3. A connection to the existing stub out from Clover Lane will need to be established per the Waxahachie Subdivision Ordinance Sec. 3.1(r). Without this connection, City staff will recommend disapproval of the plat. Only an approved variance request from City Council will overrule this.
4. If the applicant is to request a variance, a written variance request will need to be submitted to City staff. An email will be sufficient enough for this purpose. A variance request of this nature will require City Council approval, and a City Council Signature Line will need to be added to the City Signature Block.
5. Include the number of proposed lots in the Title Block.
6. There are several instances where the Metes and Bounds don't align with what is shown on the plat.
7. Will corner lots have different setbacks than the interior lots?
8. If a Home Owner's Association is to be established, City staff will need to have the HOA documents for this subdivision.
9. Make sure Block A is listed on all sheets.
10. With so much text on the plat drawing, make the Block call outs bold to help them stand out.
11. A Key Map will need to be needed for this plat.
12. If possible, include a vicinity map on the first page of the plat drawing.
13. A 2019 Tax Certificate for both Parcel ID 183399 and 277593.
14. Property Owner Affidavit for Parcel ID 277593.
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18. The recording information for the 20' Drainage Easement next to Lot 32, Block A will be needed before the plat can be filed.
19. Will the HOA also be responsible for maintaining the detention areas?
20. Additional comments may be made by staff in the future.

Please be aware that this application must follow the new submittal schedule that will be dependent on the date the application is deemed complete. As a result, your tentatively scheduled P&Z meeting will likely be affected.

Thanks,

Chris Webb

Planner

Phone: 469-309-4297