Monday, August 18, 2025
City Council Meeting

City Council Chambers
3815-B Sachse Road
6:30 PM

City Council meetings are available live and on-demand (https://sachsetx.swagit.com/live).

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the meeting for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, August 18, 2025, at 6:30 PM to consider the following items of business:

2. Invocation and Pledges of Allegiance.

B. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

2. Report on Public Comment from the August 4, 2025, City Council meeting.

D. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the July 28, 2025, special meeting minutes.

2. Approve the August 4, 2025, meeting minutes.

3. Approve scheduling a public hearing on the FY 2025-2026 Proposed Budget at the September 2, 2025, City Council meeting.

4. Approve a resolution amending the authorized representatives of the City of Sachse with the Texas Local Government Investment Pool ("TexPool/TexPool Prime").

5. Approve a resolution accepting a preliminary 2025 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2025 Annual Service Plan Update be made

available for public inspection; ordering a public hearing for September 15, 2025, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

6. Authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1.

E. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Consider authorizing the City Manager to execute a professional services agreement for the civil design of the City of Sachse Service Center between the City of Sachse and BinkleyBarfield | DCCM in the amount of Seventy-Eight Thousand, Seven Hundred Fifty and No/100 Dollars ($78,750.00).

2. Consider authorizing the City Manager to execute a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction for the Service Center project.

3. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2025-2026 fiscal year.

4. Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of $0.650416 per $100 of assessed property value and schedule a public hearing (if necessary) regarding the proposed ad valorem tax rate for the September 15, 2025, Council meeting.

F. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Discuss and provide direction regarding an ordinance regulating donation bins.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.

H. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.

I. Adjournment

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall, on August 15, 2025, by 6:30 PM.

______________________________ ____________________

Leah K Granger, TRMC, City Secretary | Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

Subject:	**1. Approve the July 28, 2025, special meeting minutes.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Fiscal Impact	None
Recommended Action	Approve the minutes as presented.
Goals	

BACKGROUND
Minutes from the July 28, 2025, Council special meeting.

POLICY CONSIDERATIONS
State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION
Approve the minutes as presented.

File Attachments
1. CityCouncil_Special_Minutes_07.28.2025-unsigned

CITY COUNCIL OF THE CITY OF SACHSE
JULY 28, 2025, SPECIAL MEETING MINUTES

The City Council of the City of Sachse held a special meeting on Monday, July 28, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

Those absent were: Councilmember Michelle Howarth.

A. Special Agenda Items

1. Call to Order: The City Council of the City of Sachse will hold a special meeting on Monday, July 28, 2025, at 6:00 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:00 PM.

2. Discuss the Fiscal Year 2025-2026 Preliminary Budget.

City Manager Gina Nash, Finance Director David Baldwin, and Director of Public Works and CIP Corey Nesbit presented the preliminary budget.

Mr. Baldwin focused on the current financial overview of the City as well as projections related to revenues, fund balances, and debt capacity. Ms. Nash reviewed strategic priorities discussed at the Council retreat earlier in 2025. She also gave an overview of the revenue and expenditure components that make up the proposed base budget. Mr. Nesbit discussed the Capital Improvement Plan (CIP) projects that have been completed, are in progress, and are being recommended. Ms. Nash then explained her recommendation of compensation option 3B - match market plan. She also talked about the supplemental requests, none of which are being recommended for funding in favor of the compensation package. Mr. Baldwin summarized the preliminary budget and remaining schedule for the budget process.

Council provided feedback and direction for staff to finalize the proposed budget. The proposed budget will be submitted for review by the Council and the public on August 15. The public is welcome to provide feedback at budget@cityofsachse.com. No action was taken.

B. Adjournment

Mayor Bickerstaff adjourned the meeting at 7:53 PM.

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Jeff Bickerstaff, Mayor

ATTEST:

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Leah K Granger, TRMC, City Secretary

Subject:	**2. Approve the August 4, 2025, meeting minutes.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Fiscal Impact	None
Recommended Action	Approve the minutes as presented.
Goals	

BACKGROUND
Minutes from the August 4, 2025, Council regular meeting.

POLICY CONSIDERATIONS
State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION
Approve the minutes as presented.

File Attachments
1. CityCouncil_Regular_Minutes_08.04.2025-unsigned

CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 4, 2025, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, August 4, 2025, at 6:10 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler.

Those absent were: Councilmember Matt Prestenberg.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, August 4, 2025, at 6:10 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:11 PM.

2. Invocation and Pledges of Allegiance.

Mayor Pro Tem Franks offered the invocation and Councilmember Buhler led the pledges.

B. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

- Sachse resident, Matthew Holboke, addressed the Council regarding budget concerns, taxes, and streets.
- Sachse resident, Jayne Reed, addressed the Council regarding the increasing cost of streets and curbs, Cornwall Lane, and ADA compliance at City Hall.
- Forney resident, Jason Eddington, addressed Council regarding his campaign for State Senate District 2 seat and encouraged the public to vote in local elections.
- Sachse resident, James Kennedy, addressed Council regarding roadway and infrastructure improvements.
- Sachse resident, Bob Couch, addressed Council regarding a situation with CWD as well as code enforcement.
- Sachse resident, Scott Boswell, addressed Council regarding the impact of Bailey Road construction.
- Sachse resident, Steven Peters, addressed Council regarding notices for zone changes and new businesses in Sachse.

C. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

Councilmember Buhler invited mothers and sons to attend a space-themed adventure on September 6; register online. National Pickleball Day will be celebrated on August 8. She thanked the Leisure Services team and other staff members for making the last Summer Nights Concert and the Red, White, and Blue Blast a great success for the thousands in attendance. Councilmember Buhler also invited the public to mark their calendars for October 18 to celebrate Fall-O-Ween with the City. Councilmember Millsap encouraged residents to check out the recurring programs at the Sachse Public Library. The Book Talk for adults will discuss *Migrations* by Charlotte McConaghy on August 27 at 6 PM and local author, Deonna Kay, a finalist for the 2024 Somerset Award, will be available to discuss her writing process and thoughts on creating her latest novel, *The Measure of Enough*, on August 28 at 6 PM.

Ms. Nash welcomed new employees:

- Brady Davis: Parks Maintenance Technician I
- Aiden Phillips: Water Maintenance Technician I
- Henry Doncaster: Police Recruit
- Luis Olivares: Parks Maintenance Technician I
- Jimmy Grandberry: Streets Maintenance Technician II
- Jeff Sun: Finance & Purchasing Manager
- Alayna Gutierrez: Animal Services Officer
- Hugo Espinoza: Animal Services Manager

She congratulated Robert Jung for his promotion from Police Recruit to Police Officer and Mark Samano who was transferred from Parks Maintenance team to Police Recruit. Ms. Nash highlighted the core value of "service" and thanked employees that helped at the Animal Shelter while it was understaffed and new hires were sought. Jill Hernandez, Belinda Decker, Kelly Dennis, Michelle Mattice, James Burns, Victoria Aldrete, and Brenda McIntosh provided critical assistance in a time of need. Also, she described the deployment of Fire Chief Marty Wade and Communications Strategist Esther Weaver during the flood recovery effort in the Hill Country as exemplifying the core value of "neighborly". They provided expertise and assistance in a time of crisis in central Texas.

Mayor Bickerstaff announced that the featured pet, Sammy, is still in need of a good home. He also noted that pet adoptions are still free in hopes people will open their hearts and homes to a new family friend and make room for new animals in need. He encouraged residents to recycle more this August to provide additional relief to the Texas Hill Country from the devastating flood in July. For every ton of material recycled at the curb in August, CWD will donate $10 to the Community Foundation of the Texas Hill Country. Mayor Bickerstaff will be hosting a casual discussion on the budget at a come-and-go event at Cane Rosso titled Budgets and Bevs on August 7. He also shared the complimentary video produced summarizing the Red, White, and Blue Blast.

D. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the June 16, 2025, meeting minutes.

2. Accept the monthly revenue and expenditure report for the period ending May 31, 2025.

3. Accept the monthly revenue and expenditure report for the period ending June 30, 2025.

4. Accept the 2025 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

5. Approve a resolution suspending the August 4, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities Served by Oncor to hire legal and consulting services and to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel for the Steering Committee.

6. Accept the submission of the 2025 no-new-revenue tax rate of $0.657453 per $100 taxable value and the voter-approval tax rate of $0.793341 per $100 taxable value.

Councilmember Lindsey made a motion to approve the Consent Agenda as presented. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

E. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive the quarterly 2021 Bond update.

Ms. Nash provided an update on the 2021 Bond projects.

2. Receive an update on the 89th Regular Legislative Session and the 89th (1) Special Legislative Session.

Assistant to the City Manager Logan Thatcher reviewed actions of the 89th State Legislature and the impact of some of the bills on the City. He will update the Council again after the special session concludes.

F. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072 Deliberation of Real Property: deliberation regarding the purchase, sale, lease, exchange, or value of real property in the northwest part of the city.

2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the appointment, employment, and evaluation of the City Manager, City Secretary, and City Attorney.

Mayor Bickerstaff adjourned the Council to Executive Session at 7:06 PM.
The Council returned to Regular Session at 7:44 PM.

G. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding the deliberation of real property.

No action was taken.

2. Take any action as a result of Executive Session regarding personnel matters.

Mayor Pro Tem Franks made a motion to approve a sixth amended and restated agreement with City Manager Gina Nash and a second amended and restated agreement with City Secretary Leah Granger. Councilmember Howarth seconded the motion, and it carried 6 - 0. None voted against.

H. Adjournment

Mayor Bickerstaff adjourned the meeting at 7:45 PM.

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Jeff Bickerstaff, Mayor

ATTEST:

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Leah K Granger, TRMC, City Secretary

Subject:	**3. Approve scheduling a public hearing on the FY 2025-2026 Proposed Budget at the September 2, 2025, City Council meeting.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve scheduling a public hearing on the FY 2025-2026 Proposed Budget at the September 2, 2025, City Council meeting at 6:30 PM with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. The September 2 City Council meeting fulfills the public hearing requirements of the Local Government Code. Staff will submit the notice of the public hearing on the proposed budget to print in the Sachse News.

POLICY CONSIDERATIONS

Chapter 102 of the Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. Texas House Bill 1522 requires a taxpayer impact statement for median-valued homestead property, comparing current fiscal year to the upcoming fiscal year for the proposed budget rate and no-new-revenue rate.

RECOMMENDATION

Approve scheduling a public hearing on the FY 2025-2026 Proposed Budget at the September 2, 2025, City Council meeting at 6:30 PM with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments
1. 2025-2026 Notice of Public Hearing on Budget

NOTICE OF PUBLIC HEARING

CITY OF SACHSE

PROPOSED OPERATING BUDGET FISCAL YEAR 2025-2026

The City of Sachse will hold a Public Hearing on the proposed budget for the fiscal year 2025-2026 on **September 2, 2025, at 6:30 p.m.** at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas 75048.

This budget will raise more revenue from property taxes than last year's budget by an amount of $1,376,721, which is a 4.77 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $579,687. A property tax bill for the median homestead property in the current year is $2,590 and would be $2,768 for the upcoming year based on the proposed budget. This would be an increase of $178. The median homestead property tax bill for the upcoming year if the no-new revenue rate is adopted would be $2,798, which is an increase of $208 from the current year.

The public is invited to attend and make comments. A copy of the proposed budget is on file with the City Secretary's Office located at 3815-B Sachse Road, Sachse, Texas 75048, at the Sachse Public Library located at 3815-C Sachse Road, Sachse, Texas 75048, and it is also available on the City of Sachse website www.cityofsachse.com/budget.

Subject:	**4. Approve a resolution amending the authorized representatives of the City of Sachse with the Texas Local Government Investment Pool ("TexPool/TexPool Prime").**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve a resolution amending the authorized representatives by adding Finance and Purchasing Manager, Jeff Sun, for the City of Sachse with the Texas Local Government Investment Pool ("TexPool/TexPool Prime").
Goals	

BACKGROUND

As a local government entity of the State of Texas, the City of Sachse is an authorized participant in the Texas Local Government Investment Pool ("TexPool/TexPool Prime"). In order to facilitate the safe and prudent investment of City funds, the City's Investment officers require authorization to transfer, deposit, and withdraw funds periodically. TexPool requires the City to adopt a new list of authorized representatives to add Finance and Purchasing Manager, Jeff Sun, to the list of authorized representatives.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve a resolution amending the authorized representatives by adding Finance and Purchasing Manager, Jeff Sun, for the City of Sachse with the Texas Local Government Investment Pool ("TexPool/TexPool Prime").

File Attachments

1. Resolution Amending TexPool Representatives - August 2025

RESOLUTION NO. R-2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AMENDING AUTHORIZED REPRESENTATIVES WITH THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (“TEXPOOL/TEXPOOL PRIME”).

WHEREAS, City of Sachse, Texas, location number 77347 (“Participant”) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool (“TexPool/TexPool *Prime* “), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

SECTION 1. The individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool *Prime* and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

SECTION 2. An Authorized Representative of the Participant may be deleted by a written instrument signed by two Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant’s TexPool/TexPool *Prime* account or (2) is no longer employed by the Participant; and

SECTION 3. The Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Name: David Baldwin Title: Director of Finance
   Phone/Fax/Email: 469-429-4775 / 972-495-9356 / dbaldwin@cityofsachse.com
   Signature: ____

This document supersedes all prior Authorized Representative designations.

2. Name: Ryan Bredehoeft Title: Assistant Director of Finance
   Phone/Fax/Email: 469-429-4760 / 972-495-9356 / rbredehoeft@cityofsachse.com
   Signature: ____

3. Name: Jeff Sun Title: Finance and Purchasing Manager
   Phone/Fax/Email: 469-429-4767 / 972-495-9356 / jsun@cityofsachse.com
   Signature: ____

4. Name: Lauren Rose Title: Assistant City Manager
   Phone/Fax/Email: 469-429-0415 / 972-530-0426 / lrose@cityofsachse.com
   Signature: ____

5. Name: Gina Nash Title: City Manager
   Phone/Fax/Email: 469-429-4770 / 972-530-0426 / gnash@cityofsachse.com
   Signature: ____

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: David Baldwin Email: dbaldwin@cityofsachse.com FAX: 972-495-9356

In addition, and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

6. Name: ______________________________ Title: ____________________________
   Phone/Fax/Email: ____

SECTION 4. This Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular meeting held on the 18th day of August 2025.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 18th day of August 2025.

CITY OF SACHSE, TEXAS

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Jeff Bickerstaff, Mayor

ATTEST:

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Leah K Granger, City Secretary

This document supersedes all prior Authorized Representative designations.

Subject:	**5. Approve a resolution accepting a preliminary 2025 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2025 Annual Service Plan Update be made available for public inspection; ordering a public hearing for September 15, 2025, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve a resolution accepting a preliminary 2025 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2025 Annual Service Plan Update be made available for public inspection; ordering a public hearing for September 15, 2025, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Provide excellent government services to Sachse citizens. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the city. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing, and creating the Sachse Public Improvement District No. 1, and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District. On October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operation and maintenance services to be undertaken for the benefit of property within the District (the Authorized Services), approving a preliminary service and assessment plan, and calling for a public hearing to consider the proposed assessments. The City Council held the Assessment Hearing on October 26, 2020, and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan.

There are no substantive changes associated with the Preliminary Service Plan document for 2025. Therefore, it is being placed on the consent agenda.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original development agreement between the City of Sachse and PMB Station Land LP that was executed on October 3, 2018. This document is reviewed by the City Council each year.

RECOMMENDATION

Approve a resolution accepting a preliminary 2025 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2025 Annual Service Plan Update be made available for public inspection; ordering a public hearing for September 15, 2025, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

File Attachments

1. Resolution_Calling assessment hearing_Station_OM PID_FINAL
2. Exhibit A_PID No. 1_2025 Operations & Maintenance_Prelim Service & Assessment Plan_FINAL

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ACCEPTING A PRELIMINARY 2025 OPERATION AND MAINTENANCE SERVICE AND ASSESSMENT PLAN FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1, INCLUDING A DETERMINATION OF COST, A SERVICE PLAN, AND ASSESSMENT ROLLS; DIRECTING THAT THE PRELIMINARY 2025 OPERATION AND MAINTENANCE SERVICE AND ASSESSMENT PLAN BE MADE AVAILABLE FOR PUBLIC INSPECTION; ORDERING A PUBLIC HEARING FOR SEPTEMBER 15, 2025, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS AGAINST THAT ASSESSED PROPERTY WITHIN THE DISTRICT THAT IS SPECIALLY BENEFITTED BY AUTHORIZED SERVICES BEING FINANCED; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES FOR THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City (the "City Council"') of Sachse, Texas (the "City") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) to create public improvement districts within the city; and

WHEREAS, on December 7, 2018, a petition (the “Petition”) was submitted and filed with the City Secretary (the “City Secretary”) of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the city; and

WHEREAS, the City accepted the Petition and called a public hearing to consider the creation of the District and directed the City Secretary to publish and mail notice of such hearing as required by the PID Act; and

WHEREAS, on January 22, 2019, the City Council held the public hearing and, upon closing of the hearing, approved Resolution No. 3905, creating the Sachse Public Improvement District No. 1 (the “District”); and, on December 2, 2019, the City Council approve Resolution No. 958, adding land to the District; and

WHEREAS, on October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operations and maintenance service to be undertaken for the benefit of property within the District (the “Authorized Services”), approving a preliminary service and assessment plan and calling for a public hearing to consider the proposed assessments (the “Assessment Hearing”); and directing the publication and mailing of notice of the Assessment Hearing; and

WHEREAS, on October 26, 2020 the City Council held the Assessment Hearing and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the "Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan," (the "Service and Assessment Plan") that included: (1) a determination of the cost of service to be provided and financed for the special benefit of the Assessed property, (2) a service plan, (3) an assessment plan, and (4) assessment roll; and

WHEREAS, the City Council proposes to accept for review and public inspection the City of Sachse, Texas, Public Improvement District Preliminary 2025 Operation and Maintenance Service and Assessment Plan for the District including updates to: (1) the determination of the cost of service to be provided and financed for the special benefit of the Assessed Property for 2025, (2) the service plan, (3) the assessment plan, and (4) the assessment roll (collectively, the "Preliminary 2025 Operations and Maintenance Service and Assessment Plan"), which is attached hereto as Exhibit A; and

WHEREAS, the City Council proposes a public hearing for Monday, September 15, 2025, to consider an ordinance levying assessments against the Assessed Property to pay for the operation and maintenance of the public improvements identified in the Service and Assessment Plan as updated by the Preliminary 2025 Operation and Maintenance Service and Assessment Plan that will confer a special benefit on the Assessed Property and authorizes as directs the City Secretary to publish and mail notices of said public hearing in accordance with the PID Act.

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

SECTION 1. The findings set forth above, together with the Exhibits attached hereto, are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council hereby accepts the Preliminary 2025 Operation and Maintenance Service and Assessment Plan as being in compliance with the PID Act and directs that the Preliminary 2025 Operation and Maintenance Service and Assessment Plan be made available for review and public inspection.

SECTION 3. The City Council hereby orders a public hearing to be held on Monday September 15, 2025, at 6:30 p. m. at City Hall located at 3815 Sachse Road, Sachse, Texas (the "Public Hearing"), for the purpose of hearing public testimony concerning the levy of assessments in the amount of $236,755.60 against the District to pay for Authorized Services that will confer a special benefit on Assessed Property.

SECTION 4. At the Public Hearing, the City Council will hear testimony regarding the adoption of an ordinance levying assessments against the Assessed Property in accordance with section 372.017 of the PID Act.

SECTION 5. The City Secretary is hereby authorized and directed to cause notices of the public hearing (in substantially the form attached hereto as Exhibit B) to be published in a newspaper of general circulation in the city and its extraterritorial jurisdiction in accordance with Section 372.016(b) of the PID Act and to be mailed to owners of the Assessed Property in accordance with Section 372.016(c) of the PID Act (however, the failure of a property owner to receive notice does not invalidate the proceeding).

SECTION 6. If any section, article, paragraph, sentence, clause, phrase, or word of this Resolution, or application thereto any persons or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective from and after its date of passage and approval by the City Council.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THIS THE 18TH DAY OF AUGUST 2025.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr., City Attorney

EXHIBIT A
City of Sachse, Texas
Public Improvement District No. 1
Preliminary 2025 Operation and Maintenance Service and Assessment Plan

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EXHIBIT B

Form of Published and Mailed Notice of Public Hearing

**NOTICE OF PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS,
CITY OF SACHSE, TEXAS,
SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1**

DATE, TIME, AND PLACE OF THE PUBLIC HEARING. Notice is hereby given that the City Council of the City of Sachse, Texas (the "City Council" and the "City") will conduct a public hearing on Monday, September 15, 2025, at 6:30 p.m. at City Hall located at 3815-B Sachse Road, Sachse, Texas, to consider an ordinance (1) approving the *City of Sachse, Texas, Sachse Public Improvement District No. 1 2025 Operation and Maintenance Service and Assessment Plan* (the "2025 O&M Service and Assessment Plan") and (2) levying assessments against certain property located within the Sachse Public Improvement District No. 1 (the "District").

GENERAL NATURE OF THE IMPROVEMENTS. The general nature of the public improvements proposed to be undertaken and financed by the District for the special benefit consists of the cost for maintenance of various improvements including but not limited to: roadways, retaining walls, screening walls, park improvements, monument signs, administrative fees, and any other authorized improvements from the District, and the annual collection costs for the District.

COST OF THE IMPROVEMENTS. The estimated cost of operation and maintenance of the public improvements that is proposed to be assessed is $.05 per $100 of assessed value.

BOUNDARIES OF THE ASSESSMENT DISTRICT. The boundaries of the District include approximately 170.686 contiguous acres located within the corporate limits of the city, which property is generally located north and south sides of President George Bush Turnpike, west of Merritt Road, and east of Miles Road. The District is more fully described in the 2025 O&M Service and Assessment Plan. A metes and bounds description and a map of the District, and the proposed Assessment Roll for the District are available for public inspection at the office of the City Secretary.

WRITTEN OR ORAL OBJECTIONS. All written or oral objections to the proposed assessments within the District will be considered at the public hearing. Written objections must be submitted to the City Secretary by mail at 3815 Sachse Rd., Building B Sachse, TX 75048 or by Email at lgranger@cityofsachse.com prior to the start of the September 15, 2025, Council Meeting. Information for persons who wish to stream the meeting will be posted on the City's website at http://www.cityofsachse.com/councilmeetings.

EXHIBIT A

CITY OF SACHSE, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 1

PRELIMINARY 2025 OPERATIONS AND MAINTENANCE
SERVICE AND ASSESSMENT PLAN
AUGUST 18, 2025

TABLE OF CONTENTS

INTRODUCTION

Capitalized terms used in this 2025 Operations and Maintenance Service and Assessment Plan (the "2025 O&M SAP") shall have the meanings given to them in **Section I** unless otherwise defined in this Operations and Maintenance Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section", an "Exhibit", or an "Appendix" shall be a reference to a Section or an Exhibit or Appendix attached to and made a part of this Operations and Maintenance Service and Assessment Plan for all purposes.

On January 22, 2019, the City passed and approved Resolution No. 3905 authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 170.686 acres located within the corporate limits of the City.

On October 26, 2020, the City Council approved Ordinance No. 3998 approving a Service and Assessment Plan which identified the Authorized Improvements, the indebtedness to be incurred for the cost of the Authorized Improvements, and the manner of assessing the Property for the cost of the Authorized Improvements.

On October 26, 2020, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 3999, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On July 26, 2021, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4022, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On December 5, 2022, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4091, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On August 21, 2023, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4113, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On August 19, 2024, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. O-2024-09, which provided the terms for the Operations and Maintenance Assessment to fund the cost of the maintenance oof the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

This 2025 O&M SAP serves to levy the Maintenance Assessment, DPS Services Assessment, and associated Annual Collection Costs, creating a lien against Assessed Property within the District that has met the Trigger Date requirements to pay for operation and maintenance of the Authorized Improvements and serves as the annual update to the O&M portion of the SAP in accordance with the PID Act.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Supplemental Services; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in Section IV and the notice form is attached as **Appendix A**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Supplemental Services against the Assessed Property based on the special benefits conferred on such property by the Supplemental Services. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment against each Parcel of Assessed Property determined by the method chosen by the City Council. The O&M Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Supplemental Services apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Supplemental Services. The Improvement Area #1 Assessment Roll is included as **Exhibit A-1**. The Major Improvement Area Assessment Roll is included as **Exhibit A-2.**

SECTION I: DEFINITIONS

"2025 O&M Service and Assessment Plan" means this Sachse Public Improvement District No. 1 Operations and Maintenance Service and Assessment Plan as updated, amended, and supplemented from time to time.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 O&M Service and Assessment Plan or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The current Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the city; (4) preparation of updates or amendments to this 2025 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2025 O&M Service and Assessment Plan related to (i) the collection and application of Operation and Maintenance Assessments, or (ii) the use of the foregoing to pay the Annual Installments; and (6) the maintenance of books and records.

"Annual Installment" means the annual installment payment of the Operations and Maintenance Assessment as calculated by the Administrator and approved by the City Council**,** including the Operation and Maintenance Assessments and the Annual Collection Costs.

"Assessed Property" means any Parcel within the District other than Non-Benefitted Property against which an Operations and Maintenance Assessment is levied.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies the Operation and Maintenance Assessments.

"Assessment Plan" means the methodology employed to assess the Operations and Maintenance Costs against the Assessed Property within the District based on the special benefits conferred on such property by the operation and maintenance of the Authorized Improvements, more specifically described in **Section V**.

"Assessment Roll" means any assessment roll for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Update.

"Authorized Improvements" means certain public improvements that confer a special benefit on all the Assessed Property within the District, authorized by Section 372.003 of the PID Act**.**

"City" means the City of Sachse, Texas.

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

"City Land" means approximately 37 acres within the Major Improvement Area that is benefitted from some of the Authorized Improvements, but will not be assessed and is depicted in **Exhibit D-4**. The City Land is any land that is owned by the City or will be dedicated to the City.

"County" means Dallas County, Texas.

"Delinquent Collection Costs" mean costs related to the collection of delinquent Operation and Maintenance Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 O&M Service and Assessment Plan including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"District" means The Sachse Public Improvement District No. 1 containing approximately 170.686 acres located within the corporate limits of the City, and more specifically described in **Exhibit D-1** and depicted on **Exhibit C-1**.

"Improvement Area #1" means approximately 48.387 acres located within the District, more specifically described in **Exhibit D-2** and depicted on **Exhibit C-2.**

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Operation and Maintenance Assessment is levied.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-1.**

"Improvement Area #1 Operation and Maintenance Assessment" means an Operation and Maintenance Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll.

"Lot" means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat.

"Major Improvement Area" means approximately 122.299 acres located within the District described in **Exhibit D-3** and depicted on **Exhibit C-2**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

"Major Improvement Area Assessed Property" means any Parcel within the Major Improvement Area against which a Major Improvement Area Operation and Maintenance Assessment is levied.

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-2**.

“Major Improvement Area Operation and Maintenance Assessment” means an Operation and Maintenance Assessment levied against a Parcel within the Major Improvement Area and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the operation and maintenance of the Authorized Improvements as determined by the **City Council.**

“O&M Assessment Ordinance” means any ordinance adopted by the City Council in accordance with the Act that levies an Operations and Maintenance Assessment.

“O&M Service and Assessment Plan” means a service and assessment plan prepared no less frequently than annually by the Administrator and adopted by the City Council, for the purposes of (1) identifying the Operations and Maintenance Costs of the Authorized Improvements to be provided by the District; (2) identifying the indebtedness to be incurred for the Supplemental Services, and the manner of assessing all of the Assessed Property for the Supplemental Services; (3) levying the Operations and Maintenance Assessments for the Assessed Property; (4) providing the Assessment Roll for the District.

“Operations and Maintenance Assessment” means an assessment levied annually against a Parcel within the District and imposed pursuant to an Assessment Ordinance to fund the Operation and Maintenance Costs.

“Operations and Maintenance Costs” means the costs to operate and maintain the Authorized Improvements that benefit the District based on a budget prepared annually by the City and provided to the Administrator.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

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

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected Operations and Maintenance Costs more specifically described in **Section IV**.

SECTION II: PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021.
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

Improvement Area #2

- The final plat for The Station Phase 2, consisting of 45 residential Lots and 3 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on March 8, 2023. All 45 residential Lots are classified as Single Family Lot Types, and 3 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Single Family Phase 2A consisting of 4 residential Lots and 1 non-benefitted Lot within Dallas County, was recorded in the Official Public Records of the County on June 12, 2023. All 4 residential Lots are classified as Single Family Lot Types and 1 Lot is classified as Non-Benefitted Property.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the

city on December 14, 2021, consisting of 297 Multi-Family units.

- The site plan for Sparrow Senior Living (Block F) was submitted to the City on April 14, 2021, consisting of 193 Multi-Family units.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.
- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City.
- The preliminary site plan for 3810 Miles Rd (Block H1 partial) was submitted to the City on May 12, 2023, consisting of 4,550 square feet of Commercial Lot Type 2.

Improvement Area #4

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

- The preliminary site plan for Project Apollo (Block J) was submitted to the City in September of 2021 and consists of 218,792 square feet of Commercial Lot Type 3.

See **Appendix A** for the buyer disclosure for the Operations and Maintenance Assessment.

SECTION III AUTHORIZED IMPROVEMENTS

The Operations and Maintenance Assessment will be levied annually on all Parcels of Assessed Property to pay for Operations and Maintenance Costs. For all Parcels of Assessed Property, the Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to $0.025 per $100 of taxable assessed value. In no event will the Operations and Maintenance Assessment exceed the City's actual costs for operating and maintaining the Authorized Improvements.

The Authorized Improvements of the District include:

A. Major Improvements

- *Station Blvd/Bunker Hill Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Hudson Road*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Merritt Road*

  Improvements include landscaping enhancements, screen walls, and retaining walls for the right-of-way of Merritt Road.

- *Commons Parkway/Street A*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way. The street improvements will provide a benefit to all property within the District.

- *Heritage Park Improvements*

  Improvements include earthwork, excavation, erosion control, retaining wall, signage, playground equipment, shade structures, park furniture fixtures, fountains, splash pad, parking, sidewalks, trails, drainage infrastructure, landscaping, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas.

- *Regional Detention*

  Improvements include clearing, pond excavation, soil testing, retaining walls, erosion control, piping of inbound and outbound drainage lines, and construction of outlet structures. Hardscape and landscape improvements including a boardwalk, pedestrian bridge, trails, re-vegetation, and fountains are also included.

- *Master Water Line Extension*

  Improvements including trench excavation and embedment, trench safety, piping, fire hydrant assemblies, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide water service to the District.

- *Master Sewer Main Extension – Line A*

  Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.
- *Master Sewer Main Extension – Line B*

  Improvements including trench excavation and embedment, trench safety, piping, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.
- *Master Entry Monumentation/Artwork*

  Improvements include public entry signage components such as monument signs, lighting, brick wall footings, and landscaping. Public art features such as statues and monuments are also included.
- *Public Collector Road B/Street B*

  Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps and sidewalks located within the right of way. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.
- *Soft Costs*

  Costs related to designing, constructing, installing, and financing the Major Improvements, including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, District Formation Costs, and other PID costs incurred and paid by the Developer.

B. Improvement Area #1 Improvements

- *Public Parking Access and In-Tract Improvements/Public Parking Area*
  - *Street*

    Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel, testing, ADA ramps, striping, drainage infrastructure, TxDOT Improvements, and curb cut driveways. All related earthwork, excavation, erosion control, retaining walls, street signs and traffic safety signs, landscaping, and irrigation and re-vegetation of all disturbed areas within the right of way are also included.

- *Water*

  Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sewer*

  Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.

- *Phase 1 SF/East Tract*

  - *Public Open Space*

    Improvements include earthwork, excavation, erosion control, retaining walls, signage, playground equipment, shade structures, park furniture fixtures, lighting, fountains, parking, sidewalks, trails, drainage infrastructure, landscaping, screen wall, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas within public open space,

  - *Street*

    Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.

  - *Water*

    Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

  - *Sewer*

Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

  - *Storm Drainage*

    Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and all necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing, and financing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, and other PID costs incurred and paid by the Developer.

SECTION IV: SERVICE PLAN

The PID Act requires the annual indebtedness and projected costs - Service Plan - for the Maintenance Assessment, DPS Services Assessment, and Annual Collection Costs to be reviewed and updated annually, and the projection shall cover a period of not less than five years. The Service Plan is also required to include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. **Exhibit B** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The notice form required by Section 5.014 of the Texas Property Code is attached hereto as **Appendix A**.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the Operation and Maintenance Costs to the Assessed Property based on the special benefit received from the provision of the operation and maintenance of the Authorized Improvements. The PID Act provides that such costs may be apportioned in any manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefitted.

A. Assessment Methodology

1. The City will prepare and provide to the Administrator a budget for the Operations and

Maintenance Costs. The budget for the Operations and Maintenance Costs for 2025 is attached hereto as **Exhibit E.**

2. The Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to $0.025 per $100 of taxable ad valorem property value on property similarly benefitted within the District, but in no event will the aggregate annual Operations and Maintenance Assessment be greater than the annual budgeted Operations and Maintenance Costs.

3. The District will receive special benefit equal to or greater than the Operations and Maintenance Assessment as a result of the City performing the operations and maintenance of the Authorized Improvements

SECTION VI: TERMS OF THE ASSESSMENTS

A. Operations and Maintenance Assessments and Annual Installments

1. The City will prepare or cause to be prepared and provide to the Administrator a budget for the Supplemental Services annually.

2. Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated and collected each year in an amount sufficient to pay for the Supplemental Services.

3. The Operations and Maintenance Assessments will be levied annually on all Parcels of Assessed Property to pay for the costs of the Supplemental Services based on the Taxable Value of each Assessed Property.

B. Payment of Operations and Maintenance Assessments in Annual Installments

1. Operations and Maintenance Assessments are subject to adjustment in each O&M Service and Assessment Plan based on the Supplemental Services as directed by the City Council.

2. The Administrator shall prepare and submit to the City Council for its review and approval a preliminary O&M Service and Assessment Plan, including an updated Assessment Roll based on the budgeted Supplemental Services.

3. The preliminary O&M Service and Assessment Plan will be placed in the City Secretary's office for inspection, and the City Council will consider a resolution to call a public hearing and will cause notices to be mailed to all property owners within the District and published in the newspaper of record in accordance with the PID Act.

4. The Administrator shall prepare and submit to the City Council for its review and

approval a final O&M Service and Assessment Plan to allow for the billing and collection of Annual Installments. Each O&M Service and Assessment Plan shall include an updated Assessment Roll, and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes; the City Council may provide for other means of collecting Annual Installments. Annual Installments shall be subject to the penalties and procedures in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City.

5. The Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1, 2026. For each year thereafter, each Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1 of the year following the effective date of the O&M Assessment Ordinance levying the Operations and Maintenance Assessment.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit A-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each O&M Service and Assessment Plan.

The Major Improvement Area Assessment Roll is attached as **Exhibit A-2.** The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each O&M Service and Assessment Plan.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 O&M Service and Assessment Plan, including, but not limited to, any calculation made as part of any O&M Service and Assessment Plan, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the O&M Service and Assessment Plan; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such receipt. The

City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 O&M Service and Assessment Plan, the applicable Assessment Ordinance levying the Operations and Maintenance Assessment, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 O&M Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 O&M Service and Assessment Plan may be amended without notice to property owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Operations and Maintenance Assessments, Annual Installments, and other charges imposed by this 2025 O&M Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 O&M Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 O&M Service and Assessment Plan. Interpretations of this 2025 O&M Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the property owners and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M A&R Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Commission, the City shall file and record in the real property records of the County the executed ordinance of this 2025 O&M Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 O&M Service an Assessment Plan or any future O&M A&R Service and Assessment Plans shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2025 O&M Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions of the 2025 O&M Service and Assessment Plan.

EXHIBITS

The following Exhibits are attached to and made a part of this O&M Service and Assessment Plan for all purposes:

Exhibit A-1	Improvement Area #1 Assessment Roll
Exhibit A-2	Major Improvement Area Assessment Roll
Exhibit B	Service Plan
Exhibit C-1	Map of District
Exhibit C-2	Map of Major Improvement Area and Improvement Area #1
Exhibit D-1	District Legal Description
Exhibit D-2	Improvement Area #1 Legal Description
Exhibit D-3	Major Improvement Area Legal Description
Exhibit D-4	City Land Depiction
Exhibit E	O&M Budget

APPENDICES

Appendix A	Buyer Disclosure

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100A0010000	Single Family	$ 548,140.00	$ 0.0500	$ 0.0054	$ 303.72
480119100A0020000	Single Family	$ 518,200.00	$ 0.0500	$ 0.0054	$ 287.13
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100A0030000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100A0040000	Single Family	$ 595,970.00	$ 0.0500	$ 0.0054	$ 330.23
480119100A0050000	Single Family	$ 548,550.00	$ 0.0500	$ 0.0054	$ 303.95
480119100A0060000	Single Family	$ 499,860.00	$ 0.0500	$ 0.0054	$ 276.97
480119100A0070000	Single Family	$ 560,620.00	$ 0.0500	$ 0.0054	$ 310.64
480119100A0080000	Single Family	$ 497,860.00	$ 0.0500	$ 0.0054	$ 275.86
480119100A0090000	Single Family	$ 510,000.00	$ 0.0500	$ 0.0054	$ 282.59
480119100A0100000	Single Family	$ 585,670.00	$ 0.0500	$ 0.0054	$ 324.52
480119100A0110000	Single Family	$ 562,900.00	$ 0.0500	$ 0.0054	$ 311.90
480119100A0120000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100A0130000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0054	$ 298.74
480119100A0140000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0054	$ 320.97
480119100B0010000	Single Family	$ 641,120.00	$ 0.0500	$ 0.0054	$ 355.24
480119100B0020000	Single Family	$ 415,660.00	$ 0.0500	$ 0.0054	$ 230.32
480119100B0030000	Single Family	$ 501,040.00	$ 0.0500	$ 0.0054	$ 277.63
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100B0040000	Single Family	$ 495,800.00	$ 0.0500	$ 0.0054	$ 274.72
480119100B0050000	Single Family	$ 501,230.00	$ 0.0500	$ 0.0054	$ 277.73
480119100B0060000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0054	$ 239.98
480119100B0070000	Single Family	$ 516,930.00	$ 0.0500	$ 0.0054	$ 286.43
480119100B0080000	Single Family	$ 563,100.00	$ 0.0500	$ 0.0054	$ 312.01
480119100B0090000	Single Family	$ 512,180.00	$ 0.0500	$ 0.0054	$ 283.80
480119100B0100000	Single Family	$ 622,100.00	$ 0.0500	$ 0.0054	$ 344.70
480119100B0110000	Single Family	$ 552,000.00	$ 0.0500	$ 0.0054	$ 305.86
480119100C0010000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0054	$ 329.53
480119100C0020000	Single Family	$ 538,330.00	$ 0.0500	$ 0.0054	$ 298.29
480119100C0030000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0054	$ 286.89
480119100C0040000	Single Family	$ 530,530.00	$ 0.0500	$ 0.0054	$ 293.97
480119100C0050000	Single Family	$ 423,830.00	$ 0.0500	$ 0.0054	$ 234.84
480119100C0060000	Single Family	$ 545,000.00	$ 0.0500	$ 0.0054	$ 301.98
480119100C0070000	Single Family	$ 561,400.00	$ 0.0500	$ 0.0054	$ 311.07
480119100C0080000	Single Family	$ 542,710.00	$ 0.0500	$ 0.0054	$ 300.71
480119100C0090000	Single Family	$ 547,700.00	$ 0.0500	$ 0.0054	$ 303.48
480119100C0100000	Single Family	$ 525,000.00	$ 0.0500	$ 0.0054	$ 290.90
480119100C0110000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0054	$ 356.22
480119100C0120000	Single Family	$ 548,200.00	$ 0.0500	$ 0.0054	$ 303.76
480119100C0130000	Single Family	$ 533,560.00	$ 0.0500	$ 0.0054	$ 295.64
480119100C0140000	Single Family	$ 558,280.00	$ 0.0500	$ 0.0054	$ 309.34
480119100D0010000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0054	$ 303.16
480119100D0020000	Single Family	$ 519,950.00	$ 0.0500	$ 0.0054	$ 288.10
480119100D0030000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0054	$ 324.75
480119100D0040000	Single Family	$ 475,000.00	$ 0.0500	$ 0.0054	$ 263.20
480119100D0050000	Single Family	$ 566,470.00	$ 0.0500	$ 0.0054	$ 313.88
480119100D0060000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0054	$ 320.97
480119100D0070000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0054	$ 303.16
480119100D0080000	Single Family	$ 527,510.00	$ 0.0500	$ 0.0054	$ 292.29
480119100D0090000	Single Family	$ 575,730.00	$ 0.0500	$ 0.0054	$ 319.01

		A		B		C		D = (A ÷ 100) × (B + C)	
Property ID[a]	Lot Type	Appraised Taxable Value[b]		O&M Assessment[c]		Annual Collection Costs		Annual Installment Due 1/31/2026	
480119100D0100000	Single Family	$	556,380.00	$	0.0500	$	0.0054	$	308.29
480119100D0110000	Single Family	$	561,650.00	$	0.0500	$	0.0054	$	311.21
480119100D0120000	Single Family	$	530,560.00	$	0.0500	$	0.0054	$	293.98
480119100D0130000	Single Family	$	547,120.00	$	0.0500	$	0.0054	$	303.16
480119100D0140000	Single Family	$	513,600.00	$	0.0500	$	0.0054	$	284.58
480119100D0150000	Single Family	$	518,200.00	$	0.0500	$	0.0054	$	287.13
480119100D0160000	Single Family	$	586,090.00	$	0.0500	$	0.0054	$	324.75
480119100D0170000	Single Family	$	498,860.00	$	0.0500	$	0.0054	$	276.42
480119100D0180000	Single Family	$	558,830.00	$	0.0500	$	0.0054	$	309.65
480119100D0190000	Single Family	$	548,140.00	$	0.0500	$	0.0054	$	303.72
480119100D0200000	Single Family	$	557,760.00	$	0.0500	$	0.0054	$	309.05
480119100D0210000	Single Family	$	555,170.00	$	0.0500	$	0.0054	$	307.62
480119100D0220000	Single Family	$	582,750.00	$	0.0500	$	0.0054	$	322.90
480119100D0230000	Single Family	$	512,250.00	$	0.0500	$	0.0054	$	283.84
480119100D0240000	Single Family	$	530,530.00	$	0.0500	$	0.0054	$	293.97
480119100D0250000	Single Family	$	586,000.00	$	0.0500	$	0.0054	$	324.70
480119100D0260000	Single Family	$	530,000.00	$	0.0500	$	0.0054	$	293.67
480119100DCA50000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0010000	Single Family	$	539,140.00	$	0.0500	$	0.0054	$	298.74
480119100E0020000	Single Family	$	433,100.00	$	0.0500	$	0.0054	$	239.98
480119100ECA30000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0030000	Single Family	$	500,000.00	$	0.0500	$	0.0054	$	277.05
480119100E0040000	Single Family	$	493,510.00	$	0.0500	$	0.0054	$	273.45
480119100E0050000	Single Family	$	511,000.00	$	0.0500	$	0.0054	$	283.14
480119100E0060000	Single Family	$	582,750.00	$	0.0500	$	0.0054	$	322.90
480119100E0070000	Single Family	$	497,000.00	$	0.0500	$	0.0054	$	275.39
480119100E0080000	Single Family	$	512,750.00	$	0.0500	$	0.0054	$	284.11
480119100E0090000	Single Family	$	594,720.00	$	0.0500	$	0.0054	$	329.53
480119100E0100000	Single Family	$	586,090.00	$	0.0500	$	0.0054	$	324.75
480119100E0110000	Single Family	$	517,760.00	$	0.0500	$	0.0054	$	286.89
480119100E0120000	Single Family	$	517,150.00	$	0.0500	$	0.0054	$	286.55
480119100E0130000	Single Family	$	513,790.00	$	0.0500	$	0.0054	$	284.69
480119100E0140000	Single Family	$	518,540.00	$	0.0500	$	0.0054	$	287.32
480119100E0150000	Single Family	$	516,200.00	$	0.0500	$	0.0054	$	286.03
480119100E0160000	Single Family	$	574,640.00	$	0.0500	$	0.0054	$	318.41
480119100E0170000	Single Family	$	504,720.00	$	0.0500	$	0.0054	$	279.66
480119100E0180000	Single Family	$	644,380.00	$	0.0500	$	0.0054	$	357.05
480119100E0190000	Single Family	$	505,510.00	$	0.0500	$	0.0054	$	280.10
480119100E0200000	Single Family	$	564,960.00	$	0.0500	$	0.0054	$	313.04
480119100E0210000	Single Family	$	533,180.00	$	0.0500	$	0.0054	$	295.43
480119100E0220000	Single Family	$	583,000.00	$	0.0500	$	0.0054	$	323.04
480119100E0230000	Single Family	$	533,110.00	$	0.0500	$	0.0054	$	295.40
480119100E0240000	Single Family	$	569,730.00	$	0.0500	$	0.0054	$	315.69
480119100E0250000	Single Family	$	582,750.00	$	0.0500	$	0.0054	$	322.90
480119100E0260000	Single Family	$	462,710.00	$	0.0500	$	0.0054	$	256.39
480119100E0270000	Single Family	$	599,960.00	$	0.0500	$	0.0054	$	332.44
480119100E0280000	Single Family	$	585,670.00	$	0.0500	$	0.0054	$	324.52
480119100E0290000	Single Family	$	516,930.00	$	0.0500	$	0.0054	$	286.43
480119100F0010000	Single Family	$	453,640.00	$	0.0500	$	0.0054	$	251.36
480119100F0020000	Single Family	$	490,000.00	$	0.0500	$	0.0054	$	271.51

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100F0030000	Single Family	$ 599,960.00	$ 0.0500	$ 0.0054	$ 332.44
480119100F0040000	Single Family	$ 505,430.00	$ 0.0500	$ 0.0054	$ 280.06
480119100F0050000	Single Family	$ 560,350.00	$ 0.0500	$ 0.0054	$ 310.49
480119100F0060000	Single Family	$ 502,950.00	$ 0.0500	$ 0.0054	$ 278.68
480119100F0070000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0054	$ 298.74
480119100F0080000	Single Family	$ 500,000.00	$ 0.0500	$ 0.0054	$ 277.05
480119100F0090000	Single Family	$ 542,220.00	$ 0.0500	$ 0.0054	$ 300.44
480119100F0100000	Single Family	$ 527,370.00	$ 0.0500	$ 0.0054	$ 292.21
480119100F0110000	Single Family	$ 619,510.00	$ 0.0500	$ 0.0054	$ 343.27
480119100F0120000	Single Family	$ 560,000.00	$ 0.0500	$ 0.0054	$ 310.29
480119100F0130000	Single Family	$ 518,570.00	$ 0.0500	$ 0.0054	$ 287.34
480119100F0140000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0054	$ 239.98
480119100F0150000	Single Family	$ 530,040.00	$ 0.0500	$ 0.0054	$ 293.69
480119100F0160000	Single Family	$ 548,000.00	$ 0.0500	$ 0.0054	$ 303.65
480119100F0170000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100F0180000	Single Family	$ 630,000.00	$ 0.0500	$ 0.0054	$ 349.08
480119100F0190000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0054	$ 239.98
480119100F0200000	Single Family	$ 531,090.00	$ 0.0500	$ 0.0054	$ 294.28
480119100F0210000	Single Family	$ 533,640.00	$ 0.0500	$ 0.0054	$ 295.69
480119100F0220000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0054	$ 324.75
480119100F0230000	Single Family	$ 596,890.00	$ 0.0500	$ 0.0054	$ 330.74
480119100F0240000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0054	$ 286.89
480119100F0250000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0054	$ 322.90
480119100G0010000	Single Family	$ 558,830.00	$ 0.0500	$ 0.0054	$ 309.65
480119100G0020000	Single Family	$ 539,010.00	$ 0.0500	$ 0.0054	$ 298.66
480119100G0030000	Single Family	$ 521,580.00	$ 0.0500	$ 0.0054	$ 289.01
480119100G0040000	Single Family	$ 434,000.00	$ 0.0500	$ 0.0054	$ 240.48
480119100G0050000	Single Family	$ 497,010.00	$ 0.0500	$ 0.0054	$ 275.39
480119100G0060000	Single Family	$ 505,690.00	$ 0.0500	$ 0.0054	$ 280.20
480119100G0070000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0054	$ 324.75
480119100G0080000	Single Family	$ 494,340.00	$ 0.0500	$ 0.0054	$ 273.91
480119100G0090000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0054	$ 298.74
480119100G0100000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100G0110000	Single Family	$ 504,050.00	$ 0.0500	$ 0.0054	$ 279.29
480119100G0120000	Single Family	$ 580,670.00	$ 0.0500	$ 0.0054	$ 321.75
480119100G0130000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100G0140000	Single Family	$ 493,510.00	$ 0.0500	$ 0.0054	$ 273.45
480119100G0150000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0054	$ 322.90
480119100G0160000	Single Family	$ 533,560.00	$ 0.0500	$ 0.0054	$ 295.64
480119100G0170000	Single Family	$ 525,000.00	$ 0.0500	$ 0.0054	$ 290.90
480119100G0180000	Single Family	$ 516,200.00	$ 0.0500	$ 0.0054	$ 286.03
480119100G0190000	Single Family	$ 551,650.00	$ 0.0500	$ 0.0054	$ 305.67
480119100G0200000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0054	$ 356.22
480119100G0210000	Single Family	$ 480,000.00	$ 0.0500	$ 0.0054	$ 265.97
480119100G0220000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0054	$ 239.98
480119100G0230000	Single Family	$ 516,930.00	$ 0.0500	$ 0.0054	$ 286.43
480119100G0240000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0054	$ 356.22
480119100G0250000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0054	$ 329.53
480119100G0260000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0054	$ 324.75
480119100G0270000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0054	$ 239.98

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100G0280000	Single Family	$ 542,170.00	$ 0.0500	$ 0.0054	$ 300.42
480119100G0290000	Single Family	$ 516,930.00	$ 0.0500	$ 0.0054	$ 286.43
480119100H0010000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0054	$ 298.74
480119100H0020000	Single Family	$ 558,280.00	$ 0.0500	$ 0.0054	$ 309.34
480119100H0030000	Single Family	$ 379,150.00	$ 0.0500	$ 0.0054	$ 210.09
480119100H0040000	Single Family	$ 497,050.00	$ 0.0500	$ 0.0054	$ 275.41
480119100H0050000	Single Family	$ 578,110.00	$ 0.0500	$ 0.0054	$ 320.33
480119100I0010000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0054	$ 303.16
480119100I0020000	Single Family	$ 536,000.00	$ 0.0500	$ 0.0054	$ 297.00
480119100I0030000	Single Family	$ 558,830.00	$ 0.0500	$ 0.0054	$ 309.65
480119100I0040000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0054	$ 286.89
480119100I0050000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0054	$ 303.16
480119100I0060000	Single Family	$ 513,600.00	$ 0.0500	$ 0.0054	$ 284.58
480119100I0070000	Single Family	$ 480,620.00	$ 0.0500	$ 0.0054	$ 266.31
480119100I0080000	Single Family	$ 555,170.00	$ 0.0500	$ 0.0054	$ 307.62
480119100I0090000	Single Family	$ 574,640.00	$ 0.0500	$ 0.0054	$ 318.41
480119100I0100000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0054	$ 325.39
480119100I0110000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100I0120000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0130000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0140000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100I0150000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100I0160000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100I0170000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100I0180000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0190000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100I0200000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100I0210000	Townhome	$ 375,820.00	$ 0.0500	$ 0.0054	$ 208.24
480119100I0220000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0230000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0240000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100I0250000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100I0260000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100I0270000	Townhome	$ 384,000.00	$ 0.0500	$ 0.0054	$ 212.77
480119100I0280000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100J0010000	Single Family	$ 495,000.00	$ 0.0500	$ 0.0054	$ 274.28
480119100J0020000	Single Family	$ 518,200.00	$ 0.0500	$ 0.0054	$ 287.13
480119100JCA40000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0010000	Townhome	$ 380,000.00	$ 0.0500	$ 0.0054	$ 210.56
480119100K0020000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100K0030000	Townhome	$ 380,000.00	$ 0.0500	$ 0.0054	$ 210.56
480119100K0040000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0050000	Townhome	$ 375,000.00	$ 0.0500	$ 0.0054	$ 207.79
480119100K0060000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100K0070000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100K0080000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100K0090000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100K0100000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100K0110000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0120000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100K0130000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0140000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0150000	Townhome	$ 384,320.00	$ 0.0500	$ 0.0054	$ 212.95
480119100K0160000	Townhome	$ 384,320.00	$ 0.0500	$ 0.0054	$ 212.95
480119100K0170000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0180000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0190000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100K0200000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100K0210000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100K0220000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100K0230000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100L0010000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100L0020000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100L0030000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100L0040000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100L0050000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100L0060000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100L0070000	Townhome	$ 371,100.00	$ 0.0500	$ 0.0054	$ 205.63
480119100L0080000	Townhome	$ 372,000.00	$ 0.0500	$ 0.0054	$ 206.12
480119100L0090000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100M0010000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0054	$ 215.15
480119100M0020000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100M0030000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100M0040000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100M0050000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0054	$ 212.49
480119100M0060000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100M0070000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0054	$ 213.24
480119100M0080000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100M0090000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0054	$ 211.77
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 72,365,340.00	$ 0.0500	$ 0.0054	$ 40,097.50
480119700M0010000	Commercial 1	$ 5,293,820.00	$ 0.0500	$ 0.0054	$ 2,933.30
Total		**$ 189,100,300.00**	**$ 94,550.15**	**$ 10,229.98**	**$ 104,780.13**

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Per Dallas Central Appraisal District.

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately $0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID[a]	Block	Lot Type	A Appraised Taxable Value[b]	B O&M Assessment[b]	C Annual Collection Costs[c]	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2026
480119100Z0010000	Block C	Single Family	$ 516,910.00	$ 0.0500	$ 0.0054	$ 286.42
480119100Z0020000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0054	$ 306.47
480119100Z0030000	Block C	Single Family	$ 560,000.00	$ 0.0500	$ 0.0054	$ 310.29
480119100Z0040000	Block C	Single Family	$ 539,510.00	$ 0.0500	$ 0.0054	$ 298.94
480119100ZCA11000	Block C	Non-Benefitted	$ -	$ -	$ -	$ -
480119100Z0050000	Block C	Single Family	$ 481,340.00	$ 0.0500	$ 0.0054	$ 266.71
480119100Z0060000	Block C	Single Family	$ 537,420.00	$ 0.0500	$ 0.0054	$ 297.78
480119100Z0070000	Block C	Single Family	$ 540,210.00	$ 0.0500	$ 0.0054	$ 299.33
480119100Z0080000	Block C	Single Family	$ 546,570.00	$ 0.0500	$ 0.0054	$ 302.85
480119100Z0090000	Block C	Single Family	$ 539,680.00	$ 0.0500	$ 0.0054	$ 299.04
480119100Z0100000	Block C	Single Family	$ 543,100.00	$ 0.0500	$ 0.0054	$ 300.93
480119100Z0110000	Block C	Single Family	$ 433,160.00	$ 0.0500	$ 0.0054	$ 240.01
480119100Z0120000	Block C	Single Family	$ 484,270.00	$ 0.0500	$ 0.0054	$ 268.33
480119100Z0130000	Block C	Single Family	$ 580,280.00	$ 0.0500	$ 0.0054	$ 321.53
480119100Y0010000	Block C	Single Family	$ 574,770.00	$ 0.0500	$ 0.0054	$ 318.48
480119100Y0020000	Block C	Single Family	$ 509,590.00	$ 0.0500	$ 0.0054	$ 282.36
480119100Y0030000	Block C	Single Family	$ 545,950.00	$ 0.0500	$ 0.0054	$ 302.51
480119100Y0040000	Block C	Single Family	$ 545,950.00	$ 0.0500	$ 0.0054	$ 302.51
480119100Y0050000	Block C	Single Family	$ 531,200.00	$ 0.0500	$ 0.0054	$ 294.34
480119100Y0060000	Block C	Single Family	$ 531,670.00	$ 0.0500	$ 0.0054	$ 294.60
480119100Y0070000	Block C	Single Family	$ 542,640.00	$ 0.0500	$ 0.0054	$ 300.68
480119100Y0080000	Block C	Single Family	$ 570,780.00	$ 0.0500	$ 0.0054	$ 316.27
480119100Y0090000	Block C	Single Family	$ 538,810.00	$ 0.0500	$ 0.0054	$ 298.55
480119100Y0100000	Block C	Single Family	$ 489,600.00	$ 0.0500	$ 0.0054	$ 271.29
480119100Y0110000	Block C	Single Family	$ 539,510.00	$ 0.0500	$ 0.0054	$ 298.94
480119100Y0120000	Block C	Single Family	$ 536,370.00	$ 0.0500	$ 0.0054	$ 297.20
480119100Y0130000	Block C	Single Family	$ 523,050.00	$ 0.0500	$ 0.0054	$ 289.82
480119100YCA20000	Block C	Non-Benefitted	$ -	$ -	$ -	$ -
480119100X0010000	Block C	Single Family	$ 537,940.00	$ 0.0500	$ 0.0054	$ 298.07
480119100X0020000	Block C	Single Family	$ 517,860.00	$ 0.0500	$ 0.0054	$ 286.95
480119100X0030000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0054	$ 306.47
480119100X0040000	Block C	Single Family	$ 432,260.00	$ 0.0500	$ 0.0054	$ 239.51
480119100X0050000	Block C	Single Family	$ 515,000.00	$ 0.0500	$ 0.0054	$ 285.36
480119100X0060000	Block C	Single Family	$ 510,770.00	$ 0.0500	$ 0.0054	$ 283.02
480119100X0070000	Block C	Single Family	$ 543,510.00	$ 0.0500	$ 0.0054	$ 301.16
480119100X0080000	Block C	Single Family	$ 549,750.00	$ 0.0500	$ 0.0054	$ 304.62
480119100X0090000	Block C	Single Family	$ 529,500.00	$ 0.0500	$ 0.0054	$ 293.39
480119100X0100000	Block C	Single Family	$ 489,170.00	$ 0.0500	$ 0.0054	$ 271.05
480119100X0110000	Block C	Single Family	$ 544,910.00	$ 0.0500	$ 0.0054	$ 301.93
480119100X0120000	Block C	Single Family	$ 508,990.00	$ 0.0500	$ 0.0054	$ 282.03
480119100XCA30000	Block C	Non-Benefitted	$ -	$ -	$ -	$ -
480119100XCA40000	Block C	Non-Benefitted	$ -	$ -	$ -	$ -
480119100X0130000	Block C	Single Family	$ 548,050.00	$ 0.0500	$ 0.0054	$ 303.67
480119100X0140000	Block C	Single Family	$ 540,000.00	$ 0.0500	$ 0.0054	$ 299.21
480119100X0150000	Block C	Single Family	$ 538,290.00	$ 0.0500	$ 0.0054	$ 298.27
480119100X0160000	Block C	Single Family	$ 554,580.00	$ 0.0500	$ 0.0054	$ 307.29
480119100X0170000	Block C	Single Family	$ 573,550.00	$ 0.0500	$ 0.0054	$ 317.80
480119100X0180000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0054	$ 306.47
480119100X0190000	Block C	Single Family	$ 563,030.00	$ 0.0500	$ 0.0054	$ 311.97
480119100X0200000	Block C	Single Family	$ 553,420.00	$ 0.0500	$ 0.0054	$ 306.65
480119100X0210000	Block C	Single Family	$ 509,970.00	$ 0.0500	$ 0.0054	$ 282.57
480119100X0220000	Block C	Single Family	$ 430,560.00	$ 0.0500	$ 0.0054	$ 238.57
480119100X0230000	Block C	Single Family	$ 583,170.00	$ 0.0500	$ 0.0054	$ 323.13
489071500S0010000	Block D1	Multi-Family	$ 57,553,220.00	$ 0.0500	$ 0.0054	$ 31,890.13
65022863010020000	Block D2	Commercial 2	$ 709,720.00	$ 0.0500	$ 0.0054	$ 393.25
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 2,037,630.00	$ 0.0500	$ 0.0054	$ 1,129.05
480118400B0020000	Block F	Multi-Family	$ 48,642,480.00	$ 0.0500	$ 0.0054	$ 26,952.71
480118300B01A0000	Block G1	Commercial 2	$ 212,640.00	$ 0.0500	$ 0.0054	$ 117.82
480118300B0040000	Block G2	Commercial 2	$ 254,540.00	$ 0.0500	$ 0.0054	$ 141.04
480118300B0050000	Block G2	Commercial 2	$ 265,300.00	$ 0.0500	$ 0.0054	$ 147.00

			A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Block	Lot Type	Appraised Taxable Value[b]	O&M Assessment[b]	Annual Collection Costs[c]	Annual Installment Due 1/31/2026
480118300B0060000	Block G2	Commercial 2	$ 382,810.00	$ 0.0500	$ 0.0054	$ 212.11
480041500A0030000	Block H1 (partial)	Commercial 2	$ 938,180.00	$ 0.0500	$ 0.0054	$ 519.84
480041500A0020000	Block H1 (partial)	Commercial 2	$ 946,830.00	$ 0.0500	$ 0.0054	$ 524.64
480041500A0010000	Block H1 (partial)	Commercial 2	$ 568,190.00	$ 0.0500	$ 0.0054	$ 314.83
65092877510020200	Block H2	Non-Benefitted	$ -	$ -	$ -	$ -
65022863010040200	Block I	Commercial 3	$ 2,476,630.00	$ 0.0500	$ 0.0054	$ 1,372.30
65022863010080000	Block J	Commercial 3	$ 70,381,630.00	$ 0.0500	$ 0.0054	$ 38,998.33
480119800Q0010000	Block K-2(A)	Commercial 2	$ 5,703,750.00	$ 0.0500	$ 0.0054	$ 3,160.44
480119800Q0020000	Block K-2(A)	Commercial 2	$ 330,850.00	$ 0.0500	$ 0.0054	$ 183.32
65100943010030000	Block K-2(B)	Commercial 2	$ 65,370.00	$ 0.0500	$ 0.0054	$ 36.22
65100943010020000	Block K-2(B)	Commercial 2	$ 168,010.00	$ 0.0500	$ 0.0054	$ 93.09
65100943010030400	Block K-2(B)	Commercial 2	$ 299,160.00	$ 0.0500	$ 0.0054	$ 165.76
65100943010020100	Block K-2(B)	Commercial 2	$ 1,000.00	$ 0.0500	$ 0.0054	$ 0.55
480129900T0020000	Block K-2(C)	Commercial 2	$ 2,326,800.00	$ 0.0500	$ 0.0054	$ 1,289.28
65022863010030000	Block K-3	Commercial 2	$ 542,350.00	$ 0.0500	$ 0.0054	$ 300.52
480118300A0010000	Block L1	Commercial 2	$ 1,559,820.00	$ 0.0500	$ 0.0054	$ 864.29
480118400A0020000	Block L2	Commercial 2	$ 520,430.00	$ 0.0500	$ 0.0054	$ 288.37
480118400A0030000	Block L3	Commercial 2	$ 15,277,480.00	$ 0.0500	$ 0.0054	$ 8,465.22
65022863010100000	City Land	Non-Benefitted	$ -	$ -	$ -	$ -
65022863010100500	City Land	Non-Benefitted	$ -	$ -	$ -	$ -
65100037010050100	City Land	Non-Benefitted	$ -	$ -	$ -	$ -
480119600M11A0000	City Land	Non-Benefitted	$ -	$ -	$ -	$ -
Total			**$ 238,180,740.00**	**$ 119,090.37**	**$ 12,885.14**	**$ 131,975.51**

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Per Dallas Central Appraisal District. Values subject to change.

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately $0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B – SERVICE PLAN

Improvement Area #1						
Year		**6**	**7**	**8**	**9**	**10**
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Appraised Taxable Value[a]	A	$ 189,100,300.00	$ 192,882,306.00	$ 196,739,952.12	$ 196,739,953.14	$ 200,674,752.20
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0054	$ 0.0054	$ 0.0054	$ 0.0054	$ 0.0054
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 104,780.13**	**$ 106,875.73**	**$ 109,013.25**	**$ 109,013.25**	**$ 111,193.51**

Major Improvement Area						
Year		**6**	**7**	**8**	**9**	**10**
Annual Installment Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Appraised Taxable Value[a]	A	$ 238,180,740.00	$ 286,932,572.41	$ 292,671,223.85	$ 298,524,648.33	$ 304,495,141.30
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0054	$ 0.0054	$ 0.0054	$ 0.0054	$ 0.0054
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 131,975.51**	**$ 158,988.81**	**$ 162,168.59**	**$ 165,411.96**	**$ 168,720.20**

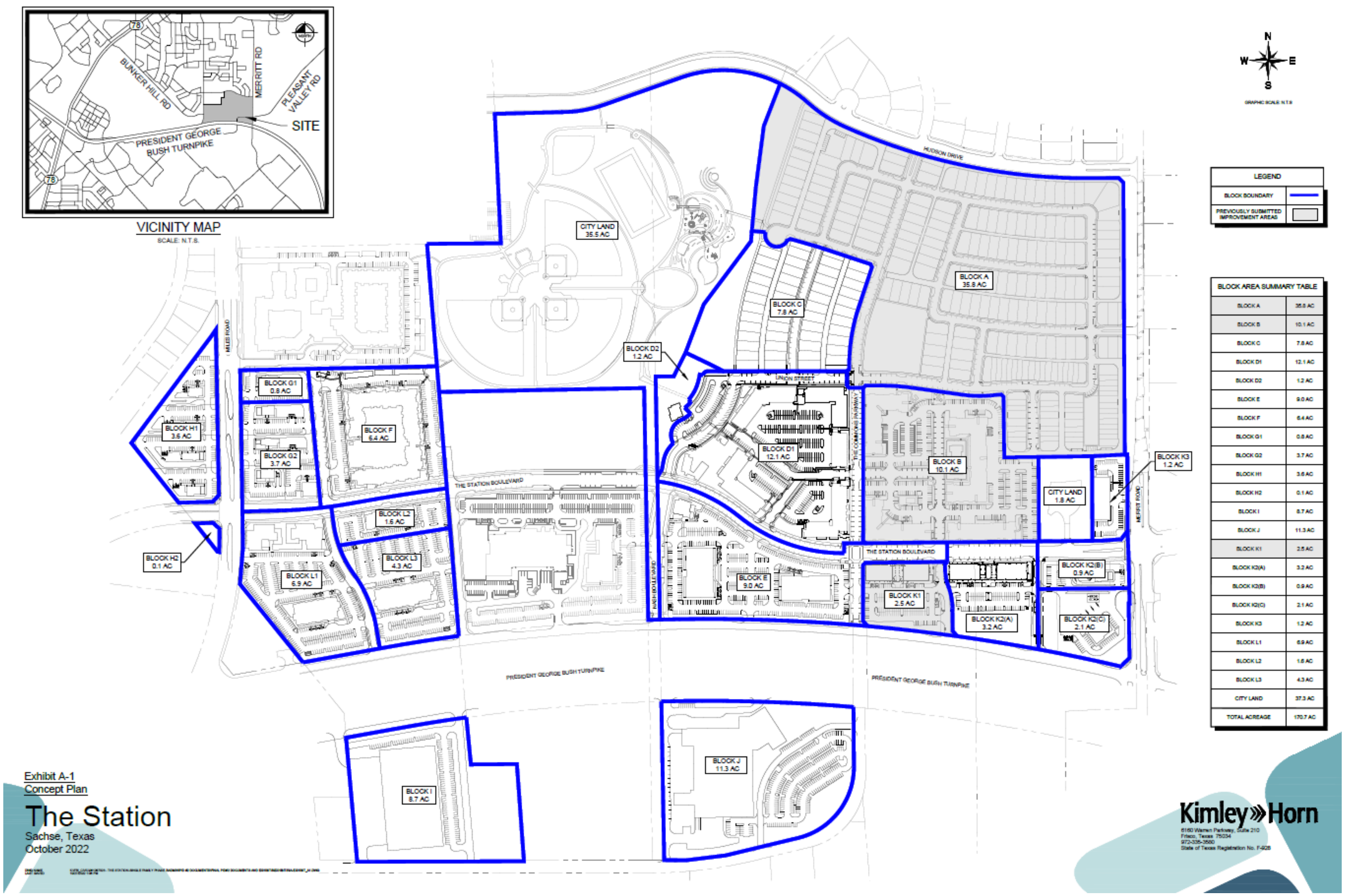
Footnotes:

[a] Appraised Values per the 2025 values from Dallas Central Appraisal District. Each following year is an estimate only, based on absorption schedule provided by the Developer.

[b] Per the O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per $100 of Appraised Value).

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately $0.05 and the Annual Collection Costs due 1/31/2026 equal approximately $0.0054 for Improvement Area #1 and $0.0054 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT C-1 – MAP OF THE DISTRICT/BLOCK MAP



BLOCK AREA SUMMARY TABLE	
BLOCK A	35.8 AC
BLOCK B	10.1 AC
BLOCK C	7.8 AC
BLOCK D1	12.1 AC
BLOCK D2	1.2 AC
BLOCK E	9.0 AC
BLOCK F	6.4 AC
BLOCK G1	0.8 AC
BLOCK G2	3.7 AC
BLOCK H1	3.6 AC
BLOCK H2	0.1 AC
BLOCK I	8.7 AC
BLOCK J	11.3 AC
BLOCK K1	2.5 AC
BLOCK K2(A)	3.2 AC
BLOCK K2(B)	0.9 AC
BLOCK K2(C)	2.1 AC
BLOCK K3	1.2 AC
BLOCK L1	6.9 AC
BLOCK L2	1.6 AC
BLOCK L3	4.3 AC
CITY LAND	37.3 AC
TOTAL ACREAGE	170.7 AC

EXHIBIT C-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

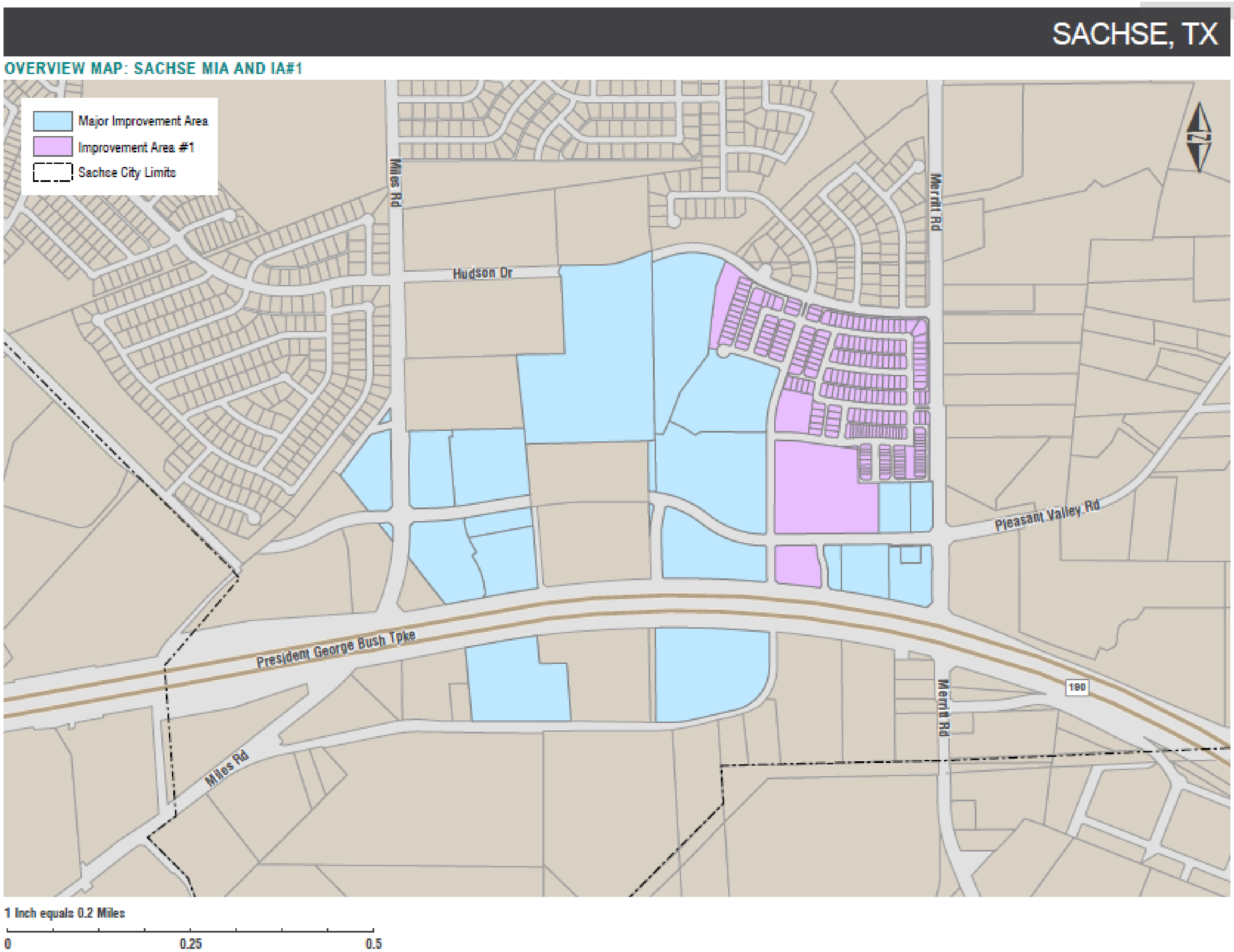


EXHIBIT D-1 – DISTRICT LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF PROPERTY
170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of46 degrees 15 minutes 42 seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to a to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the **POINT OF BEGINNING**, containing 381,007 Square Feet, or 8.747 Acres of land.

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped "2655" found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped “HALFF” found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped “HALFF” found for the beginning of a curve to the right;

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped “HALFF” found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped “JBI” found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped “WAI” found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped “KHA” set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “WAI” found for witness bears North 73°54’ East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 41°40’ East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped “TNP” found for corner;

North 88°57’30” East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 45°49’ East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 69°15’ East, 0.3 feet;

North 43°00’31” East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped “KHA” set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped “TNP” found for witness bears North 68°18’ East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped “KHA” set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00’48” West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28’ East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT D-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

METES AND BOUNDS DISCRIPTION OF IMPROVEMENT AREA #1
48.387 ACRES

IMPROVEMENT AREA #1 TRACT (1)

BEING a tract a 35.780 acre tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 78.13-acre tract of land called Tract (A) described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of a tract of land described by deed to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE through the interior of said Tract (A) the following courses and distances:

South 89 degrees 22 minutes 53 seconds West, a distance of 146.33 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 243.38 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 21 minutes 44 seconds West, a distance of 69.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 04 minutes 22 seconds West, a distance of 326.14 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 974.00 feet, a central angle of 07 degrees 30 minutes 44 seconds, an arc length of 127.70 feet, a chord bearing of North 85 degrees 49 minutes 43 seconds West, a distance of 127.61 feet
to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 89 degrees 35 minutes 05 seconds West, a distance of 136.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 03 minutes 11 seconds East, a distance of 70.82 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 776.00 feet, a central angle of 18 degrees 20 minutes 42 seconds, an arc length of 248.46 feet, a chord bearing of North 09 degrees 13 minutes 32 seconds East, a distance of 247.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 23 minutes 53 seconds East, a distance of 237.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 71 degrees 36 minutes 07 seconds West, a distance of 392.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 52.00 feet, a central angle of 203 degrees 25 minutes 03 seconds, an arc length of 184.62 feet, a chord bearing of North 59 degrees 53 minutes 35 seconds West, a distance of 101.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 65 degrees 53 minutes 58 seconds West, a distance of 73.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of said Tract (A) and the east line of a tract of land described by deed to the City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Tract (A) and said City of Sachse tract the following courses and distances;

North 05 degrees 13 minutes 42 seconds East, a distance of 108.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 07 degrees 29 minutes 41 seconds East, a distance of 257.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 21 degrees 10 minutes 21 seconds East, a distance of 228.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner for the northwest corner of said Tract (A) also lying on the southerly line of Hudson Drive a variable width right-of-way, also for the beginning of a curve to the right;

THENCE along the north line of said Tract (A) and the southerly line of said Hudson Drive, with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet to a PK Nail found for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 67.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 173.94 feet to a 1/2 inch iron rod found for the northeast corner of said Tract (A), also lying on the west line of Merritt Road a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West along the west line of said Merritt Road, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped “HALFF” found for an angle point in same;
THENCE South 00 degrees 17 minutes 44 seconds East, continuing along the west line of said Merritt Road, a distance of 914.60 feet to a 5/8-inch iron rod with cap stamped “WAI” found for corner;

THENCE South 87 degrees 03 minutes 13 seconds West, leaving the west line of said Merritt Road, a distance of 177.54 feet to a 1/2-inch iron rod found for the northeast corner of said City of Sachse tract recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 05 minutes 27 seconds West, along the north line of last mentioned City of Sachse tract. a distance of 228.63 feet to the POINT OF BEGINNING containing 1,558,598 square feet, or 35.780 acres of land.

IMPROVEMENT AREA #1 TRACT (2)

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267365, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped “RPLS 5430”, found for the northwest corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, Official Public Records, Dallas County, Texas, same being an inner ell corner of said 76.043-acre tract of land described as Tract 1;

THENCE South 0°15'35" East, along the westerly line of said City of Sachse tract and an easterly line of said 76.043-acre tract of land described as Tract 1, a distance of 360.71 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner, from said corner, a 5/8-inch iron rod with a plastic cap, stamped “RPLS 5430” found for the southwest corner of said City of Frisco tract bears South 00°15’35” East, 20.45 feet;

THENCE South 89°25'20" West, departing the westerly line of said City of Sachse tract, the easterly line of said 76.043-acre tract of land described as Tract 1, crossing said Tract 1, a distance of 740.96 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE North 45°15'50" West, continuing across said Tract 1, a distance of 14.06 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE North 0°02'59" East, continuing across said Tract 1, a distance of 654.21 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE North 45°13'57" East, continuing across said Tract 1, a distance of 14.10 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE South 89°35'05" East, continuing across said Tract 1, a distance of 70.12 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner at the beginning of a tangent curve to the right having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of South 85°49'43" East, 127.61 feet;

THENCE in a southeasterly direction, continuing across said Tract 1, with said curve to the right, an arc distance of 127.70 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE South 82°04'22" East, continuing across said Tract 1, a distance of 326.14 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE South 82°21'44" East, continuing across said Tract 1, a distance of 69.96 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE South 0°37'07" East, continuing across said Tract 1, a distance of 243.39 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner;

THENCE North 89°22'53" East, continuing across said Tract 1, a distance of 146.33 feet to the POINT OF BEGINNING and containing 10.144 acres (441,887 square feet) of land, more or less.

IMPROVEMENT AREA #1 TRACT (3)

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for the southeast corner of Street “A” as dedicated in Pleasant Valley Road and Street A, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Instrument No. _______________ Official Public Records, Dallas County, Texas, same also being on the southerly line of said 3.022-acre tract and the northerly right of way line of President George Bush Turnpike, a 350' wide right of way;

THENCE North 42°29'16" West, departing the southerly line of said 3.022-acre tract, the northerly right of way line of said President George Bush Turnpike, and along the easterly line of said Street “A”, a distance of 29.47 feet to a point for corner;

THENCE North 0°02'59" East, continuing along the easterly line of said Street “A”, a distance of 238.88 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner;

THENCE North 44°44'10" East, along the easterly line of said Street “A”, a distance of 14.22 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner the intersection of the easterly right of way line of said Street “A” with the southerly right of way line of Pleasant Valley Road, an 84' wide right of way, as dedicated in said Pleasant Valley Road and Street A;

THENCE North 89°25'20" East, along the southerly right of way line of said Pleasant Valley Road, a distance of 349.63 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner;

THENCE South 44°25'20" West, departing the southerly right of way line of said Pleasant Valley Road and crossing said 3.022-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 18.44 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set at the beginning of a tangent curve to the left having a central angle of 19°50'56", a radius of 229.00 feet, a chord bearing and distance of South 10°30'08" East, 78.94 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the left, an arc distance of 79.33 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set at the beginning of a reverse curve to the right having a central angle of 19°50'56", a radius of 271.00 feet, a chord bearing and distance of South 10°30'08" East, 93.41 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the right, an arc distance of 93.88 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 96.85 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for corner;

THENCE South 41°23'23" East, continuing across said 3.022-acre tract, a distance of 30.27 feet to a 5/8-inch iron rod with a plastic cap, stamped “KHA” set for a corner on the southerly line of said 3.022-acre tract and the northerly right of way line of aforesaid President George Bush Turnpike, and being at the beginning of a non-tangent curve to the left having a central angle of 2°49'24", a radius of 7815.00 feet, a chord bearing and distance of North 83°32'24" West, 385.06 feet;

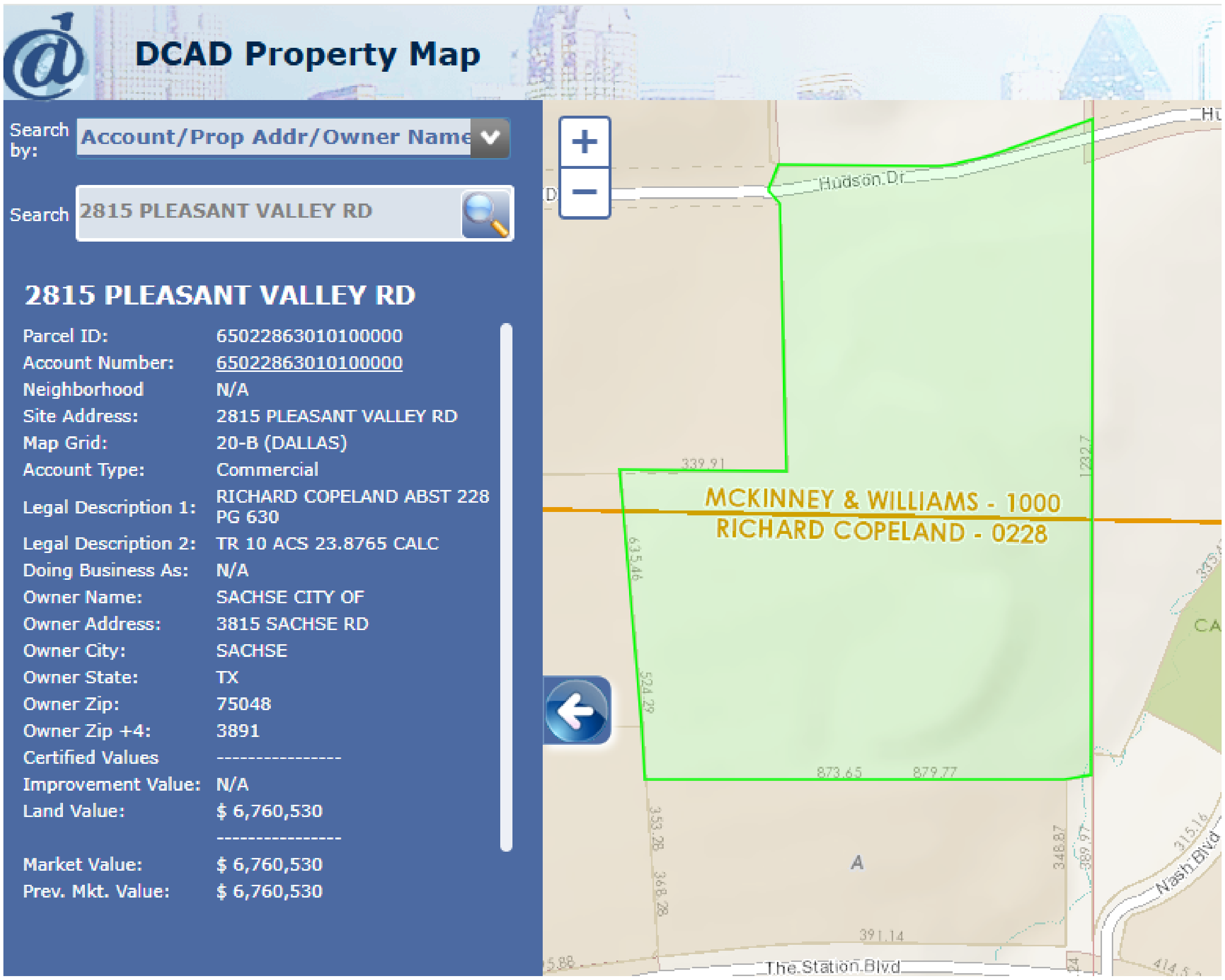
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet) of land, more or less.

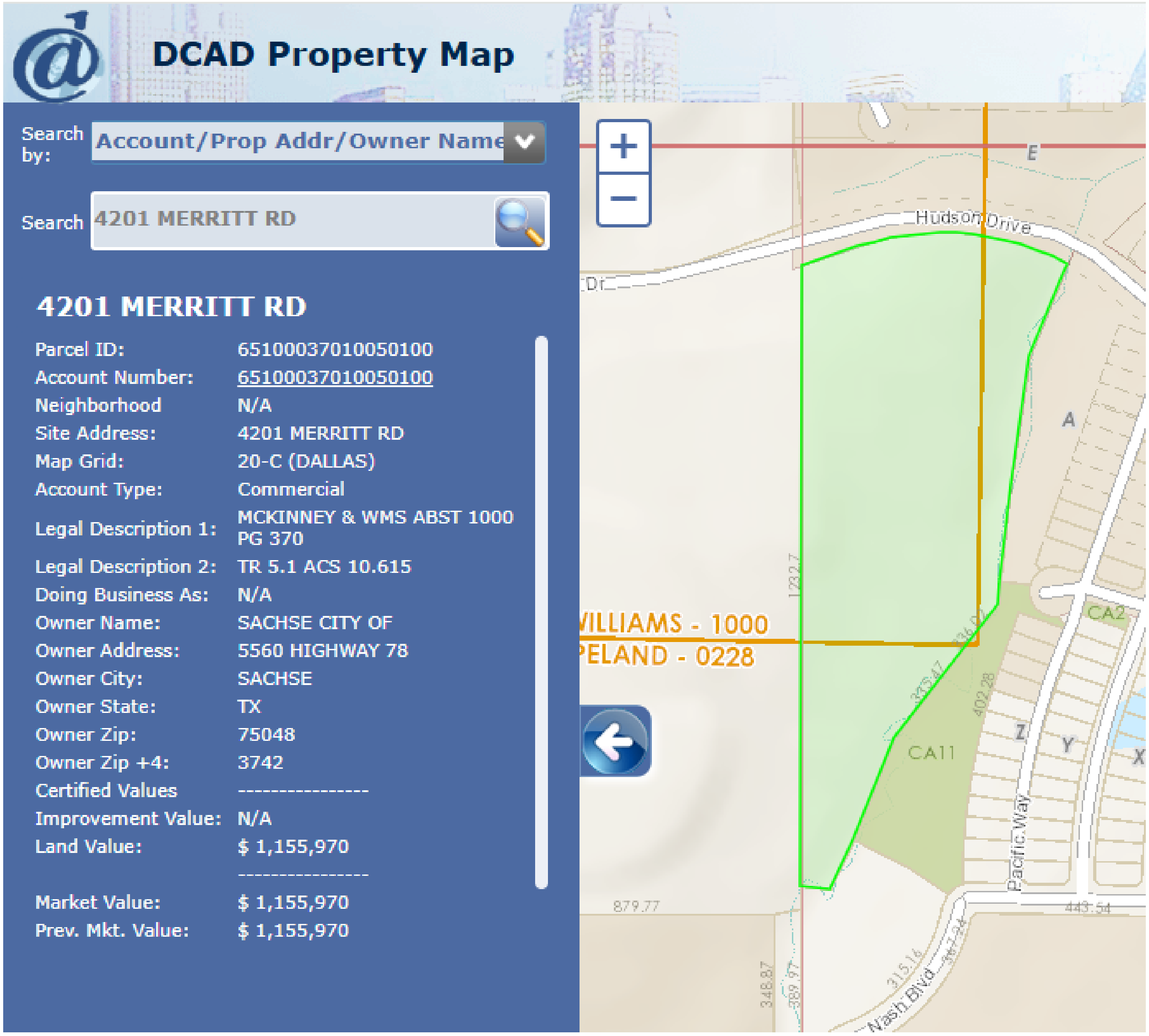
EXHIBIT D-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF MAJOR IMPROVEMENT AREA
122.299 ACRES

Being approximately 170.686 acres of land within the District as more particularly described in **Exhibit Q-1**; SAVE AND EXCEPT the approximately 48.387-acre tract of land comprising Improvement Area #1 as more particularly described in **Exhibit Q-3.**

EXHIBIT D-4 – CITY LAND DEPICTION





4201 MERRITT RD

Parcel ID:	65100037010050100
Account Number:	65100037010050100
Neighborhood	N/A
Site Address:	4201 MERRITT RD
Map Grid:	20-C (DALLAS)
Account Type:	Commercial
Legal Description 1:	MCKINNEY & WMS ABST 1000 PG 370
Legal Description 2:	TR 5.1 ACS 10.615
Doing Business As:	N/A
Owner Name:	SACHSE CITY OF
Owner Address:	5560 HIGHWAY 78
Owner City:	SACHSE
Owner State:	TX
Owner Zip:	75048
Owner Zip +4:	3742
Certified Values	----------------
Improvement Value:	N/A
Land Value:	$ 1,155,970

Market Value:	$ 1,155,970
Prev. Mkt. Value:	$ 1,155,970

EXHIBIT E – O&M BUDGET

Anticipated Budget at Completion of Heritage Park[a]	
Authorized Improvements[b]	
Utilities, electric and water	$ 63,000
Operation of splash pad for chemical and estimate on electric:	5,000
Mowing and landscape maintenance	75,000
Pond and fountain maintenance	10,000
Playground equipment, irrigation, fountains, pumps repairs	10,000
Street and sign maintenance	13,000
Replacement Reserve	37,641
PID Management	23,115
Total	**$ 236,756**

Footnotes:

[a] Assessments levied may not be sufficient to fund entire budget.

[b] As projected by the City staff.

EXHIBIT F – ANNUAL COLLECTION COSTS

Annual Collection Costs		
Category	**Improvement Area #1**	
P3Works Administration	$	7,044.83
City Auditor	$	-
Filing Fees	$	442.57
Public Notice Mailings	$	618.27
ASW Collection Contract	$	2,124.32
Total	**$**	**10,229.98**

Annual Collection Costs		
Category	**Major Improvement Area**	
P3Works Administration	$	8,873.29
City Auditor	$	-
Filing Fees	$	557.43
Public Notice Mailings	$	778.73
ASW Collection Contract	$	2,675.68
Total	**$**	**12,885.14**

APPENDIX A – BUYER DISCLOSURE

Buyer disclosures for the following Lot Types are found in this appendix.

- Operations and Maintenance Buyer Disclosure

[Remainder of page left intentionally blank.]

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – OPERATIONS AND MAINTENANCE BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

As the purchaser of the real property described herein, you are obligated to pay operation and maintenance assessments to the [City Name], Texas, for the costs of a portion of the operation and maintenance of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** created under Subchapter A, Chapter 372, Local Government Code. The City will mail notice to each property owner, as required by Chapter 372, with information regarding the annual public hearing for the levy of the operation and maintenance assessment.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below. This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO SACHSE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

____
STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the Sachse, Texas, for the costs of a portion of a public improvement or services project (the “Authorized Improvements”) undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

The exact amount of the assessment may be obtained from the City of Sachse. The exact amount of each annual installment will be approved each year by the Sachse City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Sachse.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

The foregoing instrument was acknowledged before me by______________________ and ____________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _________________, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

The foregoing instrument was acknowledged before me by ____________________and _________________ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_________________ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County.

Subject:	**6. Authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1.
Goals	

BACKGROUND

The City of Sachse currently uses Assessments of the Southwest to collect assessments for the Public Improvement District No. 1 (PID) since the City does not have its own tax collection division. This collection arrangement has been in place since the PID was first established. There have been challenges with collections in prior years, including instances where incorrect statements were issued and where residents could not pay their assessments online, creating delays in payments submitted.

Per the advice of P3 Works, the City's PID Administrator, the City wishes to establish a new partnership with TxGovSolutions to serve as the special assessment collector for PID No. 1.

POLICY CONSIDERATIONS

Procedures associated with the governance of Public Improvement Districts are defined in Chapter 372 of the Local Government Code.

RECOMMENDATION

Authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1.

File Attachments
1. Presentation_Sachse PID No.1 Special Assessment Collector Services_FINAL
2. PID Assessment Collector Services Contract_TxGovSoutions_FINAL

Sachse PID No. 1 Special Assessment Collector Services

City Council

August 18, 2025

Overview

- Current Contract
- Recommendation
- Next Steps

Current Contract

- The City of Sachse currently uses Assessments of the Southwest to collect assessments for the Public Improvement District No. 1 (PID)
- This collection arrangement has been in place since the PID was first established
- There have been challenges with collections in prior years, including instances where incorrect statements were issued and where residents could not pay their assessments online, creating delays in payments submitted

The City of SACHSE

Recommendation

- Per the advice of P3 Works, the City's PID Administrator, the City wishes to establish a new partnership with TxGovSolutions to serve as the special assessment collector for PID No. 1

Next Steps

- Staff recommends that Council authorize the City Manager to negotiate and execute an agreement with TxGovSolutions for special assessment collector services for Public Improvement District No. 1

THE STATE OF TEXAS §
§
CITY OF SACHSE §

AGREEMENT FOR SPECIAL ASSESSMENT COLLECTOR SERVICES

This Agreement for Special Assessment Collector Services **("Agreement")** is made by and between the City of Sachse **("City")** and TXGovSolutions LLC (**"TXGovSolutions"** or "**Consultant**"**)** (each a **"Party"** and collectively the **"Parties"**), acting by and through their authorized representatives.

Recitals:

WHEREAS, City desires to engage the services of TXGovSolutions as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, TXGovSolutions desires to provide for City the services necessary to collect from owners of assessed property the special assessments levied against property located within City (the Public Improvement Districts "**PID**") and disburse said collections to the proper designees, as more fully described in Article II, and in accordance with the terms and conditions set forth in this Agreement.

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties agree as follows:

Article I
Term

The initial term of this Agreement shall commence on the last day of execution hereof **("Effective Date")** and shall continue through September 30, 2026, unless written notice of termination is provided by the terminating Party prior to thirty (30) days of the expiration date of the then current term of the Agreement. City understands and agrees that, unless terminated, this Agreement will automatically renew annually following the initial term. TXGovSolutions may increase amounts charged to City for any renewal term, provided TXGovSolutions gives written notice to City sixty (60) days prior to the expiration date of the current term of this Agreement.

TXGovSolutions understands and agrees that time is of the essence. All deliverables are to be completed and delivered to City by the termination date, or by the milestone or completion date or dates provided in a performance schedule agreed upon between TXGovSolutions and City, unless an extension of time, based upon good reasons presented by TXGovSolutions, is approved by City.

Article II
Scope of Work

TXGovSolutions shall perform and is authorized to perform all normal duties required by law as City's Special Assessment Collector, with respect to mailing assessment statements, receipting, bookkeeping, and disbursement of collections of the special assessments collected from property located within each PID in accordance with applicable provisions of Chapter 372 of the Texas Local Government Code, as amended, which, without limiting the foregoing, shall include the following:

- Receive and load the assessment rolls and subsequent name/address change supplements.
- Prepare the statements with City logo and other information to aid in collections – QR codes, bar codes, etc.
- Print and mail assessment statements and delinquent notices, as applicable.
- Provide and maintain statement/payment website with appropriate updates, payment instructions, credit card payment link, and customer contact information.
- Provide collection and general ledger software for proper payment postings, reporting data, and funds disbursements.
- Receive and post payments via lockbox receipts and/or credit card payment files from the third-party credit card vendor.
- Research and clear any exception items.
- Deposit collections into an interim collection bank account.
- Balance payments received to system postings.
- Balance interim collection bank account activity to source system postings.
- Identify and adjust collections for returned checks, chargebacks, and other bank issues.
- Process refunds due for recalculation, overpayment, double or erroneous reasons – these systematically adjust the amounts to be disbursed as applicable per code.
- Disburse collected and balanced funds via ACH from the interim collection bank account into each PID recipient's designated bank account(s).
- Disburse collected attorney collections fees via ACH from the interim collection bank account into each attorney's designated bank account(s).
- Disburse any collected miscellaneous fees via ACH from the interim collection bank account into each appropriate payee's designated bank account(s).
- Provide detailed reports supporting each disbursement by recipient.
- Provide collection reports on a monthly basis with year-to-date recaps by PIA.
- Develop and provide any specialty reporting needs City may deem appropriate, as needed.
- Provide customer liaison service for customer inquiries.
- Provide attorney liaison service via access to the collection systems and assist with any system data questions.
- Provide PID Administrator liaison service via access to the collection systems and assist with any system or customer inquiries.
- Maintain auditable records.

City shall provide TXGovSolutions with an assessment roll identifying the assessments levied by City's governing body for each PID on or before September 5, 2025, or the first Monday of September. City shall provide TXGovSolutions subsequent deed transfer files from all relevant Central Appraisal Districts (CADs).

In the event the delinquent collection attorney(s) do not mail the standard delinquent assessment statement per Section 33.07 of the Texas Property Tax Code, TxGovSolutions can provide this service upon request.

TXGovSolutions represents that all its employees or associates who perform services under this Agreement shall be fully qualified to perform the services described in this Article II. All services should be performed to the satisfaction of City, and City shall not be liable for any payment under this Agreement for services which are unsatisfactory, and which have not been approved by City.

Article III
Compensation

3.1 City shall compensate TXGovSolutions for services performed as outlined below:

- Flat Fee = $150 per month per Improvement Area Assessment Roll within each PID.
- Per PID Parcel Rate = $5.00 annually.
- Unique Specialty Report Development = $100/hour.
- See Exhibit "A" for detail breakdown of PIA's and parcel counts provided by the State PID administrator.
    - * Estimated annual cost for #6 Improvement Areas totaling #712 parcels = $14,360

3.2 TXGovSolutions will invoice City semi-annually based on the above fee schedule. Invoice payments are due upon receipt or by the 1st day of the billing cycle via ACH payment or check (no wires). Adjustments for Improvement Area additions and related PID parcel counts expansions will be included on the next semi annual invoice for partial year implementations.

Article IV
Devotion of Time, Personnel, and Equipment

4.1 TXGovSolutions shall devote such time as is reasonably necessary for the satisfactory performance of the work under this Agreement. Should City require additional services not included under this Agreement, TXGovSolutions shall make reasonable efforts to provide such additional services at mutually agreed charges or rates and within the time schedule prescribed by the City, and without decreasing the effectiveness of the performance of services required under this Agreement.

4.2 To the extent reasonably necessary for TXGovSolutions to perform the services under this Agreement, TXGovSolutions is authorized to engage the services of any agents, assistants, persons, or corporations that TXGovSolutions may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by TXGovSolutions.

4.3 TXGovSolutions shall furnish the facilities, equipment, software, or other necessary office items to perform the services required under this Agreement unless otherwise provided herein.

Article V
Relationship of Parties

It is understood and agreed by and between the Parties that in satisfying the conditions of this Agreement, TXGovSolutions is acting independently, and City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by TXGovSolutions pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. TXGovSolutions shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are performed, subject to the terms of this Agreement. As such, City shall not train TXGovSolutions, not require TXGovSolutions to devote its full-time services to City or dictate to TXGovSolutions the sequence of work or locations where the work is performed.

Article VI
Termination

Either Party may terminate this Agreement, with or without cause, by giving the other Party thirty (30) days prior written notice. In the event of such termination, TXGovSolutions shall be entitled to compensation for any services completed for City in accordance with this Agreement prior to the termination date.

Article VII
Insurance

TXGovSolutions shall procure, pay for, and maintain during the term of this Agreement, with a company authorized to do business in the State of Texas and otherwise acceptable to City, the minimum insurance coverage attached hereto as Exhibit B, and incorporated herein.

Article VIII
Ownership of Documents

Upon acceptance or approval by City, all deliverables prepared or assembled by Consultant under this Agreement, and any other related documents or items shall become the sole property of City and shall be made available to City, without restriction on future use. Consultant may make copies of any and all deliverables and related documents or items for their files.

Article IX
Consultant's Liability

Approval of City shall not constitute or be deemed a release of the responsibility and liability of Consultant, its employees, agents, associates, or subconsultants for the accuracy and competency of the deliverables prepared by Consultant, its employees, agents, associates, or subconsultants, as required under this Agreement. In addition, approval of City shall not be deemed to be the assumption of any responsibility by City for any defect, error, or omission in the deliverables prepared by Consultant, its employees, agents, associates, or subconsultants.

Article X
INDEMNITY

CONSULTANT AGREES TO DEFEND, INDEMNIFY AND HOLD CITY, ITS OFFICERS, AGENTS, EMPLOYEES, RISK POOLS, AND INSURANCE HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY CONSULTANT'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, OR BY ANY NEGLIGENT OR STRICTLY LIABLE ACT OR OMISSION OF CONSULTANT, ITS OFFICERS, AGENTS, EMPLOYEES OR SUBCONSULTANTS, IN THE PERFORMANCE OF THIS AGREEMENT. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES TO THIS AGREEMENT AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

Article XI
Miscellaneous

11.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings, written or oral agreements between the Parties with respect to this subject matter.

11.2 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement.

11.3 Assignment. This Agreement provides for unique professional services. Consultant, therefore, shall not sell, assign, transfer or convey this Agreement, in whole or in part, without the prior written consent of City's Director.

11.4 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

11.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State City Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

11.6 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

11.7 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid illegal, or unenforceable provision had never been contained in it.

11.8 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of the agreement shall survive termination.

11.9 Gift to Public Servant. City may terminate this Agreement immediately if consultant has offered or agreed to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting.

11.10 Audits and Records. City may review any and all of the services performed by Consultant under this Agreement. City is granted the right to audit, at City’s election, all of Consultant’s records and billings relating to the performance of this Agreement. Consultant agrees to retain such records for a minimum of three (3) years following completion of this Agreement. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Agreement shall be subject to City’s rights as may be disclosed by an audit under this section.

11.11 Recitals. The recitals to this Agreement are incorporated herein.

11.12 Counterparts. This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute on and the same instrument.

11.13 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

11.14 Conflicts of Interest. Consultant represents that no official or employee of City has any direct or indirect pecuniary interest in this Agreement.

11.15 Force Majeure. No Party will be liable for any default or delay in the performance of its obligations under this Agreement if and to the extent such default or delay is caused, directly or indirectly, by fire, flood, earthquake, elements of nature or acts of God, riots, civil disorders, pandemic, acts of terrorism or any similar cause beyond the responsible control of such Party, provided that the non-performing Party is without fault in causing such default or delay. The non-performing Party agrees to use commercially reasonable efforts to recommence performance as soon as possible.

11.16 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City, to:

City of Sachse
Attn: Gina Nash
City Manager
3815-B Sachse Rd
Sachse, TX 75048

If intended for Consultant, to:

Northwest Registered Agent, LLC
Attn: TXGovSolutions LLC
5900 Balcones Drive, Ste. 100
Austin, TX 78731

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURES ON FOLLOWING PAGE]*

City of Sachse

Gina Nash
City Manager
3815-B Sachse Rd
Sachse, TX 75048

By: ______________________________
Gina Nash, City Manager

Date: ______________________________

TXGovSolutions LLC

Mark Gould
3810 Boca Bay Dr
Dallas, TX 75244

By: ______________________________
Mark Gould, CEO, Co-Founder, and Manager

Date: ______________________________

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr., City Attorney

EXHIBIT A

SACHSE	Dallas			
$649,395.88	Sachse PID #1	IA#1 I&S	236	Trustee Portion
$105,190.14	Sachse PID #1	IA#1 M&O	236	City Portion
$99,927.17	Sachse PID #1	IA#2 I&S	53	Trustee Portion
$538,826.09	Sachse PID #1	IA#3 I&S	23	Trustee Portion
$592,764.39	Sachse PID #1	MIA I&S	82	Trustee Portion
$97,730.66	Sachse PID #1	MIA M&O	82	City Portion
	6 IA's (entities) to collect		**712**	

ACORD®

EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Karol Johnson 7300 State Hwy 121 Suite 300 McKinney TX 75070	**CONTACT NAME:** Karol Johnson **PHONE (A/C, No, Ext):** (972) 777-3397 **FAX (A/C, No):** **E-MAIL ADDRESS:** kjohnson@twfg.com
INSURED TX GOV Solutions 3810 Boca Bay Drive Dallas TX 75244	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Westchester Fire Insurance Company	
INSURER B :	Westchester Fire Insurance Company	
INSURER C :		
INSURER D :		
INSURER E :	Westchester Fire Insurance Company	
INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** TXGO25072811311494 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✔ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✔ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		MLBTXF178290382-002	8/1/2025	8/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 1,000,000
							Bus Personal Prop	$ 25,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ✔ HIRED AUTOS ONLY ✔ NON-OWNED AUTOS ONLY	Y		MLBTXF178290382-002	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							Agg Limit	$ 2,000,000
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
E	Professional Liability	Y		MLBTXF178290382-002	8/1/2025	8/1/2026	each Claim	1,000,000
							Agg Limit	1,000,000
							Disciplinary Claim	5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
TXGOV Solutions 3810 Boca Bay Drive Dallas TX 75244	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE**

EXHIBIT C

Interim Bank Account Collateralization Policy
TBD

Subject:	**1. Consider authorizing the City Manager to execute a professional services agreement for the civil design of the City of Sachse Service Center between the City of Sachse and BinkleyBarfield | DCCM in the amount of Seventy-Eight Thousand, Seven Hundred Fifty and No/100 Dollars ($78,750.00).**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	$78,750
Budgeted	Yes
Budget Source	General Fund
Recommended Action	Authorize the City Manager to execute a professional services agreement for the civil design of the City of Sachse Service Center between the City of Sachse and BinkleyBarfield | DCCM in the amount of Seventy-Eight Thousand, Seven Hundred Fifty and No/100 Dollars ($78,750.00).
Goals	Provide excellent government services to Sachse citizens. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

As a supplement to the Architectural Services provided by Ron Hobbs Architects, City staff have partnered with BinkleyBarfield | DCCM for the design of the civil engineering portion of the project. BinkleyBarfield | DCCM will provide civil plans for survey, sanitary sewer, water, drainage, and pavement designs.

Upon completion of the design and construction plans and specifications by BinkleyBarfield | DCCM, City staff and Ron Hobbs Architects will incorporate those requirements with the Construction Manager at Risk (CMAR) for the construction of the Service Center. Ron Hobbs Architects will monitor and assist City staff with the project throughout the entire construction process.

The civil design portion of the project will be funded from General Fund transfers that were previously allocated towards this project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute a professional services agreement for the civil design of the City of Sachse Service Center between the City of Sachse and BinkleyBarfield | DCCM in the amount of Seventy-Eight Thousand, Seven Hundred Fifty and No/100 Dollars ($78,750.00).

File Attachments

1. Presentation_Service Center Civil Engineering_FINAL

Service Center
Civil Engineering Design Contract (F-24-12)

City Council

August 18, 2025

Overview

- Project Location
- Background
- Project Scope
- Staff Recommendation

Project Location

Background

- Ron Hobbs Architects is providing architectural services for design of a new Service Center
- Staff was tasked with selecting a qualified civil engineering firm to provide civil engineering design related to the project site
- BinkleyBarfield | DCCM is a preferred firm providing engineering services for 2021 Bond street projects

The City of SACHSE

Project Scope

- Boundary verification and topographic survey
  - Provide a boundary verification and topographic survey of the 3.42-acre tract
  - Creates a base survey for site plan and subsequent engineering drawings
- Conceptual design
  - Prepare conceptual grading, drainage, and utility plans based on architect's layout
- Site engineering design
  - Final construction plans of on-site improvements including demolition plan, paving plan, grading plan, drainage area map, storm drain plan and profiles, water and sewer plan, and erosion control plan
- Construction phase services
  - Attend preconstruction and construction review meetings
  - Respond to contractor requests for information (RFI) and review shop drawing submittals
  - Provide record drawings at completion of construction
- Easement abandonment and dedication
  - Prepare exhibits and legal description as required

The City of SACHSE

Next Steps

- Authorize the City Manager to execute a professional services agreement for the design of site civil plans for the Service Center (R-24-12) between the City of Sachse and BinkleyBarfield | DCCM not to exceed the amount of Seventy-Eight Thousand, Seven Hundred Fifty and no/100 Dollars ($78,750.00)

Subject:	**2. Consider authorizing the City Manager to execute a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction for the Service Center project.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	TBD: CMAR fees are negotiated after a qualified firm is selected and a GMP is determined.
Budgeted	Yes
Budget Source	General Fund
Recommended Action	Authorize the City Manager to execute a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction for the Service Center project.
Goals	Strategically invest in the City's existing and future infrastructure. Provide excellent government services to Sachse citizens.

BACKGROUND

Staff has negotiated a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction, Inc. pertaining to the design, development, and construction of a new Service Center for the City of Sachse.

Director of Public Works and CIP Corey Nesbit will provide an overview of the significant provisions within the contract, associated fees, and next steps. The project architect, Mr. Ron Hobbs, and representatives from Lee Lewis Construction, Inc. will be in attendance and available for questions as needed.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the City Manager to execute a Construction Manager at Risk (CMAR) contract with Lee Lewis Construction for the Service Center project.

File Attachments

1. Presentation_CMAR Service Center_FINAL

Construction Management at Risk (CMAR) Selection Sachse Service Center, F-24-12

City Council Meeting

August 18, 2025

Overview

- Background
- Project Location
- Construction Manager at Risk (CMAR)
- Evaluation Criteria
- Preferred CMAR Firm
- Site Plan
- Schematic Design
- Next Steps

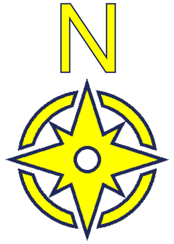
The City of SACHSE

Background

- August 19, 2024, Council engaged Ron Hobbs Architects to begin design of a new Public Works and Parks Service Center
- Staff worked with the architect to establish design documents and develop a Request for Qualifications (RFQ) for a CMAR
- RFQ was published July 10, 2025, Statements of Qualifications (SOQ) were due July 31, 2025
- 11 Submittals were received
- Evaluation of submittals was conducted by City staff and the architect's design team

The City of SACHSE

Project Location



Construction Manager at Risk (CMAR)

- CMAR assumes the risk for the construction of the facility like a general contractor but is also in consultation with the City during and after design of the facility
- Includes a guaranteed maximum price (GMP)
- CMAR will help develop and value-design project elements to maintain budget
- This is a blend of the competitive sealed proposal and design-build method, allowing the City a greater say in the design and materials associated with the facility while setting a GMP

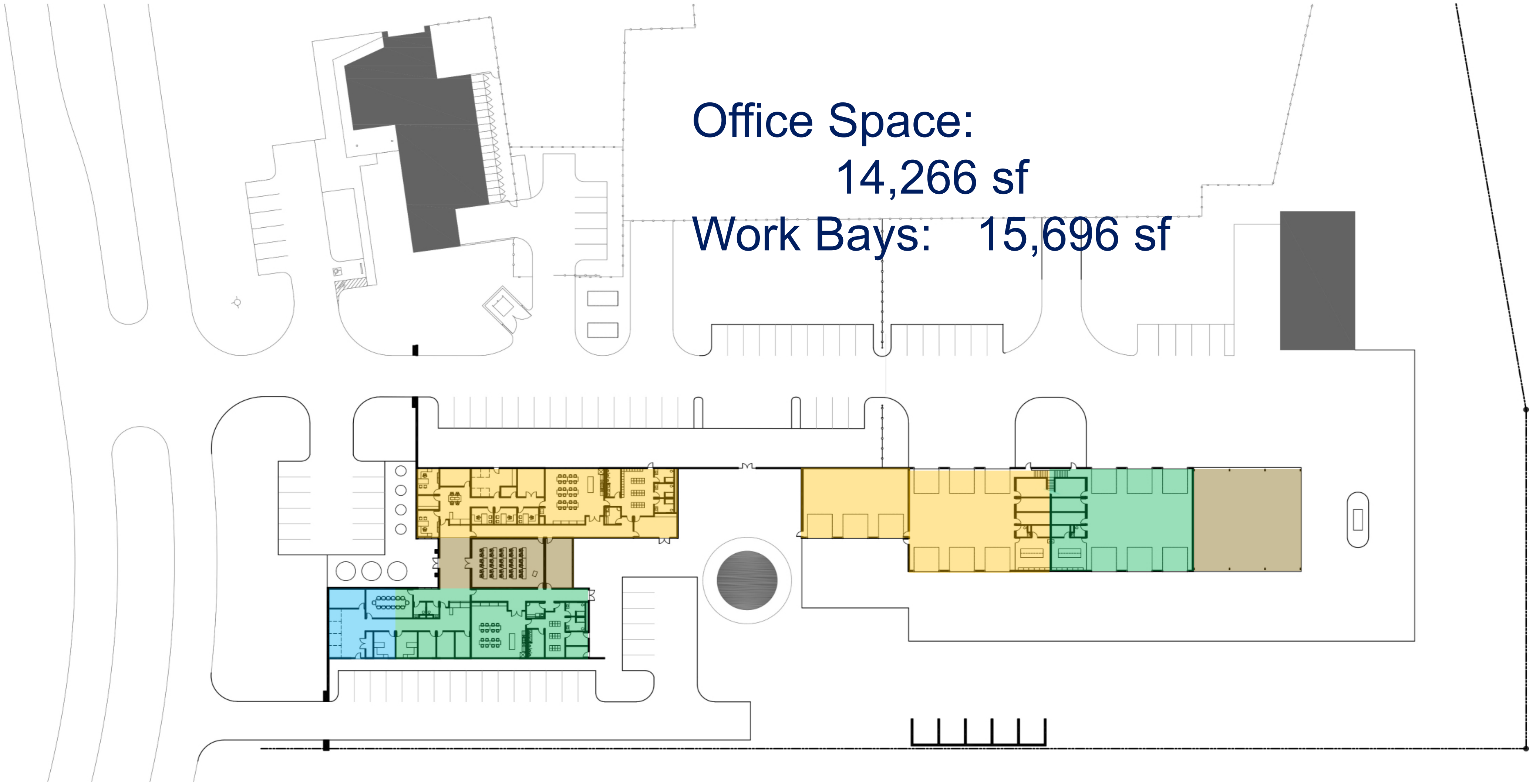
Evaluation Criteria

- Statement of Qualifications
- Knowledge and understanding of the City’s needs
- Firm experience on projects of similar scope and scale
- Performance on past representative projects
- Ability to establish budgets and control costs
- Ability to meet schedules
- Professional client and architectural references

Preferred CMAR Firm

- Lee Lewis Construction Inc.
  - Demonstrated emphasis on cost management
  - Reputation in industry
  - Tenure of staff with firm
  - Overall responsiveness to RFQ objectives
  - Previous experience with the City of Sachse

Site Plan



Office Space: 14,266 sf

Work Bays: 15,696 sf

Schematic Design

Next Steps

- Authorize the City Manager to execute a Construction Manager at Risk contract with Lee Lewis Construction Inc.
- Provide a notice to proceed for CMAR to begin developing a guaranteed maximum price

The City of SACHSE

Subject:	**3. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2025-2026 fiscal year.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	None
Recommended Action	Accept the City Manager's Proposed Budget for programs and services for the 2025-2026 fiscal year.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

City Charter requires that not later than the 15th day of August of each year, the City Manager prepare and submit the proposed budget covering the next fiscal year to the City Council. The 2025-2026 fiscal year proposed budget was submitted to the City Council, made available to the public online, and in the City Secretary's office on August 15, 2025.

The Proposed Budget is the product of previously held budget discussions with the City Council along with a financial update presented to Council on July 28, 2025. The Proposed Budget was submitted to the City Council, posted on the City's website, placed on file with the City Secretary, and placed at the Sachse Public Library for inspection. A public hearing on the budget is scheduled at 6:30 PM on September 2, 2025.

POLICY CONSIDERATIONS

This document sets the financial and operational direction of the City for the next fiscal year.

RECOMMENDATION

Accept the City Manager's Proposed Budget for programs and services for the 2025-2026 fiscal year.

File Attachments
1. Presentation_2026 Proposed Budget_08.18.25_FINAL

City of Sachse
2025-2026 Proposed Budget

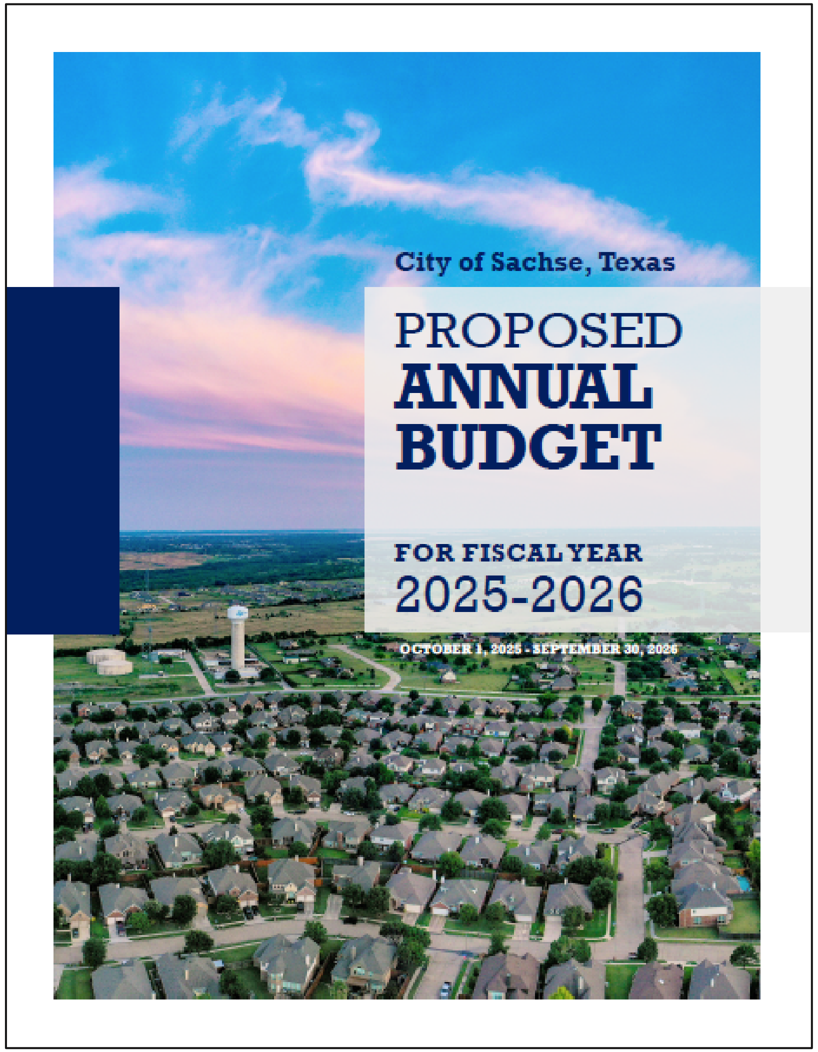
City Council
August 18, 2025

Overview

- Proposed Annual Budget
- General Fund Assumptions
- Property Tax Rates
- General Fund Revenues
- General Fund Balance
- Financial Policy Updates
- Supplementals
- Capital Project Expenditures
- Master Fee Schedule
- Variability in Employee Benefit Costs
- Budget Process Next Steps

Proposed Annual Budget

- Delivered August 15
  - Provided to Council
  - Available at www.cityofsachse.com/budget
  - Printed copies with City Secretary and Library



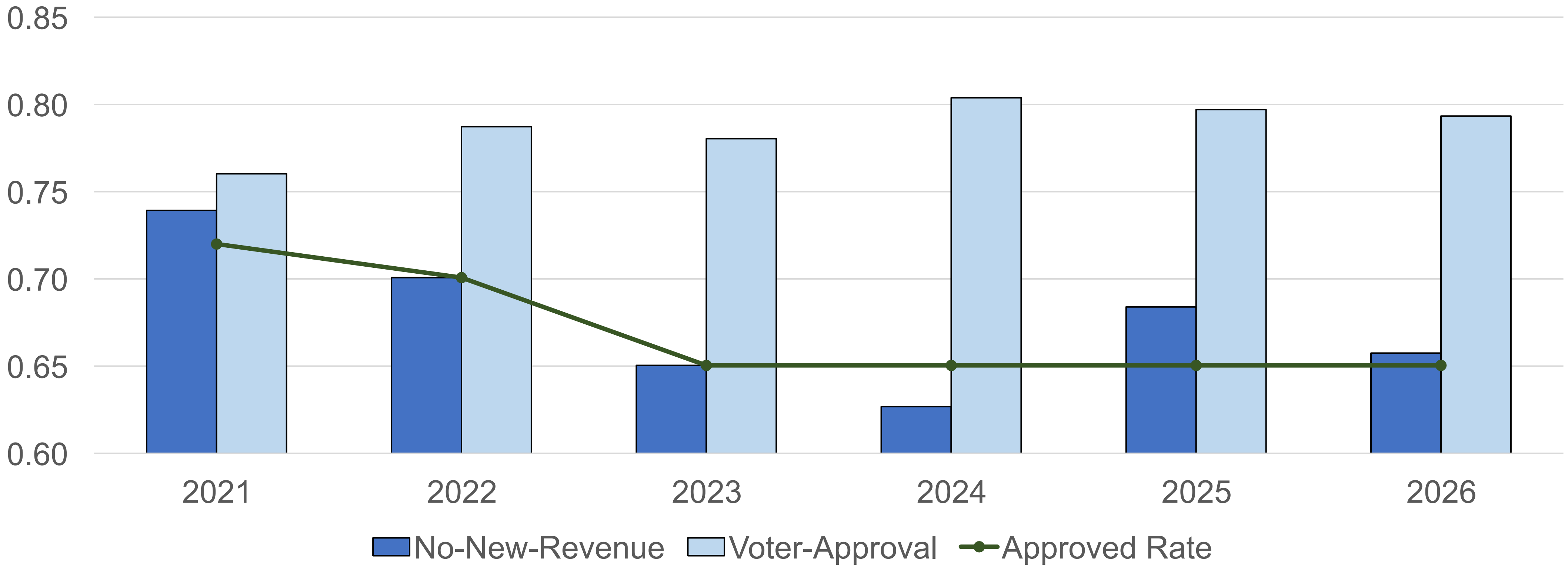
General Fund Assumptions

- Revenues
  - Property tax
    - Certified value $4.94 billion
    - Tax rate – 0.650416
    - Recommend keeping rate flat
  - Sales tax – varying growth
  - Franchise fees – steady
  - Licenses/permits
    - Recognizes project delays
- Expenditures
  - Maintain quality services
  - Minimal base budget growth despite inflation

Property Tax Rates

- **No-New-Revenue Rate**
  - Hypothetical tax rate that would raise the same amount of revenue in the upcoming year from property taxes as last year (taking into account changes in taxable values). New property added to the tax role is excluded from the calculation.
- **Voter-Approval Rate**
  - Highest tax rate that a taxing unit may adopt without holding an election. Split into two separate rates:
    - Maintenance and Operations (M&O) Rate - rate needed to raise the same amount of taxes as levied the prior year (excludes new property) plus with an increase of 3.5%.
      - Includes an unused increment adjustment (difference between adopted and voter-approval)
    - Debt Tax Rate - set to pay the taxing units debt payments in the coming year.

Property Tax Rate



2026 'Approved Rate' reflects FY25-26 Proposed Budget Total Rate

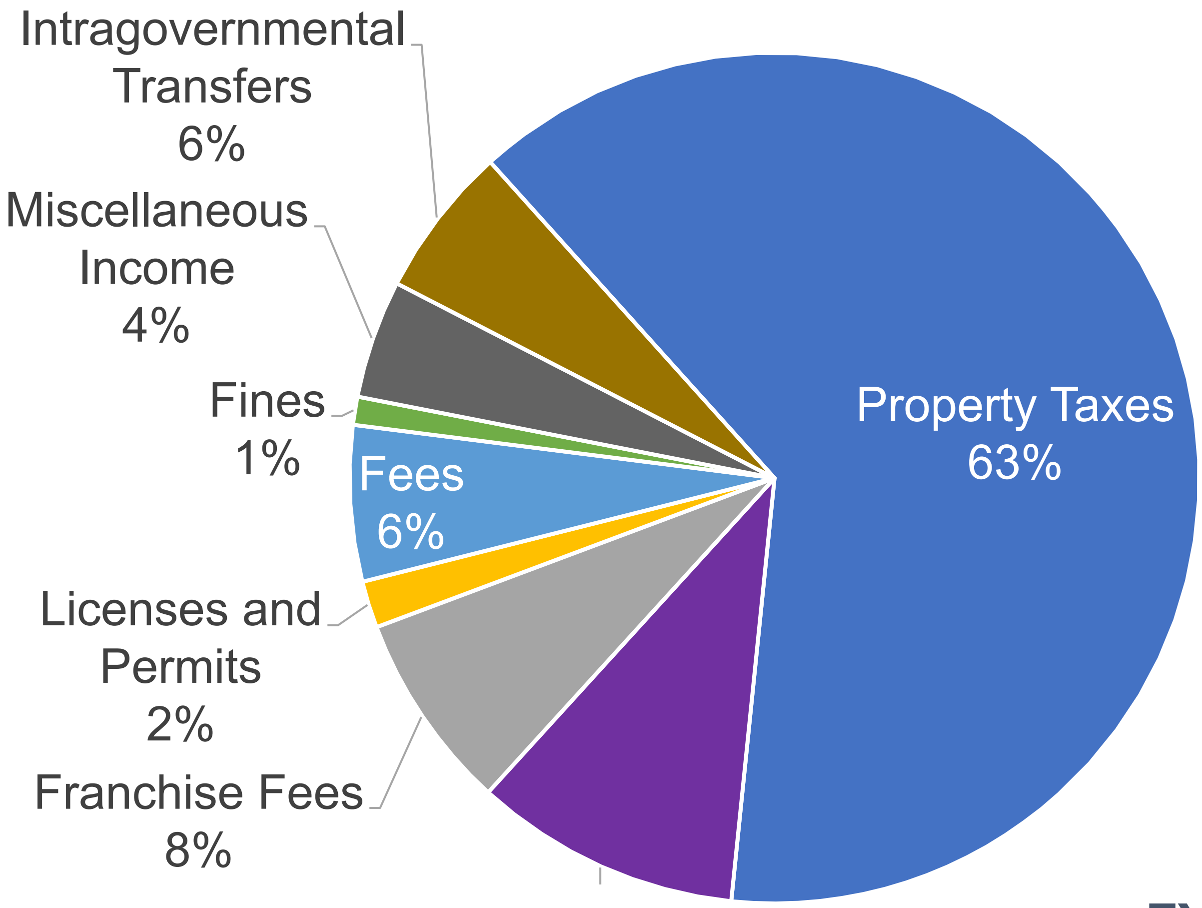
Property Tax Rate

TAX RATE	2024-2025	2025-2026	CHANGE	% CHANGE
No-New-Revenue	$0.683919	$0.657453	$0.026466	(4.2%)
Voter-Approval	$0.797018	$0.793341	$0.003677	(0.5%)

Proposed Tax Rate	**$0.650416**	**$0.650416**	**$0.000000**	**0.0%**

Proposed Budget pages 28, 29

General Fund Revenues

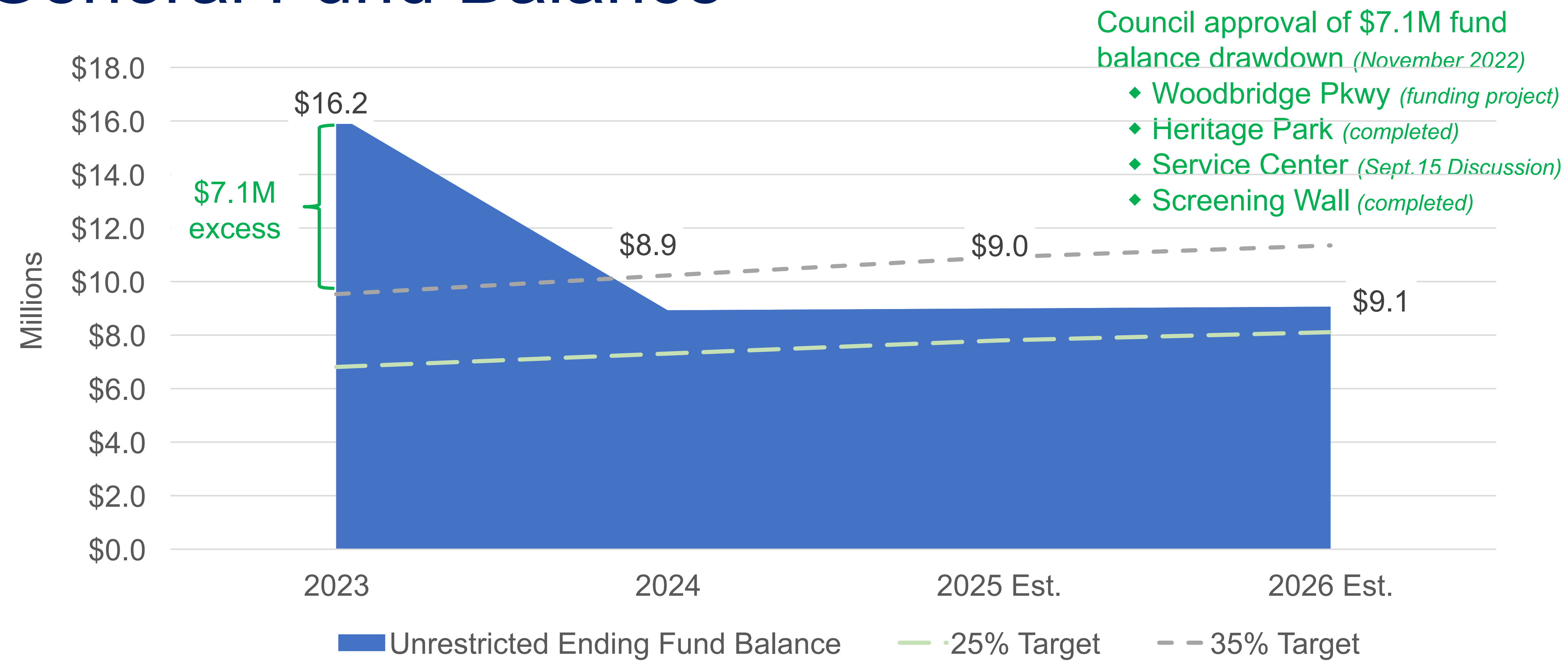


Taxes
Property (63%)
Sales (10%)
Franchise (8%)
TOTAL (81%)

FY 2026 Budget - $31.3M

Proposed Budget page 77-79

General Fund Balance



Policy – targeted level of General Fund unassigned reserves should be between 25% and 35%

Financial Policy Updates

- Disbursement approvals and procurement methods
  - Change per allowance in SB 1173 (competitive procurement from $50K to $100K) and corresponding changes
  - Primary changes:

Approval Level	Up To (Before)	Up To (After)
Dept. Head Designee	$999.99	$1,999.99
Manager/Assist. Dept Head	$2,999.99	$4,999.99
Dept. Head	$9,999.99	$24,999.99
Assistant City Manager	$24,999.99	$49,999.99
City Manager	$49,999.99	$99,999.99
City Council	$50,000.00 and up	$100,000.00 and up

Proposed Budget page 60

General Fund Supplementals

DEPT.	DESCRIPTION	NET REQUEST		RECOMMENDED	
		FTE	$	FTE	$
Various	Compensation	-	$1,490,257	-	$1,490,257
Secretary	Records Clerk	1.0	85,960	-	-
Finance	Purchasing and Asset Services Specialist	1.0	53,275	-	-
Fire-Rescue	Battalion Chief (EMS)	1.0	222,762	-	-
	Rope Rescue Equipment	-	17,713	-	-
	Handtevy Pediatric Care System	-	12,365	-	-
Library	All-In-One Learning Stations Replacement	-	7,112	-	-
	Dual Extruder 3D Printer	-	6,655	-	-

Proposed Budget page 86

General Fund Supplementals Continued

DEPT.	DESCRIPTION	NET REQUEST		RECOMMENDED	
		FTE	$	FTE	$
Police	Reclassification Position Lieutenant	-	$88,497	-	$-
PW/ Streets	Streets Maintenance Technician	1.0	92,667	-	-
	TOTAL	4.0	$2,077,263	-	$1,490,257
	FUNDS REMAINING				$68,835

Proposed Budget page 86

Utility Fund Supplementals

DEPT.	DESCRIPTION	NET REQUEST		RECOMMENDED	
		FTE	$	FTE	$
Various	Compensation	-	$79,039	-	$79,039
PW/ Water	Streets Maintenance Technician	1.0	92,167	-	-
	TOTAL	1.0	$171,206	-	$79,039
	FUNDS REMAINING				$1,152,381

Proposed Budget page 166

The City of SACHSE

EDC Fund Supplementals

DEPT.	DESCRIPTION	NET REQUEST		RECOMMENDED	
		FTE	$	FTE	$
Various	Compensation	-	$7,703	-	$7,703
	TOTAL	-	$7,703	-	$7,703
	CURRENT YEAR FUNDS REMAINING*				($295,704)
	FUNDS REMAINING**				$6,010,993

*Includes capital project funding
**Includes estimated FY24-25 ending fund balance

Proposed Budget page 266

The City of SACHSE

General VERF Scheduled Replacements

All Replacements Recommended

General VERF Pg. 250

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Finance/ IT	Computer Replacement – Cycle 3	$69,570	$69,570
LS/ Parks	F-250 Truck and Accessories	61,366	56,366
	Toro Zmaster 6000	11,841	10,841
Police	Chevrolet Tahoe Patrol Vehicle	76,785	72,785
	Chevrolet Tahoe Patrol Vehicle	76,785	72,785
	Chevrolet Traverse Admin Vehicle	48,200	46,200
PW/ Streets	580SN Case Backhoe/Loader	143,000	133,000
	TOTAL	$487,547	$461,547
	Public Safety Generator Replacement (FY24-25)		$747,281
	Funds Remaining		$6,563,496

Utility VERF Scheduled Replacements

Utility VERF Pg. 254

DEPARTMENT	DESCRIPTION	REQUESTED	NET REQUEST
Water	No Scheduled Replacements	$-	$-
Sewer		-	-
Stormwater		-	-
	TOTAL	$-	$-
		Funds Remaining*	$1,737,932

*Reflects projected fund balance available after funding any FY26 replacements (none scheduled)

Capital Project Expenditures by Category

CATEGORY	Remaining Project Budget (Carry-Forward)*	FY 25-26 New Project Spend	FY 25-26 Budget (Carry-Forward + New)
Roadway	$4,616,366	$32,207,000	$36,823,366
Parks & Trails	-	300,000	300,000
Facilities/Other	5,579,052	11,247,500	16,826,552
Neighborhood Services	25,000	25,000	50,000
Bond Proposition 2021	32,512,354	8,885,000	41,397,354
Water	1,298,798	4,550,000	5,848,798
Sewer	11,213,558	1,613,000	12,826,558
Drainage	280,000	100,000	380,000
TOTAL	$55,525,128	$58,927,500	$114,452,628

**Based on FY 2024-2025 projected spend*

Proposed Budget pages 196, 204-207

Master Fee Schedule

The City of SACHSE

Summary of Changes

- Public Safety fees
- Facility room rental deposit/fees
- Library
- Laurie Schwenk Senior Activity Center
- Michael J. Felix Community Center
- Building permits and Development Services fees
- Refuse service fees
- Water rate schedule
- Water service connection fees
- Waste water rate schedule
- Municipal drainage utility system fee

Proposed Budget pages 282+

I. Public Safety Fees

- Removed outdated animal control fees

III. Facility Room Rental Deposit/Fees

- Added Library meeting room deposit of $100
- Added room rental rates for the Library to distinguish between operational hours and non-operational hours
  - Updated fees for residents, non-residents, and non-profit organizations
- Updated Senior Activity Center room rental rates for non-operational hours
- Changes are to align Library rates with the current rental policies with those of the Senior and Community Centers

IV. Library

- Removed charges that are no longer applicable or outdated such as ear buds, pin-back button materials, and computer print outs

VII. Laurie Schwenk Senior Activity Center

- Changed annual membership fees for Senior Activity Center for resident and non-resident
  - Resident pays one-time fee of $10, no renewal required
  - Non-resident pays $20 annually
- This approach encourages resident engagement while maintaining a fair contribution from non-residents who use the facility regularly

VIII. Michael J. Felix Community Center

- Changed the daily drop-in rate for non-resident from $2 to $5
  - This change is in alignment with City practice to charge non-residents double the resident rate
  - Intent is to deter some of the disruptive behavior observed at the facility from drop-in guests

IX. Building Permits and Development Services

- Added building enforcement and subdivision ordinance fines
- Corrected cost per square foot for residential accessory buildings for spaces 399 square feet and greater
- Added temporary public amusement sales fee
- Updated water meter costs

XII. Refuse Service Fees

- Added 8.25% sales tax for residential trash fee
- Updated CWD annual increases for residential and commercial

XIII. Water Rate Schedule

- Updated water rates to reflect 7% annual increase

XIV. Water Service Connection Fees

- Updated amounts for meter-related replacement and connection fees

XV. Waste Water Rate Schedule

- Updated sewer rates to reflect 2% annual increase

XVI. Municipal Drainage Utility System Fee

- Raised monthly rates from $1.66 to $5.00 for single family residential per the rate study
- Raised monthly rates for non-residential from $1.66 to $5.00 per 4,300 square feet of impervious surface area

Benefits Follow-up Information

Variability in Employee Benefits Costs

The total cost of employee benefits is not fixed cost - it reflects a moment-in-time estimate that is influenced by a range of changing factors that include:

- Employee plan selection
- Coverage tiers
- Mid-year life events
- Vacant positions
- Staffing changes

Projected Cost Increases

- Each year, a projected cost increase is applied to the current benefits snapshot to estimate next year’s costs
- However, because this "snapshot" is constantly evolving due to these variables, the projection is an estimate, not a fixed figure
- While reasonable projections are applied to current data for budget planning, the underlying numbers shift throughout the year
- Ongoing monitoring and conservative assumptions help ensure the City remains fiscally responsible in managing the cost of employee health insurance
- First set of numbers printed in spring, refined as we go along building the base budget
- This is one of many reasons why the budget process is so intense as we work to refine numbers based on estimates provided in early spring

Summary and Next Steps

The City of SACHSE

Proposed Budget Summary of Funds

Fund	2025-2026 Revenues	2025-2026 Expenditures	2025-2026 Surplus/(Deficit)
General Fund	$31,250,594	$31,181,759	$68,835
Utility Fund	19,663,623	18,511,242	1,152,381
Economic Development Corporation (EDC) Fund	1,850,000	2,145,704	(295,704)*
General Vehicle/Equipment Replacement (VERF) Fund	1,667,900	1,234,828	433,072
Utility Vehicle/Equipment Replacement (VERF) Fund	332,000	-	332,000

*Fund balance available to fund budget deficit. Deficit due to capital project funding.

Budget Process Next Steps

- City Council Meeting – September 2
  - Budget public hearing
  - Budget discussion
  - Set date for budget adoption
  - Approve amended Master Fee Schedule
- City Council Meeting – September 15
  - Tax rate public hearing, if necessary
  - Adopt budget
  - Ratify tax rate in the budget
  - Approve proposed tax rate

Subject:	**4. Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of $0.650416 per $100 of assessed property value and schedule a public hearing (if necessary) regarding the proposed ad valorem tax rate for the September 15, 2025, Council meeting.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of $0.650416 per $100 of assessed property value and schedule a public hearing (if necessary) regarding the proposed ad valorem tax rate for the September 15, 2025, Council meeting.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City Council should adopt a tax rate that will, at a minimum, support the operations and cover the debt obligations of the City for the 2025-2026 fiscal year. The proposed rate of $0.650416 per $100 of assessed property value accomplishes this criteria.

State law requires cities publish the maximum tax rate to consider, which allows staff to coordinate any necessary public hearings and notifications. The rate the City finally adopts can be lower than the proposed and published rate but cannot exceed the proposed and published rate without undergoing the required posting requirements and timeframes.

According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue ($0.657453) or voter-approval rate ($0.793341), whichever is lower. The proposed rate of $0.650416 is below the No-New-Revenue rate by $0.007037, and therefore, does not require a public hearing or published newspaper ad.

If Council selects a tax rate greater than the no-new-revenue rate, a public hearing will be scheduled on the September 15 Council meeting and a notice will be generated to be published in the newspaper.

A motion to approve placing the proposed tax rate on the September 15 Council meeting agenda requires a record vote.

POLICY CONSIDERATIONS

The City's Comprehensive Financial Policy states that the debt-to-operational component of the tax rate should not exceed 35%. The proposed rate of $0.650416 is comprised of a Maintenance and Operations (M&O) rate of $0.456209, which is 70.14% of the total rate, and an Interest and Sinking (I&S) rate of $0.194207, which is 29.86%. Therefore, the proposed tax rate meets the requirement.

Per Section 26.05(d) of the Texas Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue or voter-approval rate, whichever is lower. Section 26.05(e) of the Texas Property Tax Code states that a meeting to vote on the tax increase may not be held later than the seventh day after the date of the public hearing.

RECOMMENDATION

Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of $0.650416 per $100 of assessed property value and schedule a public hearing (if necessary) regarding the proposed ad valorem tax rate for the September 15, 2025, Council meeting.

File Attachments None

F. Discussion Items

Subject:	**1. Discuss and provide direction regarding an ordinance regulating donation bins.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss and provide direction regarding an ordinance regulating donation bins.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Donation bins have become a frequent source of concern within the community due to a lack of regulation and oversight. While these bins are intended to support charitable causes by collecting clothing and household items, their growing number, particularly in commercial areas, has led to several challenges.

Residents have increasingly expressed frustration over donation bins not being properly maintained, often becoming sites for donations overflowing the containers and illegal dumping. In some cases, multiple bins from various organizations are clustered on a single property, resulting in visual clutter and contributing to neighborhood blight. Currently, there are no local regulations governing the placement, number, or upkeep of these bins.

As a result, staff is bringing this item forward for Council discussion and direction to draft an ordinance for the location, quantity, and maintenance of donation bins within the city. The intent of the ordinance will be to address ongoing concerns, mitigate illegal dumping, and ensure these bins are managed in a way that aligns with community expectations and public safety.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and provide direction regarding an ordinance regulating donation bins.

File Attachments
1. Presentation_Donation Bins_FINAL

Donation Bins

City Council

August 18,2025

The City of SACHSE

Overview

- Concerns
- Research Overview
- Research
- Proposed Ordinance Standards
- Enforcement
- Implementation Plan
- Recommendation
- Next Steps

The City of SACHSE

Concerns

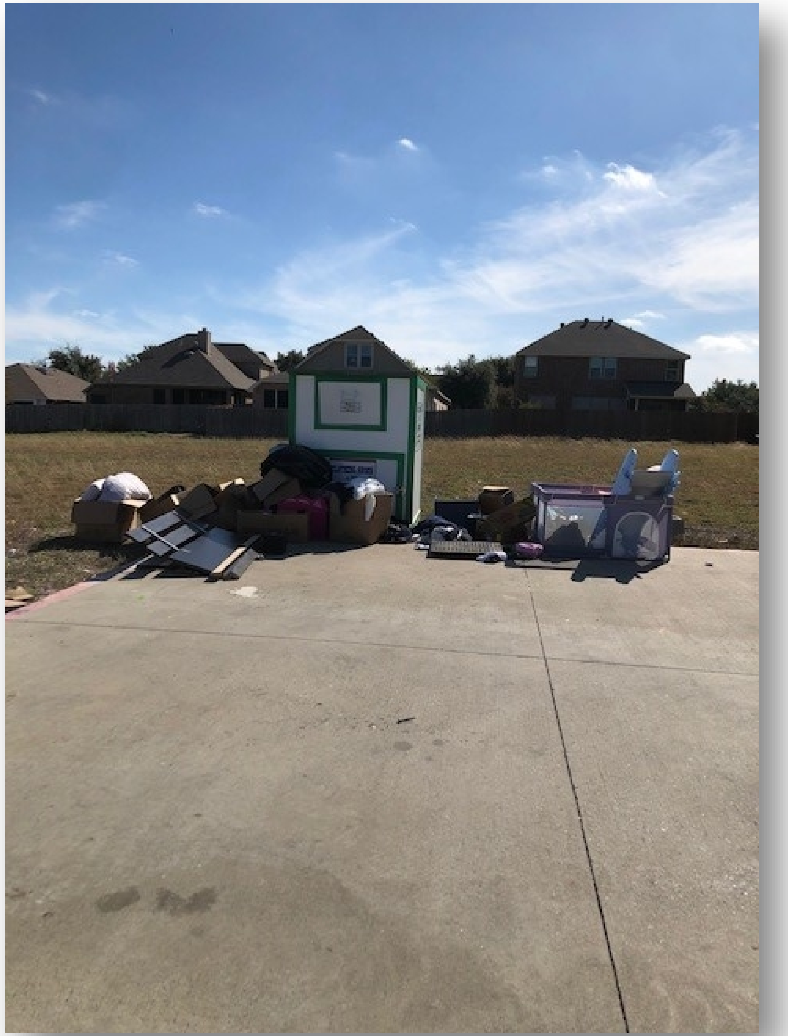
- Lack of maintenance
- No limits on number of bins per location
- Contributing to nuisance conditions
- Public complaints have increased
- Current ordinance limits City's ability to enforce

Kroger Shopping Center
Photo provided by resident

The City of SACHSE

Concerns

Donation Bins behind 7/11 on Woodbridge Parkway



Donation Bins near Small Miracles Academy

The City of SACHSE

Research Overview

- Cities studied:
  - Murphy
  - Dallas
  - Mansfield
  - Azle
  - Aledo
  - Keene
- Each city includes regulations for permits, maintenance, location, and enforcement
- Comparator cities were surveyed as well, though they have varying regulations of these types of bins
  - Murphy, Celina, and Anna are the only comparator cities that regulate these bins

Research

City	Permit Fee	Bin Limits & Location	Maintenance	Enforcement
Murphy	$50/year	Only in certain zones; 1,000 feet from other bins; 500 feet from residential; must be on paved pad	Weekly servicing; graffiti removal; neutral colors; posted contact info and schedule	$500 fine per offence; 24-hour violation abatement; permit revocation after three violations; impoundment
Dallas	$248/year	Limited per lot; 24/7 contact information	24-hour number decal	Civil/criminal citation penalties
Mansfield	$100/year	Paved surfaces; restricted zones	Permit decal; 25-foot radius	$200 impound + $30/day; 10-day abandonment
Aledo	$500/year	One per lot; 200 feet from residential zone	24-hour cleanup; joint liability	$750 impound + $20/day
Azle	$200/year	One per lot; setbacks; 200 feet buffer	48-hour cleanup; joint liability	$200 impound + $20/day; 48-hour cleanup
Keene	N/A – banned	All unattended bins banned	N/A	Fines up to $2,000/day

The City of SACHSE

Proposed Ordinance Standards

- Annual permit: $250 per bin
- Zoning restrictions: commercial/industrial only
- Setback requirements:
  - 75 feet from intersections/fire lanes
  - 250 feet from parks/schools
- One bin per parcel (exceptions for large parcels)
- Maintain to avoid overflow
- Display contact info, service schedule, donation instructions
- Weather-resistant construction
- No advertising beyond identification signage
- Property owner consent required

The City of SACHSE

Enforcement

- 48-hour notice to correct violations
- Permit revoked after two violations in 12 months
- Impoundment after non-compliance
  - $200 impound fee + $30/day storage
- Abandonment presumed after 10 days

The City of SACHSE

Implementation Plan

- 60-day grace period for current operators to comply
- Outreach to operators and property owners
- Begin enforcement after transition period

The City of SACHSE

Recommendation

- Staff recommends implementing regulations to govern donation bins in the community utilizing a fair framework for donation bin companies that reduces blight and enforcement burdens

Next Steps

- Staff is seeking direction from the Council regarding the regulation of donation bins in Sachse
- If there is a Council consensus, staff will begin drafting an ordinance and start public outreach
- Once ready, staff will bring the ordinance to City Council for consideration

H. Action Resulting from Executive Session

Subject:	**1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.**
Meeting	August 18, 2025 - City Council Meeting
Access	Public
Type	Discussion, Action
Recommended Action	Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.
Goals	

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellow Jacket.

File Attachments
None