Monday, August 17, 2026
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 17, 2026, at 6:30 PM to consider the following items of business:

2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present the Texas Municipal Clerks Association, Inc. (TMCA) Municipal Clerk's Office Achievement of Excellence Award to the City Secretary.

C. 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 shall 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.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the August 3, 2026, City Council meeting.

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

E. 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 August 3, 2026, meeting minutes.

2. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2026-04 by amending public safety fees; engineering, health and sanitation; facility room rental deposit/fees; park facility rental fees; Laurie Schwenk Senior Activity Center; Michael J. Felix Community Center; building permits and development services fees; water rate schedule; water service connection fees; waste water rate schedule; municipal drainage utility system fee; neighborhood services fees; and providing an effective date.

3. Approve a resolution of the City Council of the City of Sachse, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

4. Approve an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 6 titled "Health and Sanitation," Article I titled "In General" Section 6-7 titled "Nuisances and Vegetation," by amending paragraph 6-7. C. to add clearance and visibility requirements and add provisions for the removal of dead, damaged, or diseased trees or limbs; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars ($2,000.00); and providing for an effective date.

5. Authorize the City Manager to award and execute the construction contract for Williford Road (BP-21-B03), to McMahon Contracting LP in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00).

F. 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 shall be given to the City Secretary prior to the start of the meeting.

1. Conduct a public hearing on the proposed 2026-2027 fiscal year budget and set a date for budget adoption.

2. Consider making appointments to the Bond 2027 Committee.

3. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.

G. 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 11, 2026, by 5:30 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. Present the Texas Municipal Clerks Association, Inc. (TMCA) Municipal Clerk's Office Achievement of Excellence Award to the City Secretary.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Present the Texas Municipal Clerks Association, Inc. (TMCA) Municipal Clerk's Office Achievement of Excellence Award to the City Secretary.
Goals	

BACKGROUND

The Texas Municipal Clerks Association, Inc. recognizes municipalities that demonstrate excellence in the effective and efficient management of the City Secretary's office. The Texas Municipal Clerk's Office Achievement of Excellence Award honors offices that meet high professional standards in areas such as records management, government transparency, elections administration, compliance with the Open Meetings Act, and innovative projects or processes. This award follows the rigorous Texas Registered Municipal Clerk certification, reflecting a strong commitment to education, professionalism, and service in local government.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present the Texas Municipal Clerks Association, Inc. (TMCA) Municipal Clerk's Office Achievement of Excellence Award to the City Secretary.

File Attachments
None

E. Consent Agenda

Subject:	**1. Approve the August 3, 2026, meeting minutes.**
Meeting	August 17, 2026 - 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 3, 2026, City Council regular meeting are presented for approval.

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_08.03.2026-unsigned

CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 3, 2026, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, August 3, 2026, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Lindsay Buhler, Councilmember Timothy Legh-Page.

Those absent were: Mayor Pro Tem Brett Franks, 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 3, 2026, at 6:30 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:30 PM.

2. Invocation and Pledges of Allegiance.

Councilmember Howarth offered the invocation and Councilmember Legh-Page led the pledges.

B. Recognition

1. Present a proclamation celebrating the completion of the Bailey Road project and recognizing the team that worked on it.

Mayor Bickerstaff presented a proclamation to representatives from Garver LLC, McMahon Contracting, and the City's Public Works Department to celebrate the completion of the Bailey Road project.

2. Present a proclamation to NO-DIGTEC in appreciation for their service above and beyond that of a typical contractor demonstrating invaluable community partnership.

Mayor Bickerstaff presented a proclamation to representatives of NO-DIGTEC to recognize the exemplary service they provided in an emergency situation.

C. 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 shall 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, Allan Smith, addressed Council regarding the condition of his alley.
Sachse resident, Jay Porterfield, thanked Council for abating a property on Valley View Lane.
Sachse resident, Sebastian Ramirez, addressed Council regarding the Flock cameras.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the June 15, 2026, City Council meeting.

Mayor Bickerstaff addressed comments from the June 15 Council meeting.

"We did have a few questions and comments from Mr. Harris that I would like to address from the June 15, 2026, meeting. I do think it is important to clarify a few points that he brought up.

Mr. Harris's property was found to be in violation of the City's code concerning excessive junk materials by the Sachse Municipal Court. Mr. Harris appealed that decision. The Municipal Court's decision was not overturned. The underlying issue is compliance with property-maintenance requirements that apply throughout the city. The Council cannot use public comments to waive City codes or disregard a court order.

Mr. Harris's request to build a pole barn or another storage building is a separate permitting matter. Visiting the permit office multiple times does not necessarily mean that staff has received everything required to approve a particular structure. City staff cannot approve of anything that does not meet the adopted building and zoning standards. The City has a responsibility to enforce its ordinances fairly and consistently for everyone."

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

Councilmember Buhler announced the last Summer Nights Concert Series on August 7 and the National Pickleball Day celebration on August 8. Councilmember Legh-Page advertised that August is Clear the Shelters Month and Sachse is participating with half-price adoptions all month. He also introduced Bruce, the featured pet, inviting anyone that might be interested in meeting this distinguished gentleman to contact the Animal Shelter at 972-675-9662 to schedule a meet-and-greet. Councilmember Millsap thanked those that participated in the Summer Reading Program for helping make it a success. He also noted upcoming events and activities at the Library, such as trying a hobby—pastels—on August 12 and the Adult Book Fair on August 13.

Ms. Nash welcomed new employees of the City: Police Recruit Brandon Conner, Assistant to the Economic Development Director Shelby Curtis, Water Maintenance Technician Michael Robinson, Recreation Aides Abigail John and Noel Benny, and Communications Business Partner Pharryn Bambico. Ms. Nash also congratulated Custodian Alex Talebi for being recognized as the SHINE Award recipient for the second quarter of the year. Mr. Talebi consistently goes above and beyond, looks out for his colleagues, and ensures everyone has a clean and conformable space to do their work. Thank you, Alex!

Mayor Bickerstaff invited those interested in serving on a City Board or Commission to apply online at www.cityofsachse.com/boards-commissions or by emailing lgranger@cityofsachse.com. Regarding back-to-school activities, he mentioned that Old Ben Davis Road has been fully reconstructed and will open before the first day of school. Woodbridge Parkway panel replacements near Cox Elementary have also been completed. While construction on other areas of the road will continue after school starts, the active work will have minimal impact on Cox Elementary School traffic. Mayor Bickerstaff also reminded property owners to adhere to the City's water conservation plan in effect through October 31. Residents are asked to limit sprinkler and irrigation use to no more than two days per week, and most yards only need one day per week. Please review guidelines at www.cityofsachse.com/WaterConservation.

E. 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 15, 2026, meeting minutes.

2. Approve the June 24, 2026, special meeting minutes.

3. Accept the monthly revenue and expenditure report for the period ending May 31, 2026.

4. Consider approving a resolution approving the terms and conditions of the Interlocal Cooperation Agreement between the City of Sachse and Collin County, Texas, for road improvements; and providing for an effective date.

5. Accept the 2026 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

8. Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns, and finding that the meeting at which this Ordinance is passed is open to the public. (SECOND READING)

9. Approve a resolution accepting a preliminary 2026 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 2026 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 17, 2026, 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.

10. Approve an ordinance approving the 2026 Annual Service Plan Update and 2026 Assessment Rolls for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; making various findings and provisions related to the subject; and providing for an effective date.

11. Consider rejecting all bids for the construction of the Southeast Sewer Expansion Project (Muddy Creek) Project, SS-24-18.

Mayor Bickerstaff removed consent agenda items six and seven before voting on the remaining items.

Councilmember Buhler made a motion to approve items one through five and eight through ten of the consent agenda. Councilmember Howarth seconded the motion, and it carried 5 - 0.

None voted against.

F. 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 shall be given to the City Secretary prior to the start of the meeting.

6. Accept the submission of the estimated 2026 no-new-revenue tax rate of $0.64999 per $100 taxable value and the estimated voter-approval tax rate of $0.77187 per $100 taxable value.

Mayor Bickerstaff pulled this item from the consent agenda. Finance Director David Baldwin explained that the no-new-revenue and voter approval rates were received from the appraisal districts after the posting deadline for the City Council Agenda. The no-new-revenue rate is $0.652103 and the voter approval rate is $0.772334, both above the rate estimated on the agenda item.

Councilmember Howarth made a motion to approve the item with the following corrected numbers: no-new-revenue rate of $0.652103 and voter approval rate of $0.772334. Councilmember Buhler seconded the motion, and it carried 5 - 0. None voted against.

7. Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget at the August 17, 2026, City Council meeting.

Mayor Bickerstaff requested that this item be removed from the consent agenda. City Attorney Joe Gorfida explained that he recommended this and the previous items be pulled so the public could understand the updated no-new-revenue rate before the public hearing on the proposed budget is scheduled.

1. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2026-2027 fiscal year.

The City Manager's Proposed Budget for 2026–2027 was presented, with staff noting that the full document is available online and that the process was accelerated to provide information to the public earlier. No public feedback has been received so far, and property tax assumptions remain the same as those shared on June 15.

Mr. Baldwin reviewed the major elements of the budget. Assistant City Manager Lauren Rose explained the City's cost-recovery philosophy and options for Council consideration. She also provided an overview of the Capital Improvement Program (CIP), including funding sources and prioritization. Public Works and CIP Director Corey Nesbit described Sachse's CIP needs, noting that while total needs are around $200 million, the City can support only about $57 million without increasing the tax rate. He summarized ongoing and upcoming projects and presented staff's recommendations for projects to include in the potential 2027 bond program.

Ms. Nash recommended excluding all supplemental requests from the budget except for the compensation package associated with the recent study and Council direction. She also recommended continuing replacement of items funded through the Vehicle and Equipment Replacement Fund (VERF).

Mr. Baldwin summarized revenues, expenditures, and the resulting surplus or deficit and outlined next steps in the budget process. He also noted that a tax-rate public hearing is not required.

Councilmember Buhler expressed appreciation for staff's efforts to keep the budget lean while maintaining services, noting that of the $0.45 O&M rate, $0.40 goes toward maintaining public safety and that the City accomplishes a great deal with limited resources.

2. 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 regarding the proposed ad valorem tax rate for the September 8, 2026, Council meeting.

Mr. Baldwin explained the proposed property tax rates. Ms. Nash is recommending keeping the tax rate the same as it has been for the past several years, $0.650416. This is below the no-new-revenue rate. Texas Property Tax Code requires a public hearing to be held if the proposed tax rate exceeds the no-new-revenue rate or the voter-approval rate, whichever is lower. Since the proposed rate is below both statutory rates, a tax rate public hearing is not needed.

Councilmember Howarth made a motion to establish the maximum ad valorem tax rate to consider at $0.650416 per $100 of assessed property value, and Councilmember Buhler seconded the motion. Ms. Granger took a record vote for this item:

Mayor Bickerstaff	Yes	Councilmember Legh-Page	Yes
Councilmember Howarth	Yes	Councilmember Buhler	Yes
Councilmember Millsap	Yes		

Mayor Pro Tem Franks and Councilmember Prestenberg were absent.

3. Consider an ordinance authorizing the issuance of City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

Ms. Nash noted that the previous item discussed was in relation to the operations and maintenance portion of the tax rate. This item is in reference to the remaining $0.19, which is for Series 2026 Certificates of Obligation (CO). As discussed in the June 15 meeting, these COs are to fund the Sachse Service Center and the additional funds for the Merritt Road Realignment Project. The City's financial advisor, Jason Hughes of Hilltop Securities, reviewed the Council's action on June 1, 2026, to approve a Notice of Intent to issue COs with a maximum not-to-exceed amount of $18,150,000. He noted the City has the second-highest possible bond rating with S&P and Moody's. As the rate goes higher, the interest goes lower. The S&P specifically noted that the City has consistently had an operating surplus, has prudent management with comprehensive policies and practices, and the stable outlook reflects the S&P's expectation that the City will maintain its robust operating profile. Bids were advertised and the City received six bids, which was positive and a reflection of the City of Sachse's reputation and rating. Mr. Hughes noted that if Council approves, a fixed interest rate of 4.2479% would be locked in for $17.62 million, which provides $18 million of project proceeds. An approval will not increase the tax rate.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Buhler seconded the motion, and it carried 4 - 1. Councilmember Millsap voted against.

G. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items shall be addressed**

in the Public Comment Section of this meeting.

1. Receive the quarterly 2021 Bond update.

Ms. Nash provided an update of the projects approved during the 2021 Bond Election. Specific progress on any of the projects can be found at www.cityofsachse.com/bond2021.

H. Executive Session

1. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking legal consultation with the City Attorney regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the annual review of the City Attorney.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:17 PM.
The Council returned to Regular Session at 8:45 PM.

I. 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 shall be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

No action was taken.

2. Take any action as a result of executive session regarding the annual review of the City Attorney.

No action was taken.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:46 PM.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, TRMC, City Secretary

Subject:	**2. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2026-04 by amending public safety fees; engineering, health and sanitation; facility room rental deposit/fees; park facility rental fees; Laurie Schwenk Senior Activity Center; Michael J. Felix Community Center; building permits and development services fees; water rate schedule; water service connection fees; waste water rate schedule; municipal drainage utility system fee; neighborhood services fees; and providing an effective date.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Master Fee Schedule rates are reviewed annually to, at minimum, cover direct costs.
Recommended Action	Approve the resolution as presented.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Master Fee Schedule is a convenient tool for residents and customers to familiarize themselves with various charges for City services. The schedule can be updated periodically for necessary changes without amending the associated budget ordinance.

The Master Fee Schedule is considered annually during the budget process. The City Council was briefed at the August 3 meeting regarding proposed changes to the Master Fee Schedule. Due to Council feedback at the meeting, staff removed the proposed Michael J. Felix Community Center fee increase for resident senior-citizen and resident military annual memberships. This item is being placed on the Consent Agenda for Council's consideration.

POLICY CONSIDERATIONS

City of Sachse Comprehensive Financial Management Policy, section III. Revenue Management, states,

1. For services that benefit specific users, the City shall establish and collect fees to recover the costs of those services. Where services provide a general public benefit, the City shall recover the costs of those services through property and sales taxes.
2. At a minimum, the City will strive to cover direct costs. User charges may be classified as full cost recovery, partial cost recovery, and minimal cost recovery.
3. User fees will be reviewed annually and adjusted to avoid sharp changes.
4. Factors in setting fees shall include, but not be limited to, market and competitive pricing, effect of demand for services, and impact on users, which may result in recovering something less than direct, indirect, and overhead costs.
5. The City may set a different fee for residents versus non-residents.
6. All user fees shall be adopted by City Ordinance during the budget process and included in the Master Fee Schedule.

RECOMMENDATION

Approve the resolution as presented.

File Attachments

1. Presentation_2026-2027 Master Fee Schedule_FINAL
2. Master Fee Schedule FY 2026-2027 Summary of Changes
3. Resolution Amending Master Fee Schedule FY2026-2027_FINAL
4. Appendix A_Master Fee Schedule FY 2026-2027

Master Fee Schedule

August 17, 2026

CITY OF SACHSE

Master Fee Schedule Proposed Changes

Fee Name	Current Fee	Status within Market	Proposed Fee	Percent Change	Notes
Neighborhood Services Dangerous Abatement Fee	$250	Below Market	*$500*	*100%*	Considerable staff time involved
Temporary Food Vendor Permit	$50	Below Market	*$100/day or $250 annually*	*Per day 100% Annual - New Fee*	
Public Swimming Pool Permit	$150	Below Market	*$200*	*33.3%*	
Liquid Waste Transport Permit	$25/vehicle	Below Market	*$100/vehicle*	*300%*	Pass through cost to third party
Multi-Family Certificate of Occupancy	$50/unit	Below Market	*$15/unit annually*	*New Fee Structure*	
Disconnect/Reconnect for Nonpayment	$35	Below Market	*$45*	*28.6%*	
Reconnect Service Fee (After Hours)	$40	Below Market	*$50*	*25%*	
Planned Development Zoning Request	$750 + $15/acre	Below Market	*$1,200 + $15/acre*	*60%*	Considerable staff time involved
Livestock Permit	$10/5 years	Below Market	*$50/5 years*	*400%*	Considerable staff time involved

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CITY OF SACHSE

Master Fee Schedule Proposed Changes

Fee Name	Current Fee	Status within Market	Proposed Fee	Percent Change
Alarm Permit Fee	$10/2 years	Below Market	*$20/2 years*	*100%*
Fire Plan Review	$100	Below Market	*$150*	*50%*

Fire Sprinkler Permits

	=/< 20	26-75	76-125	126-200	201-300	301-400	401-500	>500
Current	$50	$100	$200	$275	$350	$375	$425	$500
Proposed	*$150*	*$200*	*$250*	*$325*	*$400*	*$450*	*$500*	*$550*
Percent Change	*200%*	*100%*	*25%*	*18.2%*	*14.3%*	*20%*	*17.6%*	*10%*

Fire Alarm Permits

	=/< 10	11-25	26-100	101-200	=/>201
Current	$50	$75	$150	$200	$500
Proposed	*$100*	*$150*	*$200*	*$250*	*$500*
Percent Change	*100%*	*100%*	*33.3%*	*25%*	*0%*

CITY OF SACHSE

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Master Fee Schedule Proposed Changes

CITY OF SACHSE

Fee Name	Current Resident Fee	Current Non-Resident Fee	Proposed Resident Fee	Proposed Non-Resident Fee	Percent Change Resident Fee	Percent Change Non-Resident Fee
Michael J. Felix Community Center Membership (Senior)	$0	$10	*$0**	*$20*	*0%*	*100%*
Michael J. Felix Community Center Membership (Military)	$0	$10	*$0**	*$20*	*0%*	*100%*
Michael J. Felix Community Center Membership (Individual)	$20	$40	*$30*	*$60*	*50%*	*50%*
Michael J. Felix Community Center Membership (Family)	$50	$100	*$75*	*$150*	*50%*	*50%*
Michael J. Felix Community Center Membership (Drop-In)	$2	$5	*$5*	*$10*	*150%*	*100%*
Senior Center Membership	$10 (one-time payment)	$20/year	*$5/year*	*$20/year*	*New Fee Structure*	*0%*
Senior Center Multi-Purpose Room A Rental	$25/hour	$50/hour	*$50/hour*	*$100/hour*	*100%*	*100%*

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**Updated to reflect City Council direction*

Master Fee Schedule Proposed Changes

Fee Name	Current Fee	Status within Market	Proposed Fee	Notes	Percent Change
Pavilion Reservation	$25/facility – 4 hours or less $10/facility/hour – 5 hours or more	Below Market	*$50/facility – 4 hours or less* *$20/facility/hour – 5 hours or more*		100%
Ball Field Reservation	$25/field – 4 hours or less $10/field/hour – 5 hours or more	Below Market	*$50/field – 4 hours or less* *$20/field/hour – 5 hours or more*	Excludes Sachse Baseball Association	100%
Ball Field Lighting Fee	-	No Fee Currently	*$25/field/hour*	Excludes Sachse Baseball Association	New Fee

CITY OF SACHSE

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Master Fee Schedule Proposed Changes

Fee Name	Resident Operational		Resident Non-Operational		Non-Resident Operational		Non-Resident Non-Operational	
Library Meeting Room Reservation	**Current Rate**	**Proposed Rate**	**Current Rate**	**Proposed Rate**	**Current Rate**	**Proposed Rate**	**Current Rate**	**Proposed Rate**
	$10/hour	**-**	**$25/hour**	***$40/hour (60% change)***	**$25/hour**	***$30/hour (20% change)***	**$50/hour**	**-**
	Non-Profit Resident Operational		**Non-Profit Resident Non-Operational**		**Non-Profit Non-Resident Operational**		**Non-Profit Non-Resident Non-Operational**	
	Current Rate	**Proposed Rate**	**Current Rate**	**Proposed Rate**	**Current Rate**	**Proposed Rate**	**Current Rate**	**Proposed Rate**
	Free	**-**	**Free**	**-**	**$10/hour**	**-**	**$10/hour**	**-**

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Michael J. Felix Community Center Room Reservations

	Resident Operational		Resident Non-Operational		Non-Resident Operational		Non-Resident Non-Operational		Non-Profit Resident Operational		Non-Profit Resident Non-Operational		Non-Profit Non-Res Operational		Non-Profit Non-Res Non-Operational	
	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate	Rate	Proposed Rate
Room A or B	$10/hr	*$20/hr (100%)*	$25/hr	*$40/hr (60%)*	$25/hr	*$40/hr (60%)*	$50/hr	*$80/hr (60%)*	Free	-	$25/hr	-	$10/hr	*$20/hr (100%)*	$35/hr	-
Room A + B	$20/hr	*$40/hr (100%)*	$50/hr	*$80/hr (60%)*	-	*$80/hr New Fee*	-	*$120/hr New Fee*	Free	-	$50/hr	-	-	-	-	-
Full Gym	-	-	$50/hr	*$80/hr (60%)*	-	-	-	*$150/hr New Fee*	-	-	$50/hr	-	-	-	-	-
Half Gym	-	-	$25/hr	*$40/hr (60%)*	-	-	$50/hr	*$80/hr (60%)*	-	-	$25/hr	-	-	-	-	-

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Master Fee Schedule Proposed Changes

Water Meter Costs

Fee Name	Current Fee	Proposed Fee	Percent Change
Multi-Jet 5/8"x3/4"	$361.80	*$404.94*	*11.9%*
Octave 5/8" x 3/4"	-	*$404.94*	*New Fee*
Multi-Jet 1"	$498.60	*$528.57*	*6%*
Octave 1"	-	*$528.57*	*New Fee*
Multi-Jet 1 1/2"	$822.80	*$902.41*	*9.7%*
Multi-Jet 2"	$988.80	*$1,091.07*	*10.3%*
Octave 2"	$2,528.58	*$2,290.74*	*-9.4%*
Octave 3"	$3,036.38	*$2,832.47*	*-6.7%*
Octave 4"	$3,814.15	*$3,730.68*	*-2.2%*
Octave 6"	$5,766.23	*$5,493.80*	*-4.7%*
Octave 8"	$6,667.39	*$6,467.57*	*-3%*

Water Service Connection Fees

Fee Name	Current Fee	Proposed Fee	Percent Change
Meter register replacement	$328.86	*$329.41*	*0.2%*
Meter register with antenna connection	$344.44	*$406.03*	*17.9%*
Octave Encoder & Allegro Module with Antenna Replacement	$461.08	*$481.86*	*4.5%*
Meter Antenna Replacement	$73.54	*$82.71*	*12.5%*
Water and Sewer Taps	-	*$150 each with a minimum of $200*	*New Fee*

CITY OF SACHSE

Proposed Budget pages 280+

Questions?

CITY OF SACHSE

The City of SACHSE

SUMMARY OF CHANGES
MASTER FEE SCHEDULE

	Current	Proposed
I. PUBLIC SAFETY FEES		
A. Alarm monitoring		
1. Residential alarm permit fee (valid two years from date of issuance)	$10.00	$20.00
C. Animal control		
3. Annual permits		
a. Pot-bellied pig (per animal)	$20.00	Remove
3. Livestock Permit	N/A	$50.00 every 5 years
D. Fire Services		
1. Installation/replacement/re-model of fire protection systems		
a. Plan review fees		
1) Internal plan review (new and/or remodel > 10 devices)	$100.00	$150.00
b. Fire sprinkler installation permit (commercial and residential per building)		
1) 1 to 25 sprinklers	$50.00	$150.00
2) 26 to 75 sprinklers	$100.00	$200.00
3) 76 to 125 sprinklers	$200.00	$250.00
4) 126 to 200 sprinklers	$275.00	$325.00
5) 201 to 300 sprinklers	$350.00	$400.00
6) 301 to 400 sprinklers	$375.00	$450.00
7) 401 to 500 sprinklers	$425.00	$500.00
8) Over 500 sprinklers	$500.00 plus $.33 per sprinkler over 500	$550.00 plus $.33 per sprinkler over 500
c. Fire alarm installation permit (per building)		
1) 10 or less devices	$50.00	$100.00
2) 11 to 25 devices	$75.00	$150.00
3) 26 to 100 devices	$150.00	$200.00
4) 101 to 200 devices	$200.00	$250.00
II. ENGINEERING, HEALTH AND SANITATION		
D. Health and Sanitation permits		
2. Temporary food sales (must be obtained from Dallas County Health department. Applies to all applicants providing food products.)	$50.00	$100.00/day or $250.00 annually
3. Public swimming pool	$150.00	$200.00
5. Liquid waste transport	$25.00 per vehicle	$100.00 per vehicle

	Current	Proposed
III. FACILITY ROOM RENTAL DEPOSIT/FEES		
A. Library meeting room		
2. Room rental - Operational Hours		
b. Non-resident	$25/hour	$30/hour
3. Room rental - Non-operational Hours		
a. Resident	$25/hour	$40/hour
B. Senior activity center multi-purpose room A		
2. Room rental - Non-operational Hours		
a. Resident	$25/hour	$50/hour
b. Non-resident	$50/hour	$100/hour
C. Michael J. Felix Community Center		
3. Room rental - Operational Hours		
a. Room A (hourly) or Room B (hourly)		
i. Resident	$10.00	$20.00
ii. Non-resident	$25.00	$40.00
a) Non-Profit	$10.00	$20.00
b. Room A and B (hourly)		
i. Resident	$20.00	$40.00
ii. Non-resident	Not Available	$80.00
4. Room rental - Non-Operational Hours		
a. Room A (hourly) or Room B (hourly)		
i. Resident	$25.00	$40.00
ii. Non-resident	$50.00	$80.00
b. Room A and B (hourly)		
i. Resident	$50.00	$80.00
ii. Non-resident	Not Available	$120.00
6. Gym - Half Court - Non-Operational Hours		
a. Resident	$25.00	$40.00
b. Non-resident	$50.00	$80.00
7. Gym - Full Court - Non-Operational Hours		
a. Resident	$50.00	$50.00
b. Non-resident	Not Available	$150.00

	Current	Proposed
VI. PARK FACILITY RENTAL FEES		
A. Ball field reservations/deposits		
1. Reservation fee		
a. 4 hours or less	$25.00 per field	$50.00 per field
b. 5 hours or more	$10.00 per field per hour	$20.00 per field per hour
2 Lighting fee	N/A	$25.00 per field per hour
B. Covered picnic facilities (based on daily rates)		
1. Reservation fee		
a. 4 hours or less	$25.00 per facility	$50.00 per facility
b. 5 hours or more	$10.00 per facility per hour	$20.00 per facility per hour
C. City complex amphitheater (based on daily rates)		
1. Reservation fee		
a. 4 hours or less	$25.00 per facility	$50.00 per facility
b. 5 hours or more	$10.00 per facility per hour	$20.00 per facility per hour
VII. LAURIE SCHWENK SENIOR ACTIVITY CENTER		
A. Annual membership		
1. Resident	One-time fee of $10 (no renewal required)	$5 Annually
VIII. MICHAEL J. FELIX COMMUNITY CENTER		
A. Resident Annual Membership		
1. Individual (12+ years)	$20.00	$30.00
2. Family (3 or more)	$50.00	$75.00
3. Senior-Citizen (50+)	$0.00	$0.00
4. Military*	$0.00	$0.00
B. Non-resident Annual Membership		
1. Individual (12+ years)	$40.00	$60.00
2. Family (3 or more)	$100.00	$150.00
3. Senior-Citizen (50+)	$10.00	$20.00
4. Military*	$10.00	$20.00
C. Daily Drop-in		
1. Resident	$2.00	$5.00
2. Non-resident	$5.00	$10.00

* - Note- Name changed from "Military Veteran" to "Military".

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES

				Current	Proposed
G.	Permits				
	8.	Miscellaneous			
		l.	Alcohol	Moved from II. ENGINEERING, HEALTH AND SANITATION	
M.	Water System				
	4.	Water Meter Cost			
		a.	Multi-Jet 5/8" X 3/4"	$361.80	$404.94
		b.	Octave 5/8" X 3/4"	N/A	$404.94
		c.	Multi-Jet 1"	$498.60	$528.57
		d.	Octave 1"	N/A	$528.57
		e.	Multi-Jet 1 1/2"	$822.80	$902.41
		f.	Multi-Jet 2"	$988.80	$1,091.07
		g.	Octave 2"	$2,178.58	$2,290.74
		h.	Octave 3"	$2,686.38	$2,832.47
		i.	Octave 4"	$3,464.15	$3,730.68
		j.	Octave 6"	$5,416.23	$5,493.80
		k.	Octave 8"	$6,317.39	$6,467.57
N.	Zoning				
	3.	Planned development zoning request		$750.00 per request plus $15.00 per acre	$1,200.00 per request plus $15.00 per acre

	Current	Proposed
XIII. WATER RATE SCHEDULE (Rate Study conducted in 2024 by NewGen Strategies & Solutions concludes 9/30/29)		
A. Residential		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$19.85	$21.24
b. 1"	$19.85	$21.24
c. 1 1/2"	$19.85	$21.24
d. 2"	$19.85	$21.24
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.90	$6.31
b. 10,001-20,000	$7.88	$8.43
c. 20,001-30,000	$10.23	$10.95
d. Over 30,000	$12.04	$12.88
B. Non-Residential		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$19.85	$21.24
b. 1"	$31.39	$33.59
c. 1 1/2"	$50.71	$54.26
d. 2"	$73.85	$79.02
e. 3"	$102.97	$110.18
f. 4"	$137.24	$146.85
g. 6" and above	$343.17	$367.19
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.90	$6.31
b. 10,001-20,000	$7.88	$8.43
c. 20,001-30,000	$10.23	$10.95
d. Over 30,000	$12.04	$12.88
C. Irrigation		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$19.85	$21.24
b. 1"	$31.39	$33.59
c. 1 1/2"	$50.71	$54.26
d. 2"	$73.85	$79.02
e. 3"	$102.97	$110.18
f. 4"	$137.24	$146.85
g. 6" and above	$343.17	$367.19
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.90	$6.31
b. 10,001-20,000	$7.88	$8.43
c. 20,001-30,000	$10.23	$10.95
d. Over 30,000	$12.04	$12.88

	Current	Proposed
XIV. WATER SERVICE CONNECTION FEES		
A. Deposit by meter size (Exception: Letter of Credit (24 month service history) or Senior Citizen (62+))		
1. 5/8" X 3/4"	$150.00	$160.50
2. 1"	$150.00	$160.50
3. 1 1/2"	$175.00	$187.25
4. 2"	$200.00	$214.00
5. 3"	$300.00	$321.00
6. 4"	$400.00	$428.00
7. 6" and above	$600.00	$642.00
F. Disconnection service fee	$35.00	$45.00
1. Monday-Friday, 8:00 a.m. - 5:00 p.m.		Removed
H. Reconnection service fee (after hours)	$40.00	$50.00
M. Meter-related		
5. Meter register replacement	$328.86	$329.41
6. Meter register with antenna connection	$344.44	$406.03
7. Octave encoder & Allegro module with antenna replacement	$461.08	$481.86
8. Meter Antenna Replacement	$73.54	$82.71
XV. WASTE WATER RATE SCHEDULE (Rate Study conducted in 2025 by NewGen Strategies & Solutions concludes 9/30/30)		
A. Residential		
1. Water Meter	$14.82	$15.12
2. Volume charge per 1,000 gallons	$8.17	$8.33
B. Non-Residential		
1. Per water meter size		
a. 5/8" X 3/4"	$26.52	$27.05
b. 1"	$42.19	$43.03
c. 1 1/2"	$60.27	$61.48
d. 2"	$80.76	$82.38
e. 4"	$84.38	$86.07
f. 6"	$84.38	$86.07
g. 8"	$108.48	$110.65
2. Volume charge per 1,000 gallons	$8.65	$8.82

		Current	Proposed
XVI. MUNICIPAL DRAINAGE UTILITY SYSTEM FEE effective January 1, 2018			
A.	Single Family Residential (1 ERU)	$5.00 monthly per household	$6.00 monthly per household
B.	Non-Residential		
	1. Based on Equivalent Residential Unit (ERU)	$5.00 monthly per 4,300 sq ft of impervious surface area	$6.00 monthly per 4,300 sq ft of impervious surface area
XX. NEIGHBORHOOD SERVICES FEES			
A.	Inspection/occupancy permits		
	1. Multi-family certificate of occupancy	$50.00	$15.00/unit annually
	1. Multi-family certificate of occupancy	Moved from I. PUBLIC SAFETY FEES	
B.	Health and Sanitation permits	Moved from II. ENGINEERING, HEALTH AND SANITATION	
	1. Health	Moved from II. ENGINEERING, HEALTH AND SANITATION	
	2. Temporary food sales (must be obtained from Dallas County Health department. Applies to all applicants providing food products.)	Moved from II. ENGINEERING, HEALTH AND SANITATION	
	3. Public swimming pool	Moved from II. ENGINEERING, HEALTH AND SANITATION	
	4. Liquid waste transport	Moved from II. ENGINEERING, HEALTH AND SANITATION	
C.	Fees	Moved from I. PUBLIC SAFETY FEES	
	1. Nuisance abatement administrative fee	Moved from I. PUBLIC SAFETY FEES	
	2. Dangerous building abatement administrative fee	$250.00	$500.00
	2. Dangerous building abatement administrative fee	Moved from I. PUBLIC SAFETY FEES	
	3. Donation Bins	Moved from I. PUBLIC SAFETY FEES	
	a. Permit Fee	Moved from I. PUBLIC SAFETY FEES	
	b. Impoundment Fee	Moved from I. PUBLIC SAFETY FEES	
	c. Storage Fee	Moved from I. PUBLIC SAFETY FEES	

RESOLUTION NO. R-2026-______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AMENDING THE MASTER FEE SCHEDULE ADOPTED BY RESOLUTION R-2026-04 BY AMENDING PUBLIC SAFETY FEES; ENGINEERING, HEALTH AND SANITATION; FACILITY ROOM RENTAL DEPOSIT/FEES, LIBRARY, LAURIE SCHWENK SENIOR ACTIVITY CENTER, MICHAEL J. FELIX COMMUNITY CENTER, BUILDING PERMITS AND DEVELOPMENT SERVICES FEES, WATER RATE SCHEDULE, WATER SERVICE CONNECTION FEES, WASTE WATER RATE SCHEDULE, MUNICIPAL DRAINAGE UTILITY SYSTEM FEE; NEIGHBORHOOD SERVICES FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Council desires to amend the Master Fee Schedule adopted by Resolution R-2026-04, as provided herein.

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

SECTION 1. The Master Fee Schedule adopted by Resolution R-2026-04 is hereby amended, as set forth in the attached Exhibit "A".

SECTION 2. This Resolution shall take effect October 1, 2026, from and after its passage, and it is so accordingly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this 17th day of August 2026.

CITY OF SACHSE, TEXAS

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

APPENDIX A

MASTER FEE SCHEDULE FY 2027

MASTER FEE SCHEDULE

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I. PUBLIC SAFETY FEES

A.	Alarm monitoring			
	1.	Residential alarm permit fee (valid for two years from date of issuance)		$20.00
	2.	Nonvalid burglar alarms responded to during a 12-month period		
		a.	5 or less	No charge
		b.	6	$25.00
		c.	7	$50.00
		d.	Eight (8)	$100.00 plus permit suspension
	3.	Nonvalid fire alarms responded to during a 12-month period		
		a.	2 or less	No charge
		b.	3 or more	$100.00
	4.	Nonvalid robbery alarms responded to during a 12-month period		
		a.	2 or less	No charge
		b.	3 or more	$100.00
	5.	Nonvalid emergency medical assistance responded to during a 12-month period		
		a.	5 or less	No charge
		b.	6 or more	$100.00
B.	Solicitation Registration Fee (not to exceed 90 days)			$30.00 plus $10.00 per additional person
C.	Animal control			
	1.	Adoption fee with sterilization		
		a.	Cats/kittens/dogs/puppies receive sterilization/combo vaccine/rabies vaccine/microchip	$80.00
	2.	Adoption fee without sterilization		
		a.	Cats/kittens/dogs/puppies already sterilized receive combo vaccine/rabies vaccine/microchip	$25.00
	3.	Livestock Permit		$50.00 every 5 years
	4.	Impoundment (registration additional if animal currently not on file)		
		a.	1st pickup of animal	$25.00 plus $5 boarding fee
		b.	2nd pickup of animal	$50.00 plus $5 boarding fee
		c.	3rd pickup of animal	$75.00 plus $5 boarding fee
		d.	4th pickup of animal	$100.00 plus $5 boarding fee
D.	Fire Services			
	1.	Installation/replacement/re-model of fire protection systems		
		a.	Plan review fees	
			1) Internal plan review (new and/or remodel > 10 devices)	$150.00
			2) Remodel (< than 10 devices)	$25.00
			3) Third-party plan review administrative fee	$50.00
		b.	Fire sprinkler installation permit (commercial and residential per building)	
			1) 1 to 25 sprinklers	$150.00
			2) 26 to 75 sprinklers	$200.00
			3) 76 to 125 sprinklers	$250.00
			4) 126 to 200 sprinklers	$325.00
			5) 201 to 300 sprinklers	$400.00
			6) 301 to 400 sprinklers	$450.00
			7) 401 to 500 sprinklers	$500.00

I. PUBLIC SAFETY FEES (Continued)				
		8)	Over 500 sprinklers	$550.00 plus $.33 per sprinkler over 500
	c.		Fire alarm installation permit (per building)	
		1)	10 or less devices	$100.00
		2)	11 to 25 devices	$150.00
		3)	26 to 100 devices	$200.00
		4)	101 to 200 devices	$250.00
		5)	201 or more devices	$500.00
	d.		Fire alarm panel replacement only	$100.00
	e.		Hydro & flush (per system)	$50.00
	f.		Fire pump (per system)	$50.00
	g.		Hydrant flow test (2 hydrants)	$50.00
	h.		Vent/hood/booth extinguishing system (per system)	$50.00
	i.		Work started without a permit	$100.00 plus required fee
	j.		Replacement	
		1)	Fire department permit replacement	$10.00
		2)	Job site plan re-stamp	$15.00
	k.		Re-inspection fee	
		1)	2 or more	$75.00 per re-inspection
2.			Inspection/occupancy permits	
	a.		Carnivals and fairs	$50.00
	b.		Mobile food vending	$25.00
	c.		Exhibits and trade shows	$50.00
	d.		Temporary structures, tents or canopies (used for permits not included in community development permit fee)	$50.00
	e.		In-home day care certificate of occupancy	$50.00
	f.		Foster care/adoption home inspection	$25.00
	g.		After hour inspection fee	$50.00/hour min 2 hr/$100.00
3.			Fire permits	
	a.		Outdoor/open burning	$200.00
	b.		Pyrotechnic special effects	$100.00
	c.		Hazardous material response reimbursement	$400.00/hr each engine plus $200.00/hr each ambulance plus supplies
	d.		Fire watch/stand-by	$50.00/hr each fire employee
E.			Ambulance services	
1.			Resident	
	a.		ALS (Waive co-pay and deductible)	$1,600.00
	b.		ALS2 (Waive co-pay and deductible)	$1,750.00
	c.		BLS (Waive co-pay and deductible)	$1,400.00
	d.		SCT	No charge
2.			Non-resident	
	a.		ALS	$1,600.00
	b.		ALS2	$1,750.00
	c.		BLS	$1,400.00
	d.		SCT	No charge
3.			Mileage	$24.00

I. PUBLIC SAFETY FEES (Continued)	
4. Supplies	
a. Oxygen	$125.00
b. BLS supplies	$350.00
c. ALS supplies	$400.00
d. Extra attendant	$75.00
5. Extrication	$500.00
6. Technology fee	No charge
7. No transport	$125.00
8. Other Services	
a. IV Therapy/Maintenance	$310.00
b. Airway Management	$115.00
c. Specialty Care Transport	$1,250.00
d. Blood Administration	$600.00
F. Motor Vehicle Accident Fees	
1. Level 1 MVA - Standard Response	$602.00
2. Level 2 MVA - Standard response plus fluid/material clean up	$687.00
3. Level 3 - Car Fire	$838.00
4. Level 4 - Electic Vehicle Car Fire	$838 + Cost of Fire Suppression Blanket
5. Additional Rates	
a. Engine	$554 per hour
b. Truck	$693 per hour
c. Chief officer	$347 per hour
d. Specilized apparatus	$416 per hour
e. Miscellaneous equipment	$416 per apparatus
f. Extrication tools used	$1,811 per incident
g. Helicopter landing zone	$533 per incident
H. Fires - All fires other than car fires	
1. Engine	$554 per hour, per engine
2. Ladder truck	$693 per hour, per ladder
3. Miscellaneous apparatus	$416 per hour, per apparatus
4. Chief officer	$347 per hour, per Chief officer
I. Fire Investigation	
1. Fire investigation team	$554 per hour
J. Illegal Fires	
1. Engine assignment	$554 per hour, per engine
2. Ladder truck assignment	$693 per hour, per ladder
K. Hazardous materials response	
1. Level 1 - Basic response	$972.00
2. Level 2 - Intermediate response	$3,473.00
3. Level 3 - Advanced response	$8,199.00
4. Additional apparatus (for all levels of service)	
a. Engine	$554 per hour
b. Truck	$693 per hour
c. Chief officer	$347 per hour
d. Specialized apparatus	$416 per hour

I. PUBLIC SAFETY FEES (Continued)	
e. Miscellaneous equipment	$416 per apparatus
f. HAZMAT team	$366 per hour, beginning after 3 hours
L. Water Incidents	
1. Level 1 - Basic response	$554 per hour plus $68 per hour, per person
2. Level 2 - Intermediate response	$1,110 per hour plus $68 per hour, per person
3. Level 3 - Advanced response	$2,747 per hour plus $68 per hour, per person
M. Gas Leaks	
1. Level 1 - Natural gas leak outside without fire	$523 per hour
2. Level 2 - Natural gas leak outside with fire	$748 per hour, plus $68 per hour per person
3. Level 3 - Natural gas leak inside structure	$942 per hour, plus $68 per hour, per person
N. Back Country or Special Rescue	
1. Initial response vehicle	$554 plus $68 per rescue person
2. Additional vehicle	$554 per hour, per response vehicle
3. Additional rescue personnel	$58 per hour, per rescue person

II. ENGINEERING, HEALTH AND SANITATION

A. Engineering permits	
1. Traffic calming application	$50.00
2. Floodplain	$300.00 plus consultant/engineering review cost
3. Grading	$300.00
B. Engineering inspections and review fees	
1. Engineering inspection fee (per Texas House Bill 3492)	Comprised of the consultant review schedule (a) and 3rd party determination (b)
a. Consultant review fee schedule	
1) Placement of fill	$1.00 per cubic yard with a minimum fee of $300.00 (CAD files required)
2) Paving - any roads, streets, driveways, or miscellaneous paving in the right-of-way or easement	$0.05 per square yard with a minimum fee of $300.00
3) Sidewalk - sidewalk and trails in the right-of-way or easement	$0.03 per square yard with minimum fee of $200.00
4) Retaining/Screening Wall	$0.25 per linear feet with minimum fee of $200.00
5) Bridge/Culvert Structures - include bridges that span any length of distance over a certain feature. Culvert structures include large v pipe/culverts that have a width larger than 5' (60") across. Smaller drainage pipes should be included underground municipal utilities.	Minimum fee of $300.00 per structure. Total fee on a case-by-case basis.
6) Underground Municipal Utilities - City-owned utilities such as water lines, sanitary sewer lines, or storm sewer/drain pipes	$0.10 per linear foot with a minimum fee of $200.00
7) Street Light(s)	$0.05 per linear foot with a minimum fee of $200.00
b. Construction inspection fee	Developed by 3rd party review of approved plans
2. Construction plan review	$300.00 (limit of 3 reviews, upon 4th review submittal fee will be reassessed)
3. Construction Inspections after hours	$50.00/hr (2hr minimum)
C. Care of public trees in street or right of way	$50.00/hr

III. FACILITY ROOM RENTAL DEPOSIT/FEES

A. Library meeting room	
1. Deposit	$100.00
2. Room rental - Operational Hours	
a. Resident	$10/hour
i. Non-Profit	No Charge
b. Non-resident	$30/hour
i. Non-Profit	$10/hour
3. Room rental - Non-operational Hours	
a. Resident	$40/hour
i. Non-Profit	No Charge
b. Non-resident	$50/hour
i. Non-Profit	$10/hour
B. Senior activity center multi-purpose room A	
1. Deposit	$100.00
2. Room rental - Non-operational Hours	
a. Resident	$50/hour
i. Non-Profit	$25/hour
b. Non-resident	$100/hour
i. Non-Profit	$35/hour
C. Michael J. Felix Community Center	
1. Deposit	$100.00
2. Kitchen Use	$50.00
3. Room rental - Operational Hours	
a. Room A (hourly) or Room B (hourly)	
i. Resident	$20.00
a) Non-Profit	No Charge
ii. Non-resident	$40.00
a) Non-Profit	$20.00
b. Room A and B (hourly)	
i. Resident	$40.00
a) Non-Profit	No Charge
ii. Non-resident	$80.00
a) Non-Profit	Not Available
4. Room rental - Non-Operational Hours	
a. Room A (hourly) or Room B (hourly)	
i. Resident	$40.00
a) Non-Profit	$25.00
ii. Non-resident	$80.00
a) Non-Profit	$35.00
b. Room A and B (hourly)	
i. Resident	$80.00
a) Non-Profit	$50.00
ii. Non-resident	$120.00
a) Non-Profit	Not Available

III. FACILITY ROOM RENTAL DEPOSIT/FEES (Continued)	
5. Gym - Half Court or Gym - Full Court - Operational Hours	
a. Resident	Not Available
i. Non-Profit	Not Available
b. Non-resident	Not Available
i. Non-Profit	Not Available
6. Gym - Half Court - Non-Operational Hours	
a. Resident	$40.00
i. Non-Profit	$25.00
b. Non-resident	$80.00
i. Non-Profit	Not Available
7. Gym - Full Court - Non-Operational Hours	
a. Resident	$80.00
i. Non-Profit	$50.00
b. Non-resident	Not Available
i. Non-Profit	$150.00

IV. LIBRARY

A. Library card	
1. Initial library card request	No charge
2. Replacement	$1.00
B. Texshare card	No charge
C. Lost and/or Damaged Items	
1. Lost or damaged beyond repair	Replacement cost plus $5.00 processing fee
2. Replacement item in lieu of fee	Replacement item plus $5.00 processing fee
3. Damaged item but not requiring replacement	$5.00 processing fee
4. Damaged case or container	Replacement fee
D. Interlibrary loan	
1. Pickup materials	
a. Timely pickup	No charge
b. Within 7 days	No charge
c. 8 days or more	$5.00 per item
E. Copy services	
1. Black/white copy	$0.20
2. Color copy	$0.50
3. 3D printer	$0.15 per gram/$1.50 minimum

V. MUNICIPAL COURT FINES/FEES

A. Set by state statute	
1. Building security fund	$4.90
2. Local truancy prevention and diversion fund	$5.00
3. Technology fund	$4.00
4. Municipal jury fund	$0.10
B. Dismissal	
1. Granting defensive driving course	Not to exceed $10.00
2. Dismissal fee for certain traffic cases	$10.00 or $20.00 depending on offense type
C. Warrant Fee	$75.00

VI. PARK FACILITY RENTAL FEES

A. Ball field reservations/deposits	
1. Reservation fee	
a. 4 hours or less	$50.00 per field
b. 5 hours or more	$20.00 per field per hour
2. Lighting Fee	$25.00 per field per hour
3. Deposits	
a. Light key	$25.00
b. Clean-up deposit for tournaments and/or concession stand use	$50.00
B. Covered picnic facilities (based on daily rates)	
1. Reservation fee	
a. 4 hours or less	$50.00 per facility
b. 5 hours or more	$20.00 per facility per hour
2. Deposit	
a. Light key	No charge
C. City complex amphitheater (based on daily rates)	
1. Reservation fee	
a. 4 hours or less	$50.00 per facility
b. 5 hours or more	$20.00 per facility per hour
c. Restroom during amphitheater rental	$25.00/hour
2. Deposit	
a. Light key	No charge
D. T.R.A.I.N. Trailer Rental	
1. Deposit	
a. Resident	$50.00
b. Non-resident	Not Available
E. City Event Vendor Fees	
1. Booth Vendors	
a. 12 by 12 foot booth	
1) Non-profits	No fee
2) All other vendors	Up to $60.00

VI. PARK FACILITY RENTAL FEES (Continued)	
b. 12 by 24 foot booth	
1) Non-profits	Up to $30.00
2) All other vendors	Up to $130.00
2. Food Vendors	
a. 12 by 12 foot tent space	
1) Non-profits	No fee
2) All other vendors	Up to $100.00
b. 12 by 24 foot tent space	
1) Non-profits	Up to $50.00
c. 12 by 20 foot food truck/trailer space	Up to $150.00
d. 12 by 40 foot food truck/trailer space	Up to $310.00

VII. LAURIE SCHWENK SENIOR ACTIVITY CENTER

A. Annual membership	
1. Resident	$5 Annually
2. Non-resident	$20 Annually
B. Daily pick-up/drop-off within the City limits only	
1. Resident	$.50/one way or $1.00 round trip
2. Non-resident	Not available

VIII. MICHAEL J. FELIX COMMUNITY CENTER

A. Resident Annual Membership	
1. Individual (12+ years)	$30.00
2. Family (3 or more)	$75.00
3. Senior-Citizen (50+)	No charge
4. Military	No charge
B. Non-resident Annual Membership	
1. Individual (12+ years)	$60.00
2. Family (3 or more)	$150.00
3. Senior-Citizen (50+)	$20.00
4. Military	$20.00
C. Daily Drop-in	
1. Resident	$5.00
2. Non-resident	$10.00

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES

A. Building permit fee schedule	
1. Total valuation	
a. $1.00 to $500	$50.00
b. $501 to $2,000	$50.00 for the first $500.00 plus $3.05 for each additional $100.00
c. $2,001 to $25,000	$95.75 for the first $2,000.00 plus $14.00 for each additional $1,000.00
d. $25,001 to $50,000	$417.75 for the first $25,000.00 plus $10.00 for each additional $1,000.00
e. $50,001 to $100,000	$667.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00
f. $100,001 to $500,000	$1,017.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00
g. $501,000 to $1,000,000	$3,257.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00
h. $1,000,001 and up	$5,632.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00
B. Residential home construction	
1. Plan Review fee (New single-family homes)	30% of total building permit fee (based on Building Permit Fee Schedule)
2. New home construction, additions and remodels	Declared Valuation [minimum $100.00 per sq ft (including garages, porches, and/or patios)]
3. Additional plan review (required by changes, additions or revisions to plans after permit approval)	$250.00
C. Commercial construction	
1. Plan review (new construction and remodel)	30% of total building permit fee (based on Building Permit Fee Schedule)
2. Remodels	Declared Valuation (minimum $95.00 per sq ft)
3. New construction	Declared Valuation (minimum $150.00 per sq ft)
4. Additional plan review (required by changes, additions or revisions to plans after permit approval)	$250.00 first page and $25.00 each additional page
D. Certificate of Occupancy	$75.00
E. Inspections	
1. Outside of normal business hours	$75.00 per hour (minimum 2 hours)
2. Re-inspection fee after permit approval	$75.00 per inspection
F. Licenses and contractor registration	Annual
1. Plumber - Master	State Law $0.00
2. Electrician - Master, Journeyman, or Residential	State Law $0.00
3. Mechanical - License Holder	State Law $0.00
4. Backflow Specialist - Testers	$100.00
5. Irrigation - License Holder	$100.00
6. General Contractor	$100.00
7. Contractors (other than listed above)	$100.00
G. Permits	
1. Electrical	
a. Residential	$75.00
b. Non-residential	$100.00
2. Mechanical permits	
a. Residential (minimum)	$75.00
b. Non-Residential (minimum)	$100.00
3. Plumbing	
a. Residential	$75.00
b. Non-residential	$100.00
4. Antenna permit - private	$50.00

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES (Continued)				
	5.	Demolition		
		a.	Residential structure	$100.00
		b.	Non-Residential structure	$200.00
	6.	Fence/screen wall/retaining wall		
		a.	Residential - Fence	$75.00
		b.	Residential - Retaining wall	$75.00
		c.	Commercial - Fence	$150.00
		d.	Commercial - Retaining wall or screening wall	Valuation - Building Permit Fee Table
	7.	Lawn irrigation		$100.00
	8.	Miscellaneous		
		a.	Flatwork (patios, driveways, pads, sidewalks)	$75.00
		b.	Accessory - Residential (up to 399 square feet)	$150.00
		c.	Accessory - Residential (399 square feet and greater)	$0.75 per square foot
		d.	All other Residential permits (includes but not limited to foundation repair, flag poles, roofing, re-brick)	$75.00
		e.	Residential solar panel system	$300.00
		f.	Use of outside consultants for plan checking and/or inspections	Actual costs plus 15% administrative fee
		g.	Taxicab and limousine	$200.00 per vehicle per year
		h.	Massage establishment	$400.00 per year
		i.	Sexually-oriented business license (initial and renewal)	$500.00
		j.	Building Enforcement Fine	$500.00
		k.	Subdivision Ordinance Fine	Not to exceed $2,000 per offense
		l.	Alcohol	Fee shall equal one-half of the state fee for each permit
	9.	Sign		
		a.	Permanent (attached or freestanding)	$125.00 per sign
		b.	Temporary	$25.00 per sign
		c.	Sign variance	$300.00
H.	Park land dedication by developers			
	1.	Single-family residential		$1,100.00 per lot
	2.	Multi-family		$600.00 per unit
I.	Swimming Pools			
	1.	Storable Swimming Pool		$50.00
	2.	Above Ground		$200.00
	3.	In-Ground		$500.00
	4.	Spa/Hot Tub		$200.00
J.	Temporary Retail and seasonal sales			
	1.	Temporary seasonal sales		
		a.	Church/school/civic/City-sponsored events	No charge
		b.	All other	$200.00
	2.	Temporary retail sales (5 consecutive days, at 6 month intervals by the same merchant holding certificate of occupancy.)		$50.00
	3.	Temporary food sales		See Section XX. B.2.
	4.	Temporary public amusements		$550.00
K.	Board of adjustment or appeals			
	1.	Variance request		$300.00

MASTER FEE SCHEDULE

IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES (Continued)			
L.	Plat applications (all acreage shall be rounded up to the nearest acre when calculating fees)		
	1.	Preliminary plat	$400.00 per plat plus $15.00 per acre
	2.	Final plat, (includes replats and minor plats)	$450.00 per plat plus $15.00 per acre
	3.	Conveyance plat	$350.00 per plat plus $15.00 per acre
	4.	Amending plat	$350.00 per plat plus $15.00 per acre
	5.	Vacating plat	$350.00 per plat plus $15.00 per acre
M.	Water System		
	1.	Water meter installation fee (single family and/or multi-family)	
		a. 5/8" X 3/4"	$225.00
		b. 1"	$300.00
		c. 1 1/2"	$520.00
		d. 2"	$675.00
		e. 3" (including Octave)	$675.00 City installation. Developer installs vault/bears cost
		f. 4" and above (including Octave)	$800.00 Developer installs vault/bears cost
	2.	Water system tap charges	
		a. 5/8" X 3/4"	$300.00
		b. 1"	$300.00
		c. 1 1/2"	$322.00
		d. 2"	$345.00
		e. 3" (including Octave)	$675.00 City installation. Developer installs vault/bears cost
		f. 4" and above (including Octave)	$800.00 Developer installs vault/bears cost
	3.	Water system bore charges	
		a. 1"	$1,800.00
		b. 1 1/2"	$1,800.00
		c. 2"	$1,800.00
		d. 3" (including Octave)	Developer installs vault/bears cost
	4.	Water Meter Cost	
		a. Multi-Jet 5/8" X 3/4"	$404.94
		b. Octave 5/8" X 3/4"	$404.94
		c. Multi-Jet 1"	$528.57
		d. Octave 1"	$528.57
		e. Multi-Jet 1 1/2"	$902.41
		f. Multi-Jet 2"	$1,091.07
		g. Octave 2"	$2,290.74
		h. Octave 3"	$2,832.47
		i. Octave 4"	$3,730.68
		j. Octave 6"	$5,493.80
		k. Octave 8"	$6,467.57
N.	Zoning		
	1.	Standard	$500.00 per request plus $15.00 per acre
	2.	Special use permit	$650.00
	3.	Planned development zoning request	$1,200.00 per request plus $15.00 per acre
	4.	Zoning verification letter	$150.00
O.	Miscellaneous		
	1.	Right-of-Way Abandonment Application	$500.00

X. NETWORK PROVIDER FEES (Resolution 3846, adopted January 2018)

A.	Small Cell Application Fees:		
	1.	One - Five network nodes	$500.00
	2.	More than 5 nodes	$250.00
	3.	Per Pole	$1,000.00
B.	Small Cell User Fees		
	1.	Annual fee for each network node	$250.00
	2.	Annual City pole attachment fee	$20.00
C.	Transport Facility Monthly user fee		$28.00 multiplied by the #of network provider's network nodes located in the public right-of-way for which the installed transport facilities provide backhaul, until the time the network provider's payment to the City exceeds its monthly aggregate per month compensation to the City

XI. IMPACT FEES (State requires update every 5 years. Last revision 11/18/24.)

A.	Roadway impact fee (land use category)		
	1.	Port and Terminal	
		a. Truck Terminal (acre)	$80,278.83
B.	Industrial		
	1.	General Light Industrial (1,000 SF GFA)	$640.58
	2.	General Heavy Industrial (1,000 SF GFA)	$729.27
	3.	Industrial Park (1,000 SF GFA)	$335.07
	4.	Warehousing (1,000 SF GFA)	$177.39
	5.	Mini-Warehouse (1,000 SF GFA)	$147.83
C.	Residential		
	1.	Single-Family Detached Housing (Dwelling Unit)	$926.37
	2.	Apartment / Multifamily (Dwelling Unit)	$384.35
	3.	Residential Condominium/ Townhome (Dwelling Unit)	$502.61
	4.	Mobile Home Park / Manufactured Housing (Dwelling Unit)	$571.59
	5.	Senior Adult Housing-Detached (Dwelling Unit)	$295.65
	6.	Senior Adult Housing-Attached (Dwelling Unit)	$246.38
	7.	Assisted Living (Beds)	$236.52
D.	Lodging		
	1.	Hotel (Room)	$581.45
	2.	Motel / Other Lodging Facilities (Room)	$354.78
E.	Recreational		
	1.	Golf Driving Range (Tee)	$1,231.88
	2.	Golf Course (acre)	$275.94
	3.	Recreational Community Center (1,000 SF GFA)	$2,463.75
	4.	Ice Skating Rink (Seats)	$68.99
	5.	Miniature Golf Course (Hole)	$325.22
	6.	Multiplex Movie Theater (Screens)	$25,041.56
	7.	Racquet / Tennis Club (Court)	$3,764.61

XI. IMPACT FEES (Continued)		
F.	Institutional	
1.	Church (1,000 SF GFA)	$482.90
2.	Day Care Center (1,000 SF GFA)	$10,958.76
3.	Primary / Middle School (1-8) (Students)	$157.68
4.	High School (Students)	$137.97
5.	Junior / Community College (Students)	$108.41
6.	University / College (Students)	$147.83
G.	Medical	
1.	Clinic (1,000 SF GFA)	$3,636.50
2.	Hospital (Beds)	$1,665.50
3.	Nursing Home (Beds)	$137.97
4.	Animal Hospital / Veterinary Clinic (1,000 SF GFA)	$3,478.82
H.	Office	
1.	Corporate Headquarters Building (1,000 SF GFA)	$1,281.15
2.	General Office Building (1,000 SF GFA)	$1,419.12
3.	Medical-Dental Office Building (1,000 SF GFA)	$3,613.50
4.	Single Tenant Office Building (1,000 SF GFA)	$1,734.48
5.	Office Park (1,000 SF GFA)	$1,202.31
I.	Commercial – Automobile Related	
1.	Automobile Care Center (1,000 SF Occ. GFA)	$2,207.52
2.	Automobile Parts Sales (1,000 SF GFA)	$2,752.83
3.	Gasoline / Service Station (Vehicle Fueling Position)	$4,717.26
4.	Gasoline / Service Station w Conv Market (Vehicle Fueling Position	$4,487.31
5.	Gasoline / Service Station w/ Conv Market and Car Wash (Vehicle Fueling Position)	$4,487.31
6.	New Car Sales (1,000 SF GFA)	$1,987.43
7.	Quick Lubrication Vehicle Shop (Servicing Bays)	$4,779.68
8.	Self-Service Car Wash (Stall)	$1,317.29
9.	Tire Store (1,000 SF GFA)	$2,772.54
J.	Commercial – Dining	
1.	Fast Food Restaurant with Drive-Thru Window (1,000 SF GFA)	$11,717.60
2.	Fast Food Restaurant without Drive-Thru Window (1,000 SF GFA)	$11,783.30
3.	High Turnover (Sit-down) Restaurant (1,000 SF GFA)	$4,743.54
4.	Quality Restaurant (1,000 SF GFA)	$4,017.56
5.	Coffee / Donut Shop with Drive-Thru Window (1,000 SF GFA)	$13,833.14
K.	Commercial – Other Retail	
1.	Free-Standing Retail Store (1,000 SF GFA)	$3,830.31
2.	Nursery (Garden Center) (1,000 SF GFA)	$6,839.37
3.	Home Improvement Superstore (1,000 SF GFA)	$2,256.80
4.	Pharmacy / Drugstore without Drive-Thru Window (1,000 SF GFA)	$3,679.20
5.	Pharmacy / Drugstore with Drive-Thru Window (1,000 SF GFA)	$4,809.24
6.	Shopping Center (1,000 SF GFA)	$3,068.19
7.	Supermarket (1.000 SF GFA)	$6,257.93
8.	Toy / Children's Superstore (1,000 SF GFA)	$4,927.50
9.	Department Store (1,000 SF GFA)	$1,921.73
10.	Video Rental Store (1,000 SF GFA)	$9,559.35

XI. IMPACT FEES (Continued)	
L. Services	
1. Walk-In Bank (1,000 SF GFA)	$9,562.64
2. Drive-In Bank (Drive-In Lanes)	$10,768.23
3. Hair Salon (1,000 SF GFA)	$1,143.18
M. Water impact fee	
1. Multi-Jet	
a. 5/8"	$4,027.76
b. 3/4"	$6,726.36
c. 1"	$9,384.68
d. 1 1/2"	$18,809.64
e. 2"	$26,865.16
2. Octave/Ultrasonic	
a. 2"	$40,277.60
b. 3"	$93,967.64
c. 4"	$161,110.40
d. 6"	$214,800.44
e. 8"	$537,021.24
f. 10"	$805,552.00
g. 12"	$1,074,069.33
N. Wastewater impact fee	
1. Multi-Jet	
a. 5/8"	$2,690.67
b. 3/4"	$4,493.42
c. 1"	$6,269.26
d. 1 1/2"	$12,565.43
e. 2"	$17,946.77
2. Octave/Ultrasonic	
a. 2"	$26,906.70
b. 3"	$62,773.33
c. 4"	$107,626.80
d. 6"	$143,493.43
e. 8"	$358,747.03
f. 10"	$538,134.00
g. 12"	$717,512.00

XII. REFUSE SERVICES FEES (Current contract expires April 2029.)

A. Residential	
1. Trash, Recycle, and Bulk Collection	$19.74
2. Administrative Fee (Charged to/Recovered from CWD)	2.00%
3. Sales Tax	8.25%
4. Additional Solid Waste Polycart	$10.79
5. Additional Recycle Polycart	$4.83
6. Polycart replacement Fee (Billed direct to customer)	$103.42
7. Excess Individual Bulk collection (Billed direct to customer)	$17.25 per yard
B. Small Commercial Container Service (95 gallon cart) (Billed direct to customer)	
1. Monthly per unit charge	$25.13
2. Additional Polycart	$22.92

XIII. WATER RATE SCHEDULE (Rate Study conducted 2024 by NewGen Strategies concludes 09/30/29)

A. Residential	
1. Base Rate by meter size	
a. 5/8" X 3/4"	$21.24
b. 1"	$21.24
c. 1 1/2"	$21.24
d. 2"	$21.24
2. Tier Rate usage per 000's gallons	
a. 0-10,000	$6.31
b. 10,001-20,000	$8.43
c. 20,001-30,000	$10.95
d. Over 30,000	$12.88
B. Non-Residential	
1. Base Rate by meter size	
a. 5/8" X 3/4"	$21.24
b. 1"	$33.59
c. 1 1/2"	$54.26
d. 2"	$79.02
e. 3"	$110.18
f. 4"	$146.85
g. 6" and above	$367.19
2. Tier Rate usage per 000's gallons	
a. 0-10,000	$6.31
b. 10,001-20,000	$8.43
c. 20,001-30,000	$10.95
d. Over 30,000	$12.88

XIII. WATER RATE SCHEDULE (Continued)				
C.	Irrigation			
	1.	Base Rate by meter size		
		a.	5/8" X 3/4"	$21.24
		b.	1"	$33.59
		c.	1 1/2"	$54.26
		d.	2"	$79.02
		e.	3"	$110.18
		f.	4"	$146.85
		g.	6" and above	$367.19
	2.	Tier Rate usage per 000's gallons		
		a.	0-10,000	$6.31
		b.	10,001-20,000	$8.43
		c.	20,001-30,000	$10.95
		d.	Over 30,000	$12.88

XIV. WATER SERVICE CONNECTION FEES

A.	Deposit by meter size (Exception: Letter of Credit (24 month service history) or Senior Citizen (62+))			
	1.	5/8" X 3/4"		$160.50
	2.	1"		$160.50
	3.	1 1/2"		$187.25
	4.	2"		$214.00
	5.	3"		$321.00
	6.	4"		$428.00
	7.	6" and above		$642.00
B.	Multi-family unit deposit			$100.00
C.	Real Estate properties deposit (per 5 units)			$150.00
D.	Fire Hydrant Meter			
	1.	Deposit (refundable, but must stay on the account while account is active)		$2,000.00
	2.	Connection fee		$25.00
	3.	Minimum monthly billing		$100.00
	4.	Fire Hydrant Relocation Fee		One relocation No charge, $50.00 each subsequent move
	5.	Fire Hydrant Meter Tamper Fee		
		a.	First offense	$500.00 minimum plus the actual costs of any damage to City property
		b.	Second offense	$1,000.00 plus the actual costs of any damage to City property
		c.	Third and subsequent offenses	$1,500.00 plus the actual costs of any damage to City property
E.	Late charge			10%. Not to exceed $50.00 per statement
F.	Disconnection service fee			$45.00
G.	Personnel onsite meter review - after two trips in a 12-month period			See L. Trip fee charge
H.	Reconnection service fee (after hours)			$50.00
I.	Cancelled payment fee/insufficient funds (NSF) fee/returned payment fee			$35.00
J.	Same day connect fee for all new services			$40.00
K.	Transfer fee			$10.00
L.	Trip charge			$50.00

XIV. WATER SERVICE CONNECTION FEES (Continued)

M.	Meter-related		
	1.	Meter Testing	Reimburse the City actual costs of meter testing plus shipping and handling
	2.	Meter box replacement	$75.00
	3.	Meter lid replacement	$25.00
	4.	Meter locking device replacement	$30.00
	5.	Meter register replacement	$329.41
	6.	Meter register with antenna connection	$406.03
	7.	Octave encoder & Allegro module with antenna replacement	$481.86
	8.	Meter Antenna Replacement	$82.71
	9.	Obstruction charge	$50.00
	10.	Usage report requested in-house versus mywateradvisor.com	$5.00
	11.	Tampering fee	$250.00 minimum plus the actual costs of any damage to City property

XV. WASTE WATER RATE SCHEDULE (Rate Study conducted in 2025 by NewGen Strategies & Solutions concludes 9/30/30)

A.	Residential			
	1.	Water Meter		$15.12
	2.	Volume charge per 1,000 gallons		$8.33
B.	Non-Residential			
	1.	Per water meter size		
		a.	5/8" X 3/4"	$27.05
		b.	1"	$43.03
		c.	1 1/2"	$61.48
		d.	2"	$82.38
		e.	4"	$86.07
		f.	6"	$86.07
		g.	8"	$110.65
	2.	Volume charge per 1,000 gallons		$8.82

XVI. MUNICIPAL DRAINAGE UTILITY SYSTEM FEE effective January 1, 2018

Based on Equivalent Residential Unit (ERU) of impervious surface area on the property. The impervious area (IA) on the property is measured and divided by 4,300 sq ft to determine the number of billing units for non-residential properties. Single family residential properties equal 1 ERU.

A.	Single Family Residential (1 ERU)		$6.00 monthly per household
B.	Non-Residential		
	1.	Based on Equivalent Residential Unit (ERU)	$6.00 monthly per 4,300 sq ft of impervious surface area
C.	Undeveloped Properties		In accordance with State Law

XVII. CROSS CONNECTION CONTROL FEES

A.	Testing Fee	$200.00
B.	Retest Fee	$100.00
C.	Licensed BPAT Registration Fee	$100.00
D.	Submittal and Reporting Fees	Testers shall be responsible for all costs, fees, and expenses related to the submittal and reporting requirements applicable to testers under Chapter 10, Article III, and all third-party fees incurred by the City
E.	Deposit for Fire Hydrant Water Meter with Backflow Prevention Assembly	$2,000.00
F.	Private Contractors Testing Fees	No additional charges by the City for testing conducted by private contractors on behalf of the City

XVIII. FRANCHISE FEES

A.	Refuse Franchise Fees	8%
B.	Electric Franchise Fees	4%
C.	Gas Franchise Fees	5%
D.	Cable TV Franchise Fees	5%
E.	Telecommunication Franchise Fees	Rates are set by the Public Utility Commission of Texas and are adjusted for inflation annually
	1. Residential	$0.85 per line
	2. Non-Residential	$1.98 per line
	3. Point-to-Point	$4.38 per line
F.	Water Franchise Fees	5%
G.	Sewer Franchise Fees	5%

XIX. CREDIT/DEBIT CARD AND TRANSACTION FEES

Effective April 1, 2026

A.	Credit/Debit Card Fees	
	1. Municipal Court	3% Transaction Fee
	2. Utility Billing	2.5% Transaction Fee
	3. All other department credit/debit card transaction fee for totals $1,000.00 and greater	3% Transaction Fee
B.	Online Portal Fees (credit/debit cards) charged directly from portal third-party vendor	
	1. Municipal Court	
	a. Transactions less than $100.00	$1.00 per Transaction
	b. Transactions greater than or equal to $100.00	$2.50 per Transaction
	2. Utility Billing	$1.25 per Transaction

XX. NEIGHBORHOOD SERVICES FEES

A.	Inspection/occupancy permits		
	1.	Multi-family certificate of occupancy	$15.00/unit annually
B.	Health and Sanitation permits		
	1.	Health	$285.00
	2.	Temporary food sales (must be obtained from Dallas County Health department. Applies to all applicants providing food products.)	$100.00/day or $250.00 annually
	3.	Public swimming pool	$200.00
	4.	Liquid waste transport	$100.00 per vehicle
C.	Fees		
	1.	Nuisance abatement administrative fee	$250.00
	2.	Dangerous building abatement administrative fee	$250.00
	3.	Donation Bins	
		a. Permit Fee	$250 per bin
		b. Impoundment Fee	$200 per bin
		c. Storage Fee	$30/day per bin

Subject:	**3. Approve a resolution of the City Council of the City of Sachse, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC’s legal counsel.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filings.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of $291.1 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to $273.6 million. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be $253.4 million instead of the claimed $291.1 million.

After several settlement meetings, the parties have agreed to settle the case for $260.5 million. This is a reduction of over $30 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

POLICY CONSIDERATIONS

The governing body of a municipality has exclusive original jurisdiction over the rates, operations, and services of a gas utility within the municipality.

RECOMMENDATION

Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filings.

File Attachments

1. Presentation_Atmos Negotiated Settlement 2026
2. Atmos Mid-Tex 2026 RRM Model Staff Report
3. CY25 MTX RRM - Average Bill
4. Resolution_Atmos Mid-Tex 2026 RRM Settlement
5. Attachment 1_CY25 MTX RRM - Tariffs
6. Attachment 2_ CY25 MTX RRM - Pension Benchmark

Atmos Rate Review

Negotiated Settlement

City Council

August 17, 2026

CITY OF SACHSE

Overview

Municipal Authority

Background

Current Rate Filing

Recommended Action

CITY OF SACHSE

Municipal Authority

CITY OF SACHSE

Texas Utilities Code, Title 3, Subtitle A, Sec. 103.001

To provide fair, just, and reasonable rates and adequate and efficient services, the governing body of a municipality has exclusive original jurisdiction over the rates, operations, and services of a gas utility within the municipality, subject to the limitations imposed by this subtitle

Texas Utilities Code, Title 3, Subtitle A, Section 104.301

Allows for interim adjustments to recover the cost of changes in the investment in service for gas utility services

Background

- Sachse, along with 181 other cities, is a member of the Atmos Cities Steering Committee (ACSC)
- In 2007, Atmos filed a rate application pursuant to Texas Utilities Code for an interim rate adjustment, known as a Gas Reliability Infrastructure Program (GRIP), allowing Atmos to bypass the City’s rate regulatory authority and increase its rates annually to recover capital investment costs
- In 2007, ACSC and Atmos settled the rate application. The settlement created a Rate Review Mechanism (RRM) Tariff, adopted as an alternative to the GRIP
- RRM allows for a more comprehensive rate review and includes evaluation of revenues and expenses as well as capital investment

Current Rate Filing

- On or about April 1, 2026, Atmos filed a rate request claiming entitlement to additional system-wide revenues of $291.1 million
- Rather than all cities independently analyzing proposed rate changes, resources are pooled to hire experts to analyze for the group
- ACSC experts recommend a settlement at $260.5 million
  - Effective date for new rates would be October 1, 2026
  - Average residential rate impact will increase $13.37/month or 14.15%
  - Average commercial usage will increase $44.82 or 9.90%
  - Cities should take action considering approval of the Resolution before October 1, 2026

C I T Y O F S A C H S E

Recommended Action

Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filings

CITY OF SACHSE

July 24, 2026

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of $291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $253.4 million instead of the claimed $291.1 million.

After several settlement meetings, the parties have agreed to settle the case for $260.5 million. This is a reduction of over $30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate $260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be $44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$66.18	-
DARR:	$66.07	$0.11
ATM Cities:	$67.02	($0.84)
Environs:	$66.07	$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.

2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.

3. This section makes it clear that Cities may challenge future costs associated with gas leaks.

4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $260.5 million on a system-wide basis.

5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.

6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.

7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $291.1 million in additional system-wide revenues, the RRM settlement at $260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	**Rate R @ 40.7 Ccf**							
2	Base Rates:							
3	Customer Charge		$ 23.65	$ 24.35	$ 23.65	$ 24.35	$ 0.70	
4	Consumption Charge (Ccf)	40.7	$ 0.74748	$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				$ 54.09	$ 66.64	$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	$ 0.26375	$ 0.26375	$ 10.74	$ 10.74	$ -	
9	Rider GCR Part B (Ccf)	40.7	$ 0.58642	$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				$ 34.62	$ 34.62	$ -	0.00%
11								
12	Total Base with Gas Cost				$ 88.71	$ 101.26	$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	**Total Residential Average Bill**				**$ 94.48**	**$ 107.85**	**$ 13.37**	**14.15%**
16								
17	**Rate C @ 372.6 Ccf**							
18	Base Rates:							
19	Customer Charge		$ 94.00	$ 115.50	$ 94.00	$ 115.50	$ 21.50	
20	Consumption Charge (Ccf)	372.6	$ 0.22261	$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				$ 176.95	$ 219.03	$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	$ 0.26375	$ 0.26375	$ 98.28	$ 98.28	$ -	
25	Rider GCR Part B	372.6	$ 0.40258	$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				$ 248.30	$ 248.30	$ -	0.00%
27								
28	Total Base with Gas Cost				$ 425.25	$ 467.33	$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	**Total Commercial Average Bill**				**$ 452.93**	**$ 497.75**	**$ 44.82**	**9.90%**
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	**Rate I at 1263 MMBTU**							
34	Base Rates:							
35	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	$ 0.7678	$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	$ 0.5623	$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
39	Total Base Rates	1,263			$ 2,818.62	$ 3,514.88	$ 696.26	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	$ 2.63750	$ 2.63750	$ 3,331.65	$ 3,331.65	$ -	
43	Rider GCR Part B (MMBtu)	1,263	$ 0.90813	$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				$ 4,478.78	$ 4,478.78	$ -	0.00%
45								
46	Total Base with Gas Cost				$ 7,297.41	$ 7,993.67	$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	**Total Industrial Average Bill**				**$ 7,772.42**	**$ 8,514.00**	**$ 741.58**	**9.54%**
50								
51	**Rate T at 4935 MMBTU**							
52	Base Rates:							
53	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	$ 0.7678	$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	$ 0.5623	$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
57	Total Base Rates	4,935			$ 4,931.86	$ 6,152.37	$ 1,220.51	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	$ 0.90813	$ 0.90813	$ 4,481.46	$ 4,481.46	$ -	
61	Total Gas Cost				$ 4,481.46	$ 4,481.46	$ -	0.00%
62								
63	Total Base with Gas Cost				$ 9,413.33	$ 10,633.84	$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	**Total Transportation Average Bill**				**$ 10,026.07**	**$ 11,326.02**	**$ 1,299.96**	**12.97%**

RESOLUTION NO. R-2026-_____

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

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

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

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

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

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

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

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

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

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

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

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

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

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

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

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

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 17TH DAY OF AUGUST 2026.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr., City Attorney

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

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

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

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

Charge	**Amount**
Customer Charge per Bill	$ 24.35 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 24.40 per month
Commodity Charge – All Ccf	$ 1.03839 per Ccf

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

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

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

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

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

Agreement
An Agreement for Gas Service may be required.

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

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

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

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

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

Charge	Amount
Customer Charge per Bill	$ 115.50 per month
Rider CEE Surcharge	$ 0.00 per month[1]
Total Customer Charge	$ 115.50 per month
Commodity Charge – All Ccf	$ 0.27784 per Ccf

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

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

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

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

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

Agreement
An Agreement for Gas Service may be required.

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

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

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

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

Charge	Amount
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

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

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

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

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

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

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

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Agreement
An Agreement for Gas Service may be required.

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

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

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

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

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

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

Charge	**Amount**
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

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

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

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

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

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

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

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

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

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

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

Agreement
A transportation agreement is required.

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

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

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.14)
Rate C – Commercial Sales	$ (0.49)
Rate I – Industrial Sales	$ (10.47)
Rate T – Transportation	$ (10.47)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (4.45)
Rate C – Commercial Sales	$ (14.80)
Rate I – Industrial Sales	$ (319.02)
Rate T – Transportation	$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ 0.30
Rate C – Commercial Sales	$ 0.98
Rate I – Industrial Sales	$ 21.17
Rate T – Transportation	$ 21.17

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Provisions for Adjustment

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

Computation of Weather Normalization Adjustment

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

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

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

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

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

		Shared Services		Mid-Tex Direct			
Line No.	Description	Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	Adjustment Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 200,382	$ (490,197)	$ 951,536	$ (3,288,240)	$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	$ 75,047		$ 299,646			$ 374,693
11	Total Post-Employment Benefit Plan		$ (183,588)		$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 75,047	$ (183,588)	$ 299,646	$ (1,035,492)	$ 6,367	$ (838,020)

Subject:	**4. Approve an ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 6 titled "Health and Sanitation," Article I titled "In General" Section 6-7 titled "Nuisances and Vegetation," by amending paragraph 6-7. C. to add clearance and visibility requirements and add provisions for the removal of dead, damaged, or diseased trees or limbs; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars ($2,000.00); and providing for an effective date.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve overgrown vegetation ordinance as presented.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Overgrown vegetation continues to be a recurring concern within the community due to gaps and limitations in the City's current regulations. While the City's code addresses high weeds and grass, it does not provide clear, objective, and enforceable standards for vegetation encroaching into the public right-of-way.

Residents frequently report concerns related to trees, shrubs, and other landscaping obstructing sidewalks, streets, alleys, and visibility at intersections. These conditions can create safety hazards, impede accessibility, negatively impact neighborhood appearance, and result in inconsistent property maintenance throughout the community. Additionally, the lack of clearly defined standards has created challenges with enforcement and compliance, often requiring subjective interpretation and limiting staff's ability to apply regulations consistently.

At the May 18 City Council meeting, staff presented these concerns for discussion. Council provided valuable feedback and direction regarding the need for objective standards to address overgrown vegetation affecting public safety and accessibility. Based on this direction, staff has drafted an ordinance establishing regulations for overgrown vegetation throughout the city. Staff included the proposed language based on Council feedback. Therefore, this item is being placed on the Consent Agenda.

The proposed ordinance establishes clear maintenance standards for vegetation that encroaches into the public right-of-way, obstructs visibility, or creates unsafe conditions. These standards are intended to improve pedestrian and vehicular safety, enhance accessibility, and provide consistent, objective enforcement throughout the community.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve overgrown vegetation ordinance as presented.

File Attachments

1. Presentation_Overgrown vegetation 8-17-2026_FINAL
2. Ordinance Amend Ch 6 Health and Sanitation - Vegetation Requirements_FINAL

Overgrown Vegetation

City Council
August 17, 2026

CITY OF SACHSE

Overview

Concerns

Research Overview

Proposed Ordinance Standards

Enforcement

Next Steps

CITY OF SACHSE

Concerns

CITY OF SACHSE

- Tree limbs and vegetation encroaching into
  - Streets, sidewalks, and alleys/easements
- Creates safety hazards for
  - Pedestrians, motorists, and emergency vehicles
- Can obstruct visibility at
  - Intersections and traffic control devices
- Gap in current regulations
  - Existing codes address general nuisances but do not provide clear, measurable standards
  - No defined height clearance or encroachment limits
  - Limits the City’s ability to enforce consistently and defend violations

Research Overview

C I T Y O F S A C H S E

- Consistent regional standard:
  - Seven to eight feet clearance over sidewalks
  - 14 feet clearance over streets
  - Alleys/easements typically 12–14 feet
- Encroachment is widely prohibited
  - Most cities do not allow vegetation into the right-of-way
  - Standards focus on keeping streets and sidewalks clear
- Safety and visibility are key priorities
  - Several cities include requirements for:
    - Intersections, traffic control devices, and pedestrian visibility
- Standards are objective and measurable
  - Clear height requirements reduce subjective enforcement
  - Provides consistency and defensibility

Proposed Ordinance Standards

- Clearance Requirements
  - Sidewalks and pathways
    - Minimum eight feet vertical clearance
    - No encroachment over sidewalk edge
  - Streets
    - Minimum 14 feet vertical clearance
    - No encroachment over curb or pavement edge
  - Alleys and easements
    - Minimum 14 feet vertical clearance
    - No encroachment into travel areas

- Visibility Requirements
  - Vegetation may not obstruct
    - Intersections
    - Traffic control devices
    - Curves
- Unsafe Trees
  - Requires removal or trimming of
    - Dead, damaged, and/or diseased trees or limbs
    - When determined to pose a public safety risk

Enforcement

- Violations will be addressed through a progressive enforcement process
  - Step 1: Notice of violation issued
  - Step 2: Compliance period provided
  - Step 3: Final notice of violation issued
  - Step 4: Continued non-compliance results in a citation
- City may pursue abatement if necessary
- Enforcement handled by Neighborhood Services (Code Enforcement)
- Focus on voluntary compliance first

Next Steps

- Staff recommends approving the ordinance as presented
- Update internal procedures and inspection standards
- Develop educational materials for residents and property owners
- Conduct public outreach through the City's website, social media, and other communication channels
- Begin enforcement following the public education period

ORDINANCE NO. O-2026-______

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 6 TITLED "HEALTH AND SANITATION," ARTICLE I TITLED "IN GENERAL," SECTION 6-7 TITLED "NUISANCES AND VEGETATION," BY AMENDING PARAGRAPH 6-7. C. TO ADD CLEARANCE AND VISIBILITY REQUIREMENTS AND ADD PROVISIONS FOR THE REMOVAL OF DEAD, DAMAGED, OR DISEASED TREES OR LIMBS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Sachse finds the regulation of the clearance and visibility requirements regarding vegetation around public areas such as sidewalks, streets, alleys, and easements is appropriate to maintain property values and to the protection of health, safety, and welfare of the general public; and

WHEREAS, the City Council of the City of Sachse finds that requiring the removal of dead, damaged, and diseased trees is appropriate to protect the health, safety, and welfare of the general public and may enhance property values in the City of Sachse; and

WHEREAS, the City Council of the City of Sachse finds it to be in the public interest to adopt a revision to the City's health and sanitation regulations regarding clearance and visibility requirements and removal of dead, damaged, and diseased trees.

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

SECTION 1. The City of Sachse Code of Ordinances is amended by amending Chapter 6 titled "Health and Sanitation," Article 1 titled "In General," Section 6-7 titled "Nuisance and Vegetation," as follows:

CHAPTER 6 HEALTH AND SANITATION

ARTICLE I IN GENERAL

. . .

§ 6-7 Nuisances and vegetation.

. . .

C. Weeds, brush, and other objectionable matter.

(1) It shall be unlawful and declared a nuisance for an owner of any property within the city to permit weeds, grass, or any objectionable or unsightly matter, to accumulate or grow to a height greater than 12 inches upon such property within 150 feet of any property line of such property which abuts any street right-of-way, alley, utility easement, subdivided property, or any buildings or other structures. Exceptions:

(a) Hay which is being cultivated on property that has been granted an agricultural property tax exemption on the most recent tax roll as certified by the county appraisal district.

(b) Regularly cultivated row crops; provided such crops shall not be allowed to grow within the right-of-way, or easement; nor shall they be allowed to obstruct the necessary view to and from adjacent rights-of-way.

(c) Within ten feet of any property line where the property is zoned agricultural.

(d) Landscaping that is maintained and in compliance with chapter 11 of the Code.

(e) Open space land located on or adjacent to the floodplain (riparian buffers, creeks, U.S. Army Corps of Engineers easements, or other designated shorelines) may be left in its natural state to help filter runoff, prevent erosion, increase vegetation and shade, improve water quality, and other conservation benefits, subject to discretionary review and approval by the City Manager or his/her designee. The extent to which these areas are maintained, whether owned privately, by an HOA, or by a governmental entity, shall be determined on a case by case basis by City staff. Operations, environmental benefits, cost of maintenance, accessibility, proximity to floodplain and water, public use of the property, threat of fire, aesthetic factors, and other variables may be considered by staff.

(2) It shall be the duty of an owner of property within the city to keep the area from the property line of the owner's property to the curb line adjacent to it or if there is no curb line, then to the centerline of any adjacent unpaved street or the edge of the pavement of such street free of any condition or matter deemed a nuisance.

(3) <u>Clearance requirements. The following clearance and visibility requirements shall be maintained by the owner of the property adjacent to streets, sidewalks and pathways, and alleys and easements:</u>

(a) <u>Sidewalks and pathways:</u>

i. <u>Minimum of eight (8) feet of vertical clearance for trees, shrubs, or any other vegetative growth creating canopy cover.</u>

ii. <u>Vegetative growth shall not encroach over the edge of the sidewalk.</u>

(b) <u>Streets:</u>

i. Minimum of fourteen (14) feet of vertical clearance for trees, shrubs, or any other vegetative growth creating canopy cover.

ii. Vegetative growth shall not encroach over the curb or edge of the pavement.

(c) Alleys and Easements:

i. Minimum of fourteen (14) feet of vertical clearance for trees, shrubs, or any other vegetative growth creating canopy cover.

ii. Vegetative growth shall not encroach into any area used for vehicular traffic.

(4) Visibility requirements. Vegetative growth shall not obstruct right-of-way intersections, traffic control devices, or roadway curves.

(5) Unsafe trees. Unsafe trees or shall include trees or tree limbs that are dead, damaged or diseased. Unsafe trees shall be trimmed or removed when it is determined that the unsafe tree poses a risk to public safety.

SECTION 4. All provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 6. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the 17th day of August 2026.

APPROVED:

____
Jeff Bickerstaff, Mayor

DULY ENROLLED:

____
Leah K Granger, City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr., City Attorney
(07-30-2026: 4916-6696-4162, v. 1)

Subject:	**5. Authorize the City Manager to award and execute the construction contract for Williford Road (BP-21-B03), to McMahon Contracting LP in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00).**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	$6,109,413.00
Budgeted	Yes
Budget Source	Bond 2021, Water, Sewer, and Drainage Utility Funds
Recommended Action	Authorize the City Manager to award and execute the construction contract for Williford Road (BP-21-B03), to McMahon Contracting LP in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Williford Road is the fourth roadway project started under the Bond 2021 package. Reconstruction includes approximately 3,600 linear feet of existing asphalt street with a 29-foot wide concrete street section with a multi-use path, sidewalk, and intersection improvements at Highway 78. Drainage will be enclosed within a storm drainage system with additional improvements to the Salmon Park area. Drainage design will address the flooding and erosion issues associated with Long Branch Creek. Water and sewer infrastructure will also be replaced during this project. Right-of-way acquisition has been completed for this project. Franchise utility coordination has begun.

A pre-bid meeting was held on July 2, 2026, and bids were opened on July 24, 2026. The project was advertised in the Sachse News and online via www.CivCast.com, and a total of eight bids were received. City staff and the design team reviewed and ranked each applicant on the following criteria:

- Proposed contract amount (50%)
- Similar project experience (10%)
- Quality of bidder's goods and services (10%)
- Qualifications of project personnel (10%)
- Project delivery schedule (10%)
- Reputation/familiarity of bidder (10%)

Based on review of the contract documents and evaluations of each bidder, the contractor that provides the best value to the City is McMahon Contracting LP. The total construction contract amount is under the original 2021 construction budget of $6,270,400.

POLICY CONSIDERATIONS

There are no policy items associated with this item.

RECOMMENDATION

Authorize the City Manager to award and execute the construction contract for Williford Road (BP-21-B03), to

McMahon Contracting LP in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00).

File Attachments

1. Presentation_Williford Road Reconstruction Award_FINAL

Williford Road Reconstruction Contract Award (BP-21-B03)

City Council

August 17, 2026

CITY OF SACHSE

Overview

- Project Location
- Project Description
- Bid Process
- Bid Evaluations
- Staff Recommendation

Project Location

Project limits are from SH 78 to Bailey Road

CITY OF SACHSE

Project Description

CITY OF SACHSE

- This is the fourth roadway design project started with the 2021 Bond package
- Reconstruction of approximately 3,600 linear feet of existing asphalt street
- 29-foot-wide concrete street section with a multi-use path, sidewalk, and intersection improvements at SH 78
- Drainage will be enclosed within a storm drainage system with additional improvements to the Salmon Park area
- Water infrastructure will also be replaced
- Franchise utility relocations are being coordinated

Bid Process

- The project was advertised in the Sachse News and online via CivCast
- Bids were opened on July 24, 2026
  - A total of eight bids were received
- Four bids were considered non-responsive due to incomplete submittals or non-conformance with contract provisions
  - These bids were rejected

CITY OF SACHSE

Bid Process

- Bids were evaluated based on the criteria listed in the contract
- City Staff and the design team reviewed and ranked each applicant on the following criteria:

Proposed Contract Amount (50%)	Inclusion of HUB (5%)
Qualifications of Key Personnel (10%)	Similar Project Experience (10%)
Quality of Bidders Goods and Services (10%)	Project Delivery Schedule (10%)
Reputation/Familiarity of Bidder (5%)	

- Based on the review of the contract documents and evaluations of each contractor, the contractor that provides the best value to the City of Sachse is McMahon Contracting LP

Bid Evaluations

CITY OF SACHSE

Rank	Bidder	Bid	Evaluation Criteria							
			Price	Inclusion of HUB	Qualifications of Key Personnel	Similar Project Experience	Quality of Bidder's Goods & Services	Project Delivery Schedule	Reputation / Familiarity of Bidder	Total
1	McMahon Contracting LP	$6,109,413.00	48.7	5	8.7	9.7	8.3	9.3	5.0	94.7
2	DDM Construction Corporation	$6,688,796.50	44.4	5	8.7	8.3	7.3	8.7	3.7	86.1
3	Garret Shields Infrastructure, LLC	$5,944,520.00	50.0	0	8.0	6.3	8.3	7.3	4.7	84.7
4	Axis Contracting, Inc.	$7,258,513.22	41.0	5	7.3	8.0	6.0	7.3	3.3	78.0

Staff Recommendation

- Staff recommends McMahon Contracting LP to be awarded the construction contract for the Williford Road Reconstruction project, BP-21-B03, in the amount of Six Million, One Hundred and Nine Thousand, Four Hundred and Thirteen and No/100 Dollars ($6,109,413.00)
- This contract will be funded primarily from 2021 Bond Issuance Funds
- The total construction amount is under the 2021 budget of $6,270,400.00

Questions?

C I T Y O F S A C H S E

Subject:	**1. Conduct a public hearing on the proposed 2026-2027 fiscal year budget and set a date for budget adoption.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Discussion, Information, Action
Fiscal Impact	None
Recommended Action	Conduct the public hearing and make a motion to set the date for adoption of the budget for the September 8 City Council Meeting.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City Manager's FY 2026-2027 Proposed Budget for citywide programs and services was made available to the public on July 31 and was formally submitted to Council on August 3. The proposed budget is posted on the City website at www.cityofsachse.com/budget and copies are on file with the City Secretary and the Sachse Public Library for public inspection.

The City Charter states that the City Council shall conduct public hearings on the proposed budget as required by state law and shall conduct at least one public hearing. At this hearing, interested members of the public may express their opinions concerning items of expenditure, giving their reasons for wishing to increase or decrease any items of expense.

On June 1, the City Council opened the floor to receive early resident and stakeholder input regarding the FY 2026-2027 budget. The public was also invited to address the Council during the Public Comment period of subsequent City Council meetings.

Staff presented the first-look at the City Manager's Proposed Budget at the June 15, 2026, City Council Budget Workshop.

In addition, the City hosted a "Budget and Burgers" public engagement event on June 25 to provide an opportunity for public questions and feedback.

The City Manager's Proposed Budget was officially presented to the City Council at its August 3, 2026, regular City Council meeting in accordance with Charter requirements.

This public hearing is an additional opportunity to allow public input regarding proposed revenues and expenditures for FY 2026-2027. The proposed budget revenues and expenditures can be amended by the City Council prior to adoption of the budget ordinance.

The notice for the public hearing was published in the Sachse News on August 6.

At the conclusion of the public hearing, Council is asked to take action on the proposed budget by setting a date for adoption of the budget.

POLICY CONSIDERATIONS

Local Government Code 102.007 states that at the conclusion of the public hearing, the governing body of the municipality shall take action on the proposed budget.

RECOMMENDATION

Conduct the public hearing and make a motion to set the date for adoption of the budget for the September 8 City Council Meeting.

File Attachments

1. Presentation_Budget Public Hearing FY26-27_FINAL
2. 2026-2027 Notice of Public Hearing on Budget

2026-2027 Budget Public Hearing

City Council
August 17, 2026

CITY OF SACHSE

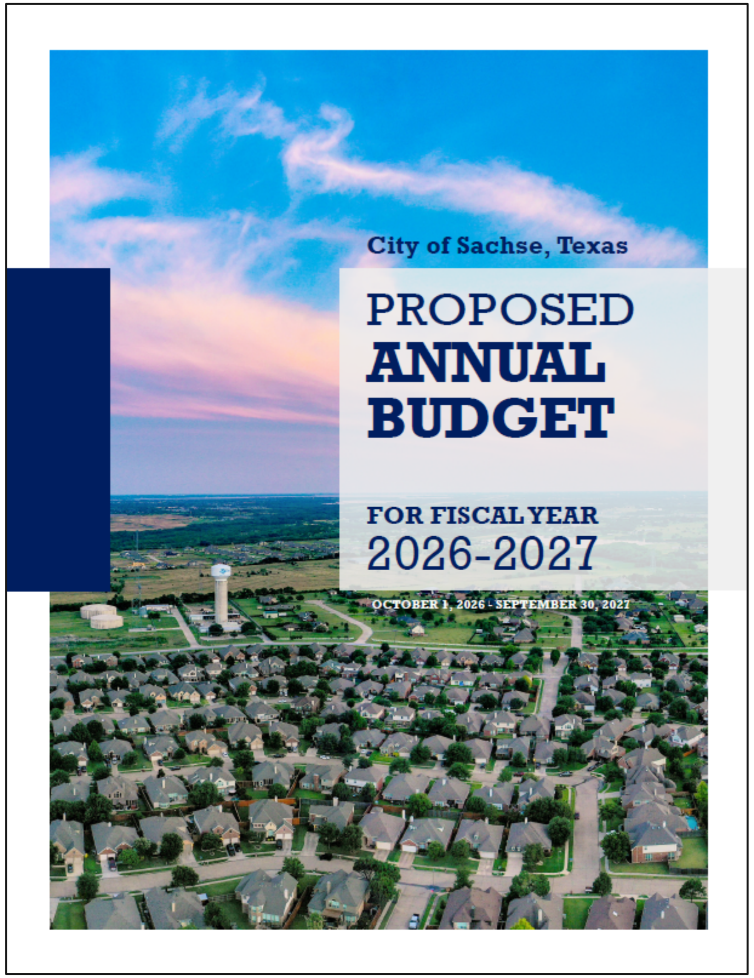
Budget Calendar

CITY OF SACHSE

June 1	Early public input on the budget
June 15	City Council meeting — budget workshop
June 25	Budget and Burgers public engagement event
August 3	City Council meeting — accept submission of certified appraisal tax roles, no-new-revenue tax rate, and voter approval tax rate; City Manager's proposed budget presented to Council; schedule public hearing; record vote on maximum tax rate to consider

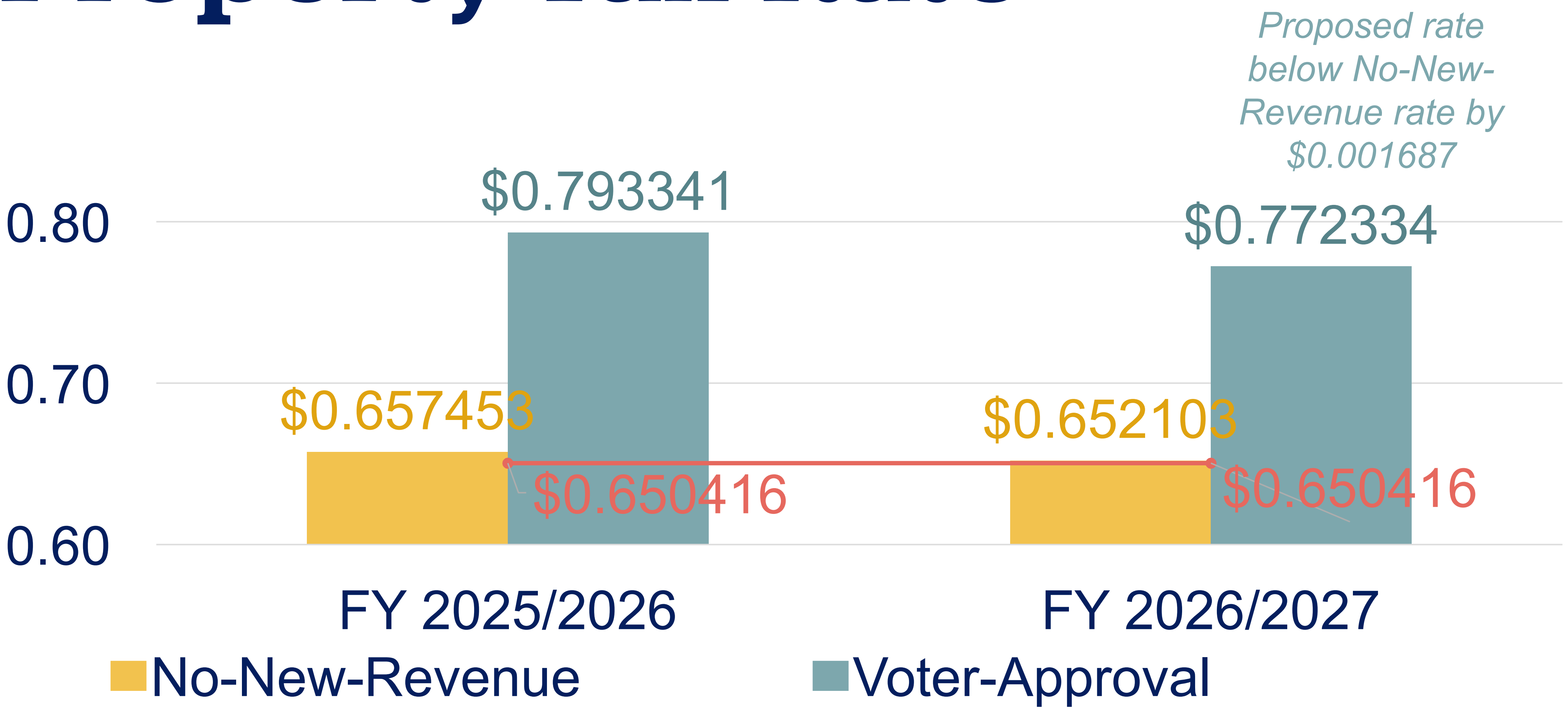
Proposed Annual Budget

- Available July 31
- Presented to Council August 3
- Available at www.cityofsachse.com/budget
- Printed copies available for viewing with City Secretary and Library



CITY OF SACHSE

Property Tax Rate



CITY OF SACHSE

Fiscal Year	2025-2026	2026-2027	CHANGE	% CHANGE
Proposed Tax Rate	$0.650416	$0.650416	$0.000000	0.0%

Budget Process Next Steps

CITY OF SACHSE

Tonight City Council Meeting —

Consent Agenda (earlier action)–

Master Fee Schedule Resolution

This Action –

Hold public hearing on budget and set date for adoption

Sept. 8 City Council Meeting —

Adopt budget;

Ratify tax rate in the budget;

Approve proposed tax rate

Opportunity for Public Comment

CITY OF SACHSE

Requested Action

At the conclusion of the public hearing, the City must take action on the proposed budget

Local Gov't code, Section 102.007. ADOPTION OF BUDGET

(a) At the conclusion of the public hearing, the governing body of the municipality shall take action on the proposed budget

Action item:

Set a date for the adoption of the budget

Requested motion:

"I move to set the date for adoption of the budget for the September 8 City Council Meeting"

CITY OF SACHSE

Questions?

CITY OF SACHSE

NOTICE OF PUBLIC HEARING

CITY OF SACHSE

PROPOSED OPERATING BUDGET FISCAL YEAR 2026-2027

The City of Sachse will hold a Public Hearing on the proposed budget for the fiscal year 2026-2027 on **August 17, 2026, 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 $175,865, which is a 0.58 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 $99,628. A property tax bill for the median homestead property in the current year is $2,845 and would be $2,970 for the upcoming year based on the proposed budget. This would be an increase of $125. The median homestead property tax bill for the upcoming year if the no-new revenue rate is adopted would be $2,978, which is an increase of $132 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:	**2. Consider making appointments to the Bond 2027 Committee.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Make appointments to the Bond 2027 Committee.
Goals	Provide excellent government services to Sachse citizens. Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

At the August 3, 2026, regular City Council meeting, the City Council received an update on the forthcoming Bond 2027 priorities in conjunction with the proposed Capital Improvement Plan. Each Councilmember and the Mayor may select one Sachse resident each to serve on the Bond 2027 Committee.

POLICY CONSIDERATIONS

The Bond 2027 Committee will be charged with evaluating whether to pursue a general obligation bond election in May 2027.

RECOMMENDATION

Make appointments to the Bond 2027 Committee.

File Attachments

1. Presentation_Bond Committee_FINAL

Bond 2027 Committee Appointments

August 17, 2026

City Council Meeting

CITY OF SACHSE

Overview

- Timeline for the Bond 2027 Program
- Bond Committee Appointments
- Next Steps

C I T Y O F S A C H S E

2027 Potential Bond Discussion

C I T Y O F S A C H S E

- Council was briefed at its Strategic Planning Retreat in February regarding options to pursue a General Obligation (GO) Bond in 2027, and direction was given to begin this process
- Staff has worked closely with the City's financial advisor to plan for potential debt issuance in its financial forecast
- Staff briefed the City Council on potential large Capital Improvement Plan (CIP) projects at the August 3, 2026, City Council meeting

Potential Timeline-Bond 2027

- August 17 – Appointments to Bond 2027 Committee
- September – First Bond Committee meeting; orientation and overview of capital needs
- September – Community feedback on priorities
- October – Second Bond Committee meeting; refinement of project list and financial scenarios
- October – Staff will refine options and solicit continued community input
- November –Third Bond Committee meeting; finalize recommendations
- November – Gather last public input

C I T Y O F S A C H S E

Potential Timeline-Bond 2027

CITY OF SACHSE

- December/January 2027 – Council presentations and finalize recommendations
- February 1, 2027 – Formal recommendation made to City Council regarding the calling of a bond election via resolution
- February 12, 2027 – Last day to call a bond election for May 2027
- February - April – BOND COMMITTEE EFFORTS
- May 1, 2027 – General Election

Next Steps

- Staff recommends that Council appoint members to the Bond 2027 Committee
- Those members will be contacted to arrange for their first meeting and set the schedule for the rest of the process
- Staff will brief the Council periodically regarding progress

CITY OF SACHSE

Questions?

CITY OF SACHSE

Subject:	**3. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.**
Meeting	August 17, 2026 - City Council Meeting
Access	Public
Type	Public Hearing, Discussion, Action
Fiscal Impact	None
Recommended Action	Conduct a public hearing and adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

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 (O&M) 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."

The City Council approved a resolution accepting and approving the preliminary 2026 O&M annual service plan update for the Sachse Public Improvement District No. 1 at The Station and called for the public hearing during the August 3 regular City Council meeting. The affected property owners were mailed notices and a notice of the public hearing was published in the Sachse News.

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 and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Conduct a public hearing and adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

File Attachments

1. Ordinance_2026 O&M Service and Assessment Plan PID1
2. Exhibit A-Operations and Maintenance Final Service and Assessment Plan

ORDINANCE NO. O-2026-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, RELATED TO THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; RATIFYING AND CONFORMING PRIOR ACTIONS OF THE CITY COUNCIL IN CONNECTION WITH THE DISTRICT; APPROVING AN OPERATIONS AND MAINTENANCE SERVICE AND ASSESSMENT PLAN UPDATE FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT WHICH LIES WITHIN THE CORPORATE LIMITS OF THE CITY; LEVYING ASSESSMENTS AGAINST THE ASSESSED PROPERTY TO PAY FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT; PROVIDING FOR THE COLLECTION OF ASSESSMENTS; CREATING A CHARGE AND LIEN AGAINST THE ASSESSED PROPERTY; PROVIDING FOR PENALTIES FOR DELINQUENT ASSESSMENTS; CREATING A DISTRICT PROJECT FUND; MAKING LEGISLATIVE FINDINGS; PROVIDNG FOR SEVERABILTIY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on January 22, 2019, the Council approved Resolution No. 3905 (the "Authorization Resolution"), authorizing, establishing, and creating the Sachse Public Improvement District No. 1 (the "District"); and

WHEREAS, on August 3, 2026, the City Council adopted and approved Resolution No. R-2026-08 accepting the updated *Preliminary Operations and Maintenance Service and Assessment Plan* (the "Preliminary SAP"), directing that the updated Preliminary SAP be filed with the City Secretary and made available for public inspection, calling for a public hearing on August 17, 2026, (the "Assessment Hearing") to consider the levy of assessments against the Assessed Property to pay for the operation and maintenance of the District as described in the updated Preliminary SAP (the "Supplemental Services"), and authorizing and directing the City Secretary to mail, publish, and otherwise provide notices of the Assessment Hearing as required by the Act; and

WHEREAS, the updated Preliminary SAP includes a service plan, assessment plan and assessment rolls as required by the Act; and

WHEREAS, the City Secretary mailed and caused to be published notice of the Assessment Hearing before the 10th day before the date of the Assessment Hearing as required by the Act; and

WHEREAS, after mailing, publishing, and otherwise providing all notices of the Assessment Hearing as required by the Act, the City Council conducted the Assessment Hearing on August 17, 2026, at the time and place and for the purposes set forth in the notices; and

WHEREAS, after all persons having an interest in the levy of assessments against the Assessed Property were given an opportunity to be heard in support of or in opposition to the assessments, the City Council closed the Assessment Hearing on August 17, 2026; and

WHEREAS, after the closing of the Assessment Hearing, and after considering the information, materials, evidence, and testimony offered to the City Council prior to and at the Assessment Hearing, the City Council has determined that it promotes the interest of the City to adopt and approve this Ordinance.

NOW THEREFORE, BE IT ORDAINED 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 Ordinance as if fully set forth herein.

SECTION 2. The City Council hereby accepts the update to the Operations and Maintenance Service and Assessment Plan and is incorporated as part of the Ordinance for all purposes as **Exhibit A**. The Operations and Maintenance Service and Assessment Plan (the "O&M SAP") shall be updated by the City Council no less frequently than annually as required by the Act.

SECTION 3. Based on the updated O&M SAP, the City Council hereby levies an Assessment upon each Assessed Property in the amounts set forth on the Assessment Rolls.

SECTION 4. Each Assessment against an Assessed Property, together with Annual Collection Costs, and reasonable attorney's fees, if incurred, constitutes a lien against the Assessed Property and is the personal liability of and charge against the owner of the Assessed Property regardless of whether the owner is named in this Ordinance.

SECTION 5. The Assessment lien against each Assessed Property created by the O&M SAP and this Ordinance is effective from the date of this Ordinance and "runs with the land." The Assessment lien may be enforced by the City, including foreclosure, in the same manner that an ad valorem tax lien is foreclosed. Any purchaser of an Assessed Property in foreclosure takes subject to the lien against the Assessed Property created by the Assessment.

SECTION 6. The Assessments against each Assessed Property as set forth in the Assessment Rolls are due and payable not later than January 31, 2027, and will be delinquent February 1, 2027. Delinquent Assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes.

SECTION 7. The City shall cause the Assessments to be billed and collected at the same time and in the same manner as the ad valorem taxes. The City will immediately deposit the annual installment of Assessments collected from Assessed Property within the District as follows:

(a) The Improvement Area #1 Operation and Maintenance Assessment revenue shall be deposited into the Improvement Area #1 Operation and Maintenance Account; and

(b) The Major Improvement Area Operation and Maintenance Assessment revenue shall be deposited into the Major Improvement Area Operation and Maintenance Account.

SECTION 8. Based on materials and information prepared by City staff and qualified professional consultants, on testimony provided throughout the process of creating the District and levying the Assessments including, but not limited to, testimony offered at the Assessment Hearing, the City Council, acting in its discretionary, legislative capacity hereby finds and determines that:

(a) The Assessed Property is specially benefitted by the Supplemental Services in an amount that meets or exceeds the Assessments;

(b) The Assessments (i) are just and equitable; (ii) produces substantial equality, considering benefits received and the burdens imposed; (iii) results in equal shares of the cost of the services on property similarly benefited; and (iv) is authorized by and has been levied in accordance with the Act, state law, and ordinances of the City; and

(c) The Assessments against the Assessed Property are in amounts required to pay the costs of the Supplemental Services.

SECTION 9. The City Council may make supplemental Assessments to correct omissions or mistakes related to the cost of the Supplemental Services and reassessments if the City Council determines that any Assessment is excessive. The City Council may also adjust the Assessments downward following each annual update to the Operations and Maintenance Service and Assessment Plan.

SECTION 10. This Ordinance incorporates, by reference, all provisions of the Act. In the event of any conflict between this Ordinance and the Act, the Act shall control.

SECTION 11. If any section, article, paragraph, sentence, clause, phrase or word of this Ordinance, 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 Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 12. The City Secretary is directed to cause a certified copy of this Ordinance, including the O&M SAP with the Assessment Rolls, to be recorded in the real property records of Dallas County, Texas, on or before August 24, 2026.

SECTION 13. This Ordinance shall become effective from and after its date of passage and approval by the City Council.

[Remainder of page left blank intentionally.]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THE 17TH DAY OF AUGUST 2026.

APPROVED:

____
Jeff Bickerstaff
Mayor

DULY ENROLLED:

____
Leah K. Granger
City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr.
City Attorney

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of August 2026 by Jeff Bickerstaff and Leah Granger, the Mayor and City Secretary, respectively, of the City of Sachse, Texas on behalf of said City.

____
Notary Public, State of Texas

(SEAL)

Exhibit A

Operations and Maintenance Service and Assessment Plan

[Remainder of page left blank intentionally.]

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1

2026 OPERATIONS AND MAINTENANCE SERVICE AND ASSESSMENT PLAN

AUGUST 17, 2026

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INTRODUCTION

Capitalized terms used in this 2026 O&M Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 O&M 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 2026 O&M 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 an 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 an 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 an 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 an 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 an 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 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 September 15, 2025, the City Council approved an O&M Service and Assessment Plan by approving Ordinance No. O-2025-11, which provided the 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.

This 2026 O&M Service and Assessment Plan serves to levy the Operations and Maintenance Assessment and associated Annual Collection Costs, creating a lien against Assessed Property within the District to pay for operation and maintenance of the Authorized Improvements and serves as the annual update to the O&M Service and Assessment Plan 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 costs for the Operations and Maintenance Assessment and Annual Collection Costs; 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 Operations and Maintenance Assessment and Annual Collection Costs against the Assessed Property based on the special benefits conferred on such property by the Operations and Maintenance Costs and Annual Collection Costs. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment and Annual Collection Costs against each Parcel of Assessed Property determined by the method chosen by the City Council. The Operations and Maintenance Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Operations and Maintenance Costs apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Operations and Maintenance Costs. 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

"2026 O&M Service and Assessment Plan" means this City of Sachse, Texas 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 2026 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 2026 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2026 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 annual update to the O&M Service and Assessment Plan.

"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 2026 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 annual update to the O&M Service and Assessment Plan. 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 annual update to the O&M Service and Assessment Plan. 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 PID 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 Annual Collection Costs attributable to the District; (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 Operations 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.
- The final plat of The Station Phase 3 Lot 1, Block A (Block L1) was recorded in the Official Public Records of the County on April 21, 2026, consisting of 5,027 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 is initially levied in an amount that resulted in a tax rate equivalent equal to $0.05 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 for the Operations and Maintenance 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 2026 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 Operations 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 includes amounts of funding needed to cover any unanticipated arbitration reduced final values. The budget for the Operations and Maintenance Costs for 2026 is attached hereto as **Exhibit E.**
2. The Operations and Maintenance Assessment is initially levied in an amount that resulted in a tax rate equivalent equal to $0.05 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 Operations and Maintenance Costs 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 Operations and Maintenance Costs and Annual Collection Costs.
3. The Operations and Maintenance Assessments will be levied annually on all Parcels of Assessed Property to pay for the costs of the Operations and Maintenance Costs and Annual Collection Costs based on the taxable ad valorem property 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 Operations and Maintenance Costs and Annual Collection Costs 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 Operations and Maintenance Costs and Annual Collection Costs.

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, 2027. 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 2026 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 2026 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 2026 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 2026 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 2026 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 2026 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 2026 O&M Service and Assessment Plan. Interpretations of this 2026 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 2026 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 buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2026 O&M Service and Assessment Plan, or any future O&M Service and Assessment Plans. The executed ordinance, including any attachments, approving this 2026 O&M Service and Assessment Plan or any future O&M Service and Assessment Plans shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2026 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 this 2026 O&M Service and Assessment Plan.

EXHIBITS

The following Exhibits are attached to and made a part of this 2026 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
Exhibit F	Annual Collection Costs

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	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100A0010000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100A0020000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100A0030000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100A0040000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100A0050000	Single Family	$518,320.00	$0.0500	$0.0062	$291.21
480119100A0060000	Single Family	$465,910.00	$0.0500	$0.0062	$261.77
480119100A0070000	Single Family	$510,390.00	$0.0500	$0.0062	$286.76
480119100A0080000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100A0090000	Single Family	$486,600.00	$0.0500	$0.0062	$273.39
480119100A0100000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100A0110000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100A0120000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100A0130000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100A0140000	Single Family	$500,060.00	$0.0500	$0.0062	$280.95
480119100ACA10000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100B0010000	Single Family	$561,910.00	$0.0500	$0.0062	$315.70
480119100B0020000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100B0030000	Single Family	$444,380.00	$0.0500	$0.0062	$249.67
480119100B0040000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100B0050000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100B0060000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100B0070000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100B0080000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100B0090000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100B0100000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100B0110000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100BCA20000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100C0010000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100C0020000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100C0030000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100C0040000	Single Family	$456,270.00	$0.0500	$0.0062	$256.35
480119100C0050000	Single Family	$387,440.00	$0.0500	$0.0062	$217.68
480119100C0060000	Single Family	$488,570.00	$0.0500	$0.0062	$274.50
480119100C0070000	Single Family	$482,070.00	$0.0500	$0.0062	$270.85
480119100C0080000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100C0090000	Single Family	$494,000.00	$0.0500	$0.0062	$277.55
480119100C0100000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100C0110000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100C0120000	Single Family	$471,920.00	$0.0500	$0.0062	$265.14
480119100C0130000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100C0140000	Single Family	$500,060.00	$0.0500	$0.0062	$280.95
480119100D0010000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100D0020000	Single Family	$449,420.00	$0.0500	$0.0062	$252.50
480119100D0030000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100D0040000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100D0050000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100D0060000	Single Family	$500,060.00	$0.0500	$0.0062	$280.95
480119100D0070000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100D0080000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100D0090000	Single Family	$499,880.00	$0.0500	$0.0062	$280.85
480119100D0100000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100D0110000	Single Family	$496,320.00	$0.0500	$0.0062	$278.85
480119100D0120000	Single Family	$542,330.00	$0.0500	$0.0062	$304.70
480119100D0130000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100D0140000	Single Family	$444,380.00	$0.0500	$0.0062	$249.67
480119100D0150000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100D0160000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100D0170000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100D0180000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100D0190000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100D0200000	Single Family	$501,050.00	$0.0500	$0.0062	$281.51
480119100D0210000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100D0220000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100D0230000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100D0240000	Single Family	$456,270.00	$0.0500	$0.0062	$256.35
480119100D0250000	Single Family	$542,510.00	$0.0500	$0.0062	$304.80
480119100D0260000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100DCA50000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100E0010000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100E0020000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100E0030000	Single Family	$444,930.00	$0.0500	$0.0062	$249.98
480119100E0040000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100E0050000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100E0060000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100E0070000	Single Family	$440,270.00	$0.0500	$0.0062	$247.36
480119100E0080000	Single Family	$496,860.00	$0.0500	$0.0062	$279.16
480119100E0090000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100E0100000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100E0110000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100E0120000	Single Family	$493,130.00	$0.0500	$0.0062	$277.06
480119100E0130000	Single Family	$444,540.00	$0.0500	$0.0062	$249.76
480119100E0140000	Single Family	$444,930.00	$0.0500	$0.0062	$249.98
480119100E0150000	Single Family	$442,950.00	$0.0500	$0.0062	$248.87
480119100E0160000	Single Family	$494,000.00	$0.0500	$0.0062	$277.55
480119100E0170000	Single Family	$463,760.00	$0.0500	$0.0062	$260.56
480119100E0180000	Single Family	$573,410.00	$0.0500	$0.0062	$322.16
480119100E0190000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100E0200000	Single Family	$498,720.00	$0.0500	$0.0062	$280.20
480119100E0210000	Single Family	$482,070.00	$0.0500	$0.0062	$270.85
480119100E0220000	Single Family	$559,160.00	$0.0500	$0.0062	$314.16
480119100E0230000	Single Family	$485,000.00	$0.0500	$0.0062	$272.49
480119100E0240000	Single Family	$503,910.00	$0.0500	$0.0062	$283.12
480119100E0250000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100E0260000	Single Family	$440,270.00	$0.0500	$0.0062	$247.36
480119100E0270000	Single Family	$520,100.00	$0.0500	$0.0062	$292.21
480119100E0280000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100E0290000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100ECA30000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100F0010000	Single Family	$417,790.00	$0.0500	$0.0062	$234.73
480119100F0020000	Single Family	$449,030.00	$0.0500	$0.0062	$252.28
480119100F0030000	Single Family	$520,100.00	$0.0500	$0.0062	$292.21
480119100F0040000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100F0050000	Single Family	$546,310.00	$0.0500	$0.0062	$306.94
480119100F0060000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100F0070000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100F0080000	Single Family	$456,270.00	$0.0500	$0.0062	$256.35
480119100F0090000	Single Family	$496,860.00	$0.0500	$0.0062	$279.16
480119100F0100000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100F0110000	Single Family	$559,160.00	$0.0500	$0.0062	$314.16

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100F0120000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100F0130000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100F0140000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100F0150000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100F0160000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100F0170000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100F0180000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100F0190000	Single Family	$396,390.00	$0.0500	$0.0062	$222.71
480119100F0200000	Single Family	$471,110.00	$0.0500	$0.0062	$264.69
480119100F0210000	Single Family	$500,060.00	$0.0500	$0.0062	$280.95
480119100F0220000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100F0230000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100F0240000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100F0250000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100G0010000	Single Family	$554,680.00	$0.0500	$0.0062	$311.64
480119100G0020000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100G0030000	Single Family	$449,030.00	$0.0500	$0.0062	$252.28
480119100G0040000	Single Family	$387,440.00	$0.0500	$0.0062	$217.68
480119100G0050000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100G0060000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100G0070000	Single Family	$475,220.00	$0.0500	$0.0062	$267.00
480119100G0080000	Single Family	$507,860.00	$0.0500	$0.0062	$285.34
480119100G0090000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100G0100000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100G0110000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100G0120000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100G0130000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100G0140000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100G0150000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100G0160000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100G0170000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100G0180000	Single Family	$442,950.00	$0.0500	$0.0062	$248.87
480119100G0190000	Single Family	$494,000.00	$0.0500	$0.0062	$277.55
480119100G0200000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100G0210000	Single Family	$482,070.00	$0.0500	$0.0062	$270.85
480119100G0220000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100G0230000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100G0240000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100G0250000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100G0260000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100G0270000	Single Family	$386,840.00	$0.0500	$0.0062	$217.34
480119100G0280000	Single Family	$501,510.00	$0.0500	$0.0062	$281.77
480119100G0290000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100H0010000	Single Family	$464,460.00	$0.0500	$0.0062	$260.95
480119100H0020000	Single Family	$500,060.00	$0.0500	$0.0062	$280.95
480119100H0030000	Single Family	$387,440.00	$0.0500	$0.0062	$217.68
480119100H0040000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100H0050000	Single Family	$500,130.00	$0.0500	$0.0062	$280.99
480119100I0010000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100I0020000	Single Family	$504,790.00	$0.0500	$0.0062	$283.61
480119100I0030000	Single Family	$512,520.00	$0.0500	$0.0062	$287.95
480119100I0040000	Single Family	$444,270.00	$0.0500	$0.0062	$249.61
480119100I0050000	Single Family	$469,120.00	$0.0500	$0.0062	$263.57
480119100I0060000	Single Family	$444,380.00	$0.0500	$0.0062	$249.67
480119100I0070000	Single Family	$444,930.00	$0.0500	$0.0062	$249.98
480119100I0080000	Single Family	$555,810.00	$0.0500	$0.0062	$312.28
480119100I0090000	Single Family	$494,000.00	$0.0500	$0.0062	$277.55
480119100I0100000	Single Family	$504,710.00	$0.0500	$0.0062	$283.57
480119100I0110000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100I0120000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0130000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0140000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100I0150000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100I0160000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100I0170000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100I0180000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0190000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100I0200000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100I0210000	Townhome	$375,820.00	$0.0500	$0.0062	$211.15
480119100I0220000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0230000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0240000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100I0250000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100I0260000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	**Lot Type**	**Taxable Value[b]**	**O&M Assessment[c]**	**Annual Collection Costs**	**Annual Installment Due 1/31/2027**
480119100I0270000	Townhome	$376,320.00	$0.0500	$0.0062	$211.43
480119100I0280000	Townhome	$380,510.00	$0.0500	$0.0062	$213.79
480119100J0010000	Single Family	$454,170.00	$0.0500	$0.0062	$255.17
480119100J0020000	Single Family	$444,280.00	$0.0500	$0.0062	$249.61
480119100JCA40000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100K0010000	Townhome	$380,000.00	$0.0500	$0.0062	$213.50
480119100K0020000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100K0030000	Townhome	$380,000.00	$0.0500	$0.0062	$213.50
480119100K0040000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0050000	Townhome	$375,000.00	$0.0500	$0.0062	$210.69
480119100K0060000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100K0070000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100K0080000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100K0090000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100K0100000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100K0110000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0120000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0130000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0140000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100K0150000	Townhome	$384,320.00	$0.0500	$0.0062	$215.93
480119100K0160000	Townhome	$384,320.00	$0.0500	$0.0062	$215.93
480119100K0170000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0180000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0190000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100K0200000	Townhome	$377,140.00	$0.0500	$0.0062	$211.89
480119100K0210000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100K0220000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100K0230000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100KCA70000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100L0010000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100L0020000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100L0030000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100L0040000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100L0050000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100L0060000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100L0070000	Townhome	$369,000.00	$0.0500	$0.0062	$207.32
480119100L0080000	Townhome	$372,000.00	$0.0500	$0.0062	$209.00

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Taxable Value[b]	O&M Assessment[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100L0090000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100M0010000	Townhome	$388,280.00	$0.0500	$0.0062	$218.15
480119100M0020000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100M0030000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100M0040000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100M0050000	Townhome	$383,490.00	$0.0500	$0.0062	$215.46
480119100M0060000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100M0070000	Townhome	$384,840.00	$0.0500	$0.0062	$216.22
480119100M0080000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100M0090000	Townhome	$382,180.00	$0.0500	$0.0062	$214.72
480119100MCA60000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100NCA80000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100OCA90000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119500A0010000	Multi-Family	$73,808,150.00	$0.0500	$0.0062	$41,468.28
480119700M0010000	Commercial 1	$5,165,880.00	$0.0500	$0.0062	$2,902.39
Total		**$181,836,150.00**	**$90,918.08**	**$11,244.52**	**$102,162.60**

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 1/31/2027 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2027 equal approximately $0.0062. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[b]	Annual Collection Costs[c]	Annual Installment Due 1/31/2027
65022863010020000	Commercial 2	$708,770.00	$0.0500	$0.0062	$398.21
65022863010020400	Commercial 2 & Commercial 3	$2,037,630.00	$0.0500	$0.0062	$1,144.82
65022863010030000	Commercial 2	$542,350.00	$0.0500	$0.0062	$304.71
65022863010040200	Commercial 3	$4,973,900.00	$0.0500	$0.0062	$2,794.53
65022863010080000	Commercial 3	$37,667,410.00	$0.0500	$0.0062	$21,163.01
65022863010100000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
65092877510020200	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
65100037010050100	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
65100943010020000	Commercial 2	$168,010.00	$0.0500	$0.0062	$94.39
65100943010020100	Commercial 2	$1,000.00	$0.0500	$0.0062	$0.56
65100943010030000	Commercial 2	$65,370.00	$0.0500	$0.0062	$36.73
65100943010030400	Commercial 2	$299,160.00	$0.0500	$0.0062	$168.08
480041500A0010000	Commercial 2	$554,940.00	$0.0500	$0.0062	$311.79
480041500A02A0000	Commercial 2	$1,528,760.00	$0.0500	$0.0062	$858.92
480041500A03A0000	Commercial 2	$1,317,020.00	$0.0500	$0.0062	$739.95
480118300A0010000	Commercial 2	$1,559,820.00	$0.0500	$0.0062	$876.37
480118300B0040000	Commercial 2	$254,540.00	$0.0500	$0.0062	$143.01
480118300B0050000	Commercial 2	$265,300.00	$0.0500	$0.0062	$149.06
480118300B0060000	Commercial 2	$382,810.00	$0.0500	$0.0062	$215.08
480118300B01A0000	Commercial 2	$212,640.00	$0.0500	$0.0062	$119.47
480118400A0020000	Commercial 2	$520,430.00	$0.0500	$0.0062	$292.40
480118400A0030000	Commercial 2	$15,277,480.00	$0.0500	$0.0062	$8,583.48
480118400B0020000	Multi-Family	$31,302,400.00	$0.0500	$0.0062	$17,586.90
480119100X0010000	Single Family	$516,410.00	$0.0500	$0.0062	$290.14
480119100X0020000	Single Family	$497,990.00	$0.0500	$0.0062	$279.79
480119100X0030000	Single Family	$530,350.00	$0.0500	$0.0062	$297.97
480119100X0040000	Single Family	$398,480.00	$0.0500	$0.0062	$223.88
480119100X0050000	Single Family	$521,000.00	$0.0500	$0.0062	$292.72
480119100X0060000	Single Family	$488,990.00	$0.0500	$0.0062	$274.73
480119100X0070000	Single Family	$505,000.00	$0.0500	$0.0062	$283.73
480119100X0080000	Single Family	$484,800.00	$0.0500	$0.0062	$272.38
480119100X0090000	Single Family	$467,050.00	$0.0500	$0.0062	$262.41
480119100X0100000	Single Family	$432,230.00	$0.0500	$0.0062	$242.84
480119100X0110000	Single Family	$483,910.00	$0.0500	$0.0062	$271.88
480119100X0120000	Single Family	$487,250.00	$0.0500	$0.0062	$273.76

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[b]	Annual Collection Costs[c]	Annual Installment Due 1/31/2027
480119100X0130000	Single Family	$498,510.00	$0.0500	$0.0062	$280.08
480119100X0140000	Single Family	$530,350.00	$0.0500	$0.0062	$297.97
480119100X0150000	Single Family	$516,750.00	$0.0500	$0.0062	$290.33
480119100X0160000	Single Family	$532,770.00	$0.0500	$0.0062	$299.33
480119100X0170000	Single Family	$507,530.00	$0.0500	$0.0062	$285.15
480119100X0180000	Single Family	$530,350.00	$0.0500	$0.0062	$297.97
480119100X0190000	Single Family	$498,510.00	$0.0500	$0.0062	$280.08
480119100X0200000	Single Family	$489,230.00	$0.0500	$0.0062	$274.87
480119100X0210000	Single Family	$517,430.00	$0.0500	$0.0062	$290.71
480119100X0220000	Single Family	$393,330.00	$0.0500	$0.0062	$220.99
480119100X0230000	Single Family	$517,460.00	$0.0500	$0.0062	$290.73
480119100XCA30000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100XCA40000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100Y0010000	Single Family	$509,280.00	$0.0500	$0.0062	$286.13
480119100Y0020000	Single Family	$450,100.00	$0.0500	$0.0062	$252.88
480119100Y0030000	Single Family	$524,230.00	$0.0500	$0.0062	$294.53
480119100Y0040000	Single Family	$524,230.00	$0.0500	$0.0062	$294.53
480119100Y0050000	Single Family	$468,720.00	$0.0500	$0.0062	$263.35
480119100Y0060000	Single Family	$519,470.00	$0.0500	$0.0062	$291.86
480119100Y0070000	Single Family	$521,000.00	$0.0500	$0.0062	$292.72
480119100Y0080000	Single Family	$548,620.00	$0.0500	$0.0062	$308.24
480119100Y0090000	Single Family	$517,260.00	$0.0500	$0.0062	$290.62
480119100Y0100000	Single Family	$470,180.00	$0.0500	$0.0062	$264.17
480119100Y0110000	Single Family	$517,940.00	$0.0500	$0.0062	$291.00
480119100Y0120000	Single Family	$559,600.00	$0.0500	$0.0062	$314.40
480119100Y0130000	Single Family	$463,670.00	$0.0500	$0.0062	$260.51
480119100YCA20000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119100Z0010000	Single Family	$497,340.00	$0.0500	$0.0062	$279.42
480119100Z0020000	Single Family	$530,350.00	$0.0500	$0.0062	$297.97
480119100Z0030000	Single Family	$509,280.00	$0.0500	$0.0062	$286.13
480119100Z0040000	Single Family	$517,940.00	$0.0500	$0.0062	$291.00
480119100Z0050000	Single Family	$461,140.00	$0.0500	$0.0062	$259.09
480119100Z0060000	Single Family	$515,900.00	$0.0500	$0.0062	$289.85
480119100Z0070000	Single Family	$518,620.00	$0.0500	$0.0062	$291.38
480119100Z0080000	Single Family	$514,910.00	$0.0500	$0.0062	$289.30
480119100Z0090000	Single Family	$518,110.00	$0.0500	$0.0062	$291.09
480119100Z0100000	Single Family	$530,350.00	$0.0500	$0.0062	$297.97
480119100Z0110000	Single Family	$399,100.00	$0.0500	$0.0062	$224.23

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID[a]	Lot Type	Appraised Taxable Value[b]	O&M Assessment[b]	Annual Collection Costs[c]	Annual Installment Due 1/31/2027
480119100Z0120000	Single Family	$445,360.00	$0.0500	$0.0062	$250.22
480119100Z0130000	Single Family	$514,910.00	$0.0500	$0.0062	$289.30
480119100ZCA11000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119600M11A0000	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
480119800Q0010000	Commercial 2	$5,865,370.00	$0.0500	$0.0062	$3,295.39
480119800Q0020000	Commercial 2	$330,850.00	$0.0500	$0.0062	$185.88
480129900T0020000	Commercial 2	$2,405,720.00	$0.0500	$0.0062	$1,351.63
489071500S0010000	Multi-Family	$62,091,660.00	$0.0500	$0.0062	$34,885.50
65022863010100500	Non-Benefitted	$0.00	$0.0000	$0.0000	$0.00
Total		**$194,746,630.00**			**$109,416.20**

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 1/31/2027 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2027 equal approximately $0.0062. Both will be adjusted each year based on actual Operations and Maintenance Costs and Annual Collection Costs.

EXHIBIT B – SERVICE PLAN

Improvement Area #1						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Appraised Taxable Value[a]	A	$ 181,836,150.00	$ 185,472,873.00	$ 189,182,330.46	$ 192,965,977.07	$ 196,825,296.61
Operation and Maintenance Assessment[b],[c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0062	$ 0.0062	$ 0.0062	$ 0.0062	$ 0.0062
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 102,162.60**	**$ 104,205.85**	**$ 106,289.96**	**$ 108,415.76**	**$ 110,584.08**

Major Improvement Area						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Appraised Taxable Value[a]	A	$ 194,746,630.00	$ 242,629,780.21	$ 247,482,375.81	$ 252,432,023.33	$ 257,480,663.79
Operation and Maintenance Assessment[b],[c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0062	$ 0.0062	$ 0.0062	$ 0.0062	$ 0.0062
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 109,416.20**	**$ 136,318.81**	**$ 139,045.18**	**$ 141,826.09**	**$ 144,662.61**

Footnotes:

[a] Appraised Values per the 2026 appraised 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 1/31/2027 equals approximately $0.05 and the Annual Collection Costs due 1/31/2027 equal approximately $0.0062 for Improvement Area #1 and $0.0062 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and Annual Collection Costs.

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

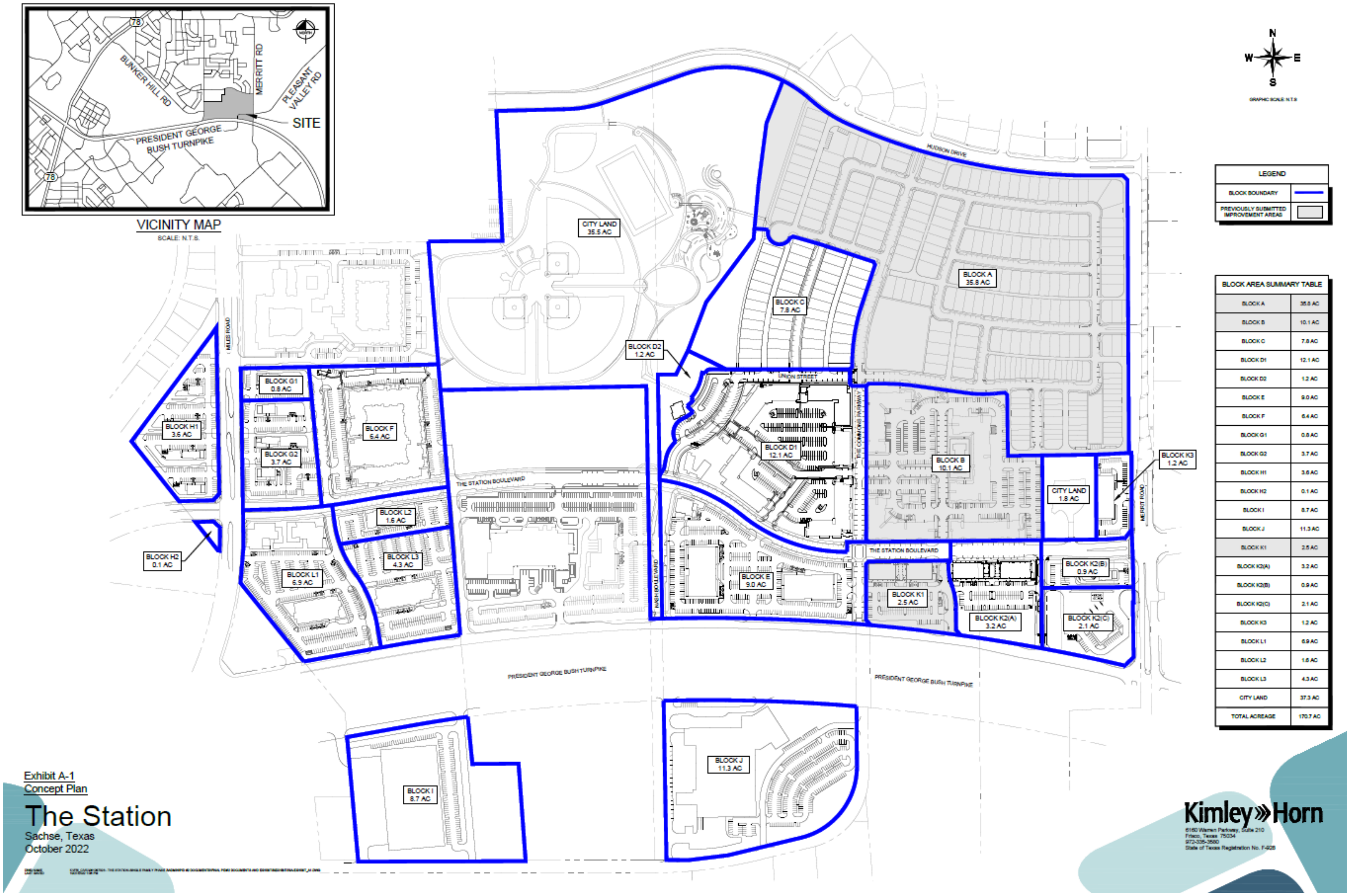


EXHIBIT C-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

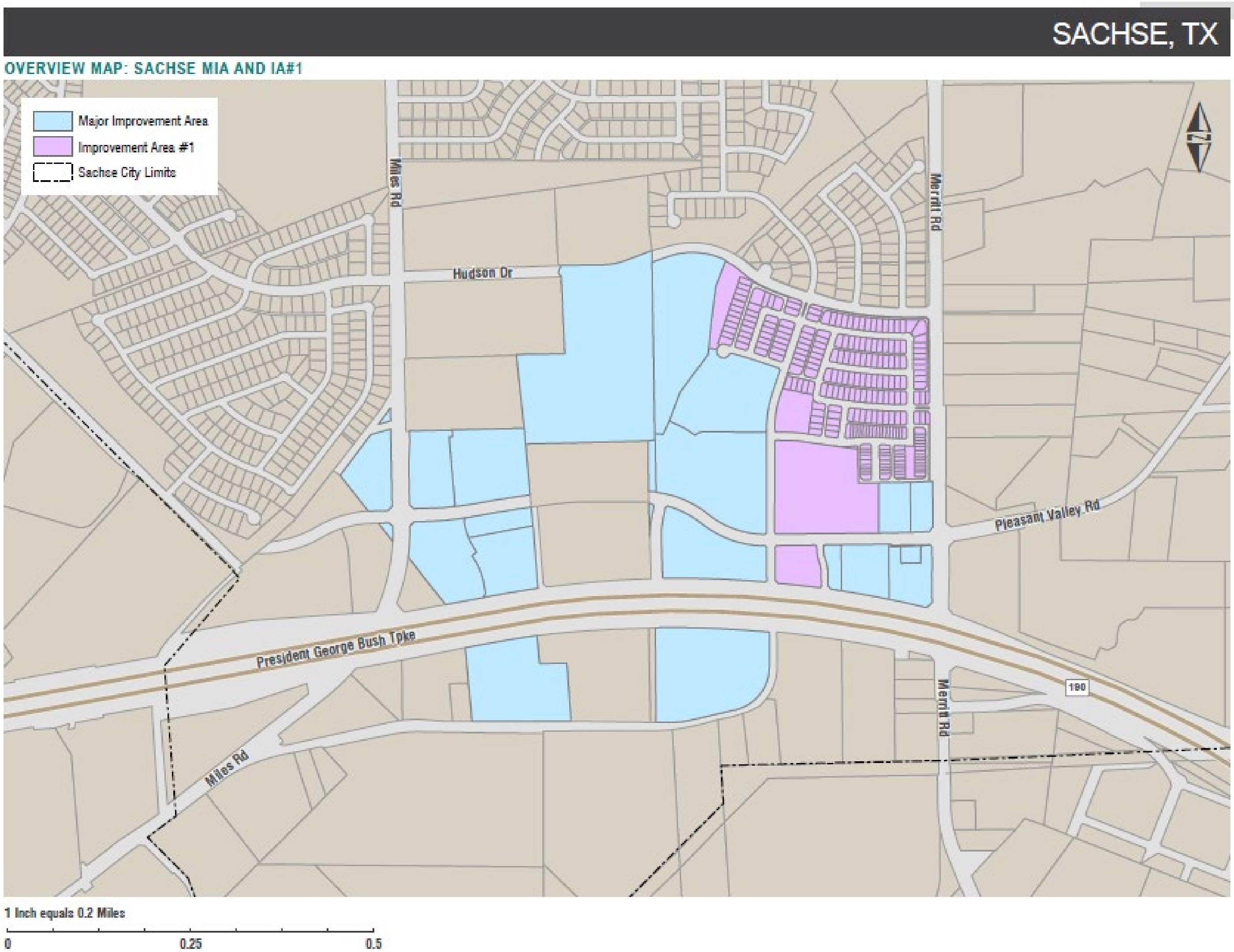


EXHIBIT D-1 – DISTRICT LEGAL DESCRIPTION

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;

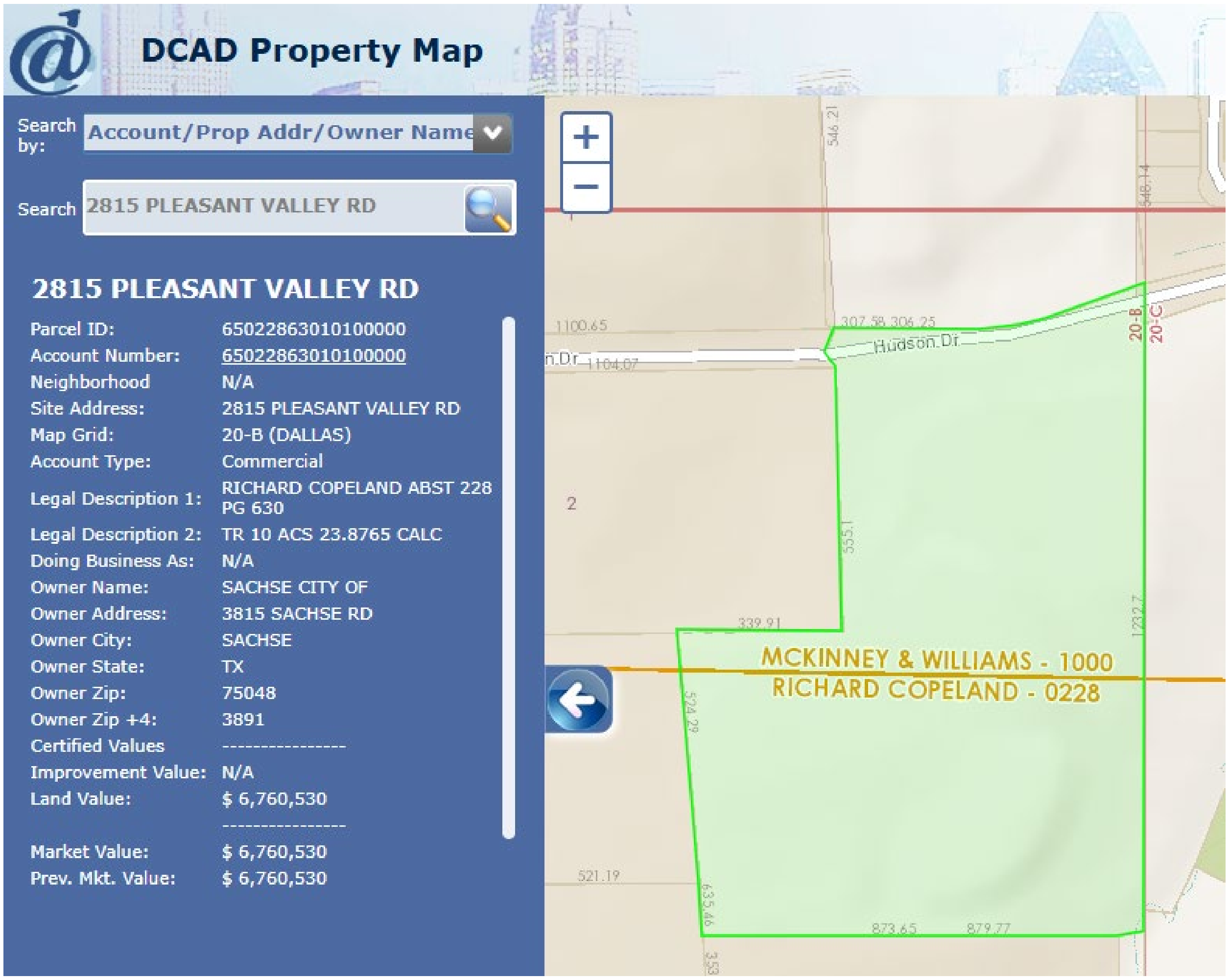
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet)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

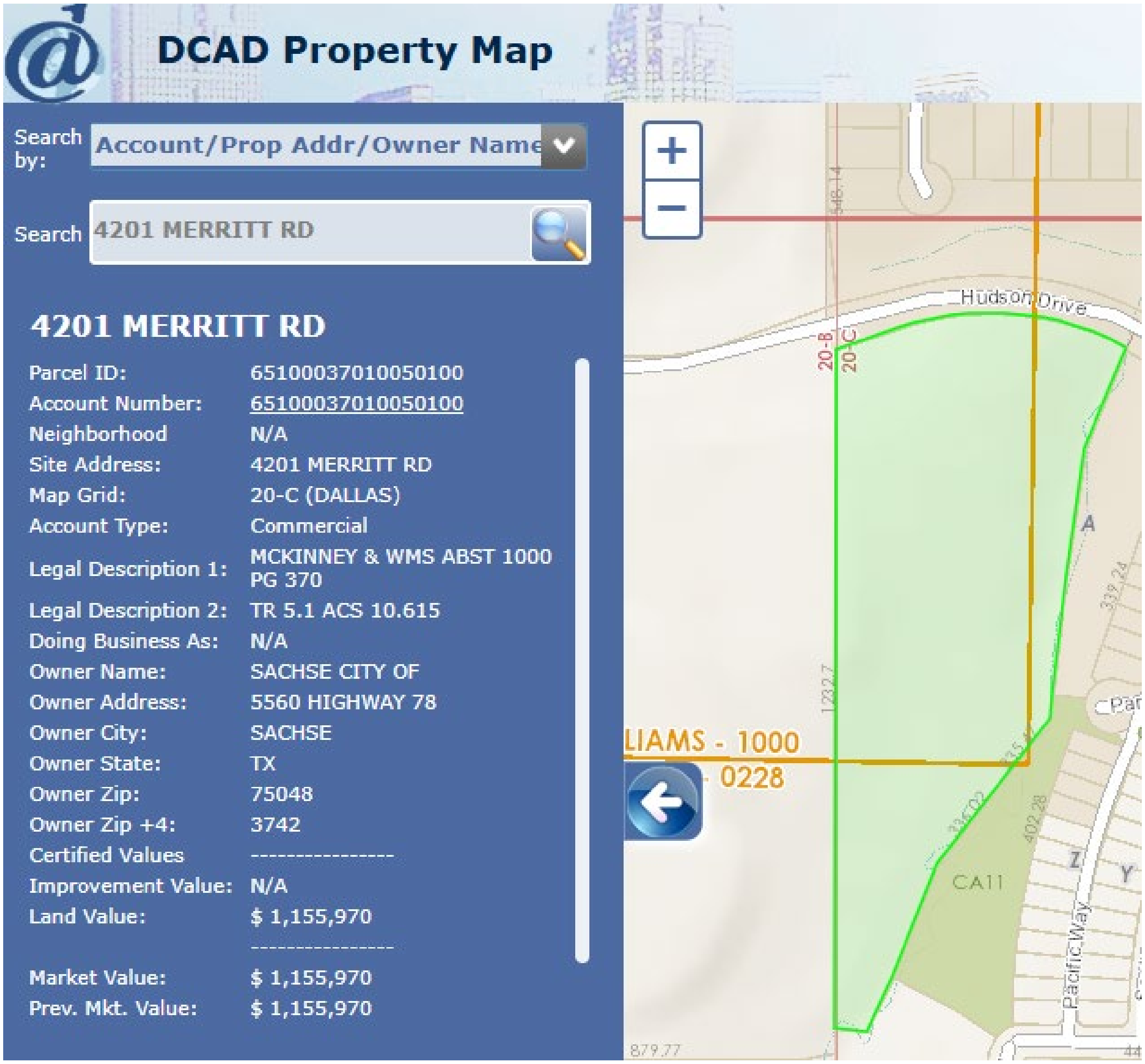
EXHIBIT D-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

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





DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search: 4201 MERRITT RD

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	$ 61,000
Operation of splash pad for chemical and estimate on electric:	5,000
Mowing and landscape maintenance	99,250
Pond and fountain maintenance	10,000
Playground equipment, irrigation, fountains, pumps repairs	20,000
Street and sign maintenance	93,000
Replacement Reserve[c]	61,648
PID Management	23,818
Total	**$ 373,716**

Footnotes:

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

[b] As projected by the City staff.

[c] Includes amounts of funding needed to cover any unanticipated arbitration reduced final values and still cover debt service. To be true-up for each subsequent year's Service and Assessment Plan.

EXHIBIT F – ANNUAL COLLECTION COSTS

Annual Collection Costs						
Category	**Improvement Area #1**		**Major Improvement Area**		**Total**	
P3Works Administration	$	7,665.12	$	8,571.36	$	16,236.48
Filing Fees	$	472.09	$	527.91		1,000.00
TX Gov Collection Fee	$	2,447.80	$	2,737.20		5,185.00
Public Notice Mailings	$	659.51	$	737.49		1,397.00
Total	**$**	**11,244.52**	**$**	**12,573.96**	**$**	**23,818.48**

APPENDIX A – BUYER DISCLOSURE

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

- Operations and Maintenance Buyer Disclosure

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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 of Sachse, 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:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF 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 City of 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.