

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
APRIL 21, 2025
6:30 PM
AGENDA**

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, April 21, 2025, at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items:

CALL TO ORDER

- Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

COUNCIL COMMENTS:

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

INTRODUCTION OF NEW EMPLOYEES

PROCLAMATION:

Child Abuse Prevention

RECOGNITION:

Historic Downtown Alvarado Art Contest

CONSENT AGENDA:

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1. Consideration and action to approve minutes from the 03/17/2025 Regular City Council meeting. (Walls)
2. Consideration and action to approve minutes from the 04/07/2025 Special City Council meeting. (Walls)
3. Consideration and action to approve Resolution R2025-0010, amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act. (Cox)
4. Consideration and action to approve Resolution R2025-0011 amending the authorized representatives of the City of Alvarado who may direct the investment of funds Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters. (Cox)
5. Consideration and action to approve Resolution R2025-0012 designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank. (Cox)
6. Consideration and action to install stop signs, establishing a four-way stop at the intersection of N. Friou and Elm Street, and a three-way stop at the intersection of N. Friou and Adair Street. (May)

NEW BUSINESS:

7. Consideration and action regarding award of Solid Waste Collections and Disposal Services Contract. (Wheat)
8. Consider and act on a resolution accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado. (Suber)
9. Consider and act on a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing. (Suber)
10. Consideration and action on the application of Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67. (French) (Alvarado 215/Lennar Homes/Valor Addition)
11. Report on 2025 Alvarado Job Fair. (Cromer)
12. Presentation and discussion regarding a possible general homestead exemption on residential property values. (Cox)
13. Discussion, consideration, and possible action regarding the resignation of a board member and the appointment of a replacement to the Prairielands Public Facility Corporation. (Wheat)

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

1. § 551.074 Personnel Matters. The City Council may convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, including deliberation regarding the following officers or employees.

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- City Manager Annual Evaluation

2. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for the Sunflower Lane Improvement Project to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property as right-of-way to serve existing and new development in the City and for other public purposes permitted by law

3. § 551.072. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for (1) the construction and maintenance of public roadway and utility improvements for the Sunflower Lane Improvement Project; and (2) right-of-way to serve existing and new development in the City.

4. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive Session to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

- Project Red-C-1
- Project Orange-C-2
- Project Orange-C-3
- Project Ascend

RECONVENE TO REGULAR SESSION:

14. Consideration and any action necessary as a result of items legally discussed in Executive Session.
15. Consideration and action to authorize the Mayor to negotiate a contract with the City Manager, based on terms discussed in Executive Session.
16. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0015, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for the Sunflower Lane Improvement Project to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
17. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0016, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests as right-of-way to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
18. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Red-C-1 based on terms discussed in Executive Session. (Cromer)
19. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute Project Orange-C-2 based on terms discussed in Executive Session. (Cromer)
20. Consideration and action to authorize the City Manager to negotiate and execute Project Orange-C-3 based on terms discussed in Executive Session. (DeBuff)
21. Consideration and action to amend Project Ascend based on terms as discussed in

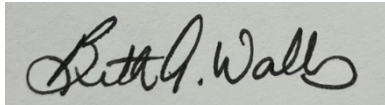
ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on April 17, 2025, at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, reading "Beth A. Walls". The signature is written in a cursive style with a large, stylized "B" and "W".

Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD

CITY OF ALVARADO
County of Johnson
State of Texas
03/17/2025
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, March 17, 2025, at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	✓		
Carrie Keeton	Council Ward 1	✓		
Beverly Short	Council Ward 1	✓		
Lydia Moon	Mayor Pro-Tem Ward 2	✓		
Cherry Bryant	Council Ward 2	✓		
Scott Arthur	Council Ward 3		✓	✓
Kevin Thomas	Council Ward 3	✓		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Elizabeth Yelverton	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Teddy May	Police Chief
Mike Dwiggins	Public Works Director
Gus Chavarria	City Engineer

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and Marty Douglas gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Martha Dean- J.C. Master Gardeners- Butterfly event at Parkway Park
Jameye Jones- provided information about all upcoming events

COUNCIL COMMENTS: None.

INTRODUCTION OF NEW EMPLOYEES:

Samantha Ramirez- Court Clerk

Mario Tobias- Streets Superintendent

RECOGNITION:

2024 Employee of the 4th Quarter- Stacey Wyman

CONSENT AGENDA:

- 1. Consideration and action to approve minutes from the 03/13/2025 Special City Council Meeting.**
- 2. Consideration and action to approve Certification of Unopposed Candidates for the City of Alvarado May 3, 2025, General Election.**
- 3. Consideration and action to approve Ordinance No. 2025-0007, canceling the City of Alvarado May 3, 2025, General Election.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

REGULAR BUSINESS:

- 4. Presentation by Denton Navarro Rodriguez Bernal Santee & Zech (DNRBS&Z) regarding ward redistricting and mapping of the City of Alvarado, Texas.**

No Action Required.

- 5. Presentations, consideration and possible action regarding the solid waste collection contract, including contract renewal, bid acceptance, or reissuance of an RFP.**

The City of Alvarado issued **RFP #2025-001** to solicit proposals from qualified solid waste management companies for municipal waste collection, disposal, and recycling services.

Current Service Details

- **Residential Rate:** \$15.16/month
- **Commercial Rate:** \$38.05/month
- **Collection Schedule:**
 - **Trash & Recycling:** Weekly on designated zone day
 - **Bulk & Brush Collection:** 1st or 2nd Friday of the month (by zone)

Proposals Received (Deadline: March 3, 2025)

Five (5) proposals were submitted by:

1. Republic Services
2. Frontier Waste Solutions
3. Sundance Disposal Solutions
4. Community Waste Disposal (CWD)
5. Waste Connections of Texas

Scope of Services

1. Residential Collection

- Weekly trash & recycling collection (95-gallon carts provided)
- Monthly bulk & brush pickup (up to 3 cubic yards)
- Special backdoor service for disabled residents
- Open market access for temporary roll-offs

2. Commercial & Industrial Collection

- Customized collection schedules
- Contractor must provide dumpsters & roll-offs

3. Special Waste Services

- **Landfill Access:** Residents get **4 free visits per year** (up to 4 cubic yards each) with discounted rates for overages
- **Storm Debris Collection:** Pricing for post-disaster cleanup
- **Citywide Cleanup Events:** Two per year, contractor to provide four roll-offs per event
- **Sponsorships:** Up to \$5,000/year
- **Special Event Hauls:** Up to 8 per year for city events

4. City Facility Collection

- Free solid waste & recycling for city-owned facilities

5. Contract & Compliance

- **Term:** 5 years (July 1, 2025 – June 30, 2030), with **three** optional 5-year renewals
- **Franchise Fee:** 15% (residential/commercial); 10% (roll-offs)
- **Insurance:** Comprehensive coverage required
- **Performance Bond:** \$300,000 required before service commencement
- **Customer Service:** Missed collections must be resolved within 24 hours
- **Regulatory Compliance:** Must meet TCEQ, EPA, and OSHA standards

Bidder Evaluation

Bids were evaluated on:

1. Experience & Qualifications
2. Pricing
3. Customer Service & Reporting
4. Compliance with RFP

Scoring Summary

Bidder	Average Score
Waste Connections	89.8
Republic Services	86.2
Frontier Waste Solutions	81.6
Community Waste Disposal	81.0
Sundance Disposal	39.2

Pricing Comparison

Bidder	Residential Trash (1x/week)	Residential Recycling (1x/week)	Residential Total	Commercial Cart (1x/week)	8 CY Dumpster (1x/week)	30 CY Roll-Off (Based on 4 tons)
Republic Services	\$11.93	\$4.46	\$16.39 (+\$1.23 increase, ~8%)	\$41.06	\$273.69	\$636.54 \$560.11 (originally charged 15%)
Sundance Disposal (Manual)	\$15.00 (Franchise Fee Included)	\$7.00 (Franchise Fee Included)	\$22.00 (Franchise Fee Included)	\$30 \$34.50 (Add 15%)	\$140 \$161 (Add 15%)	\$565 \$489.50 (Add 10%)
Waste Connections	\$8.82	\$5.11	\$13.93	\$20.75	\$207.84	\$718.75
Community Waste Disposal	\$16.90	\$6.21	\$23.12	\$25.75	\$251.79	\$880.54
Frontier Waste Solutions	\$11.65	\$5.18	\$17.83	\$17.83 \$28.75	\$245.47	\$613.58

Next Steps & Council Action

Presentation: Each bidder will provide a 3-5 minute summary.

Decision Options:

1. **Auto-Renew Current Contract (5 Years)** – Must decide by **April 3**. Price & terms can either stay in place as they are, or we can negotiate new terms and price after decision to auto-renew.
2. **Decline Auto-Renewal** – Choose one:

- **Award New Contract** to the most advantageous bidder
 - **Reject All Bids** and issue a new RFP
- Motion was made by Lydia Moon to auto renew the current contract with Republic Services. This motion died for a lack of a second.
 - Motion was made by Kevin Thomas and seconded by Cherry Bryant reject all bids and issue a new RFP.

This motion supported 3 votes in approval and 2 votes by Lydia Moon and Carrie Keeton in opposition. Motion carried.

- After additional discussion and explanation, a motion was made by Lydia Moon and seconded by Carrie Keeton to overturn the motion to reject all bids and issue a new RFP.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

- Motion was made by Carrie Keeton and seconded by Kevin Thomas to decline the contract auto renewal with Republic Services and table the item until the next regular City Council meeting.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

6. Consideration and action to approve payment of \$25,000 for the 2025 Johnson County Pioneer & Old Settlers Reunion (JCPOSR) on August 27-30, 2025.

David Hearne, President of the Johnson County Pioneer & Old Settlers Reunion gave a presentation on the 2025 event budget.

The Johnson County Pioneer & Old Settlers Reunion (JCPOSR) is a long-standing tradition for Johnson County residents. This event brings residents throughout the county together to celebrate the tradition of unity by connecting with family and friends. On August 27-30, 2025, the JCPOSR Board and the City of Alvarado will host the Pioneer & Old Settlers Reunion at 111 Reunion Drive, Alvarado, Texas (Reunion Grounds).

The JCPOSR Board is requesting \$25,000 in financial support for the 2025 event. The proposed budget request from the Johnson County Pioneer & Old Settlers Board, which details expenses for the event, is attached.

Motion was made by Cherry Bryant and seconded by Kevin Thomas to approve payment of \$25,000 for the 2025 Johnson County Pioneer & Old Settlers Reunion (JCPOSR) on August 27-30, 2025.

This motion supported 3 votes in approval and 2 votes made by Lydia Moon and Carrie Keeton in opposition. Motion carried.

7. Second public reading, consideration and action to approve Resolution No. R2025-0008, approving the Alvarado Food Truck Incubator program and guidelines, including credit and criminal background check; and providing an effective date.

The Alvarado Economic Development Corporation (EDC) approved the Food Truck Incubator Program and held a public hearing on March 13, 2025, and the City Council completed the first reading of the resolution. This meeting serves as the second reading of the resolution and consideration for approval of the program.

This initiative provides aspiring food entrepreneurs an opportunity to test and develop their business concepts without the high upfront costs of purchasing a food truck. The program supports the EDC's goals of small business growth, economic development, and community engagement while **enhancing Alvarado's local dining scene**.

Program Benefits to the City

The Food Truck Incubator Program serves as an economic development tool by:

- **Stimulating Local Commerce** – Food trucks create opportunities for both direct revenue generation and spillover spending at nearby businesses, helping strengthen the local economy.
- **Enhancing Community Engagement** – A diverse and dynamic food scene attracts residents and visitors, making Alvarado a more appealing destination for both consumers and potential investors.
- **Encouraging Small Business Growth** – Providing entrepreneurs with the necessary resources and mentorship reduces failure rates and helps transition temporary vendors into permanent business owners who may later establish their own food truck or a brick-and-mortar locations within the city.
- **Increasing Sales Tax Revenue** – As food truck businesses operate and grow, they contribute to the city's overall sales tax revenue, further supporting municipal services and infrastructure.
- **Supporting Downtown and Event Activation** – The program encourages mobile food vendors to participate in city-sponsored events, boosting attendance and increasing overall engagement in community activities.

Program Overview

- **Duration** – Up to 180 days (initial 90-day trial).
- **Participation Fee** – \$500 per month.
- **Legal Agreement** – Drafted by the city attorney to protect the City and EDC.

Eligibility & Selection

- **Applicants must** present a viable food business concept and demonstrate financial capability.
- **Selection Process**
 - Submit a business plan, financial strategy, and marketing approach.
 - Finalists present to the EDC Board.
 - One participant per cycle for focused support.

Financial Impact

The EDC has allocated \$65,000 for the program, including the purchase of a food truck. If the cost of the food truck exceeds \$25,000, the Economic Development Director will seek Board and City Council approval before purchase. Entrepreneurs will contribute \$500/month in rental fees.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Resolution No. R2025-0008, approving the Alvarado Food Truck Incubator program and guidelines, including credit and criminal background check; and providing an effective date.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

8. Presentation and discussion regarding the Historic Downtown Alvarado Art Contest.

No Action Required.

9. Consideration and action to approve the reallocation of funds designated for the Pecan Orchard Festival, in the amount of \$9,000, towards future community events.

As part of the approved FY2025 Budget, \$16,000 was allotted for the Pecan Orchard festival. This event was tentatively scheduled for spring 2025, but staff is requesting to redirect approximately \$9,000 in funds from the Pecan Orchard Festival to support other community events in 2025:

1. **Alvarado Irish Fest:** Due to heightened interest from eventgoers all around the Dallas-Fort Worth (DFW) metroplex, an additional \$3,500 is being requested to enhance the event. The additional funds will cover the cost of golf cart rentals, security guards, and the rental of an industrial battery powered generator. \$45,000 was initially budgeted.
2. **Pecan Orchard Summer Movie Series:** Staff is seeking \$1,500 to fund three relatively inexpensive outdoor movie events in June, July, and August, maximizing the opportunity to utilize Pecan Orchard on multiple occasions.
3. **Fall Festival and Weenie Dog Race:** Staff is requesting \$4,000 to cover early expenses (deposits) for key event elements such as a hay maze, face painting, caricatures, musicians, and race supplies, for the event scheduled on October 18, 2025.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the reallocation of funds designated for the Pecan Orchard Festival, in the amount of \$9,000, towards future community events.

This motion supported 4 votes in approval and 1 vote by Carrie Keeton in opposition. Motion carried.

10. Consideration and action to approve Ordinance No. 2025-0008, approving and adopting a revised budget for the City for FY 2023-2024 providing that expenditures for said fiscal year shall be made in accordance with said budget; and providing an effective date.

This ordinance is being recommended to appropriate funds in the amounts \$382,375 in the General Fund and \$179,126 in the Hotel Occupancy Fund for the purchase of two properties. The contract to execute the purchase of 609 N. Parkway was approved at the May 20, 2024 City Council meeting. The contract to execute the purchase of 310 W. Atchley was approved at the April 15, 2024 City Council meeting.

FINANCIAL IMPACT:

Amend the FY 2023-2024 General Fund budget by decreasing the General Fund unreserved fund balance in the amount of \$382,375 as follows:

Account	Department	Account Name	Amount
01-5103-550	Non-departmental	Capital Outlay	\$382,375
TOTAL			\$382,375

Amend the FY 2023-2024 Hotel Occupancy Fund budget by decreasing the Hotel Occupancy Fund unreserved fund balance in the amount of \$179,126 as follows:

Account	Department	Account Name	Amount
05-5101-550	Administration	Capital Outlay	\$179,126
TOTAL			\$179,126

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance No. 2025-0008, approving and adopting a revised budget for the City for FY 2023-2024 providing that expenditures for said fiscal year shall be made in accordance with said budget; and providing an effective date

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

11. Discuss and identify possible venues for the Community Forum of the Comprehensive Plan in the Resilient Communities Program grant project.

No Action Taken.

12. Consideration and action to approve the purchase, design, and installation of solar lighting on the Parkway Park pickleball court.

Solar lights will cost the city less than expected, reducing installation and ongoing power costs. They will be maintenance-free for over 10 years and have an 8-year non-prorated warranty, including parts and labor.

Staff recommends approving solar lighting on the Pickleball court in Parkway Park, with a Black color scheme on the Essential Fixture, and having it professionally installed. Parks Advisory Board suggests the black color scheme on the Essential Fixture.

Motion was made by Cherry Bryant and seconded by Beverly Short to approve the purchase, design, and installation of solar lighting with the black color scheme on the Parkway Park pickleball court.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

13. Consideration and action to approve Parkway Park playground equipment design, color scheme, and expenditures.

Parkway playground enhancements have 4 options, costs ranging from less than the budget to over the budget. The additional funds can be used from the savings on lighting. The cost ranges are due to the impact attenuation options. A sample of turf is available for Council Consideration, with imagery added to the presentation.

Motion was made by Beverly Short and seconded by Carrie Keeton to table the discussion of this item until Council is shown samples of impact attenuation.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

14. Provide recommendations, consideration and action to approve the utilization of additional funding for the installation of playground equipment at the Parks of Alvarado.

Lighting savings at the Pickle Ball Court and possible playground savings, provide Capital Outlay funds enough to cover the installation costs of the playground equipment for the parks of Alvarado.

Motion was made by Carrie Keeton and seconded by Lydia Moon to approve the utilization of additional funding for the installation of playground equipment at the Parks of Alvarado.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

15. Update, consider and provide recommendations regarding future changes to Carver Park.

No Action Required.

16. Presentation, consideration, and possible action regarding Monarch Way Station at Parkway Park to be installed and maintained by The Texas Master Naturalists.

No Action Required.

17. Consider and update regarding the Lions Club Volunteer Community Service at Friendship Park.

No Action Required.

18. Update on restoration of Historic benches at Parkway Park.

No Action Required.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 9:55 P.M. AND RECONVENED TO REGULAR SESSION AT 10:12 P.M.

19. Consideration and any action necessary as a result of items legally discussed in Executive Session.

No Action Required

20. Consideration and possible action to authorize the City Manager and Economic Development Director to execute a Purchase Agreement for Project Orange-C-01 based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the City Manager and Economic Development Director to execute a Purchase Agreement for Project Orange-C-01 based on terms discussed in Executive Session.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

21. Consideration and possible action to authorize the City Manager and Economic Development Director to execute a Purchasing Agreement for Project Red-C-01 based on terms discussed in Executive Session.

No Action Taken

There being no further business, Mayor Wheat adjourned the meeting at 10:14 P.M.

Passed and approved this the 17th day of March, 2025.

Jacob Wheat, Mayor

Respectfully Submitted,

Beth A. Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
04/07/2025
City Council Minutes

The City Council of the City of Alvarado met in Special Called Session on Monday, April 7, 2025, at 6:00 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	✓		
Carrie Keeton	Council Ward 1	✓		
Beverly Short	Council Ward 1	✓		
Lydia Moon	Mayor Pro-Tem Ward 2	✓		
Cherry Bryant	Council Ward 2	✓		
Scott Arthur	Council Ward 3	✓		
Kevin Thomas	Council Ward 3	✓		

Others Present:

Paul DeBuff
Beth A Walls

City Manager
City Secretary

Mayor Jacob Wheat called the meeting to order at 6:00 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

A rep from Frontier Waste Solutions requested that before a decision was made regarding the solid waste contract that Council meet with each company one on one.

COUNCIL COMMENTS:

None

REGULAR BUSINESS:

1. Consideration and action to approve Parkway Park playground equipment design, color scheme, and expenditures.

Parkway playground enhancements have 4 options, costs ranging from less than the budget to over the budget. The additional funds can be used from the savings on lighting. The cost ranges are due to the impact attenuation options. A sample of turf was provided for Council Consideration, with imagery added to the presentation.

The 4 options that were considered were:

- Option 1 Cost: \$99,000 (Wood Fiber Loose Fill)
- Option 2 Cost: \$150,184 (Hybrid: Wood Fiber + PIP)
- Option 3 Cost: \$169,152(PIP throughout)
- Option 4 cost: \$141,742(Hybrid: Wood Fiber + Turf)

Motion was made by Lydia Moon and seconded by Kevin Thomas to select option #4 in the amount of \$141,742.

This motion supported 5 votes in approval and 1 vote cast by Scott Arthur in opposition. Motion carried.

2. Discussion regarding waste management contract.

No action taken.

3. Workshop and discussion on principles of good governance for elected officials presented by SGR.

Workshop was cancelled and will be rescheduled at a later date.

There being no further business, Mayor Wheat adjourned the meeting at 6:33 P.M.

Passed and approved this the 7th day of April, 2025.

Jacob Wheat, Mayor

Respectfully Submitted,

Beth A. Walls, City Secretary/HRD



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Laura Cox, CFO

AGENDA ITEM:

Consideration and action to approve Resolution R2025-0010 amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act.

BACKGROUND & FINDINGS:

This resolution will amend the authorized representatives for TexPool. This action will add Ryan Edgar, Finance Manager, to the authorized/primary representatives list.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends approval of this resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's TexPool accounts due to personnel changes in the Finance Department.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. R2025-0010 TexPool Resolution Amending Authorized Representatives



Resolution Amending Authorized Representatives

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

* Required Fields

1. Resolution

WHEREAS,

City of Alvarado

77858

Participant Name*

Location Number*

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

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

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

NOW THEREFORE, be it resolved as follows:

- That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and
- That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

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

1. Laura E. Cox

Chief Financial Officer

Name

Title

8177903351

81777837925

coxl@cityofalvarado.org

Phone

Fax

Email

Signature
2. Paul DeBuff

City Manager

Name

Title

8177903351

81777837925

debuffp@cityofalvarado.org

Phone

Fax

Email

Signature
3. Ryan Edgar

Finance Manager

Name

Title

8177903351

81777837925

edgarr@cityofalvarado.org

Phone

Fax

Email

Signature

1. Resolution (continued)

4.

Name Title

Phone Fax Email

Signature

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

Laura E. Cox
Name

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

Name										Title																			
Phone										Fax										Email									

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 21 day of April, 2025.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Alvarado
Name of Participant*

SIGNED

Signature*

Jacob Wheat

Printed Name*

Mayor

Title*

ATTEST

Signature*

Beth A. Walls
Printed Name*

Human Resources Director/City Secretary

Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services:**

Email: texpool@dstsystems.com

Fax: 866-839-3291



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Laura Cox, CFO

AGENDA ITEM:

Consideration and action to approve Resolution R2025-0011 amending the authorized representatives of the City of Alvarado who may direct the investment of funds with Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters.

BACKGROUND & FINDINGS:

This resolution will amend the authorized representatives for Multi-Bank Securities, Inc.. This action will add Ryan Edgar, Finance Manager, to the authorized representatives list.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends approval of this Non-Corporate Resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's investment with Multi-Bank Securities, Inc. due to a change in Finance Department personnel.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. R2025-0011 Multi-Bank Securities, Inc. Non-Corporate Resolution Form



NON-CORPORATE RESOLUTION FORM

I. IDENTIFICATION OF QUALIFIED INTERMEDIARY / WITHHOLDING ENTITY

LEGAL NAME OF ORGANIZATION: City of AlvaradoTYPE OF ORGANIZATION: Local Unit of Government/MunicipalityACCOUNT NUMBER: RMB035346

Be it resolved that each of the following has been duly elected or appointed and is now legally holding the title set opposite his/her name.

Paul DeBuff

(Name of Authorized Person)

City Manager

(Title)

Laura Cox

(Name of Authorized Person)

Chief Financial Officer

(Title)

Ryan Edgar

(Name of Authorized Person)

Finance Manager

(Title)

II. CERTIFICATION

I, Jacob Wheat, Mayor of
(Name and Title of Officer or Partner signing this Non-Corporate Resolution)

City of Alvarado, TX hereby certify that said organization is duly and legally
(Name of Organization)

organized and existing and that a quorum of the Alvarado City Council
(Name of Governing Body of Organization)

of said Organization attended a meeting duly held on the 21 day of April, 2025

at which the following resolutions were duly adopted, and that such resolutions are in full force and effect on this date and

do not conflict with the City of Alvarado, TX Investment Policy of said organization.
(Name of Governing Rules)

I further certify that I have the authority to execute this Non-Corporate Resolution on behalf of said Organization, and that

the Alvarado City Council of the Organization which took the action called for by the
(Name of Governing Body of Organization)

resolutions annexed hereto has the power to take such action.

*SIGNATURE: _____ DATE: 04/21/2025

TITLE: Mayor

*The signer should be someone other than one of the authorized person(s) named above. However, if signed by an authorized person named above, the Fed Wire Letter of Authorization and/or ACH Authorization Agreement must be signed by an authorized person other than the signer of this document.

III. RESOLUTIONS

Certified Copy Of Certain Resolutions by the Governing Body of Said Organization Whereby the Establishment and Maintenance of Accounts Have Been Authorized.

RESOLVED –

FIRST: That the named Authorized Persons of this organization or N/A or N/A be and they hereby are, and each of them is, authorized and empowered, for and on behalf of this organization (herein called the “Organization”), to establish and maintain one or more accounts with Multi-Bank Securities, Inc. (herein called the “Brokers”) and Pershing LLC, its successors or assigns, and for the purpose of purchasing, investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of or realizing upon, and generally dealing in and with;

(a) THIS PARAGRAPH PERMITS CASH TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, choses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise;

(b) THIS PARAGRAPH PERMITS CASH AND MARGIN TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, choses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise; and margin transactions, including short sales;

The fullest authority at all times with respect to any such commitment or with respect to any transaction deemed by any of the said Authorized Persons and/or agents to be proper in connection therewith is hereby conferred, including authority (without limiting the generality of the foregoing) to give written or oral instructions to the Brokers with respect to said transactions; to bind and obligate the Organization to and for the carrying out of any contract, arrangement, or transaction, which shall be entered into by any such Authorized Persons and/or drafts drawn upon the funds of the Organization such sums as may be necessary in connection with any of the said accounts to deposit funds with the Brokers; to deliver securities and/or contracts to the Brokers; to order the transfer or delivery thereof to any other person whatsoever, and/or to order the transfer record of any securities, or contracts, or titles, to any name selected by any of the said Authorized Persons or agents; to affix the Organization’s seal to any documents or agreements, or otherwise; to endorse any securities and/or contracts in order to pass title thereto; to direct the sale or exercise of any rights with respect to any securities; to sign for the Organization all releases, powers of attorney and/or other documents in connection with any such account, and to agree to any terms or conditions to control any such account; to direct the Brokers to surrender any securities to the proper agent or party for the purpose of effecting any exchange or conversion, or for the purpose of deposit with any protective or similar committee, or otherwise; to accept delivery of any securities, to borrow money and securities, if applicable, and to secure repayment thereof with the property of the Organization; to appoint any other person or persons to do any and all things which any and all things which any of the said Authorized Persons and/or agents is hereby empowered to do, and generally to do and take all action necessary in connection with the account, or considered desirable by such Authorized Persons and/or agents with respect thereto.

SECOND: That the Brokers may deal with any and all of the persons directly or indirectly by the foregoing resolution empowered, as though they were dealing with the Organization directly.

THIRD: That the person signing this Non-corporate Resolution on behalf of the Organization be and hereby is authorized, empowered and directed to certify to the Brokers:

- (a) a true copy of these resolutions;
- (b) specimen signatures of each and every person by these resolutions empowered;
- (c) a certificate (which, if required by brokers, shall be supported by an opinion of the general counsel of the Organization, or other counsel satisfactory to the Brokers) that the Organization is duly organized and existing, that its governing rules empower it to transact the business by these resolutions defined, and that no limitation has been imposed upon such powers by the governing rules of the Organization or otherwise.

FOURTH: That the Brokers may rely upon the certified copy of the resolutions, specimen signatures, and certificate, as continuing fully effective unless and until the Brokers shall receive due written notice of change or rescission, and the dispatch or receipt of any other form of notice shall not constitute a waiver of this provision. nor shall the fact that any person hereby empowered ceases to be an Authorized Person of the Organization or becomes an Authorized Person under some title, in any way affect the powers hereby conferred, but the failure to supply any specimen signature shall not invalidate any transaction where the party authorizing the same has been actually empowered thereto by or in conformity with these resolutions.

FIFTH: That in the event of any change in the office of powers of persons hereby empowered, an Authorized Person shall certify such changes to the Brokers in writing in the manner herein above provided, which notification, when received, shall be adequate both to terminate the powers of the persons therefore authorized, and to empower the persons thereby substituted.

SIXTH: That the Authorized Persons of the Organization be, and hereby is, authorized and empowered to countersign items as aforesaid.

SEVENTH: That the foregoing resolutions and the certificates actually furnished to the Brokers by the Authorized Person of pursuant thereto, be and they hereby are made irrevocable until written notice of the revocation thereof shall have been received by the Brokers.



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Laura Cox, CFO

AGENDA ITEM:

Consideration and action to approve Resolution R2025-0012 designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank.

BACKGROUND & FINDINGS:

This resolution will amend the authorized representatives for First Financial Bank. This action will add Ryan Edgar, Finance Manager, to the authorized representatives list.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends approval of this resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's First Financial Bank accounts due to personnel changes in the Finance Department.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. R2025-0012 Bank Authorization

RESOLUTION NO R2025-0012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS DESIGNATING CERTAIN POSITIONS AS AUTHORIZED SIGNATORIES FOR ALL CITY ACCOUNTS MAINTAINED BY FIRST FINANCIAL BANK OF ALVARADO, AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City of Alvarado, Texas (“City”) is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

Whereas, the City Council desires to designate certain positions as authorized signatories for all city accounts by First Financial Bank of Alvarado;

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

Section 1. That any two of the following five representatives are authorized to make withdrawals on behalf of the City of Alvarado at the First Financial Bank of Alvarado:

Mayor – Jacob Wheat
City Manager – Paul DeBuff
Chief Financial Officer – Laura Cox
Finance Manager – Ryan Edgar
City Secretary/HRD – Beth A Walls
Councilmember – Beverly Short

Pass and approved this the 21st day of April, 2025.

Jacob Wheat, Mayor

Attest:

Beth A Walls, City Secretary/HRD



City Council Meeting Management Report

Meeting Date: 17 April 2025

Contact: Teddy May, Chief of Police

Phone: 972-921-4412

AGENDA ITEM:

Consideration and action to install stop signs, establishing a four-way stop at the intersection of N. Friou and Elm Street, and a three-way stop at the intersection of N. Friou and Adair Street.

BACKGROUND & FINDINGS:

The Alvarado Police Department has received citizen complaints regarding excessive speeding on N. Friou Street. These concerns highlight the need for additional traffic control measures to improve roadway safety. After reviewing traffic patterns and considering public input, we propose the following modifications:

1. Convert the intersection of N. Friou and Elm Street from a 2-way stop (with Elm stopping) to a 4-way stop.
2. Convert the intersection of N. Friou and Adair Street from a 1-way stop (with Adair stopping) to a 3-way stop.

The primary goal of these modifications is to slow down vehicle traffic along N. Friou Street, enhancing safety for motorists, cyclists, and pedestrians. Research and real-world traffic studies support the effectiveness of stop signs in improving road safety by:

Reducing Vehicle Speeds: Stop signs naturally slow down traffic at intersections, helping to prevent high-speed collisions and reckless driving.

Increasing Driver Awareness: Controlled intersections force drivers to be more attentive, reducing the likelihood of dangerous maneuvers.

Improving Pedestrian Safety: Additional stop signs provide safer crossing opportunities for pedestrians, particularly in residential areas where foot traffic is common.

Enhancing Overall Traffic Control: These changes will contribute to a more organized and predictable traffic flow, reducing the risk of accidents and speeding.

Addressing Public Safety Concerns: With complaints from residents, it is clear that the community supports action to mitigate speeding risks on N. Friou Street. Implementing these stop signs demonstrates a proactive approach to addressing public concerns.

The Alvarado Police Department has received strong public support for additional traffic control measures on N. Friou Street. Residents have voiced concerns about the dangers posed by speeding drivers, particularly near residential properties. Implementing these stop signs will directly address these concerns, creating a safer environment for all road users.

Furthermore, these changes will not only enhance safety but also contribute to an overall improvement in neighborhood quality of life. Reducing speeding through stop sign installations can lead to quieter streets, lower accident rates, and a greater sense of security for residents.

To improve roadway safety and reduce speeding along N. Friou Street, we strongly recommend the approval of these stop sign installations at Elm Street and Adair Street. Implementing these changes will create a safer, more controlled traffic environment, benefiting all road users, including drivers, cyclists, and pedestrians.

RECOMMENDATION:

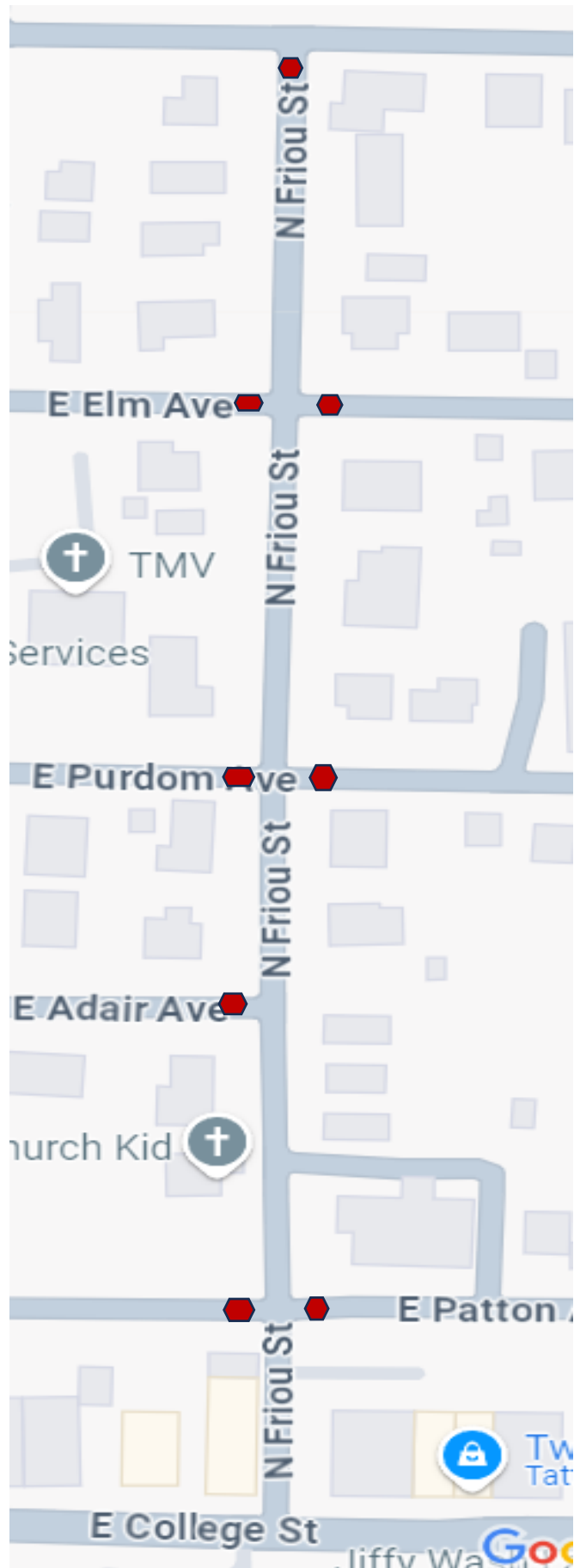
Recommend approval

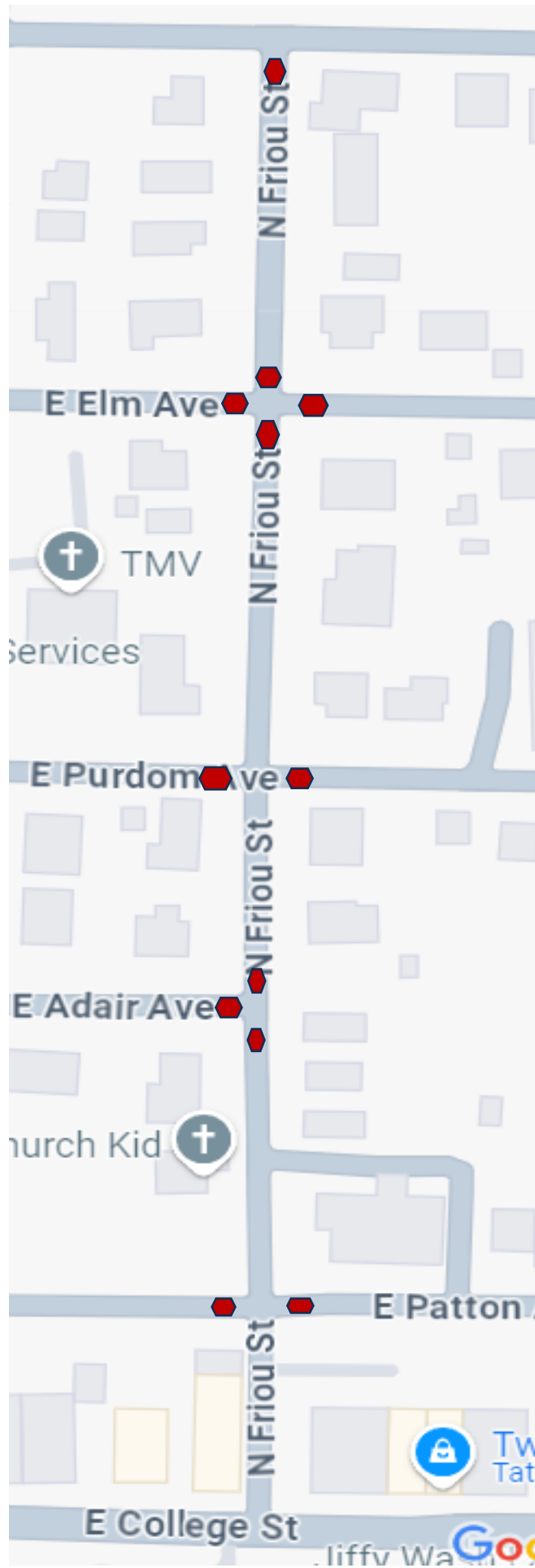
MANAGEMENT REVIEW:

Teddy May, Chief of Police

ATTACHMENTS

Concept drawing of Friou







City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Hillary Cromer

AGENDA ITEM

Consideration and Action Regarding Award of Solid Waste Collection and Disposal Services Contract.

BACKGROUND & FINDINGS

The City of Alvarado issued **RFP #2025-001** to solicit proposals from qualified solid waste management companies for municipal waste collection, disposal, and recycling services.

CURRENT CONTRACT DETAILS

- **Contractor:** Republic Services
- **Residential Rate:** \$15.16/month
- **Commercial Rate:** \$38.05/month
- **Collection Schedule:**
 - **Trash & Recycling:** Weekly on designated zone day
 - **Bulk & Brush Collection:** 1st or 2nd Friday of the month (by zone)

In recent months, staff has received multiple code enforcement complaints regarding bulk and brush remaining at the curb beyond the designated pickup dates. Additionally, several residents have expressed frustration with the current contractor's customer service hotline, citing unhelpful or uninformed responses when calling the 1-800 number. These issues have been considered alongside the submitted proposals during the evaluation process.

PROPOSALS RECEIVED FROM

Five (5) proposals were submitted by:

1. Republic Services
2. Frontier Waste Solutions
3. Sundance Disposal Solutions
4. Community Waste Disposal (CWD)
5. Waste Connections of Texas

SCOPE OF SERVICES (required by City at a minimum)

1. Residential Collection

- Weekly trash & recycling collection (95-gallon carts provided)
- Monthly bulk & brush pickup (up to 3 cubic yards)
- Special backdoor service for disabled residents
- Open market access for temporary roll-offs

2. Commercial & Industrial Collection

- Customized collection schedules

- Contractor must provide dumpsters & roll-offs

3. Special Waste Services

- **Landfill Access:** Residents get **4 free visits per year** (up to 4 cubic yards each) with discounted rates for overages
- **Storm Debris Collection:** Pricing for post-disaster cleanup
- **Citywide Cleanup Events:** Two per year, contractor to provide four roll-offs per event
- **Sponsorships:** Up to \$5,000/year
- **Special Event Hauls:** Up to 8 per year for city events

4. City Facility Collection

- Free solid waste & recycling for city-owned facilities

5. Contract & Compliance

- **Term:** 5 years (July 1, 2025 – June 30, 2030), with **three** optional 5-year renewals
- **Franchise Fee:** 15% (residential/commercial); 10% (roll-offs)
- **Insurance:** Comprehensive coverage required
- **Performance Bond:** \$300,000 required before service commencement
- **Customer Service:** Missed collections must be resolved within 24 hours
- **Regulatory Compliance:** Must meet TCEQ, EPA, and OSHA standards

SCORE SUMMARY

Bidder	Average Score
Waste Connections	89.8
Republic Services	86.2
Frontier Waste Solutions	81.6
Community Waste Disposal	81.0
Sundance Disposal	39.2

Bids were evaluated on:

1. Experience & Qualifications
2. Pricing
3. Customer Service & Reporting
4. Compliance with RFP

BIDDER EVALUATION

NEXT STEPS:

Council is asked to determine how to proceed with the solid waste collection contract. Staff recommends the selection of a contractor at this meeting to avoid service disruptions and ensure a smooth transition, if applicable.

Three options are available for Council consideration:

A. Award the contract and accept a proposal as submitted

Select the contractor whose proposal is deemed most advantageous based on evaluation criteria. This would involve moving forward with the submitted pricing and terms without changes.

B. Select a preferred contractor and direct staff to negotiate specific terms

Council may instruct staff to begin contract negotiations with a specific contractor, with flexibility to adjust pricing or service components. For example:

- Renegotiating the performance bond amount (e.g., \$250,000)
- Extending the contract term beyond 5 years (e.g., 10 years)
- Reducing the number of Special Event Hauls (e.g., from 8 to 4 annually)
- Reduce or remove \$5,000 event sponsorship requirements
- These negotiations may help reduce the overall cost while preserving service expectations.

C. Reject all proposals and reissue the RFP

Council may choose to reject all submitted proposals and instruct staff to reissue the RFP to solicit new proposals.

SERVICE COMPARISON

Criteria	CWD	Republic Services	Sundance Disposal	Waste Connections	Frontier Waste Solutions
Collection Days	Weekly trash & recycling (same day by zone)	MSW & REC on same day: Mon–Fri by zone; Bulk 1st/2nd Friday	All on same day (proposed Monday)	Wednesday trash & recycling & bulk/brush 2x monthly	Weekly (M-F) by zone on same day as now received; Bulk 2nd Wed
Brush & Bulk Pickup Frequency	Monthly; 3 CY + unlimited brush, extra by request + landfill access 4x/year – up to 3 CY per trip	Monthly; 3 CY, extra by request +4x per year landfill access – up to 3 CY per trip	Monthly; 3 CY; extras by quote	2x Monthly; 3 CY; 1-ton 4x/year via landfill	Monthly: 3 CY, on 2nd Wednesday + landfill access 4x/year – up to 3 CY per trip
Storm Debris Cleanup Cost	\$260/hr or \$15/CY + disposal	\$200/hour + disposal	\$250 per 10 CY or \$150/hr + disposal	\$150/hr + \$35/CY	\$250/hr. + \$50.70/ton disposal
Service Type	Fully automated (CNG)	Automated side-load trucks	Manual rear-load, 2-person crew	Automated side-load trucks	Automated Side Load – (ASL)
Landfills Used	Turkey Creek CWD MRF	Republic Itasca landfill Republic MRF	Turkey Creek, Fort Worth C&D	Turkey Creek; Republic MRF	Turkey Creek (Waste Connections); WM MRF
Cost of Extra Residential Trash Cart	Residential extra trash = \$8.82 each per month	Same as current: \$8.04 per month	\$10 each/month; max 3	\$6.12/month	\$10.34/month

PRICE COMPARISON

Bidder	Residential Trash (1x/week)	Residential Recycling (1x/week)	Residential Total	Commercial Cart (1x/week)	8 CY Dumpster (1x/week)	30 CY Roll-Off (Based on 4 tons)
Republic Services	\$11.93	\$4.46	\$16.39 (+\$1.23 increase, ~8%)	\$41.06	\$273.69	\$560.11
Sundance Disposal	\$15.00	\$7.00	\$22.00	\$34.50	\$161	\$489.50
Waste Connections	\$8.82	\$5.11	\$13.93	\$20.75	\$207.84	\$718.75
Community Waste Disposal	\$16.90	\$6.21	\$23.12	\$25.75	\$251.79	\$880.54
Frontier Waste Solutions	\$12.65	\$5.18	\$17.83	\$28.75	\$245.47	\$613.58

FINANCIAL IMPACT

Dependent on contract selection

MANAGEMENT REVIEW

Paul DeBuff, City Manager

ATTACHMENTS



CITY COUNCIL MEETING MANAGEMENT REPORT

Meeting Date: April 21, 2025

Contact: Paul DeBuff, City Manager

AGENDA ITEM:

Consider and act on a resolution accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado.

BACKGROUND & FINDINGS:

A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements or maintenance, which are financed by assessing property owners within the area. The developer has submitted a petition for updates to the previously approved Whisper Park PID. A resolution accepting the filing of an amended and restated petition for the creation of the Whisper Park PID is attached.

In July 2022, the developer originally submitted the request, and the City Council approved the creation of the PID. Recently, city staff received an updated petition requesting to cover additional infrastructure improvements within the specified PID area. The additional improvements include water and sewer improvements.

The total estimated cost for all improvements and related expenses is \$35,000,000.

RECOMMENDATION:

Staff recommends City Council approve R2025-0013, a Resolution accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Certificate for Resolution

Resolution R2025-0013

Amended and Petition for Creation of the Whisper Park PID

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
JOHNSON COUNTY
CITY OF ALVARADO

We, the undersigned officers of the City of Alvarado (the "City"), hereby certify as follows:

1. The Council convened in a regular meeting on April 21, 2025, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of said Council, to wit:

Jacob Wheat	Mayor
Carrie Keeton	Ward 1 Place 1
Beverly Short	Ward 1 Place 4
Cherry Bryant	Ward 2 Place 5
Lydia Moon	Ward 2 Place 2
Scott Arthur	Ward 3 Place 6
Kevin Thomas	Ward 3 Place 3

and all of said persons were present except _____ thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

A RESOLUTION ACCEPTING FOR FILING AN AMENDED AND RESTATED PETITION FOR CREATION OF THE WHISPER PARK PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO

was duly introduced for the consideration of said Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of said Council shown present above voting "Aye," except as noted below:

NAYS: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in said Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from said Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of said Council as indicated therein; that each of the officers and members of said Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The City Council has approved and hereby approves the Resolution; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON APRIL 21, 2025.

City Secretary

Mayor

(CITY SEAL)

Certificate for Resolution (April 21, 2025)
Resolution Accepting Amended and Restated Petition Requesting Creation of Whisper Park
Public Improvement District

A RESOLUTION ACCEPTING FOR FILING AN AMENDED AND RESTATED PETITION FOR CREATION OF THE WHISPER PARK PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Alvarado, Texas (the "City") to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, Bloomfield Homes, L.P., a Texas limited partnership (the "Petitioner") previously submitted a Petition for Creation of the Whisper Park Public Improvement District (the "District") dated July 12, 2022 and the City formed the District pursuant to a resolution adopted on August 15, 2022; and

WHEREAS, Petitioner has submitted an Amended and Restated Petition, a copy of which is attached as Exhibit A (the "Amended Petition"), and which was filed with the City Secretary requesting the financing of additional improvements in the District in accordance with the Act; and

WHEREAS, no property within the District has been assessed under the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Amended Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Amended Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

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

Section 1. The recitals set forth in this Resolution are true and correct and are incorporated as part of this Resolution.

Section 2. City staff has reviewed the Amended Petition and determined that the same complies with the requirements of the Act and the filing of the Amended Petition is accepted.

Section 3. The City Council calls the Public Hearing to consider the adequacy of the Amended Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 6:30 P.M. on May 19, 2025 in the regular meeting place of the City Council at City Hall located at 104 W. College Street, Alvarado, Texas, 76009. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved and the publication and mailing of such notice prior to this meeting is hereby ratified to avoid undue delays. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District. The public hearing may be continued from time to time.

Section 4. The City Secretary and the City's Bond Counsel are hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

Section 5. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution re-creating the District, as amended to add additional improvements, or may defer the adoption of such a resolution for up to six months. The re-creation of the proposed District is within the sole discretion of the City Council.

Section 6. This Resolution shall become effective immediately from and after it is passed and approved.

Exhibit A to Resolution

[Landowner Amended Petition]

**AMENDED AND PETITION FOR CREATION OF THE WHISPER PARK
PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO,
TEXAS**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF ALVARADO, TEXAS:

COMES NOW Bloomfield Homes, L.P., a Texas limited partnership (“Petitioner”), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), hereby submits this amended and restated petition to the City of Alvarado, Texas (“City”) to establish the Whisper Park Public Improvement District to include property owned by the Petitioner and located within the corporate limits of the City (the “District”) to finance the Authorized Improvements (as defined herein). In support of same, Petitioner would respectfully show the following:

I.

Petitioner previously submitted a Petition for Creation of the Whisper Park Public Improvement District dated July 12, 2022 and the City formed the District pursuant to Resolution to finance certain improvements in the District, and Petitioner submits this Petition to provide for the financing of additional improvements in the District.

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities and facilities related thereto; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements (as defined below); (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) any additional improvement projects authorized in the Act; (ix) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (x) payment of costs associated with developing and financing the public improvements listed in (i) - (ix) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds

issued for the purposes described in (i) through (ix) above, and costs of establishing, administering and operating the District (collectively, the “Authorized Improvements”).

III.

The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately \$35,000,000 based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District’s boundaries for the Authorized Improvements.

IV.

The boundaries of the proposed District are fully described in Exhibit “A,” attached hereto and made a part hereof for all purposes.

V.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the Authorized Improvements are assessed to property on the basis of special benefit received by the property from the Authorized Improvements.

VI.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VII.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VIII.

The individual executing this Petition is duly authorized to execute this Petition, and the Petitioner requests the establishment of the District.

IX.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Alvarado (the "Council"). The Petitioner requests that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioner or its designees.

X.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Johnson County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City. The Petitioner owns 100% of the property to be located in the District and liable for assessment.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed Authorized Improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the Authorized Improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

[Signature pages follows]

EXECUTED on this January 7, 2025.

PETITIONER

BLOOMFIELD HOMES, L.P.,
a Texas limited partnership

By: Bloomfield Properties, Inc.,
a Texas corporation, its General Partner

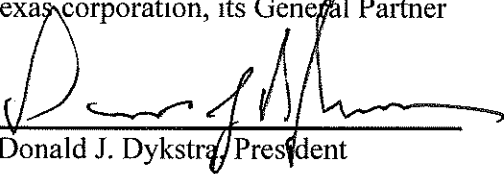
By: 
Donald J. Dykstra, President

Exhibit B to Resolution

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF WHISPER PARK PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Alvarado, Texas (the "City"), will hold a public hearing to accept public comments and discuss the Amended and Restated Petition (the "Amended Petition"), filed by Bloomfield Homes, L.P. (the "Petitioner"), requesting that the City recreate the Whisper Park Public Improvement District (the "District") to include property owned by the Petitioner located entirely within the corporate limits of the City.

Time and Place of Public Hearing. The public hearing will start at or after 6:30 P.M. on May 19, 2025 in the regular meeting place of the City Council in the Council Chamber at the City Hall located at 104 W. College Street, Alvarado, Texas, 76009.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the "Act") that are necessary for the development of the property within the District, which will include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities and facilities related thereto; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements (as defined below); (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) any additional improvement projects authorized in the Act; (ix) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (x) payment of costs associated with developing and financing the public improvements listed in (i) - (ix) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (ix) above, and costs of establishing, administering and operating the District (the "Authorized Improvements").

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$35,000,000.

Proposed District Boundaries. The District includes approximately 172.322 acres of land generally located southeast of downtown Alvarado and north of Maple Street, west of FM 1807, south of Alvarado Elementary School and east of Sparks Street and as described by a metes and bounds description available for review at City Hall.

Proposed Method of Assessment. The City shall levy an assessment on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements.

Proposed Apportionment of Cost between the District and City. The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Donielle Suber, Administrative Services Director

AGENDA ITEM:

Consider and act on a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing.

BACKGROUND & FINDINGS:

The Preliminary Service and Assessment Plan (PSAP) for the Lone Oak Public Improvement District was prepared in accordance with Chapter 372 of the Texas Local Government Code. The PSAP outlines the estimated total costs for Authorized Improvements to be financed in the Lone Oak PID, along with the proposed assessment roll referencing the assessments proposed per lot in the PID.

The Lone Oak PID is projected to develop in multiple phases, totaling 1,657 single-family homes. The current phase in development will contain 253 50-foot lots, with an estimated buildout value of \$315,000 per lot. After approval of the Final SAP, the City will issue PID Bonds to reimburse the developer for a portion of the Authorized Improvements in the PID. The projected assessment amount is \$5,640,000, with the projected assessment per lot being \$22,292.49. The projected average Annual Installment will be \$1,954, resulting in a \$0.62 tax rate equivalent for the Lone Oak PID. The Annual Installments will be collected at the same time and in the same manner as property taxes.

The total proposed improvement cost for the PID is \$11,238,442. These costs include roadway, sanitary sewer, water, and drainage improvements, as well as other soft and miscellaneous costs, such as engineering and architecture. The developer will fund the remaining \$5,598,442, which is not covered by the Lone Oak PID assessments.

RECOMMENDATION:

Staff recommends City Council approve R2025-0014, a Resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Certificate for Resolution
Resolution R2025-0014
Lone Oak Public Improvement District PSAP

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF ALVARADO

We, the undersigned officers of the City of Alvarado (the "City"), hereby certify as follows:

1. The City Council of said City convened in regular meeting on April 21, 2025, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Jacob Wheat	Mayor
Carrie Keeton	Ward 1 Place 1
Beverly Short	Ward 1 Place 4
Cherry Bryant	Ward 2 Place 5
Lydia Moon	Ward 2 Place 2
Scott Arthur	Ward 3 Place 6
Kevin Thomas	Ward 3 Place 3

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written resolution entitled

A RESOLUTION DETERMINING COSTS AND CALLING A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LONE OAK PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE PUBLICATION AND MAILING OF NOTICE OF SUCH PUBLIC HEARING

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: __ NOES: __ ABSTAIN: __

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON APRIL 21, 2025.

Mayor
City of Alvarado, Texas

City Secretary
City of Alvarado, Texas

(CITY SEAL)

RESOLUTION NO. R2025-0014

A RESOLUTION DETERMINING COSTS AND CALLING A PUBLIC HEARING TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LONE OAK PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE PUBLICATION AND MAILING OF NOTICE OF SUCH PUBLIC HEARING

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

WHEREAS, the City Council has approved a resolution (the "Authorization Resolution"), authorizing, establishing and creating the Lone Oak Public Improvement District (the "District"); and

WHEREAS, the City Council and the City staff have been presented a "City of Alvarado Lone Oak Public Improvement District Preliminary Service and Assessment Plan" (the "Preliminary SAP") including the proposed assessment rolls attached thereto (the "Proposed Assessment Rolls"), a copy of which is attached hereto as **Exhibit B** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed in the District for the subsequent phase of development and the Proposed Assessment Rolls state the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that that the Proposed Assessment Rolls be filed with the City Secretary and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be held to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be published in a newspaper of general circulation in the City before the 10th day before the date of the Assessment Hearing;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council hereby accepts the Preliminary SAP for the District, including the Proposed Assessment Rolls. The City Council hereby determines that the total costs of the Authorized Improvements for Improvement Area #1 (as defined in the Preliminary SAP) to be financed by the District are set forth in the Preliminary SAP, which costs include payment of expenses incurred in the administration of the District and related to the issuance of proposed bonds for Improvement Area #1. Annual expenses incurred in the administration of the District are shown in the Proposed Assessment Rolls.

SECTION 3. The City Council hereby calls a public hearing (the Assessment Hearing as defined above) to be held on May 19, 2025 at 6:30 p.m. in the regular meeting place of the City Council in the Council Chamber in the City Hall located at City of Alvarado, 104 West College Street, Alvarado, Texas 76009, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments on the Improvement Area #1 of the District; and, upon the adjournment of the Assessment Hearing, the City Council may consider an ordinance levying the assessments as special assessments on certain property within Improvement Area #1 of the District (which ordinance shall specify the method of payment of the assessments).

SECTION 4. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit A** and incorporated herein for all purposes, in a newspaper of general circulation in the City, as required by Section 372.016(b) of the Act.

SECTION 5. The City Council hereby authorizes and directs the City Secretary to mail notice of the Assessment Hearing to owners of property liable for the assessment, as required by Section 372.016(c) of the Act.

SECTION 6. This Resolution shall become effective from and after its date of passage in accordance with law.

EXHIBIT A

CITY OF ALVARADO, TEXAS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY HGIVEN THAT a public hearing will be conducted by the City Council of Alvarado, Texas at 6:30 p.m. on May 19, 2025 at Alvarado City Hall, City of Alvarado, 104 West College Street, Alvarado, Texas 76009. The public hearing will be held to consider proposed assessments to be levied against certain assessable property within the Improvement Area #1 of the Lone Oak Public Improvement District ("District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed improvements authorized by the Act to be undertaken and financed for the benefit of certain property within the District include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above; (ix) costs of establishing, administering and operating the District; and (x) costs of issuance, reserve funds, capitalized interest or credit enhancement of bonds issued for the purposes described above (the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property. The total costs of the Authorized Improvements for the District will be approximately \$12,000,000 for Improvement Area #1.

The District includes approximately 428.755 acres of land described by a metes and bounds description attached hereto and Improvement Area #1 includes 70.219 acres. All written or oral objections on the proposed assessments within the District will be considered at the public hearing.

A copy of the proposed assessment rolls relating to the Authorized Improvements to be undertaken at this time, which includes the assessments to be levied against certain assessable parcels in Improvement Area #1 of the District, is available for public inspection at the office of the City Secretary, Alvarado City Hall, 104 West College Street, Alvarado, Texas 76009.

EXHIBIT B
Preliminary Service and Assessment Plan

See attached

LONE OAK PUBLIC IMPROVEMENT DISTRICT

ALVARADO, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

_____, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

LONE OAK PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX G – PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On October 18, 2021, the City Council of the City of Alvarado, Texas (the “City Council”) passed and approved a resolution (the “Creation Resolution”) approving and authorizing the creation of the Lone Oak Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID.

On April 18, 2022, the City Council passed and approved a Resolution adding approximately 76.93 acres of property into the PID and on January 22, 2024, the PID boundaries were adjusted. The PID, as expanded and adjusted, currently consists of approximately 428.755 total acres.

On April 18, 2022, the City Council passed and approved Ordinance 2022-0005 annexing approximately 352.471 acres of property in the PID into the corporate limits of the City of Alvarado.

On May 15, 2024, the City Council passed and approved Ordinance 2024-0007 annexing approximately 76.93 acres of property in the PID into the corporate limits of the City of Alvarado. All property in the PID is located within the corporate limits of the City of Alvarado.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements in phases as the property is developed. As described here in, Assessments will be imposed on the parcels that receive a special benefit from the Authorized Improvements (as defined herein).

Chapter 372 of the Texas Local Government Code, as amended, the “Public Improvement District Assessment Act” (the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Lone Oak Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. Section 372.013 of the PID Act requires a service plan to “(i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in the Creation Resolution and Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) invoicing, paying redeeming, and servicing payment on the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee

fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other PID consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the City Manager, city staff, or any person or firm specifically designated by the City, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel of Assessed Property, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Delinquency and Prepayment Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the fourth paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the Parcels that benefit from the Authorized Improvements to be and on which Assessments have been imposed as shown in the Assessment Roll (as each Assessment Roll is updated each year by the Annual Service Plan Update). Assessed Property includes all Parcels shown on the Assessment Rolls and excludes Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

“Assessment Ordinance” means each Assessment Ordinance adopted by the City Council levying the Assessments against the Assessed Property.

“Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means, as applicable, the Improvement Area #1 Assessment Roll, or any other future Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act and approved by the City Council.

“Authorized Improvements” mean those public improvements, including Major Improvements and Improvement Area #1 Improvements, described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“City” means the City of Alvarado, Texas.

“County” means Johnson County, Texas.

“Delinquency and Prepayment Reserve” is the account funded from the Additional Interest Component of the Annual Installments and to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs as set forth in Section V.G of this Service and Assessment Plan.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means, collectively, Century Land Holdings of Texas, LLC, and GRBK Edgewood LLC.

“Development Agreement” means that certain Amended and Restated Lone Oak Development Agreement by and between the City, Alvarado 429 Partners, LLC, and GRBK Edgewood, LLC, approved by the City on October 18, 2021, as partially assigned to Century Land Holdings of Texas, LLC, as amended by that Second Amended and Restated Lone Oak Development Agreement, between the City, GRBK Edgewood LLC and Century Land Holdings of Texas, LLC, effective as of January 22, 2024 and related to development of the property within the PID, and as the same may be further amended from time to time.

“Equivalent Units” means, as to any Parcel, the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

“Future Improvement Area(s)” means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted and described in Appendix A.

“Future Improvement Area Improvements” means those Authorized Improvements associated with any Future Improvement Area(s).

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Improvement Area” means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

“Improvement Area #1” means the initial improvement area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

“Improvement Area #1 Assessed Property” means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

“Improvement Area #1 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

“Improvement Area #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Bonds” mean those certain City of Alvarado, Texas, Special Assessment Revenue Bonds, Series 2025 (Lone Oak Public Improvement District Improvement Area #1 Project) that are secured by Improvement Area #1 Assessment Revenues.

“Improvement Area #1 Improvements” mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

“Improvement Area #1 Maximum Assessment Per Unit” means for Improvement Area #1 an Assessment per unit not to exceed \$22,292.49 as shown in Appendix F.

“Improvement Area #1 Projects” mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the County.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Major Improvements” mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.E.

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Johnson Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the corporate limits of the City and contains approximately 428.755 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,657 single family residential units and includes infrastructure necessary to provide roadways, water, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development

Proposed Development	Quantity	Measurement
Lot Type 1 (50 Ft)	964	Units
Lot Type 2 (45 Ft)	693	Units
Total	1,657	Units

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 70.219 acres and is projected to consist of 253 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A.

The property within Improvement Area #1 is proposed to be developed as follows:

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Lot Type 1 (50 Ft)	253	Units
Total	253	Units

C. PROPERTY INCLUDED IN THE FUTURE IMPROVEMENT AREA

The Future Improvement Area consists of approximately 358.536 acres and is projected to consist of approximately 1,404 residential units. A map of the property within the Future Improvement Area is shown in Appendix A.

The property within the Future Improvement Area is proposed to be developed as follows:

Table II-C
Proposed Development – Future Improvement Area

Proposed Development	Quantity	Measurement
Lot Type 1 (50 Ft)	711	Units
Lot Type 2 (45 Ft)	693	Units
Total	1,404	Units

As Future Improvement Areas are developed, Bonds may be issued for each new Improvement Area. In connection with the issuance of each new series of Bonds, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area(s) as shown for Improvement Area #1 in Section II.B. A map of the projected property within each Future Improvement Area is shown in Appendix A. The Future Improvement Area(s) are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Roll included as Appendix G and additional Assessment Rolls may be added to this Service and Assessment Plan as the Future Improvement Area(s) are developed.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and Section III.C and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. The Budgeted Costs of Major Improvements will be proportionally allocated to Improvement Area #1 and the Future Improvement Area, as shown on Table III-A, and further described in Section V.C.

The Budgeted Costs of the Major Improvements are shown in Table III-A and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements are as follows:

Roadway Improvements – County Road 508 Right Turn Lane

The roadway improvement portion of the Major Improvements consists of subgrade stabilization, concrete pavement with curb and gutter, concrete sidewalk with ADA ramps, and drainage, which benefit the Assessed Property. All related traffic control, earthwork, excavation, erosion control, and demolition of existing pavement within the proposed right-of-way is included. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements – Gravity Sanitary Sewer, Sanitary Sewer Lift Station, and Sanitary Sewer Force Main

The sanitary sewer improvement portion of the Major Improvements include trench excavation and embedment, trench safety, piping, manholes, service connections, lift stations, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances constructed to City and utility provider standards required to upgrade the existing wastewater service capacity for the development. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Major Improvements consist of designing, constructing, installing, and financing the Major Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, District Formation Costs, and other PID costs incurred and paid by the Developer.

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Table III-A
Estimated Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs	Improvement Area #1 Allocated Amount	Future Improvement Area Allocated Amount
<i>Hard costs</i>			
Roadway Improvements	\$557,601	\$86,219	\$471,381
Sanitary Sewer Improvements	\$3,791,973	\$586,336	\$3,205,637
<i>Sub-total Hard Costs</i>	<i>\$4,349,574</i>	<i>\$672,556</i>	<i>\$3,677,018</i>
<i>Soft and Miscellaneous Costs</i>			
Other Soft and Miscellaneous Costs	\$1,106,340	\$171,069	\$935,272
<i>Sub-total Soft and Miscellaneous Costs</i>	<i>\$1,106,340</i>	<i>\$171,069</i>	<i>\$935,272</i>
Total Authorized Improvements	\$5,455,914	\$843,624	\$4,612,290

Note: Costs provided by JBI Partners. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Major Improvements amount does not change.

C. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the Project Engineer. The Budgeted Costs of the Improvement Area #1 Improvements are shown in Table III-B and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related subgrade stabilization, concrete pavement with curb and gutter, concrete sidewalk with ADA ramps, signage, lighting, earthwork, excavation, erosion control, and testing which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, erosion control and all necessary appurtenances constructed to Johnson County Special Utility District ("JCSUD") standards required to provide water service to the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with JCSUD standards and specifications and will be owned and operated by the JCSUD.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of trench excavation and embedment, trench safety, piping, lift station, force main, manholes, service connections, testing, related earthwork, excavation, and erosion control to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of trench excavation and embedment, trench safety, piping, manholes, inlets, headwalls, testing, related earthwork, and erosion control. Also included are retention ponds consisting of clearing, excavation, piping for inbound and outbound drainage lines, outlet structures, and erosion control to provide adequate drainage to the Improvement Area #1 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Improvement Area #1 Improvements consist of fees, related to designing, constructing, installing, and financing the Improvement Area No. 1 Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, District Formation Costs, and other PID costs incurred and paid by the Developer.

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Table III-B
Estimated Improvement Area #1 Project Costs

Authorized Improvements	Improvement Area #1 Improvements	Improvement Area #1's Proportional Share of Major Improvements ¹	Total Improvement Area #1 Projects ²
<i>Hard costs</i>			
Roadway Improvements	\$3,014,673	\$86,219	\$3,100,892
Water Improvements	\$1,412,890	\$0	\$1,412,890
Sanitary Sewer Improvements	\$1,302,265	\$586,336	\$1,888,601
Drainage Improvements	\$1,656,011	\$0	\$1,656,011
<i>Sub-total Hard Costs</i>	<i>\$7,385,838</i>	<i>\$672,556</i>	<i>\$8,058,394</i>
<i>Soft and Miscellaneous Costs</i>			
Other Soft and Miscellaneous Costs	\$1,896,080	\$171,069	\$2,067,149
<i>Sub-total Soft and Miscellaneous Costs</i>	<i>\$1,896,080</i>	<i>\$171,069</i>	<i>\$2,067,149</i>
Total Authorized Improvements	\$9,281,918	\$843,624	\$10,125,542

¹See Table III-A. Allocation of Major Improvements are based on the methodologies described in Section V.C and shown in Table V-A.

²Costs provided by JBI Partners. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Improvements does not change.

D. FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed and Bonds are issued, this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-C will be added to show the costs for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds are expected to be constructed and accepted by the City in the second quarter of 2025. At some point after all or a portion of the Improvement Area #1 Projects are constructed, development in Future Improvement Areas will begin, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1 Bonds and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are \$11,238,442 as shown in Table IV-A.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed in connection with the issuance of Bonds, this Service and Assessment Plan will be amended (e.g. a new table will be added to show the projected sources and uses and five-year service plan for Improvement Area #2, etc.).

Improvement Area #1

The Improvement Area #1 Bonds shown in Table IV-A are anticipated to be issued in 2025 and will be used to finance a portion of the costs of the Improvement Area #1 Projects.

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Table IV-A
Estimated Sources and Uses – Improvement Area #1

Sources of Funds	Total
Par Amount	\$5,640,000
Other Funding Sources ¹	\$5,598,442
Total Sources	\$11,238,442
Uses of Funds	
<i>Major Improvements²:</i>	
Roadway Improvements	\$86,219
Sanitary Sewer Improvements	\$586,336
Other Soft and Miscellaneous Costs	\$171,069
<i>Subtotal Major Improvements</i>	<i>\$843,624</i>
<i>Improvement Area #1 Improvements:</i>	
Roadway Improvements	\$3,014,673
Water Improvements	\$1,412,890
Sanitary Sewer Improvements	\$1,302,265
Drainage Improvements	\$1,656,011
Other Soft and Miscellaneous Costs	\$1,896,080
<i>Subtotal Improvement Area #1 Improvements</i>	<i>\$9,281,918</i>
<i>Estimated Bond Issuance Costs:</i>	
Debt Service Reserve Fund	\$416,350
Administrative Expenses	\$50,000
Capitalized Interest	\$110,750
Cost of Issuance	\$366,600
Underwriter's Discount	\$169,200
<i>Subtotal Estimated Bond Issuance Costs</i>	<i>\$1,112,900</i>
Total Uses	\$11,238,442

¹The other funding sources represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.

² See Table III-A for details.

Future Improvement Areas

As Future Improvement Areas are developed, Bonds may be issued to finance the Authorized Improvements required for each new Improvement Area.

B. PROJECTED FIVE-YEAR SERVICE PLAN

Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be

updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Improvement Area #1 Annual Installments
2025	\$11,238,442	\$5,640,000	\$5,598,442	\$0
2026	\$0	\$0	\$0	\$495,550
2027	\$0	\$0	\$0	\$495,151
2028	\$0	\$0	\$0	\$494,518
2029	\$0	\$0	\$0	\$494,650
2030	\$0	\$0	\$0	\$494,485
2031	\$0	\$0	\$0	\$494,023
Total	\$11,238,442	\$5,640,000	\$5,598,442	\$2,968,378

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID allocable to Improvement Area #1 and bond issuance costs including reserves shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Improvement Areas are developed, in association with issuing Future Improvement Area Bonds and/or execution of a reimbursement agreement for each Future Improvement Area, a Table IV-C be added to identify the Authorized Improvements to be financed by each new series of the Future Improvement Area Bonds and/or reimbursement agreements and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/or reimbursement agreements.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code(the “PID Assessment Notice”). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Bonds anticipated to be issued in 2025, subsequent financings may be issued over the upcoming decade as the Future Improvement Areas of the development are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #1 Projects to Parcels similarly benefited.
2. The Major Improvement costs are proportionally allocated to Future Improvement Areas and Improvement Area #1 Assessed Property based on estimated Equivalent Units calculated using the average home price for the Future Improvement Areas and Improvement Area #1 Assessed Property.

Table V-A provides the estimated allocation of costs of the Major Improvements between the Future Improvement Areas and Improvement Area #1.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #1 Projects.

In connection with the issuance of Bonds, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Area receives from the specific Future Improvement Area Improvements funded with those Bonds issued with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Bonds, each owner of the Parcels to be assessed must acknowledge that the Future Improvement Area Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Future Improvement Area Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Improvement Area #1 Projects, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Improvement Area #1 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Improvement Area #1 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Improvement Areas are developed, in connection with the issuance of Bonds, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Area.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer’s option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement. The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

The total projected Equivalent Units in the PID is calculated to be 1,636.21 (i.e., $253.00 + 1,383.21 = 1,636.21$). Improvement Area #1 contains 253 residential units. As shown in Appendix F, the total Equivalent Units for Improvement Area #1 is calculated as 253.00. The Future Improvement Area is projected to contain 1,404 residential units resulting in a total of 1,383.21 Equivalent Units as shown in Appendix F. As a result, 15.46 percent of the Actual Costs of the Major Improvements (i.e. $253.00 \div 1,636.21 = 15.46\%$) are allocated to the Improvement Area #1 Assessed Property and 84.54 percent of the Actual Costs Major Improvements (i.e. $1,383.21 \div 1,636.21 = 84.54\%$) are allocated to the Future Improvement Area. The Improvement Area #1 Bonds will fund Improvement Area #1's proportionate share of the Actual Costs of the Major Improvements.

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Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Total
Roadway Improvements	\$557,601
Sanitary Sewer Improvements	\$3,791,973
Other Soft and Miscellaneous Costs	\$1,106,340
Total Major Improvements	\$5,455,914
Improvement Area #1	
Projected Equivalent Units	253.00
% of total units	15.46%
Proportionate share of costs	\$843,624
Future Improvement Areas	
Projected Equivalent Units	1,383.21
% of total units	84.54%
Proportionate share of costs	\$4,612,290

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Improvement Area #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Improvements, were allocated to the Improvement Area #1 Assessed Property by spreading the corresponding Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix F using the types and number of lots anticipated to be developed on each Parcel within Improvement Area #1.

Based on the estimates of the costs of the Improvement Area #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots

are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Future Improvement Areas

When any given Future Improvement Area is developed, and Future Improvement Area Bonds for that Future Improvement Areas are to be issued and/or a reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Improvement Area.

E. ASSESSMENTS

The Assessments will be levied on each Parcel of Assessed Property within Improvement Area #1 according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

G. DELINQUENCY AND PREPAYMENT RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Delinquency and Prepayment Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Delinquency and Prepayment Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will

be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Delinquency and Prepayment Reserve described in Section V.G, and (iii) to pay Administrative Expenses related to Improvement Area #1.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g., an appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per unit on a Parcel in Improvement Area #1 exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds of such series, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all

Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds shall applied to redeem Bonds of such series. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds is equal to the outstanding principal amount of the Bonds.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Delinquency and Prepayment Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Improvement Area #1

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with interest of no more than the lesser of the actual interest rate paid on the Improvement Area #1 Bonds. The Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Improvement Area #1 based on an estimated interest rate of 5.875% and additional interest at the rate of 0.5% for the Delinquency and Prepayment Reserve. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix G.

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual

Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2026.

H. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT

If proceeds from the Improvement Area #1 Bonds remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-A summarizes the \$11,238,442 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and the Improvement Area #1 Bond issuance costs. The par amount of the Improvement Area #1 Bonds is \$5,640,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$5,640,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary – Improvement Area #1

Special Benefit	Total Cost
Total Improvement Area #1 Projects ¹	\$10,125,542
<u>Bond Issuance Costs:</u>	
Debt Service Reserve Fund	\$416,350
Administrative Expenses	\$50,000
Capitalized Interest	\$110,750
Cost of Issuance	\$366,600
Underwriter's Discount	\$169,200
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,112,900</i>
Total Special Benefit	\$11,238,442
<u>Special Benefit:</u>	
Total Special Benefit	\$11,238,442
Projected Assessment	\$5,640,000
Excess Benefit	\$5,598,442

¹See Table III-B for details.

B. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLLS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to each Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

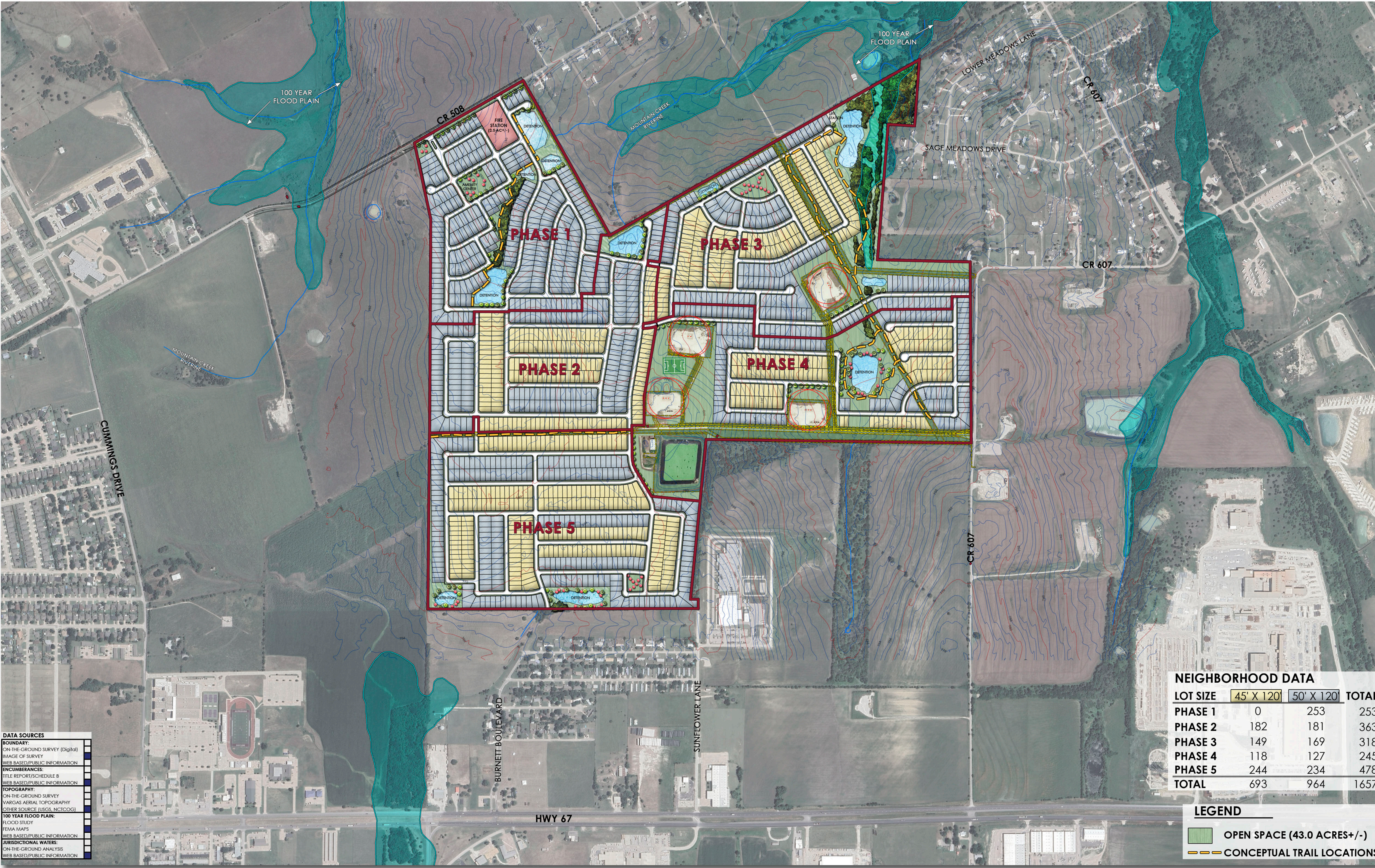
E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



DATA SOURCES	
BOUNDARY:	
ON-THE-GROUND SURVEY (Digital)	
IMAGE OF SURVEY	
WEB BASED/PUBLIC INFORMATION	
ENCUMBRANCES:	
TITLE REPORT/SCHEDULE B	
WEB BASED/PUBLIC INFORMATION	
TOPOGRAPHY:	
ON-THE-GROUND SURVEY	
VARCA'S AERIAL TOPOGRAPHY	
OTHER SOURCE (USGS, NCTCOG)	
100 YEAR FLOOD PLAIN:	
FLOOD STUDY	
FEMA MAPS	
WEB BASED/PUBLIC INFORMATION	
JURISDICTIONAL WATERS:	
ON-THE-GROUND ANALYSIS	
WEB BASED/PUBLIC INFORMATION	

NEIGHBORHOOD DATA			
LOT SIZE	45' X 120'	50' X 120'	TOTAL
PHASE 1	0	253	253
PHASE 2	182	181	363
PHASE 3	149	169	318
PHASE 4	118	127	245
PHASE 5	244	234	478
TOTAL	693	964	1657

LEGEND	
	OPEN SPACE (43.0 ACRES+/-)
	CONCEPTUAL TRAIL LOCATIONS

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

Lone Oak

Public Improvement District Engineer's Report Improvement Area #1

Prepared by:

JBI
PARTNERS



Chris Wall, P.E.
February 04, 2025

TBPE No. F-438
TBPELS No. 10076000



LONE OAK
PUBLIC IMPROVEMENT DISTRICT ENGINEER'S REPORT
IMPROVEMENT AREA #1

February 04, 2025

Introduction:

Lone Oak is a proposed single-family residential development consisting of 1,657 residential homes on approximately 428.755 acres of land. This development is generally located south of C.R. 508 and west of C.R. 607; approximately 1,900 feet north of U.S. Hwy. 67 in the City of Alvarado, Texas. The development will include walking trails, an amenity center, reserved fire station lot, programmable open space areas, and detention ponds that will serve as site detention as well as public amenities. Lone Oak is to be constructed in five phases and is anticipated to take 6-8 years to reach full buildout. Improvement Area No. 1 is anticipated to consist of Phase 1, which includes 70.219 acres and 253 residential homes, all of which are 50-foot front entry lots.

This report includes the supporting documentation for issuance of Improvement Area No. 1 PID bonds by the City. The bonds are to be used to finance the public infrastructure items listed below that are necessary for buildout of the development.

Development Improvements:

- **Major Infrastructure Improvements**
 - **County Road 508 Right Turn Lane**
 - **Roadway – (See Major Infrastructure Improvements Roadway Exhibit)**
 - Improvements to include subgrade stabilization, concrete pavement with curb and gutter, concrete sidewalk with ADA ramps, and drainage. All related traffic control, earthwork, excavation, erosion control, and demolition of existing pavement within the proposed right-of-way is included.
 - **Gravity Sanitary Sewer, Sanitary Sewer Lift Station and Sanitary Sewer Force Main**
 - **Sewer - (See Major Infrastructure Improvement Sewer Exhibit)**
 - Improvements include trench excavation and embedment, trench safety, piping, manholes, service connections, lift stations, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City and utility provider standards required to upgrade the existing wastewater service capacity for the development.
 - **Soft Costs**
 - Costs, including fees, related to designing, constructing, installing, and financing the Major Infrastructure Improvements, including land planning and design, engineering, soil testing, survey, construction management,

legal fees, consultant fees, contingency, inspection fees, District Formation Costs, and other PID costs incurred and paid by the Developer.

- **Improvement Area No. 1 Improvements**

- **Roadway - (See Improvement Area No. 1 Improvements - Roadway)**
 - Improvements to include subgrade stabilization, concrete pavement with curb and gutter, concrete sidewalk with ADA ramps, signage, lighting, earthwork, excavation, erosion control, and testing.
- **Water - (See Improvement Area No. 1 Improvements - Water)**
 - Improvements include trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, erosion control and all necessary appurtenances constructed to JCSUD standards required to provide water service to Improvement Area No. 1.
- **Sewer - (See Improvement Area No. 1 Improvements - Sewer)**
 - Improvements include 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 Improvement Area No. 1.
- **Drainage - (See Improvement Area No. 1 Improvements - Drainage)**
 - Improvements include trench excavation and embedment, trench safety, piping, manholes, inlets, headwalls, testing, related earthwork, and erosion control. Also included are retention ponds consisting of clearing, excavation, piping for inbound and outbound drainage lines, outlet structures, and erosion control.
- **Soft Costs**
 - Costs, including fees, related to designing, constructing, installing, and financing the Improvement Area No. 1 Improvements, including land planning and design, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, District Formation Costs, and other PID costs incurred and paid by the Developer.

Development Costs:

The Developer/Engineer is providing a detailed cost summary for the Major Infrastructure Improvements & Improvement Area No. 1 Improvements, outlining both public and private costs based on contracted values and actuals spent.

Development & Construction Schedule:

Improvement Area No. 1:

- Begin Construction June 2024
- Complete Construction June 2025

Major Infrastructure Improvements:

- Begin Construction June 2024
- Complete Construction June 2025

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Lone Oak, Improvement Area No. 1 - Cost Breakdown

PUBLIC IMPROVEMENTS IA#1	IA#1 PUBLIC COSTS
Erosion Control (Public)	\$ 70,507.56
Earthwork (Public)	\$ 122,236.75
Paving	\$ 2,827,301.80
Water	\$ 1,412,889.70
Sanitary Sewer	\$ 1,302,264.90
Storm Drainage	\$ 1,656,011.00
Bonds	\$ 94,864.00
Soft Costs (Public)	\$ 1,801,216.07
SUBTOTAL PUBLIC IMPROVEMENTS A#1	\$ 9,287,291.78

PUBLIC IMPROVEMENTS MAJOR	MAJOR PUBLIC COSTS
Paving	\$ 557,600.88
Sanitary Sewer	\$ 3,791,972.90
Bonds	\$ 18,636.00
Soft Costs (Major Public)	\$ 1,087,704.07
SUBTOTAL MAJOR PUBLIC IMPROVEMENTS	\$ 5,455,913.85

TOTAL (PUBLIC IA#1 + PUBLIC MAJOR)	\$ 14,743,205.63
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PRIVATE IMPROVEMENTS IA#1	IA#1 PRIVATE COSTS
Erosion Control (Private)	\$ 56,885.38
Earthwork (Private)	\$ 997,846.00
Retaining Walls	\$ 964,037.50
Hardscape / Open Space (Private)	\$ 338,505.00
Soft Costs (Private)	\$ 499,502.84
Total	\$ 2,856,776.72

TOTAL (ALL PUBLIC + PRIVATE)	\$ 17,599,982.35
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PUBLIC EROSION CONTROL IA#1				
	QTY	UNIT	UNIT PRICE	AMOUNT
1	CONSTRUCTION ENTRANCE	1	EA	\$ 2,600.00 \$ 2,600.00
2	SILT FENCE	4570	LF	\$ 1.95 \$ 8,911.50
3	ROCK CHECK DAM	2	EA	\$ 1,050.00 \$ 2,100.00
4	INLET PROTECTION	45	EA	\$ 165.00 \$ 7,425.00
5	8' CURLEX ALONG BACK OF CURB	27965	LF	\$ 1.50 \$ 41,947.50
6	SEEDING	107500	SF	\$ 0.02 \$ 2,150.00
7	TAX			\$ 5,373.56
TOTAL PUBLIC				\$ 70,507.56
PRIVATE EROSION CONTROL - IA#1				
	QTY	UNIT	UNIT PRICE	AMOUNT
1	SEED & HARROW LOTS	40	AC	\$ 350.00 \$ 14,000.00
2	MAINTENANCE	257	LT	\$ 150.00 \$ 38,550.00
3	TAX			\$ 4,335.38
TOTAL PRIVATE				\$ 56,885.38

PUBLIC GRADING IA#1				
	QTY	UNIT	UNIT PRICE	AMOUNT
1	GENERAL SITE PREP	9.67	AC	\$ 500.00 \$ 4,835.00
2	DE-WATER EXISTING PONDS	2	EA	\$ 5,000.00 \$ 10,000.00
3	UNCLASSIFIED EXCAVATION	17545	CY	\$ 2.15 \$ 37,721.75
4	PROCESS AND PLACE SPOILS	17420	CY	\$ 4.00 \$ 69,680.00
TOTAL PUBLIC				\$ 122,236.75

PRIVATE GRADING IA#1				
	QTY	UNIT	UNIT PRICE	AMOUNT
1	GENERAL SITE PREP	60.47	AC	\$ 500.00 \$ 30,235.00
2	REMOSE EXISTING FENCE	3620	LF	\$ 0.75 \$ 2,715.00
3	UNCLASSIFIED EXCAVATION	111710	CY	\$ 2.10 \$ 234,591.00
4	8' MOISTURE CONDITIONING	60	EA	\$ 1,650.00 \$ 99,000.00
5	10' MOISTURE CONDITIONING	197	EA	\$ 1,750.00 \$ 344,750.00
6	6-MIL POLY SHEETING	257	EA	\$ 700.00 \$ 179,900.00
7	ROUGH LOT BENCHING	257	EA	\$ 200.00 \$ 51,400.00
8	FINAL LOT BENCHING	257	EA	\$ 215.00 \$ 55,255.00
TOTAL PRIVATE				\$ 997,846.00

PAVING PUBLIC IA#1		QTY	UNIT PRICE		AMOUNT
1	6" 3600 PSI CONCRETE	43,919.00	\$	48.40	\$ 2,125,679.60
2	8" LIME STABILIZED SUBGRADE	46,724.00	\$	3.05	\$ 142,508.20
3	HYDRATED LIME 36 LBS	842.00	\$	330.00	\$ 277,860.00
4	CONCRETE STREET HEADER	124.00	\$	15.00	\$ 1,860.00
5	TYPE 3 STREET BARRICADE	124.00	\$	49.50	\$ 6,138.00
6	30" STOP SIGN	22.00	\$	93.50	\$ 2,057.00
7	STREET NAME BLADE	56.00	\$	96.25	\$ 5,390.00
8	STREET SIGN POST	28.00	\$	247.50	\$ 6,930.00
9	STRIPING FOR PARKING	1.00	\$	1,485.00	\$ 1,485.00
TOTAL PAVING PUBLIC IA#1					\$ 2,569,907.80

PAVING SIDEWALKS & RAMPS PUBLIC IA#1		QTY	UNIT PRICE		AMOUNT
1	SITE FACILITIES	1.00	\$	1,250.00	\$ 1,250.00
2	4' WIDE CONCRETE SIDEWALK	19,176.00	\$	6.50	\$ 124,644.00
3	ADA DIRECTIONAL BARRIER FREE RAMP	34.00	\$	2,250.00	\$ 76,500.00
4	ADA BI-DIRECTIONAL BARRIER FREE RAMP	10.00	\$	4,500.00	\$ 45,000.00
5	ADA PARALLEL RAMP	4.00	\$	2,500.00	\$ 10,000.00
TOTAL SIDEWALK & RAMPS PUBLIC IA#1					\$ 257,394.00

TOTAL PAVING + SIDEWALK/RAMPS PUBLIC IA#1				\$	2,827,301.80
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WATER PUBLIC IA#1		QTY	UNIT PRICE	AMOUNT
1	4" PVC PIPE	320.00	\$ 31.30	\$ 10,016.00
2	12" PVC PIPE	2,335.00	\$ 73.60	\$ 171,856.00
3	8" PVC PIPE	10,085.00	\$ 46.90	\$ 472,986.50
4	BORE FOR 12" PVC	40.00	\$ 650.00	\$ 26,000.00
5	12" GATE VALVE	14.00	\$ 3,835.00	\$ 53,690.00
6	8' GATE VALVE	48.00	\$ 2,115.00	\$ 101,520.00
7	6' GATE VALVE	27.00	\$ 1,450.00	\$ 39,150.00
8	FIRE HYDRANT	27.00	\$ 5,400.00	\$ 145,800.00
9	FITTINGS	6.34	\$ 7,775.00	\$ 49,293.50
10	2" FLUSH VALVE	6.00	\$ 6,800.00	\$ 40,800.00
11	4"X2" TAP CAP	2.00	\$ 315.00	\$ 630.00
12	8"X2" TAP CAP	3.00	\$ 425.00	\$ 1,275.00
13	12"X2" TAP CAP	1.00	\$ 565.00	\$ 565.00
14	12"X12" CUT IN TEE @ EX 8"	1.00	\$ 7,065.00	\$ 7,065.00
15	1" DOM SERVICE (AMENITY CENTER)	1.00	\$ 870.00	\$ 870.00
16	3/4" DOM SERVICE	21.00	\$ 800.00	\$ 16,800.00
17	3/4" DOM SERVICE W/1.5" SLEEVES	18.00	\$ 850.00	\$ 15,300.00
18	1"X3/4" COPPER "BH" SERVICE	51.00	\$ 1,160.00	\$ 59,160.00
19	1"X3/4" COPPER "BH" SERVICE	58.00	\$ 995.00	\$ 57,710.00
20	1" IRR SERVICE	5.00	\$ 1,200.00	\$ 6,000.00
21	SCHEDULE 40 PVC IRR SLEEVES	485.00	\$ 33.50	\$ 16,247.50
22	TRENCH SAFETY	12,740.00	\$ 0.10	\$ 1,274.00
23	TESTING	12,740.00	\$ 2.00	\$ 25,480.00
24	21" PVC CASING W/SPACERS	60.00	\$ 240.00	\$ 14,400.00
25	15" PVC CASING W/SPACERS	20.00	\$ 233.00	\$ 4,660.00
TOTAL WATER PUBLIC IA#1				\$ 1,338,548.50

FIRE HYDRANT FOR CONSTRUCTION WATER PUBLIC IA#1		QTY	UNIT PRICE	AMOUNT
1	8"PVC PIPE	82.00	\$ 67.00	\$ 5,494.00
2	16" STEEL CASING	60.00	\$ 675.00	\$ 40,500.00
3	8" GATE VALVE	1.00	\$ 2,025.00	\$ 2,025.00
4	8" GATE VALVE ON EXISITNG	2.00	\$ 3,900.00	\$ 7,800.00
5	FIRE HYDRANT W/8" TEE & 6" VALVE	1.00	\$ 6,800.00	\$ 6,800.00
6	8" CUT-IN-TEE MJXF	1.00	\$ 11,550.00	\$ 11,550.00
7	TRENCH SAFETY	82.00	\$ 0.10	\$ 8.20
8	CHLORINATE & PRESSURE TEST	82.00	\$ 2.00	\$ 164.00
TOTAL FIRE HYDRANT FOR CONSTRUCTION WATER PUBLIC IA#1				\$ 74,341.20

TOTAL WATER & FIRE HYDRANT FOR CONSTRUCTION WATER PUBLIC IA#1	\$ 1,412,889.70
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	SANITARY SEWER PUBLIC IA#1	QTY	UNIT PRICE	AMOUNT
1	8" SDR-35	9,600.00	\$ 54.60	\$ 524,160.00
2	8" SDR-26	1,959.00	\$ 88.00	\$ 172,392.00
3	CEMENT STABILIZED SAND	400.00	\$ 50.00	\$ 20,000.00
4	5' MANHOLE	5.00	\$ 12,050.00	\$ 60,250.00
5	4' MANHOLE	32.00	\$ 6,800.00	\$ 217,600.00
6	4' DROP MANHOLE	1.00	\$ 8,415.00	\$ 8,415.00
7	4" SERVICE	257.00	\$ 1,020.00	\$ 262,140.00
8	6" SERVICE	1.00	\$ 1,475.00	\$ 1,475.00
9	TRENCH SAFETY	11,559.00	\$ 0.10	\$ 1,155.90
10	TESTING	11,559.00	\$ 3.00	\$ 34,677.00
TOTAL SANITARY SEWER PUBLIC IA#1				\$ 1,302,264.90

STORM DRAINAGE PUBLIC IA#1		QTY	UNIT PRICE		AMOUNT
1	9x3 RCB	122.00	\$	758.00	\$ 92,476.00
2	5X4 RCB	85.00	\$	377.00	\$ 32,045.00
3	5X2 RCB	92.00	\$	324.00	\$ 29,808.00
4	48" RCP	44.00	\$	214.00	\$ 9,416.00
5	42" RCP	376.00	\$	184.00	\$ 69,184.00
6	36" RCP	295.00	\$	150.00	\$ 44,250.00
7	33" RCP	150.00	\$	139.00	\$ 20,850.00
8	30" RCP	717.00	\$	125.00	\$ 89,625.00
9	27" RCP	400.00	\$	119.00	\$ 47,600.00
10	24" RCP	813.00	\$	95.00	\$ 77,235.00
11	21" RCP	1,457.00	\$	86.00	\$ 125,302.00
12	18" RCP	3,604.00	\$	78.00	\$ 281,112.00
13	10' CURB INLET BOTTOM	4.00	\$	3,740.00	\$ 14,960.00
14	20' CURB INLET	1.00	\$	9,655.00	\$ 9,655.00
15	15' CURB INLET	2.00	\$	9,115.00	\$ 18,230.00
16	10' CURB INLET	38.00	\$	7,995.00	\$ 303,810.00
17	4X4 Y-INLET W/APRON	4.00	\$	6,150.00	\$ 24,600.00
18	6X5 MANHOLE	2.00	\$	8,625.00	\$ 17,250.00
19	4X4 MANHOLE	3.00	\$	7,360.00	\$ 22,080.00
20	3X4 MANHOLE	1.00	\$	6,785.00	\$ 6,785.00
21	3X3 MANHOLE	3.00	\$	6,450.00	\$ 19,350.00
22	PEDESTRIAN HANDRAIL AT HEADWALLS	112.00	\$	240.00	\$ 26,880.00
23	9X3 HEADWALL	2.00	\$	19,800.00	\$ 39,600.00
24	5X4 HEADWALL	1.00	\$	8,625.00	\$ 8,625.00
25	5X2 HEADWALL	4.00	\$	7,475.00	\$ 29,900.00
26	42" HEADWALL	3.00	\$	6,100.00	\$ 18,300.00
27	30" HEADWALL	3.00	\$	4,715.00	\$ 14,145.00
28	24" HEADWALL	2.00	\$	4,540.00	\$ 9,080.00
29	21" HEADWALL	4.00	\$	4,400.00	\$ 17,600.00
30	18" HEADWALL	3.00	\$	4,370.00	\$ 13,110.00
31	6" CONCRETE SPILLWAY	209.00	\$	115.00	\$ 24,035.00
32	8"-12" ROCK RIP RAP	260.00	\$	98.00	\$ 25,480.00
33	12"-18" ROCK RIP RAP	350.00	\$	104.00	\$ 36,400.00
34	INLET PROTECTION	45.00	\$	175.00	\$ 7,875.00
35	TRENCH SAFETY	8,155.00	\$	0.10	\$ 815.50
36	TESTING	8,155.00	\$	3.50	\$ 28,542.50
TOTAL STORM DRAINAGE PUBLIC IA#1					\$ 1,656,011.00

BONDS IA#1		QTY	UNIT PRICE		AMOUNT
1	MAINTENACE BOND (WTR/SS/STM)	1.00	\$	58,140.00	\$ 58,140.00
2	P&P BOND (WTR/SS/STM)	1.00	\$	874.00	\$ 874.00
3	MAINT BOND (PAVING)	1.00	\$	31,000.00	\$ 31,000.00
4	MAINT BOND (SIDEWALK/RAMPS)	1.00	\$	4,850.00	\$ 4,850.00
TOTAL BONDS IA#1					\$ 94,864.00

SOFT COSTS PUBLIC IA#1	TOTAL
1 Engineering and Surveying	\$ 627,634.80
2 Landscape Architect	\$ 3,425.00
3 Final Geotech CO#2 Pavement Recommendation	\$ 6,600.00
4 City Inspection Fees & Review Fees	\$ 223,417.53
5 Developer Bond Fees	\$ 886,417.55
6 Construction Management Fees	\$ 53,721.20
TOTAL SOFT COSTS PUBLIC IA#1	\$ 1,801,216.07

SOFT COSTS PRIVATE IA#1	TOTAL
1 Engineering and Surveying	\$ 107,288.00
1 TOPO	\$ 3,780.00
2 Landscape Architect	\$ 10,275.00
3 Landscape Architect - Amenity Center	\$ 49,970.00
4 Landscape Architect - Amenity Center CO#1 Upgraded	\$ 18,500.00
5 Prelim Geotech and ESA	\$ 10,300.00
6 Final Geotech	\$ 58,900.00
7 Final Geotech CO#1 1st Amenity Center Location	\$ 7,100.00
8 Final Geotech CO#3 AC/Lot Layout Change	\$ 6,336.00
9 CMT (Lots)	\$ 111,795.10
10 CBU's	\$ 60,272.74
11 IES - WOTUS	\$ 4,900.00
12 SWPPP Inspections	\$ 20,136.00
13 Bi-Weekly Drone Footage	\$ 29,950.00
TOTAL SOFT COSTS PRIVATE IA#1	\$ 499,502.84

	PAVING MAJOR	QTY	UNIT PRICE	AMOUNT
1	2" HOT MIX ASPHALT OVERLAY	759.00	\$ 50.90	\$ 38,633.10
2	6" HOT MIX ASPHALT BASE, TYPE B	850.00	\$ 80.45	\$ 68,382.50
3	6" FLEXBASE FOR ASPHALT PAVEMENT	492.00	\$ 49.60	\$ 24,403.20
4	SAWCUT 2' INTO EX PAVEMENT	454.00	\$ 20.00	\$ 9,080.00
5	CONNECT TO EX PAVEMENT	2.00	\$ 2,800.00	\$ 5,600.00
6	6" SOLID WHITE STRIPING CR 508	492.00	\$ 8.40	\$ 4,132.80
7	TRAFFIC CONTROL	1.00	\$ 12,000.00	\$ 12,000.00
8	EXCAVATION DECEL LANE	1.00	\$ 10,000.00	\$ 10,000.00
9	RELOCATE EXISTING POLES ON 508 FOR TURNLANE	1.00	\$ 66,044.28	\$ 66,044.28
10	ROW Value/Acre			\$ 319,325.00
	TOTAL PAVING MAJOR			\$ 557,600.88

SANITARY SEWER MAJOR		QTY	UNIT PRICE	AMOUNT
1	15" SDR-35	3,035.00	\$ 97.50	\$ 295,912.50
2	15" SDR-26	222.00	\$ 130.00	\$ 28,860.00
3	12" SDR-26	2,986.00	\$ 126.00	\$ 376,236.00
4	8" SDR 26	295.00	\$ 88.00	\$ 25,960.00
5	12" C-900 FORCE MAIN	4,436.00	\$ 86.25	\$ 382,605.00
6	CEMENT STABILIZED SAND	20.00	\$ 50.00	\$ 1,000.00
7	5' DROP MANHOLE	2.00	\$ 15,335.00	\$ 30,670.00
8	5' MANHOLE	22.00	\$ 12,050.00	\$ 265,100.00
9	4" SERVICE (FUTURE PH 3)	55.00	\$ 1,500.00	\$ 82,500.00
10	4" SERVICE (FUTURE PH 5)	110.00	\$ 1,755.00	\$ 193,050.00
11	COMBO ARV/VAC VALVE ON FM	1.00	\$ 8,000.00	\$ 8,000.00
12	CONNECT TO EXISTING MANHOLE	1.00	\$ 2,090.00	\$ 2,090.00
13	TRENCH SAFETY	10,974.00	\$ 0.10	\$ 1,097.40
14	TESTING	10,974.00	\$ 3.00	\$ 32,922.00
TOTAL SANITARY SEWER MAJOR				\$ 1,726,002.90

SS LIFT STATION MAJOR		QTY	UNIT PRICE	AMOUNT
1	LIFT STATION	1.00	\$ 2,057,770.00	\$ 2,057,770.00
2	CO #1 - Electric Fence	1.00	\$ 8,200.00	\$ 8,200.00
TOTAL LIFT STATION MAJOR IA#1				\$ 2,065,970.00

TOTAL SANITARY SEWER & LIFT STATION MAJOR			\$ 3,791,972.90
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BONDS IA#1		QTY	UNIT PRICE		AMOUNT
1	MAINTENACE BOND (SS)	1.00	\$	18,636.00	\$ 18,636.00
TOTAL BONDS IA#1					\$ 18,636.00

SOFT COSTS MAJOR PUBLIC		TOTAL
1 Engineering and Surveying	\$	337,957.20
2 ROW Acquisitions	\$	86,580.00
3 CMT (including lift station)	\$	100,774.50
4 Final Geotech CO#3 Lift Station	\$	3,168.00
5 City Inspection Fees & Review Fees	\$	120,301.74
6 Developer Legal	\$	69,066.00
7 Developer Bond Fees	\$	340,929.83
8 Construction Management Fees	\$	28,926.80
TOTAL SOFT COSTS MAJOR PUBLIC	\$	1,087,704.07

RETAINING WALLS IA#1		QTY	UNIT PRICE		AMOUNT
1	PERMITS	1.00	\$	2,500.00	\$ 2,500.00
2	SITE FACILITIES	1.00	\$	1,800.00	\$ 1,800.00
3	ENGINEERING AND STRUCTURAL INSPECTIONS	1.00	\$	27,950.00	\$ 27,950.00
4	MOSAIC SANDSTONE (7.4' MAX HEIGHT)	16,205.00	\$	57.50	\$ 931,787.50
TOTAL					\$ 964,037.50

HARDSCAPE IA#1		QUANTITY	PRICE	TOTAL
1	PERMITS	1.00	\$ 1,920.00	\$ 1,920.00
2	ENGINEERING INSPECTIONS	1.00	\$ 3,200.00	\$ 3,200.00
3	SITE FACILITIES	1.00	\$ 1,280.00	\$ 1,280.00
4	10' HT. MAIN ENTRY SIGN MONUMENT	1.00	\$ 108,584.00	\$ 108,584.00
5	7' HT. STONE COLUMN AT GRADE	11.00	\$ 2,025.00	\$ 22,275.00
6	7' HT. STONE COLUMN ATOP RETAINING WALL	1.00	\$ 2,330.00	\$ 2,330.00
7	6' HT. BRICK THINKWALL ON BEAM	881.00	\$ 127.00	\$ 111,887.00
8	6' HT. BRICK THINKWALL ON BEAM ATOP RETAINING WALL	135.00	\$ 157.00	\$ 21,195.00
9	9' HT. LOGO COLUMN WITH STONE BASE	1.00	\$ 10,986.00	\$ 10,986.00
10	9' HT. LOGO COLUMN WITH STONE BASE ATOP RETAINING WALL	1.00	\$ 13,536.00	\$ 13,536.00
11	LED STRIP LIGHTS FOR LETTERS FOR MONUMENT SIGN	1.00	\$ 9,192.00	\$ 9,192.00
12	ELECTRICAL SERVICE AND HOOK-UP TO IRRIGATION	1.00	\$ 28,920.00	\$ 28,920.00
13	HAUL-OFF OF ALL SPOILS	1.00	\$ 3,200.00	\$ 3,200.00
TOTAL - PUBLIC				\$ -
TOTAL - PRIVATE				\$ 338,505.00

APPENDIX C
LEGAL DESCRIPTION

BEING a 429.401 acre tract of land situated in the **DAVID MITCHELL SURVEY, ABSTRACT NO. 586, JAMES B. CONGER SURVEY, ABSTRACT NO. 150, GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625, AMOS M. JAMES SURVEY, ABSTRACT NO. 466, JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079**, in the City of Alvarado, Johnson County, Texas, being all of that certain tract of land described in a deed to Dale Harvey Robinson, et al, recorded in Document Number 2019-09415, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said Robinson tract, and Lot 3, Block 1, SR20 Addition, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 742, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of County Road 607;

THENCE N 89°12'10" W, along the common line of said Robinson tract, and said Lot 3, Block 1, a distance of 2585.01 feet to a 1/2 inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said Robinson tract, and said Lot 3, Block 1;

THENCE S 05°36'42" W, along the common line of said Robinson tract, and said Lot 3, Block 1, passing the common corner of said Lot 3, Block 1, and Lot 2, Block 1, of said SR20 Addition, and continuing a total distance of 1565.44 feet to a 1/2 inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said Robinson tract, and said Lot 2, Block 1;

THENCE S 89°51'19" E, along the common line of said Robinson tract, and said Lot 2, Block 1, a distance of 76.81 feet to a 1/2 inch iron rod found for the common corner of said Robinson tract, and said Lot 2, Block 1;

THENCE S 00°06'33" W, along the common line of said Robinson tract, and said Lot 2, Block 1, a distance of 90.02 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Robinson tract, said Lot 2, Block 1, and a tract of land described in a deed to Dixie Partners 8, LLC, recorded in Document Number 2018-04925, Deed Records, Johnson County, Texas;

THENCE S 88°54'58" W, along the common line of said Robinson tract, and said Dixie Partners 8, LLC tract, passing a 1/2 inch iron rod found at a distance of 4.08 feet, and continuing a total distance of 2602.59 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Robinson tract, and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE N 00°37'20" W, along the common line of said Robinson tract, and said Alvarado ISD tract, a distance of 1672.90 feet to a 2 inch iron pipe found for the common

corner of said Robinson tract, Alvarado tract, and a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas;

THENCE N 00°19'20" E, along the common line of said Robinson tract, and said Franklin tract, a distance of 2169.58 feet to a 1/2 inch iron rod found for the common corner of said Robinson tract, and said Franklin tract;

THENCE N 12°02'50" W, along the common line of said Robinson tract, and said Franklin tract, a distance of 761.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Robinson tract, and said Franklin tract, said point being in the centerline of County Road 508, more or less;

THENCE N 60°07'21" E, along the north line of said Robinson tract, and along the centerline of said County Road 508, more or less, a distance of 1221.36 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SUREYING" set for the common corner of said Robinson tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE S 29°22'14" E, along the common line of said Robinson tract, and said Simla Investments, LLC tract, passing a 1/2 inch iron rod found online at a distance of 23.38 feet, passing a 1/2 inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas at a distance of 441.15 feet, and continuing a total distance of 1730.13 feet to a 4 inch steel post found for the common corner of said Robinson tract, said Nava Legacy 49, LLC tract;

THENCE N 60°23'20" E, along the common line of said Robinson tract, and said Nava Legacy 49, LLC tract, a distance of 1883.36 feet to a 1/2 inch iron rod with plastic cap stamped "FORTWORTH SURVEYING" found for the common corner of said Robinson tract, said Nava Legacy 49, LLC tract, and a tract of land described in a deed to Silken Inc., recorded in Volume 2271, Page 110, Deed Records, Johnson County, Texas;

THENCE N 60°27'35" E, along the common line of said Robinson tract, and said Silken Inc tract, a distance of 1584.29 feet to a 5/8 inch iron rod found for the common corner of said Robinson tract, Block 1 Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 541, Plat Records, Johnson County, Texas;

THENCE S 04°15'09" W, along the common line of said Robinson tract, and said Block 1, a distance of 647.86 feet to a 5/8 inch iron rod found for the common corner of said Robinson tract, and said Block 1;

THENCE N 86°29'36" W, along the common line of said Robinson tract, and said Block 1, a distance of 257.82 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Robinson tract, and said Block 1;

THENCE S 04°30'31" W, along the common line of said Robinson tract, and said Block 1, passing the common corner of said Block 1, and a tract of land in a deed to Carolyn K. Myers, recorded in Volume 3272, Page 803, Deed Records, Johnson County, Texas, described in Volume 2196, Page 326, Deed Records, Johnson County Texas, passing the common corner of said Myers tract, and a tract of land described in a deed to Antonino Alegria and Jeanette F. Alegria, recorded in Document Number 2012-05342, Deed Record, Johnson County, Texas, and continuing a total distance of 1325.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Robinson tract, and said Alegria tract;

THENCE S 88°42'17" E, along the common line of said Robinson tract, and said Alegria tract, a distance of 904.65 feet to a 5/8 inch iron rod found for the common corner of said Robinson tract, and said Alegria tract;

THENCE S 00°19'40" E, along the common line of said Robinson tract, and said Alegria tract, passing a 5/8 inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said Robinson tract, and along the west right-of-way line of said County Road 607, a total distance of 1765.89 feet to the **POINT OF BEGINNING** and containing 18,704,726 square feet or 429.401 acres of land more or less.

NEIGHBORHOOD IMPROVEMENT AREA NO. 1

PAGE 1 OF 1

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

N

1" = 400'

DAVID MITCHELL SURVEY
ABSTRACT NO. 586
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

C.R. 508
N60°07'21"E 1,221.36'

P.O.B.

SIMLA INVESTMENTS, LLC
INST. 2018-5852
CALLED 1.519 AC.

NAVA LEGACY 49 LLC
INST. NO. 2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

3,058,735 S.F.
70.219 ACRES

(PART OF 428.755 ACRES)
GRBK EDGEWOOD, LLC (50% INTEREST)
DOC. NO. 2023-26644
CENTURY LAND HOLDINGS
OF TEXAS, LLC. (50% INTEREST)
DOC. NO. 2024-2622

JAMES B. CONGER SURVEY
ABSTRACT NO. 150

GEORGE S. MCINTOSH SURVEY
ABSTRACT NO. 625

ROBERT LEE FRANKLIN
VOL. 1085, PG. 578
CALLED 135.76 AC.

N12°02'50"W 761.63'
N00°19'20"E 1,018.18'

340.00'
N89°40'40"W 711.26'
427.60'
N89°40'40"W

GRBK EDGEWOOD, LLC
(REMAINDER OF 429.401 ACRES)
DOC. NO. 2021-23404

L1
485.24'
N08°31'11"E
L2
L3
L4
L5
L6
L7
L8

LINE TABLE

NO.	BEARING	LENGTH
L1	N87°07'12"W	85.65'
L2	S00°19'20"W	92.45'
L3	N89°40'40"W	121.84'
L4	S00°19'20"W	50.00'
L5	S89°40'40"E	5.99'
L6	S00°19'20"W	120.00'
L7	S00°19'20"W	13.63'
L8	S00°19'20"W	121.00'

SCALE:
1" = 400'

DATE
01/07/2025

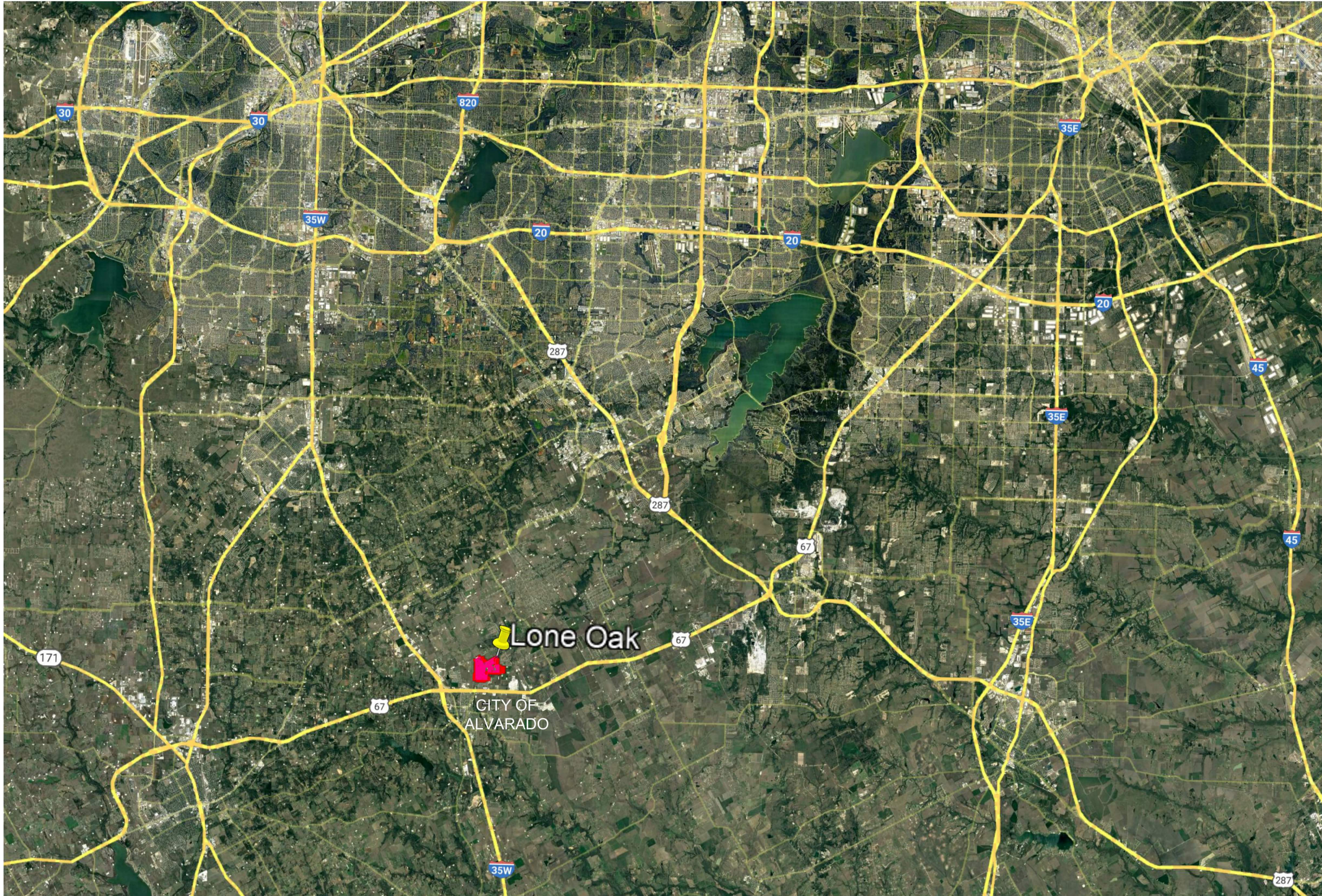
DRAWN
WJJ

PROJECT
PRO# BBC010

JBI
PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10016000117

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



REGIONAL LOCATION OF DISTRICT

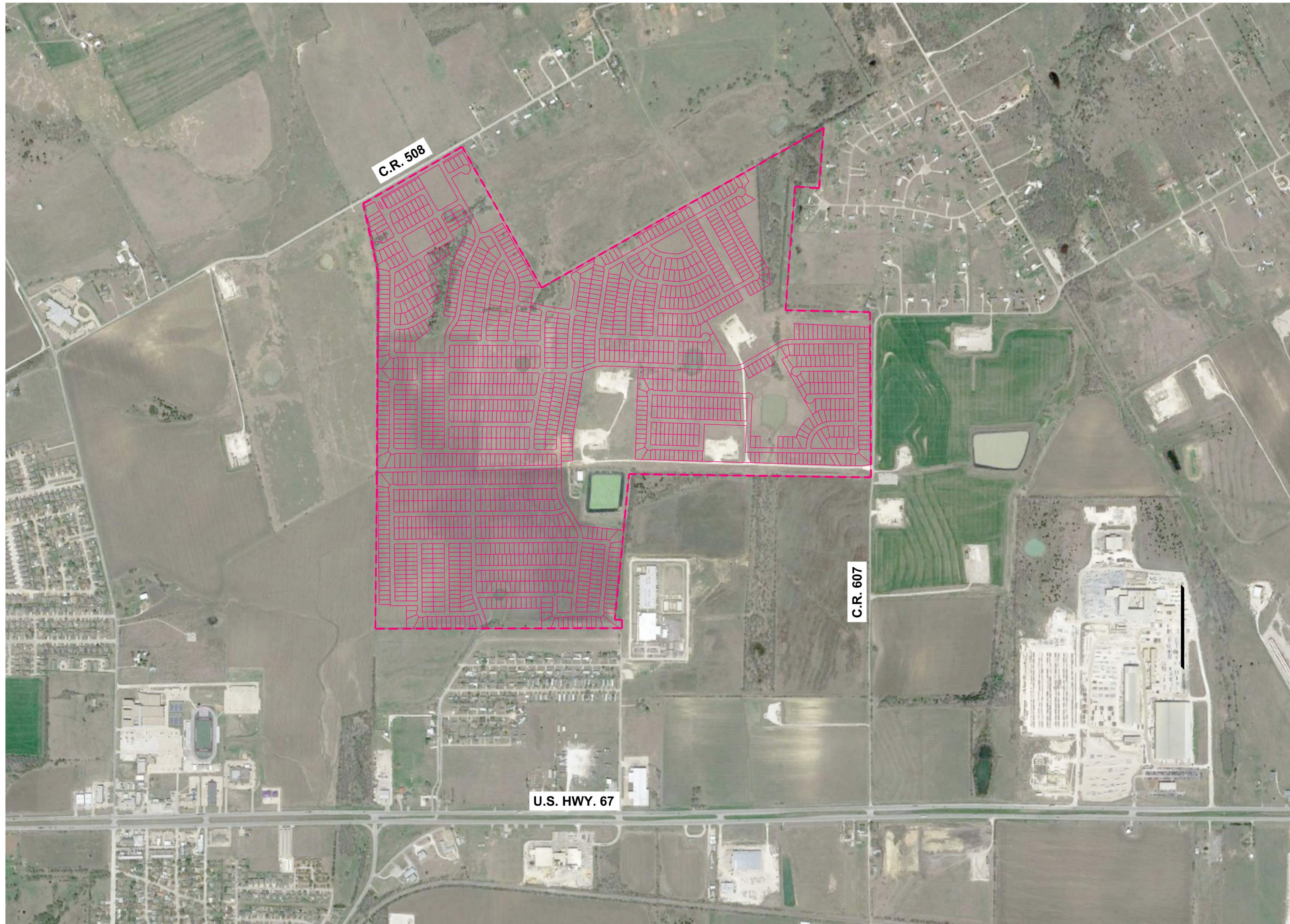
LONE OAK DEVELOPMENT

0 2500 5000 10000
1"=10000'



PUBLIC IMPROVEMENT DISTRICT
Alvarado, Texas
February 4, 2025

JB
I
PARTNERS

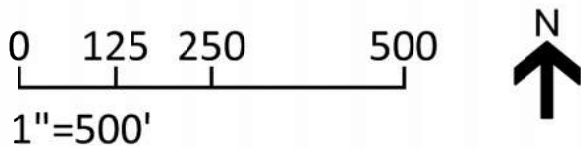


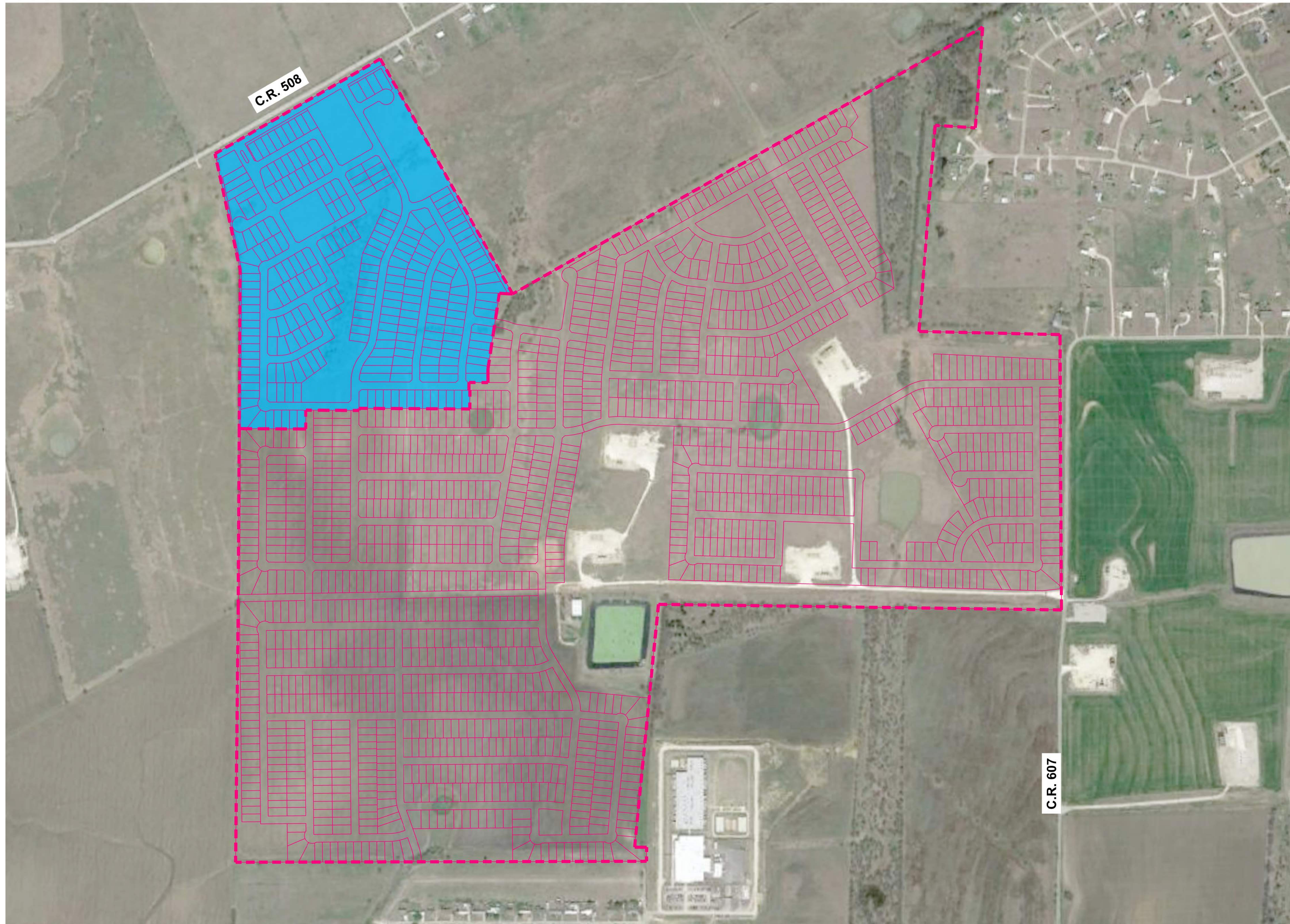
LEGEND

— LONE OAK BOUNDARY

PROJECT LOCATION MAP

LONE OAK DEVELOPMENT



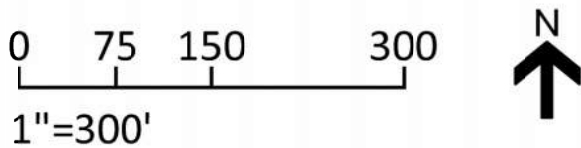


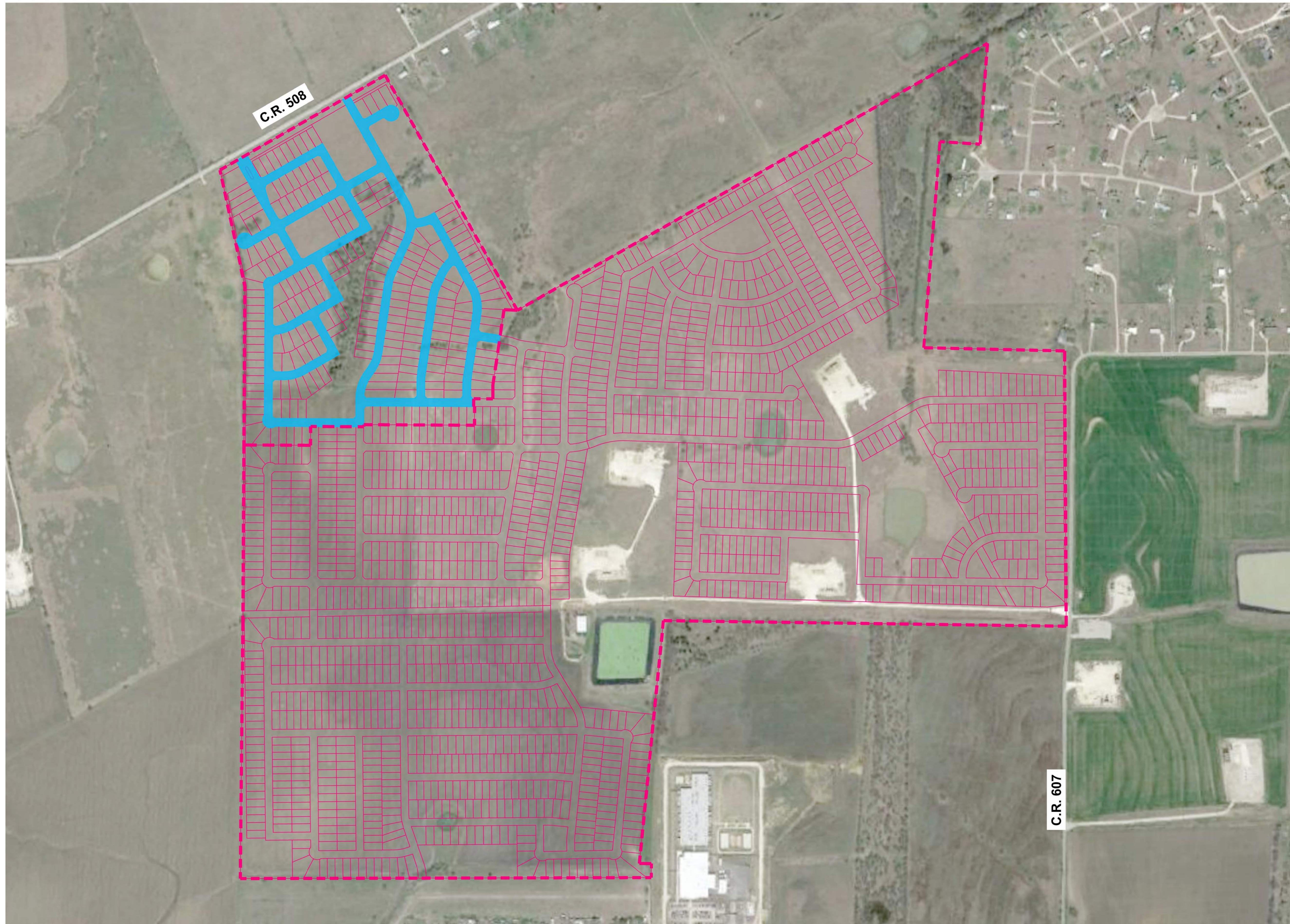
LEGEND

- LONE OAK BOUNDARY
- IMPROVEMENT AREA #1

IMPROVEMENT AREA #1

LONE OAK DEVELOPMENT



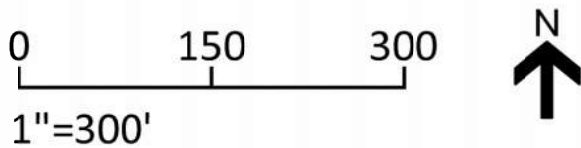


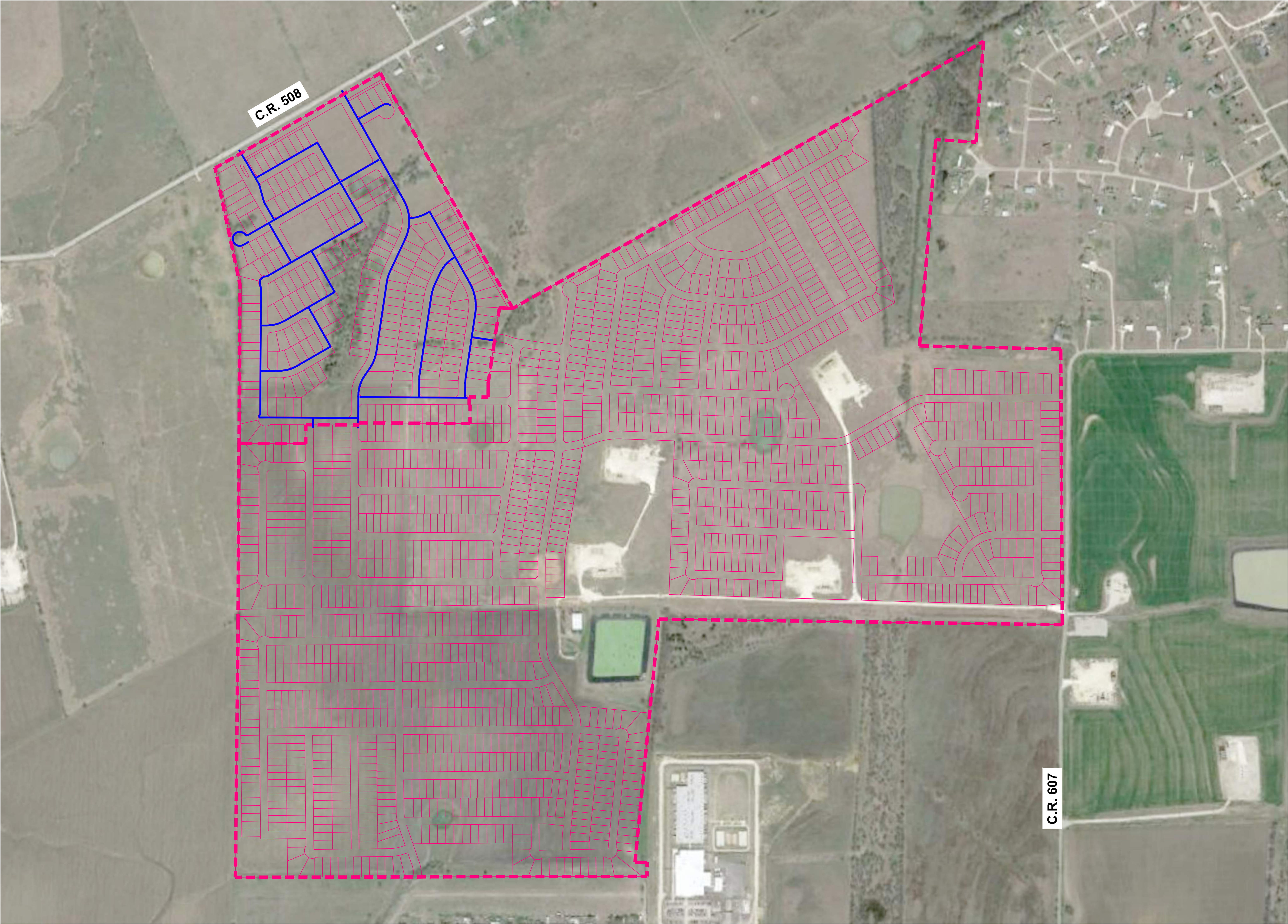
LEGEND

- LONE OAK BOUNDARY
- ROADWAY IMPROVEMENTS

IMPROVEMENT AREA NO. 1 IMPROVEMENTS - ROADWAY

LONE OAK DEVELOPMENT

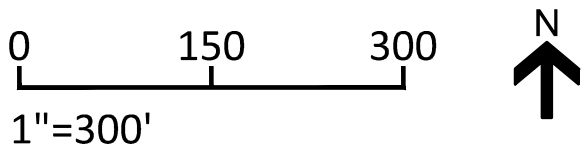




LEGEND

- LONE OAK BOUNDARY
- WATER IMPROVEMENTS

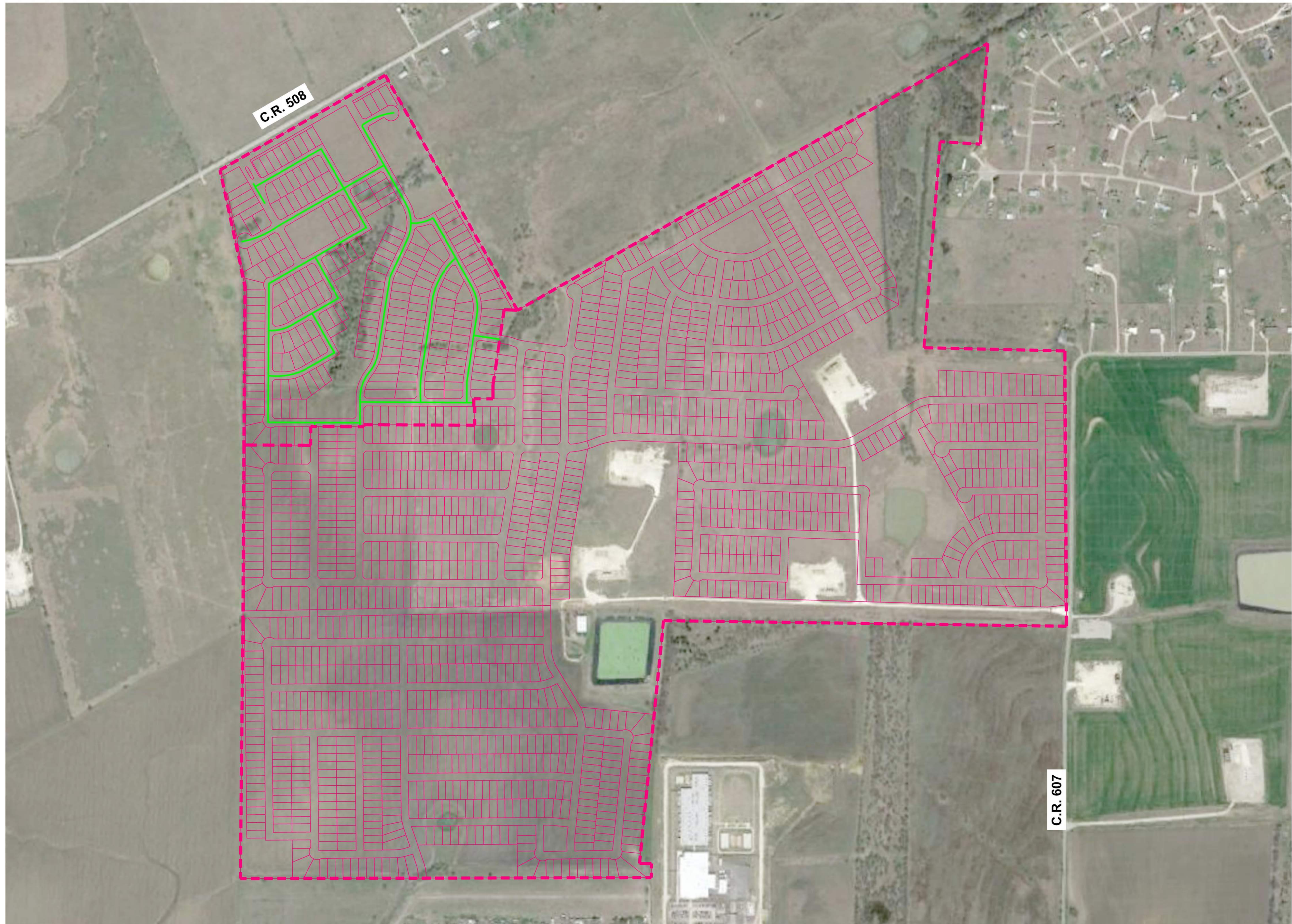
IMPROVEMENT AREA NO. 1 IMPROVEMENTS - WATER



LONE OAK DEVELOPMENT

PUBLIC IMPROVEMENT DISTRICT
Alvarado, TEXAS
February 4, 2025





LEGEND

	LONE OAK BOUNDARY
	SEWER IMPROVEMENTS

IMPROVEMENT AREA NO. 1 IMPROVEMENTS - SEWER

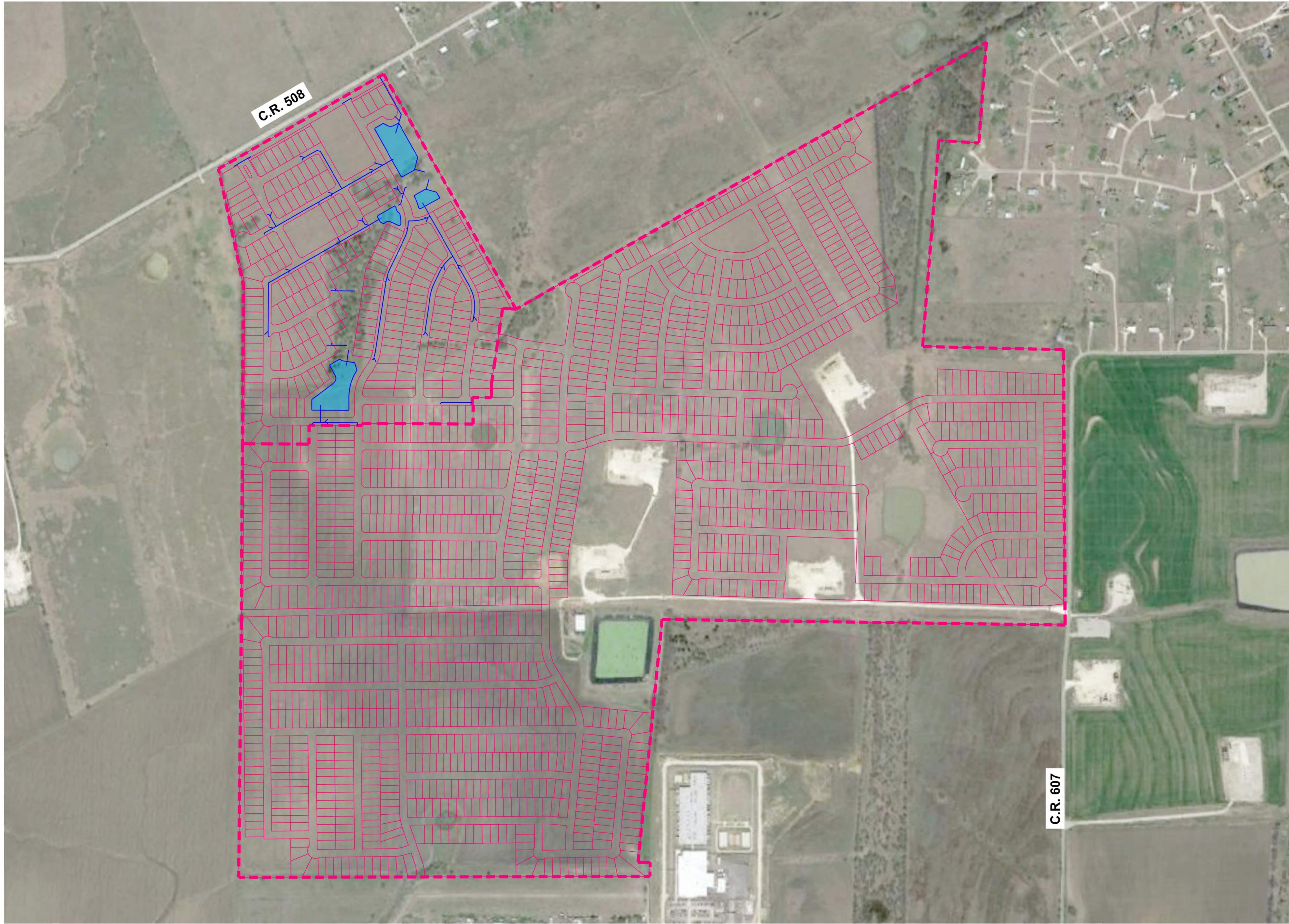
LONE OAK DEVELOPMENT

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1"=300'



PUBLIC IMPROVEMENT DISTRICT
Alvarado, TEXAS
February 4, 2025

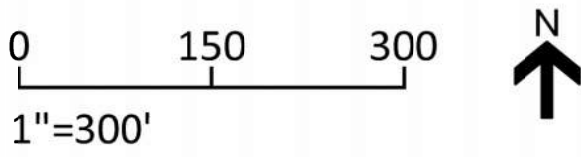




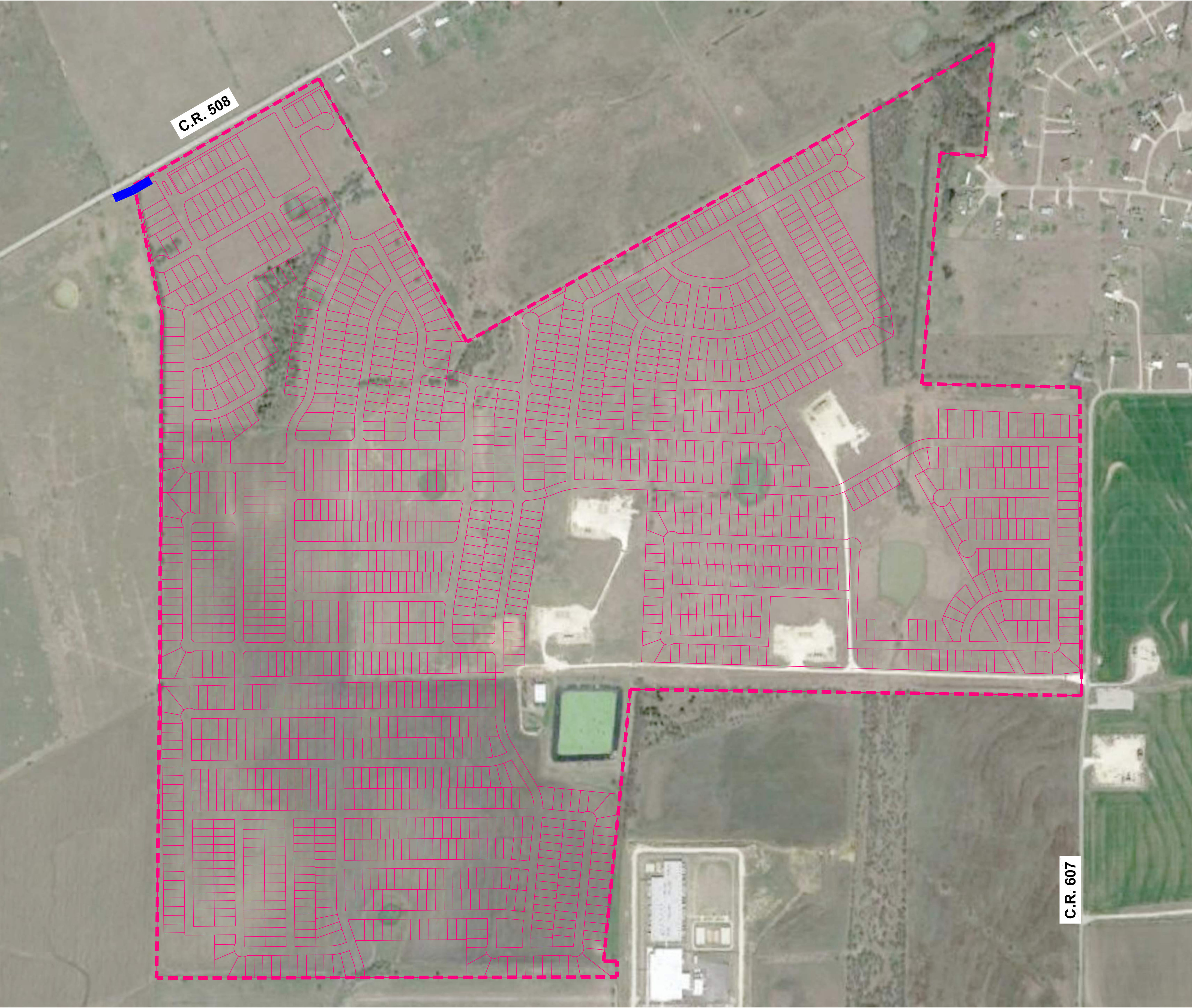
LEGEND

- LONE OAK BOUNDARY
- STORM IMPROVEMENTS
- DRAINAGE / RETENTION POND IMPROVEMENTS

IMPROVEMENT AREA NO. 1 IMPROVEMENTS - DRAINAGE



LONE OAK DEVELOPMENT

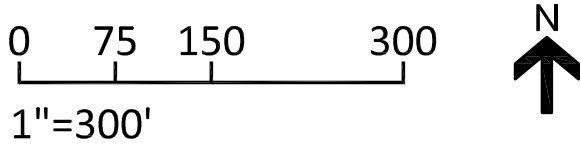


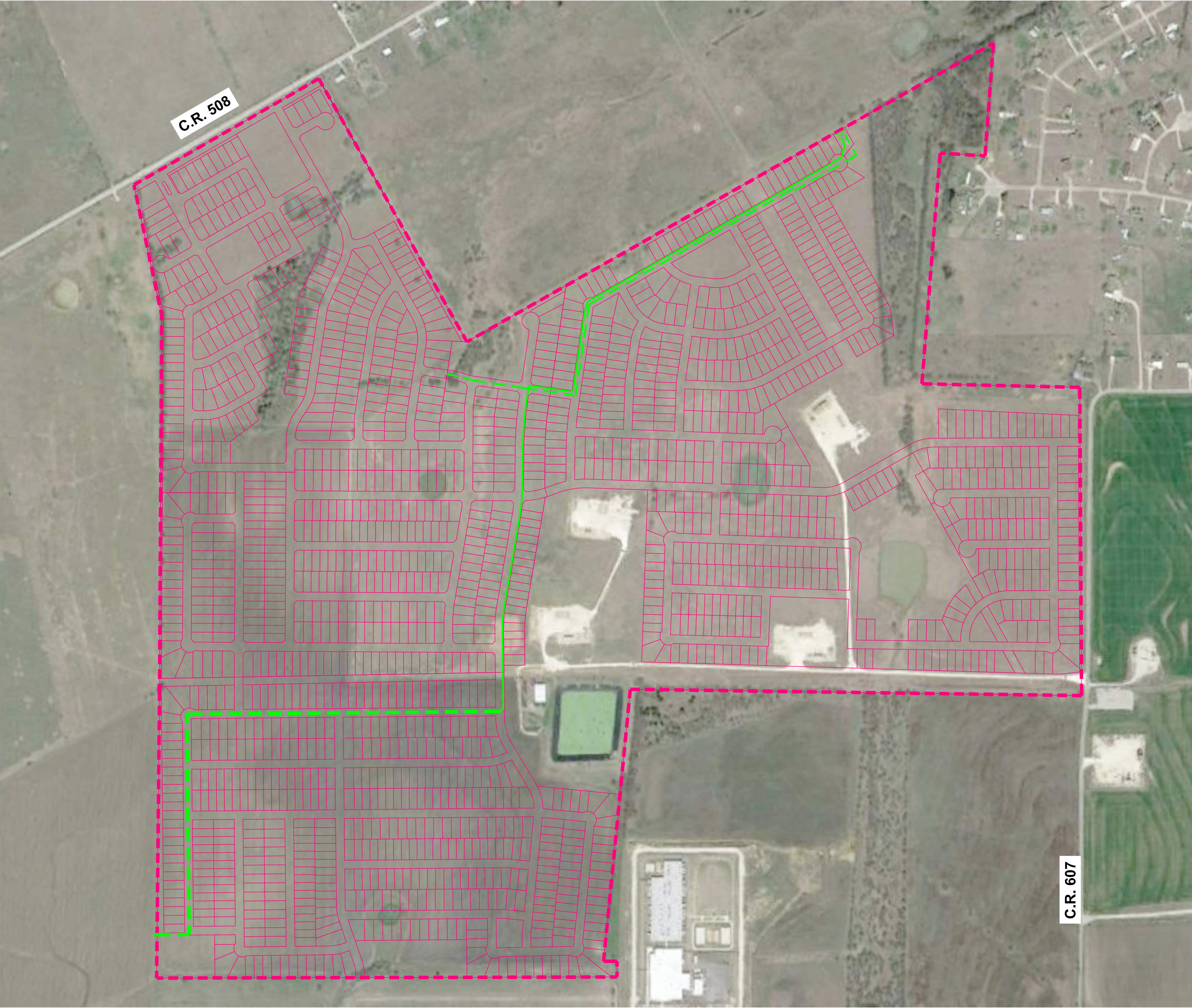
LEGEND

- LONE OAK BOUNDARY
- PROPOSED COUNTY ROAD 508 (RIGHT TURN LANE)

MAJOR INFRASTRUCTURE IMPROVEMENTS - ROADWAY

LONE OAK DEVELOPMENT





LEGEND

LONE OAK BOUNDARY

 SEWER GRAVITY MAIN IMPROVEMENT

MAJOR INFRASTRUCTURE IMPROVEMENTS - SEWER

LONE OAK DEVELOPMENT

NEIGHBORHOOD IMPROVEMENT AREA NO. 1

PAGE 1 OF 1

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

N

1"=400'

DAVID MITCHELL SURVEY
ABSTRACT NO. 586
JAMES B. CONGER SURVEY
ABSTRACT NO. 150

C.R. 508
N60°07'21"E 1,221.36'

P.O.B.

SIMLA INVESTMENTS, LLC
INST. 2018-5852
CALLED 1.519 AC.

NAVA LEGACY 49 LLC
INST. NO. 2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

3,058,735 S.F.
70.219 ACRES

GRBK EDGEWOOD, LLC
(PART OF 429.401 ACRES)
DOC. NO. 2021-23404

JAMES B. CONGER SURVEY
ABSTRACT NO. 150

GEORGE S. MCINTOSH SURVEY
ABSTRACT NO. 625

ROBERT LEE FRANKLIN
VOL. 1085, PG. 578
CALLED 135.76 AC.

N12°02'50"W 761.63'
N00°19'20"E 1,018.18'

N89°40'40"W

340.00'
N89°40'40"W 711.26'
N89°40'40"W

GRBK EDGEWOOD, LLC
(REMAINDER OF 429.401 ACRES)
DOC. NO. 2021-23404

L1
485.24'
N08°31'11"E
L2
L3
L4
L5
L6
L7
L8

LINE TABLE

NO.	BEARING	LENGTH
L1	N87°07'12"W	85.65'
L2	S00°19'20"W	92.45'
L3	N89°40'40"W	121.84'
L4	S00°19'20"W	50.00'
L5	S89°40'40"E	5.99'
L6	S00°19'20"W	120.00'
L7	S00°19'20"W	13.63'
L8	S00°19'20"W	121.00'

SCALE:
1" = 400'

DATE
12/16/2024

DRAWN
WJJ

PROJECT
PRO# BBC010

JBI
PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 1007600978

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Alvarado, Texas (the “City”), for the costs of a portion of a public improvement or services project (the “Authorized Improvements”) undertaken for the benefit of the property within ***Lone Oak Public Improvement District*** (the “District”) created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

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

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 Johnson County.

[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 JOHNSON §

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 Johnson 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 JOHNSON

§

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 Johnson County.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one Lot Type.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 45 feet.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (50 Ft)	964	Units
Lot Type 2 (45 Ft)	693	Units
Total	1,657	Units

Table F-2 shows the proposed residential units within Improvement Area #1.

Table F-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Lot Type 1 (50 Ft)	253	Units
Total	253	Units

Table F-3 shows the proposed residential Lots within the Future Improvement Area

Table F-3
Proposed Development – Future Improvement Area

Description	Proposed Development	
Lot Type 1 (50 Ft)	711	Units
Lot Type 2 (45 Ft)	693	Units
Total	1,404	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects be financed with the Improvement Area #1 Bonds were allocated to Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments were allocated to the Improvement Area #1 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 50 Ft, 45 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 1 (50 Ft Lots) representing the highest value to Lot Type 2 (45 Ft Lot) representing the lowest value for residential lots are set forth in Table F-4. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (50 Ft Lots) to 1.0.

Table F-4
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value¹	Equivalent Unit Factor
Lot Type 1 (50 Ft)	\$315,000	1.00 per dwelling unit
Lot Type 2 (45 Ft)	\$305,000	0.97 per dwelling unit

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-5 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types, and number of units estimated to be built within Improvement Area #1.

Table F-5
Estimated Equivalent Units - Improvement Area #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (50 Ft)	253	1.00	253.00
Total	253		253.00

The total estimated Equivalent Units for the Future Improvement Area is shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within the Future Improvement Area.

Table F-6
Estimated Equivalent Units – Future Improvement Area

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (50 Ft)	711	1.00	711.00
Lot Type 2 (45 Ft)	693	0.97	672.21
Total	1,404		1,383.21

C) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$5,640,000. As shown in Table F-5, there are a total of 253.00 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of \$22,292.49.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$22,292.49 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (50 Ft Lot) dwelling unit is \$22,292.49 (i.e. \$22,292.49 × 1.00). Table F-7 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-7
Assessment Per Unit – Improvement Area #1

Description	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (50 Ft)	253	\$22,292.49	1.00	\$22,292.49 per dwelling unit	\$5,640,000.00
Total	253				\$5,640,000.00

The projected leverage calculated based on the estimated finished lot values and home values for each Lot is shown in Table F-8.

Table F-8
Projected Leverage – Improvement Area #1

Description	No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft)	253	\$74,000	\$315,000	\$22,292.49	3.32	14.13

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot is shown in Table F-9.

Table F-9
Estimated Tax Rate Equivalent Per Unit – Improvement Area #1

Description	No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (Per \$100 Lot Value)	Tax Rate Equivalent (Per \$100 Home Value)
Lot Type 1 (50 Ft)	253	\$74,000	\$315,000	\$1,954	\$2.64	\$0.62

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1
Proposed Improvement Area #1 Assessment Roll

Parcel
Equivalent Units
Assessment

R000117698
253.00
\$5,640,000

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/2025	\$0	\$110,750	\$0	\$0	(\$110,750)	\$0
9/1/2026	\$85,000	\$331,350	\$51,000	\$28,200	\$0	\$495,550
9/1/2027	\$89,000	\$326,356	\$52,020	\$27,775	\$0	\$495,151
9/1/2028	\$93,000	\$321,128	\$53,060	\$27,330	\$0	\$494,518
9/1/2029	\$98,000	\$315,664	\$54,122	\$26,865	\$0	\$494,650
9/1/2030	\$103,000	\$309,906	\$55,204	\$26,375	\$0	\$494,485
9/1/2031	\$108,000	\$303,855	\$56,308	\$25,860	\$0	\$494,023
9/1/2032	\$114,000	\$297,510	\$57,434	\$25,320	\$0	\$494,264
9/1/2033	\$120,000	\$290,813	\$58,583	\$24,750	\$0	\$494,145
9/1/2034	\$126,000	\$283,763	\$59,755	\$24,150	\$0	\$493,667
9/1/2035	\$133,000	\$276,360	\$60,950	\$23,520	\$0	\$493,830
9/1/2036	\$140,000	\$268,546	\$62,169	\$22,855	\$0	\$493,570
9/1/2037	\$147,000	\$260,321	\$63,412	\$22,155	\$0	\$492,888
9/1/2038	\$155,000	\$251,685	\$64,680	\$21,420	\$0	\$492,785
9/1/2039	\$164,000	\$242,579	\$65,974	\$20,645	\$0	\$493,198
9/1/2040	\$173,000	\$232,944	\$67,293	\$19,825	\$0	\$493,062
9/1/2041	\$183,000	\$222,780	\$68,639	\$18,960	\$0	\$493,379
9/1/2042	\$193,000	\$212,029	\$70,012	\$18,045	\$0	\$493,086
9/1/2043	\$204,000	\$200,690	\$71,412	\$17,080	\$0	\$493,182
9/1/2044	\$216,000	\$188,705	\$72,841	\$16,060	\$0	\$493,606
9/1/2045	\$228,000	\$176,015	\$74,297	\$14,980	\$0	\$493,292
9/1/2046	\$242,000	\$162,620	\$75,783	\$13,840	\$0	\$494,243
9/1/2047	\$256,000	\$148,403	\$77,299	\$12,630	\$0	\$494,331
9/1/2048	\$271,000	\$133,363	\$78,845	\$11,350	\$0	\$494,557
9/1/2049	\$287,000	\$117,441	\$80,422	\$9,995	\$0	\$494,858
9/1/2050	\$304,000	\$100,580	\$82,030	\$8,560	\$0	\$495,170
9/1/2051	\$322,000	\$82,720	\$83,671	\$7,040	\$0	\$495,431
9/1/2052	\$341,000	\$63,803	\$85,344	\$5,430	\$0	\$495,577
9/1/2053	\$362,000	\$43,769	\$87,051	\$3,725	\$0	\$496,545
9/1/2054	\$383,000	\$22,501	\$88,792	\$1,915	\$0	\$496,208
Total	\$5,640,000	\$6,298,946	\$1,978,404	\$526,655	(\$110,750)	\$14,333,255

¹The 9/30/XX dates represent the fiscal year end for the Bonds.

²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 5.875% and will be updated at the time of Bond issuance.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2
Proposed Improvement Area #1 Assessment Roll by Per Lot

Lot	Lot Type 1
Equivalent Units	(50 Ft)
Assessment	1.00
	\$22,292

Year¹	Principal	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/2025	\$0	\$438	\$0	\$0	(\$438)	\$0
9/1/2026	\$336	\$1,310	\$202	\$111	\$0	\$1,959
9/1/2027	\$352	\$1,290	\$206	\$110	\$0	\$1,957
9/1/2028	\$368	\$1,269	\$210	\$108	\$0	\$1,955
9/1/2029	\$387	\$1,248	\$214	\$106	\$0	\$1,955
9/1/2030	\$407	\$1,225	\$218	\$104	\$0	\$1,954
9/1/2031	\$427	\$1,201	\$223	\$102	\$0	\$1,953
9/1/2032	\$451	\$1,176	\$227	\$100	\$0	\$1,954
9/1/2033	\$474	\$1,149	\$232	\$98	\$0	\$1,953
9/1/2034	\$498	\$1,122	\$236	\$95	\$0	\$1,951
9/1/2035	\$526	\$1,092	\$241	\$93	\$0	\$1,952
9/1/2036	\$553	\$1,061	\$246	\$90	\$0	\$1,951
9/1/2037	\$581	\$1,029	\$251	\$88	\$0	\$1,948
9/1/2038	\$613	\$995	\$256	\$85	\$0	\$1,948
9/1/2039	\$648	\$959	\$261	\$82	\$0	\$1,949
9/1/2040	\$684	\$921	\$266	\$78	\$0	\$1,949
9/1/2041	\$723	\$881	\$271	\$75	\$0	\$1,950
9/1/2042	\$763	\$838	\$277	\$71	\$0	\$1,949
9/1/2043	\$806	\$793	\$282	\$68	\$0	\$1,949
9/1/2044	\$854	\$746	\$288	\$63	\$0	\$1,951
9/1/2045	\$901	\$696	\$294	\$59	\$0	\$1,950
9/1/2046	\$957	\$643	\$300	\$55	\$0	\$1,954
9/1/2047	\$1,012	\$587	\$306	\$50	\$0	\$1,954
9/1/2048	\$1,071	\$527	\$312	\$45	\$0	\$1,955
9/1/2049	\$1,134	\$464	\$318	\$40	\$0	\$1,956
9/1/2050	\$1,202	\$398	\$324	\$34	\$0	\$1,957
9/1/2051	\$1,273	\$327	\$331	\$28	\$0	\$1,958
9/1/2052	\$1,348	\$252	\$337	\$21	\$0	\$1,959
9/1/2053	\$1,431	\$173	\$344	\$15	\$0	\$1,963
9/1/2054	\$1,514	\$89	\$351	\$8	\$0	\$1,961
Total	\$22,292	\$24,897	\$7,820	\$2,082	(\$438)	\$56,653

¹The 9/30/XX dates represent the fiscal year end for the Bonds.

²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 5.875% and will be updated at the time of Bond issuance.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on March 31, 2025. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of final plat,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designated the subject site for Low Density Residential at the time City Council approved a rezoning to the site's current Planned Development District. The proposed plat is consistent with the City's comprehensive plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

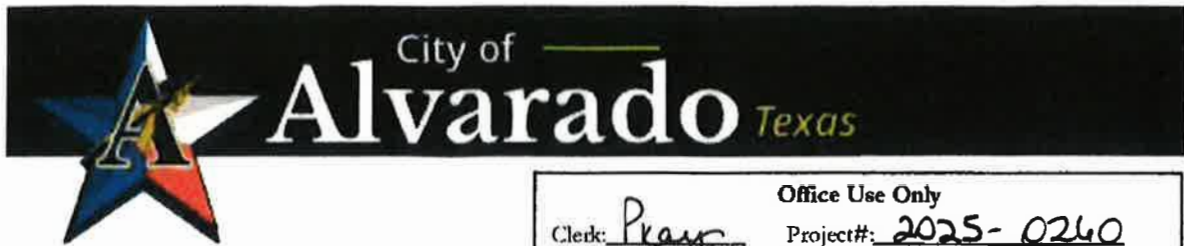
On April 17, 2025, the Planning and Zoning Commission recommended Council approve the Valor Addition Phase 1 final plat with conditions in the attached letter.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
P&Z Recommendation Letter
Location Map
Final Plat
Subdivision Construction Plans (available upon request)



City of Alvarado Texas

PLAT APPLICATION

Office Use Only
Clerk: Pray Project#: 2025-0240
Fee: \$ 23,310.00
Date Pd: 3-31-25 Check# or Cash: #2418842
Receipt#: 408735 Received by: Pray

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat ☒ Final Plat ☐ Plat Revision ☐ Administrative Plat

Title of Plat Valor Phase 1 - Final Plat
316 res:
Total Lots 12 HOA Total Acres ≈ 85 Current Zoning PD
Subdivision Name Valor Lots _____ Block(s) _____
Survey Name(s) W. Hickman Abstract No.(s) 327 Tract(s) 2
9201
Address/Location Hwy 67E Alvarado, TX 76009

Applicant

Company or Name Lennar Homes
Contact Name Elizabeth Bentley
Address 1231 Greenway City Irving State TX Zip 75038
Suite 200
Telephone 214-577-1036 Email elizabeth.bentley@lennar.com

Owner (If Different)

Company or Name DRP Bookbinder multi-state, LLC
Contact Name Brian Clauson
520 madison ave
Address 21st Floor City New York State NY Zip 10022
Telephone (212) 751-5949 Email brian.clauson@domainrealstatepartners.com

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

Elizabeth Benitez

Signature of Applicant, Owner, or Authorized Agent

3/12/25

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

Signature of Planning Official

"FOR OFFICE USE ONLY"

Received By

Date Received

Date Approved



City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

April 17, 2025

Mayor and Members of the Alvarado City Council
Alvarado City Hall
104 W. College Ave.
Alvarado, TX 76009

Re: Valor Addition Phase 1 Final Plat

This letter is to inform you that on April 17, 2025, the Alvarado Planning and Zoning Commission recommended conditional approval of the final plat for Valor Addition Phase 1 with the following conditions.

1. Prior to any wastewater discharge to the City's offsite wastewater collection system from the Valor Addition Phase 1 residences, the offsite infrastructure must be in place and operational unless the developer at the developer's expense intends to pump and haul wastewater from the onsite lift station per the developer's agreement with the City.
2. Prior to acceptance of the Phase 1 public infrastructure, evidence of TxDOT's approval of the Welborn Way access shall be provided to the City.
3. For a second point of emergency egress, the Bozeman Street extension east to Hwy 67 and CR 209 intersection, including modifications to the traffic signal as required by TxDOT, to be constructed and operational prior to acceptance of Phase 1 public infrastructure.
4. Per Section 34-66 of the Alvarado subdivision ordinance, the developer shall install streetlights prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 1, streetlights must be installed and operational, and electrical service must be provided to each residence.
5. The developer shall install subdivision landscape and hardscape, such as retaining walls and perimeter subdivision fencing prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 1, all landscape and hardscape must be provided to each residence.

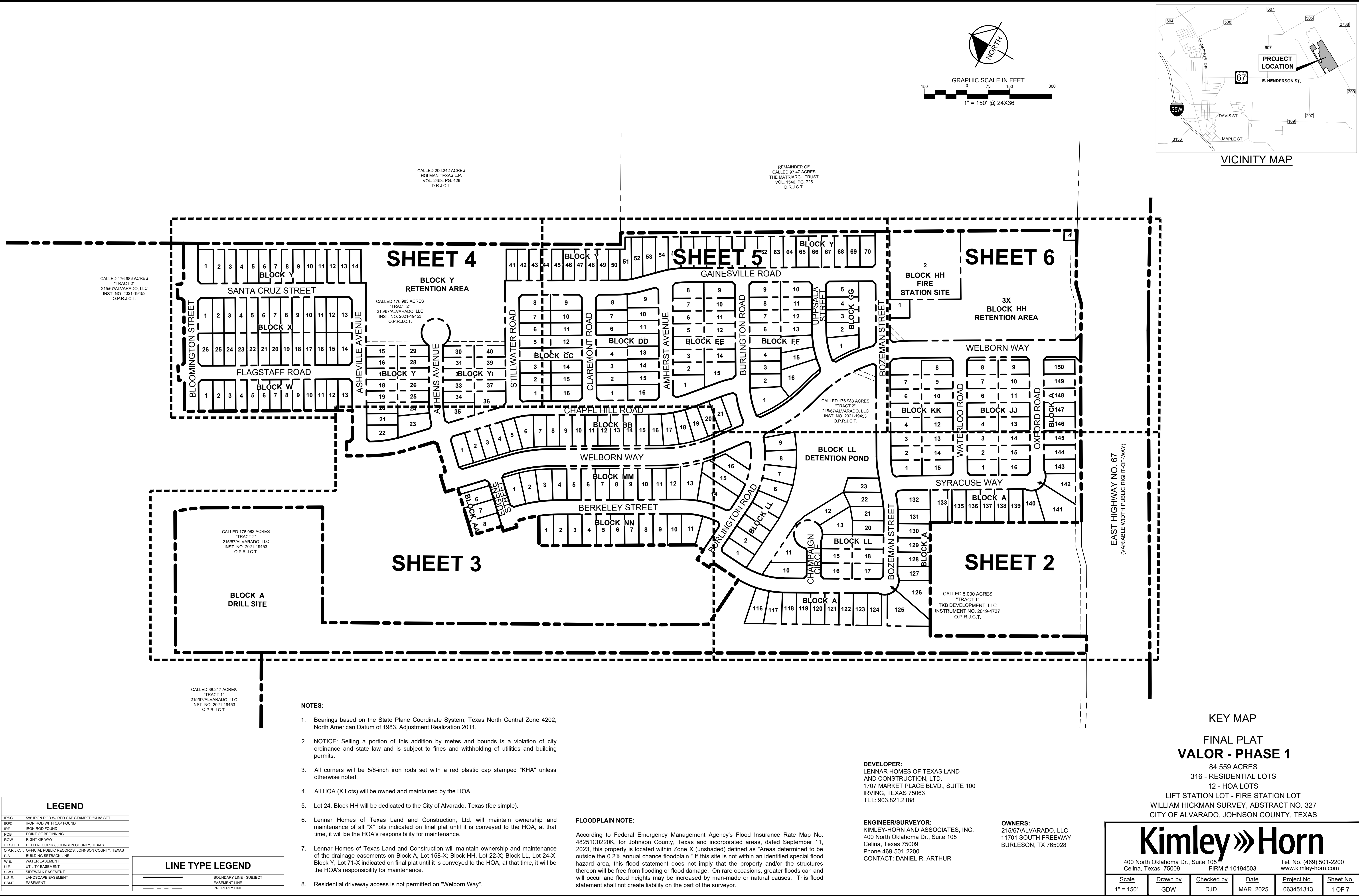
Sincerely,

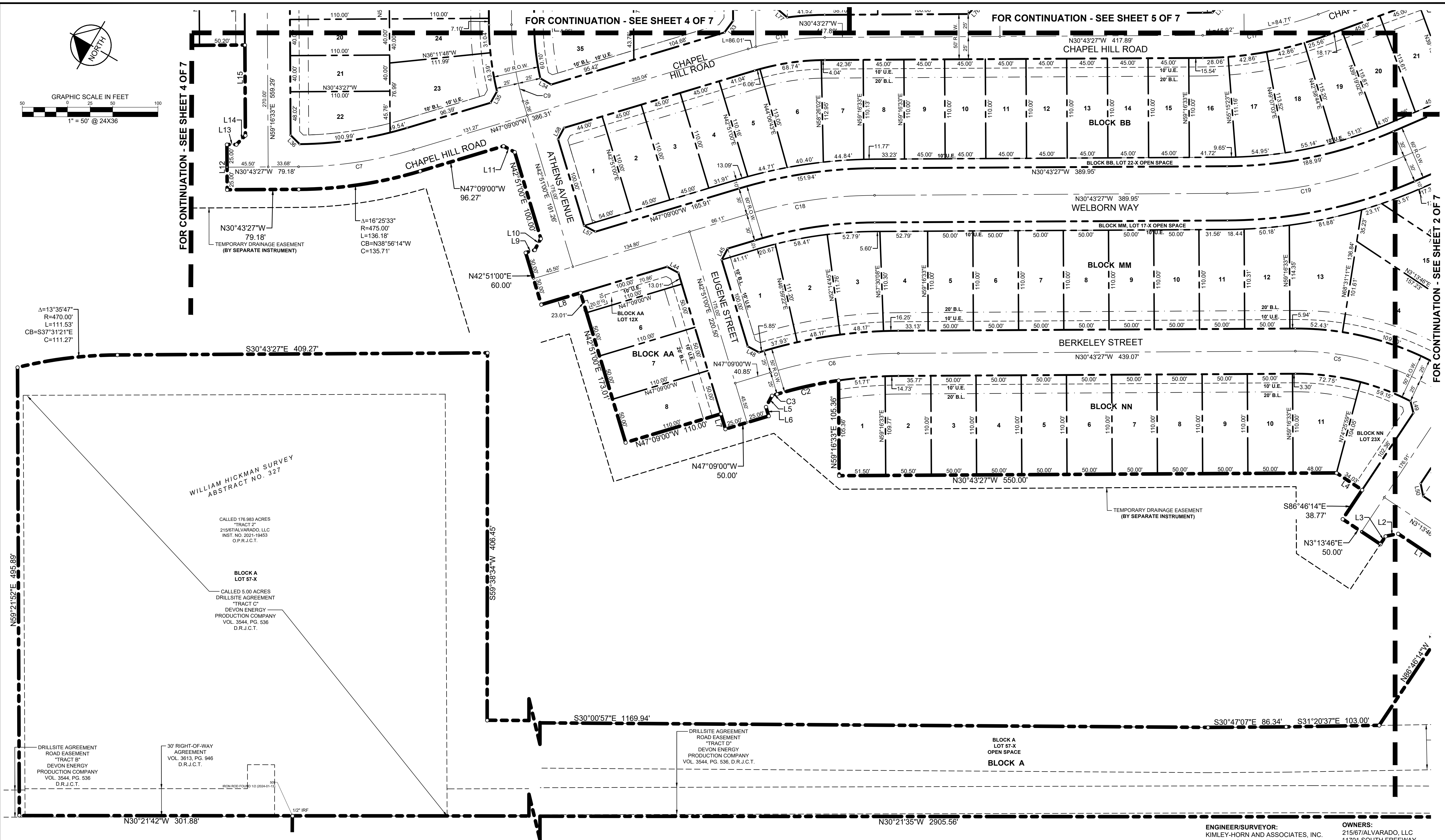
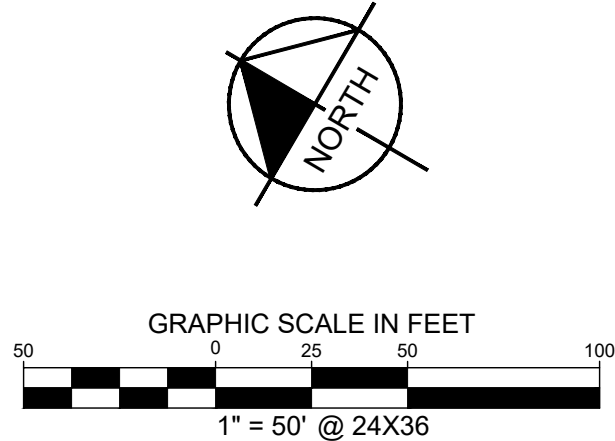
Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile

frenchj@cityofalvarado.org

Member Texas Municipal League







LEGEND	
IRSC	5/8" IRON ROD W/ RED CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
B.S.	BUILDING SETBACK LINE
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT

DEVELOPER:	
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1707 MARKET PLACE BLVD., SUITE 100 IRVING, TEXAS 75063 TEL: 903.821.2188	
LINE TYPE LEGEND	
	BOUNDARY LINE - SUBJECT
	EASEMENT LINE
	PROPERTY LINE

- NOTES:
- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
 - All HOA (X Lots) will be owned and maintained by the HOA.

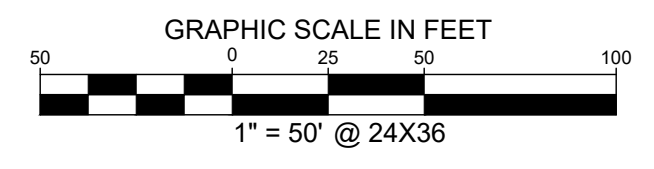
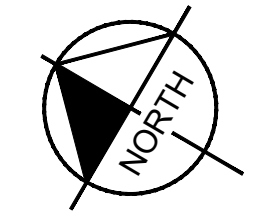
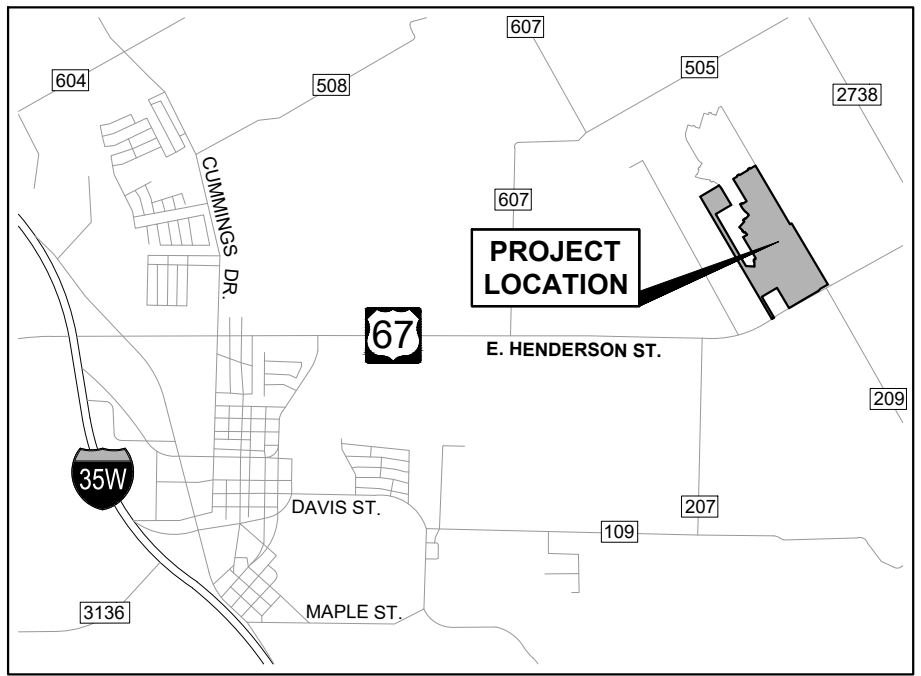
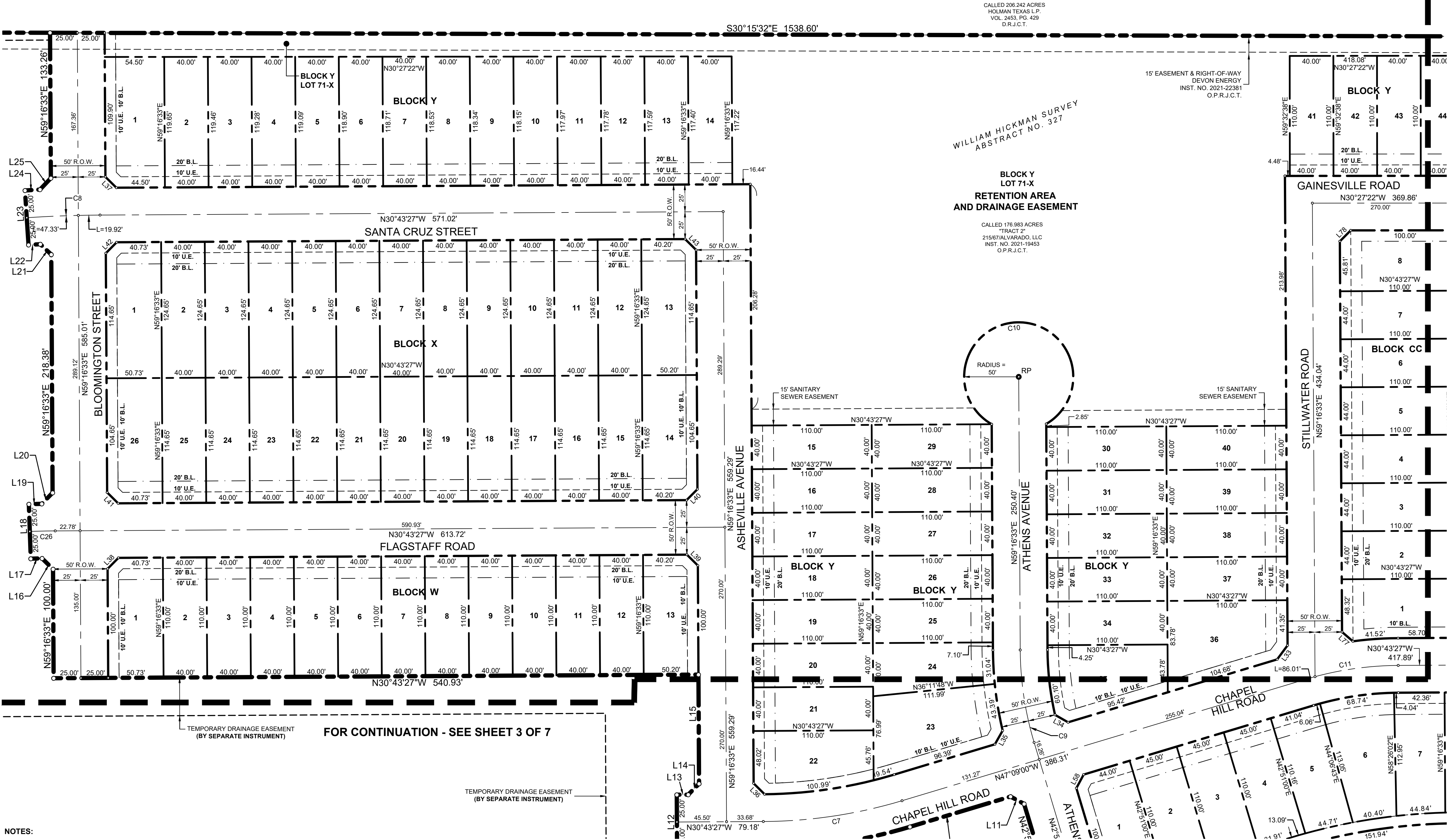
FLOODPLAIN NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0220K, for Johnson County, Texas and incorporated areas, dated September 11, 2023, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
VALOR - PHASE 1
84.559 ACRES
316 - RESIDENTIAL LOTS
12 - HOA LOTS
LIFT STATION LOT - FIRE STATION LOT
WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 Phone 469-501-2200 CONTACT: DANIEL R. ARTHUR		OWNERS: 215/67/ALVARADO, LLC 11701 SOUTH FREEWAY BURLESON, TX 765028	
		400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503	
Tel. No. (469) 501-2200 www.kimley-horn.com			
Scale 1" = 50'	Drawn by GDW	Checked by DJD	Date MAR. 2025
Project No. 063451313	Sheet No. 3 OF 7		

DWG NAME: K:\ALVARADO\21567\G063451313\ALVARADO 215.FP.DWG PLOTTED BY: WILEY, GREG 3/17/2025 12:41 PM LAST SAVED: 3/17/2025 2:40 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



LEGEND	
IRSC	5/8" IRON ROD W/ RED CAP STAMPED "KHA" SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
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L.S.E.	LANDSCAPE EASEMENT
ESMT	EASEMENT

LINE TYPE LEGEND	
	BOUNDARY LINE - SUBJECT
	EASEMENT LINE
	PROPERTY LINE

FOR CONTINUATION - SEE SHEET 5 OF 7

- NOTES:**
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 - All corners will be 5/8-inch iron rods set with a red plastic cap stamped "KHA" unless otherwise noted.
 - All HOA (X Lots) will be owned and maintained by the HOA.
 - Lot 24, Block HH will be dedicated to the City of Alvarado, Texas (fee simple).
 - Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of all "X" lots indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
 - Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 158-X; Block HH, Lot 22-X; Block LL, Lot 24-X; Block Y, Lot 71-X indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.

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FIRM # 10194503

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	GDW	DJD	MAR. 2025	063451313	4 OF 7

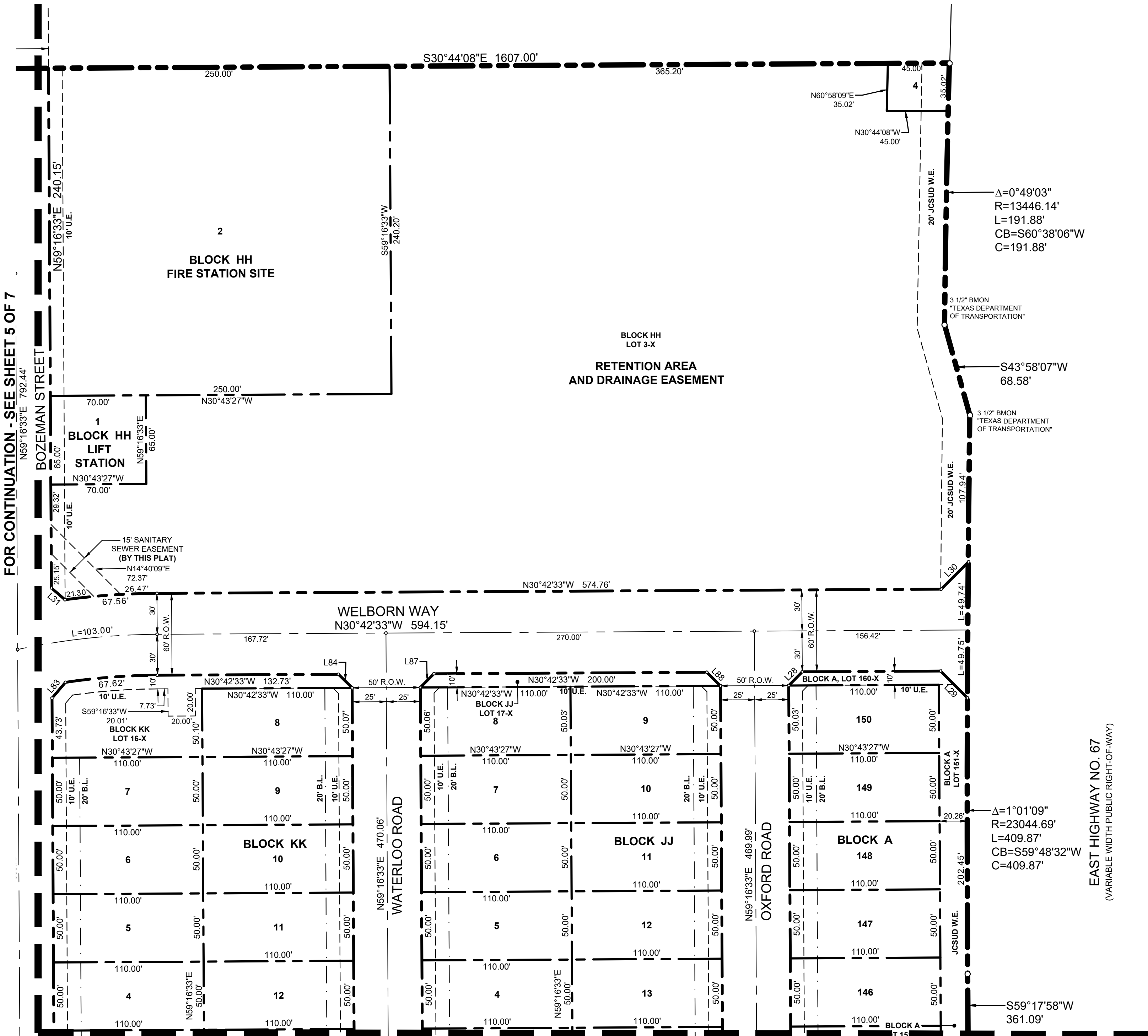
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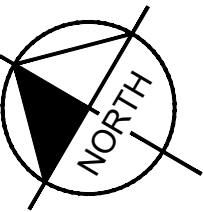
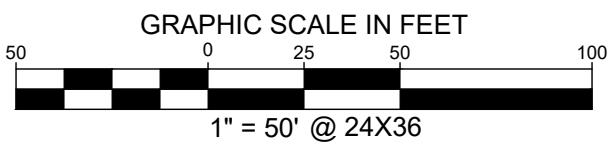
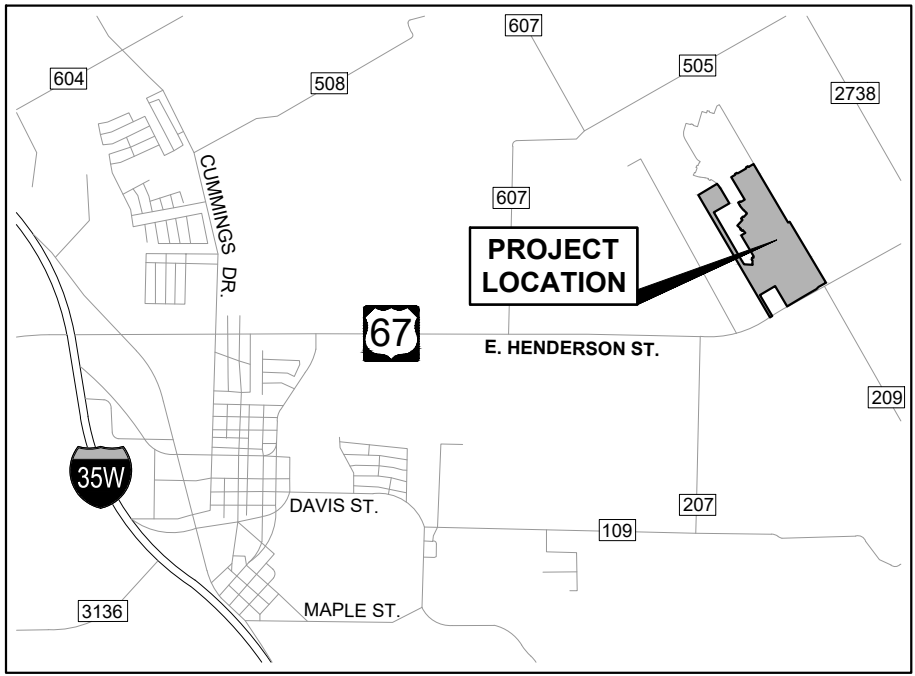
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LOT AREA - BLOCK DD			LOT AREA - BLOCK HH			LOT AREA - BLOCK LL		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.1358	5,917	1	0.1045	4,550	1	0.1377	5,998
2	0.1111	4,840	2	1.3784	60,045	2	0.1263	5,500
3	0.1111	4,840	4	0.0362	1,575	3	0.1263	5,500
4	0.1111	4,840				4	0.1310	5,706
5	0.1111	4,840	LOT AREA - BLOCK II			5	0.1396	6,082
6	0.1111	4,840	LOT NO.	ACRES	SQ. FT.	6	0.1396	6,082
7	0.1111	4,840	1	0.1336	5,820	7	0.1396	6,082
8	0.1365	5,945	2	0.1333	5,805	8	0.1396	6,082
9	0.1498	6,525	3	0.1329	5,789	9	0.1396	6,082
10	0.1136	4,950	4	0.1326	5,774	10	0.1777	7,740
11	0.1136	4,950	5	0.1322	5,759	11	0.1883	8,201
12	0.1136	4,950	6	0.1318	5,743	12	0.1920	8,363
13	0.1136	4,950	7	0.1315	5,728	13	0.1702	7,415
14	0.1136	4,950	8	0.1310	5,708	14	0.1272	5,543
15	0.1136	4,950	9	0.1849	8,055	15	0.1263	5,500
16	0.1391	6,059	10	0.1628	7,092	16	0.1377	6,000
			11	0.1330	5,792	17	0.1377	6,000
LOT AREA - BLOCK EE			12	0.1333	5,808	18	0.1263	5,500
LOT NO.	ACRES	SQ. FT.	13	0.1337	5,824	19	0.1263	5,500
1	0.1620	7,055	14	0.1341	5,840	20	0.1263	5,500
2	0.1136	4,950	15	0.1344	5,856	21	0.1309	5,704
3	0.1136	4,950	16	0.1608	7,002	22	0.1441	6,278
4	0.1136	4,950	17	0.2931	12,766	23	0.1393	6,066
5	0.1136	4,950	18	0.1825	7,950			
6	0.1136	4,950	19	0.1282	5,584	LOT AREA - BLOCK MM		
7	0.1136	4,950	20	0.1263	5,500	LOT NO.	ACRES	SQ. FT.
8	0.1394	6,073	21	0.1263	5,500	1	0.1452	6,325
9	0.1406	6,124	22	0.1263	5,500	2	0.1366	5,949
10	0.1136	4,950	23	0.1263	5,500	3	0.1360	5,922
11	0.1136	4,950	24	0.1263	5,500	4	0.1291	5,621
12	0.1136	4,950	25	0.1263	5,500	5	0.1263	5,500
13	0.1136	4,950	26	0.1263	5,502	6	0.1263	5,500
14	0.1136	4,950				7	0.1263	5,500
15	0.1794	7,815	LOT AREA - BLOCK JJ			8	0.1263	5,500
LOT AREA - BLOCK FF			LOT NO.	ACRES	SQ. FT.	9	0.1263	5,500
LOT NO.	ACRES	SQ. FT.	1	0.1377	6,000	10	0.1263	5,500
1	0.2083	9,075	2	0.1263	5,500	11	0.1263	5,502
2	0.1207	5,257	3	0.1263	5,500	12	0.1285	5,597
3	0.1136	4,950	4	0.1263	5,500	13	0.1933	8,420
4	0.1136	4,950	5	0.1263	5,500	14	0.2390	10,409
5	0.1136	4,950	6	0.1263	5,500	15	0.1866	8,128
6	0.1136	4,950	7	0.1263	5,500	16	0.1460	6,361
7	0.1136	4,950	8	0.1264	5,505			
8	0.1136	4,950	9	0.1263	5,502	LOT AREA - BLOCK NN		
9	0.1136	4,950	10	0.1263	5,500	LOT NO.	ACRES	SQ. FT.
10	0.1351	5,887	11	0.1263	5,500	1	0.1277	5,564
11	0.1352	5,888	12	0.1263	5,500	2	0.1275	5,554
12	0.1136	4,950	13	0.1263	5,500	3	0.1263	5,500
13	0.1136	4,950	14	0.1263	5,500	4	0.1263	5,500
14	0.1176	5,125	15	0.1263	5,500	5	0.1263	5,500
15	0.1290	5,620	16	0.1377	6,000	6	0.1263	5,500
16	0.1427	6,214				7	0.1263	5,500
17	0.2261	9,849	LOT AREA - BLOCK KK			8	0.1263	5,500
LOT AREA - BLOCK GG			LOT NO.	ACRES	SQ. FT.	9	0.1263	5,500
LOT NO.	ACRES	SQ. FT.	1	0.1358	5,918	10	0.1263	5,500
1	0.1562	6,803	2	0.1262	5,499	11	0.1533	6,679
2	0.1277	5,562	3	0.1263	5,500			
3	0.1188	5,175	4	0.1263	5,500			
4	0.1188	5,175	5	0.1263	5,500			
5	0.1439	6,268	6	0.1263	5,500			
			7	0.1263	5,500			
			8	0.1265	5,509			
			9	0.1263	5,500			
			10	0.1263	5,500			
			11	0.1263	5,500			
			12	0.1263	5,500			
			13	0.1263	5,500			
			14	0.1263	5,500			
			15	0.1377	6,000			



LOT AREA - BLOCK A			LOT AREA - BLOCK W			LOT AREA - BLOCK X			LOT AREA - BLOCK X			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK Y			LOT AREA - BLOCK BB			LOT AREA - BLOCK CC		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
124	0.1592	6,934	1	0.1270	5,531	1	0.1440	6,274	14	0.1310	5,705	1	0.1487	6,478	21	0.1010	4,400	41	0.1011	4,405	61	0.1136	4,950	1	0.1352	5,890	1	0.1375	5,987
125	0.1427	6,218	2	0.1010	4,400	2	0.1145	4,986	15	0.1053	4,586	2	0.1098	4,782	22	0.1359	5,920	42	0.1010	4,400	62	0.1136	4,950	2	0.1111	4,840	2	0.1111	4,840
126	0.1285	5,598	3	0.1010	4,400	3	0.1145	4,986	16	0.1053	4,586	3	0.1096	4,775	23	0.1737	7,567	43	0.1010	4,400	63	0.1136	4,950	3	0.1136	4,950	3	0.1111	4,840
127	0.1263	5,503	4	0.1010	4,400	4	0.1145	4,986	17	0.1053	4,586	4	0.1094	4,767	24	0.1102	4,801	44	0.1010	4,400	64	0.1136	4,950	4	0.1137	4,951	4	0.1111	4,840
128	0.1263	5,502	5	0.1010	4,400	5	0.1145	4,986	18	0.1053	4,586	5	0.1093	4,760	25	0.1010	4,400	45	0.1010	4,400	65	0.1136	4,950	5	0.1172	5,106	5	0.1111	4,840
129	0.1263	5,502	6	0.1010	4,400	6	0.1145	4,986	19	0.1053	4,586	6	0.1091	4,752	26	0.1010	4,400	46	0.1010	4,400	66	0.1136	4,950	6	0.1422	6,196	6	0.1111	4,840
130	0.1263	5,501	7	0.1010	4,400	7	0.1145	4,986	20	0.1053	4,586	7	0.1089	4,745	27	0.1010	4,400	47	0.1010	4,400	67	0.1136	4,950	7	0.1164	5,070	7	0.1111	4,840
131	0.1263	5,501	8	0.1010	4,400	8	0.1145	4,986	21	0.1053	4,586	8	0.1088	4,737	28	0.1010	4,400	48	0.1010	4,400	68	0.1136	4,950	8	0.1391	6,061	8	0.1391	6,061
132	0.1377	6,000	9	0.1010	4,400	9	0.1145	4,986	22	0.1053	4,586	9	0.1086	4,730	29	0.1010	4,400	49	0.1010	4,400	69	0.1136	4,950	9	0.1378	6,004	9	0.1378	6,004
			10	0.1010	4,400	10	0.1145	4,986	23	0.1053	4,586	10	0.1084	4,722	30	0.1010	4,400	50	0.1015	4,422	70	0.1360	5,924	10	0.1136	4,950	10	0.1111	4,840
			11	0.1010	4,400	11	0.1145	4,986	24	0.1053	4,586	11	0.1082	4,715	31	0.1010	4,400	51	0.1168	5,088	12	0.1136	4,950	11	0.1111	4,840	11	0.1111	4,840
			12	0.1010	4,400	12	0.1145	4,986	25	0.1053	4,586	12	0.1081	4,707	32	0.1010	4,400	52	0.1485	6,469	13	0.1136	4,950	12	0.1111	4,840	12	0.1111	4,840
			13	0.1256	5,472	13	0.1425	6,207	26	0.1324	5,766	13	0.1079	4,700	33	0.1010	4,400	53	0.1365	5,946	14	0.1136	4,950	13	0.1111	4,840	13	0.1111	4,840
												14	0.1077	4,692	34	0.1010	4,400	54	0.1244	5,420	15	0.1136	4,950	14	0.1111	4,840	14	0.1111	4,840
												15	0.1010	4,400	35	0.1454	6,334	55	0.1160	5,052	16	0.1202	5,235	15	0.1111	4,840	15	0.1111	4,840
												16	0.1010	4,400	36	0.1695	7,384	56	0.1137	4,951	17	0.1261	5,494	16	0.1358	5,917	16	0.1358	5,917
												17	0.1010	4,400	37	0.1010	4,400	57	0.1136	4,950	18	0.1287	5,605						
												18	0.1010	4,400	38	0.1010	4,400	58	0.1136	4,950	19	0.1260	5,487						
												19	0.1010	4,400	39	0.1010	4,400	59	0.1136	4,950	20	0.1186	5,166						
												20	0.1010	4,400	40	0.1010	4,400	60	0.1136	4,950	21	0.1161	5,058						



LEGEND	
IRSC	5/8" IRON ROD WITH RED CAP STAMPED "KHA" SET

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Hickman Survey, Abstract No. 327, City of Alvarado, Johnson County, Texas, and being a portion of a called 176.983 acre tract of land described as "Tract 2" in the Special Warranty Deed to 215/67/Alvarado, LLC, recorded in Instrument No. 2021-19453, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "Fort Worth Surveying" found for the southwest corner of said "Tract 2" and being the southeast corner of a called 93.175 acre tract of land described in the Warranty Deed to Pool Brother, LLC., recorded in Instrument No. 2019-5388, Deed Records, Johnson County, Texas, (D.R.J.C.T.), and being in the northwesterly right-of-way line of East Highway No. 67 (a variable width right-of-way);

THENCE North 30°21'35" West, with the common line of said "Tract 2" and said 93.175 acre tract, a distance of 2,905.56 feet to a 1/2-inch iron rod found for the northeast corner of said 93.175 acre tract and being the southeast corner of a called 38.217 acre tract of land described as "Tract 1" in said Special Warranty Deed to 215/67/Alvarado, LLC;

THENCE North 30°21'42" West, with the common line of said "Tract 1" and said "Tract 2", a distance of 301.88 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said "Tract 2", the following calls:

North 59°21'52" East, a distance of 495.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 13°35'47", and a chord bearing and distance of South 37°31'21" East, 111.27 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 111.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 30°43'27" East, a distance of 409.27 feet to a point for corner;

South 59°38'34" West, a distance of 406.45 feet to a point for corner;

South 30°00'57" East, a distance of 1,169.94 feet to a point for corner;

South 30°47'07" East, a distance of 86.34 feet to a point for corner;

South 31°20'37" East, a distance of 103.00 feet to a point for corner;

South 86°46'14" East, a distance of 188.53 feet to a point for corner;

the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 02°57'56", and a chord bearing and distance of North 01°44'47" East, 16.82 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 16.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 83.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 41°46'14" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 86°46'14" West, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 86°46'14" East, a distance of 38.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 03°13'46" East, a distance of 34.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 550.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 105.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 475.00 feet, a central angle of 08°24'38", and a chord bearing and distance of North 42°56'41" West, 69.66 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 69.73 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left with a radius of 37.80 feet, a central angle of 08°53'03", and a chord bearing and distance of North 47°09'00" West, 5.85 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 5.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°51'00" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 42°51'00" West, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 17.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 173.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 45.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 47°09'00" East, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°51'00" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 42°51'00" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N03°13'46"E	83.19'	L20	S75°58'35"E	14.20'	L39	S14°16'33"W	14.14'	L58	N87°51'00"E	14.14'	L77	N10°10'36"E	13.09'
L2	N41°46'14"W	14.14'	L21	N12°58'32"E	13.82'	L40	N75°43'27"W	14.14'	L59	S05°55'18"W	13.46'	L78	S75°35'25"E	14.11'
L3	N86°46'14"W	10.50'	L22	N33°52'02"W	10.82'	L41	N14°16'33"E	14.14'	L60	N80°30'09"W	15.27'	L79	S14°24'35"W	14.18'
L4	N03°13'46"E	34.03'	L23	N55°51'03"E	50.00'	L42	S75°43'27"E	14.14'	L61	N08°01'56"E	12.52'	L80	S06°07'27"W	11.99'
L5	S87°51'00"W	14.14'	L24	S33°48'18"E	13.81'	L43	S14°16'33"W	14.14'	L62	S79°46'44"E	15.11'	L81	N75°43'27"W	14.14'
L6	S42°51'00"W	10.50'	L25	S76°58'05"E	14.45'	L44	S02°09'00"E	14.14'	L63	S14°16'25"W	14.14'	L82	S05°15'42"W	14.16'
L7	N42°51'00"E	17.49'	L26	S14°16'33"W	28.28'	L45	S87°51'00"W	14.14'	L64	S72°27'39"W	15.74'	L83	S80°08'37"E	15.19'
L8	N47°09'00"W	45.30'	L27	S84°43'28"E	14.12'	L46	N01°56'29"W	12.36'	L65	N08°45'45"W	14.14'	L84	S14°17'00"W	14.14'
L9	S47°09'00"E	10.50'	L28	N75°43'00"W	14.14'	L47	N44°04'09"W	14.14'	L66	S75°43'35"E	14.14'	L85	N75°43'27"W	14.14'
L10	N87°51'00"E	14.14'	L29	N14°33'39"E	27.79'	L48	N02°09'00"W	14.14'	L67	S14°16'25"W	14.14'	L86	N14°16'33"E	14.14'
L11	N02°09'00"W	14.14'	L30	N75°20'23"W	28.09'	L49	S45°30'55"W	13.46'	L68	N82°56'06"W	15.81'	L87	S75°43'00"E	14.14'
L12	N59°16'33"E	50.00'	L31	N10°21'42"E	13.14'	L50	N48°13'46"E	14.14'	L69	N12°39'18"W	13.26'	L88	S14°17'00"W	14.14'
L13	S30°43'27"E	10.50'	L32	N75°43'35"W	14.14'	L51	N87°44'19"E	15.31'	L70	S75°43'35"E	14.14'			
L14	S75°43'27"E	14.14'	L33	N83°56'14"W	16.02'	L52	S15°01'14"W	28.28'	L71	S14°16'25"W	14.14'			
L15	N59°16'33"E	100.00'	L34	N00°43'14"W	13.78'	L53	N74°58'46"W	14.14'	L72	N77°01'11"W	14.46'			
L16	N13°59'54"E	14.07'	L35	S89°03'43"W	14.44'	L54	N15°01'14"E	14.14'	L73	N14°16'33"E	14.14'			
L17	N32°01'07"W	10.36'	L36	N14°16'12"E	14.14'	L55	N74°58'46"W	14.14'	L74	S75°35'25"E	14.11'			
L18	N57°35'45"E	50.00'	L37	N14°16'33"E	14.14'	L56	S81°14'15"W	14.14'	L75	S06°52'20"W	12.20'			
L19	S31°59'28"E	11.83'	L38	S75°43'27"E	14.14'	L57	N02°09'00"W	14.14'	L76	N75°43'27"W	14.14'			

North 02°09'00" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°09'00" West, a distance of 96.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 16°25'33", and a chord bearing and distance of North 38°56'14" West, 135.71 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 136.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 79.18 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 30°43'27" East, a distance of 10.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 75°43'27" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 540.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 30°43'27" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 100.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°59'54" East, a distance of 14.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 32°01'07" West, a distance of 10.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 57°35'45" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 31°59'28" East, a distance of 11.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 75°58'35" East, a distance of 14.20 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 218.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 12°58'32" East, a distance of 13.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 33°52'02" West, a distance of 10.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 55°51'03" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 33°48'18" East, a distance of 13.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 76°58'05" East, a distance of 14.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 59°16'33" East, a distance of 133.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the northeasterly line of said "Tract 2" and being in the southwesterly line of a called 206.242 acre tract of land described in the Warranty Deed to Holman Texas L.P., recorded in Volume 2453, Page 429, D.R.J.C.T.;

THENCE with the common line of said "Tract 2" and said 206.242 acre tract, the following calls:

South 30°15'32" East, a distance of 1,538.60 feet to a 3/8-inch iron rod found for the southwest corner of said 206.242 acre tract;

North 59°23'00" East, a distance of 40.32 feet to a 1/2-inch iron rod with red plastic cap stamped "TOPO GRAPHI" found for an angle point in the north line of said "Tract 2" and being the north west corner of a called 97.47 acre tract described in the Warranty Deed to The Matriarch Trust, recorded in Volume 1546, Page 725, D.R.J.C.T.;

THENCE South 30°44'08" East, with the common line of said "Tract 2" and said 97.47 acre tract, a distance of 1,607.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said "Tract 2", and being in the northwesterly right-of-way line of said East Highway No. 67, and being the beginning of a non-tangent curve to the left with a radius of 13,446.14 feet, a central angle of 00°49'03", and a chord bearing and distance of South 60°38'06" West, 191.88 feet;

THENCE with the northwesterly right-of-way line of said East Highway No. 67, the following calls:

In a westerly direction, with said non-tangent curve to the left, an arc distance of 191.88 feet to a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for corner;

South 43°58'07" West, a distance of 68.58 feet to a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for the beginning of a non-tangent curve to the left with a radius of 23,044.69 feet, a central angle of 01°01'09", and a chord bearing and distance of South 59°48'32" West, 409.87 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 409.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 59°17'58" West, a distance of 361.09 feet to a 1/2-inch iron rod found for the southeast corner of a called 5.000 acre tract described as "Tract 1" in the Quite Claim Deed to TKB Development, LLC, recorded in Instrument No. 2019-4737, O.P.R.J.C.T., and from which a 3-1/2-inch brass monument stamped "Texas Department of Transportation" found for an angle point in the south line of said 5.000 acre tract bears South 59°18'10" West, a distance of 84.32 feet;

THENCE with the common line of said "Tract 2" and said 5.000 acre tract, the following calls:

North 30°21'37" West, a distance of 531.80 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 59°36'15" West, a distance of 399.61 feet to a 1/2-inch iron rod (leaning) found for corner;

South 30°17'52" East, a distance of 550.33 feet to a 1/2-inch iron rod found for the southwest corner of said 5.000 acre tract, and being in the northwesterly right-of-way line of said East Highway No. 67;

THENCE South 59°22'26" West, with said right-of-way line, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing a computed area of 3,683,380 square feet or 84.559 acres of land.

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	2°57'56"	325.00'	16.82'	N01°44'47"E	16.82'	C20	22°42'44"	500.00'	198.20'
C2	8°24'38"	475.00'	69.73'	N42°56'41"W	69.66'	C21	45°45'56"	500.00'	399.38'
C3	8°53'03"	37.80'	5.86'	N47°09'00"W	5.85'	C22	31°03'18"	300.00'	162.60'
C4	33°12'31"	300.00'	173.88'	N13°22'30"W	171.46'	C23	9°50'06"	300.00'	51.50'
C5	34°42'30"	300.00'	181.73'	N13°22'12"W	178.97'	C24	9°05'25"	300.00'	47.60'
C6	16°25'33"	500.00'	143.34'	N38°56'14"W	142.85'	C25	9°05'25"	300.00'	47.60'
C7	16°25'33"	450.00'	129.01'	N38°56'14"W	128.57'	C26	1°40'48"	795.00'	23.31'
C8	3°25'30"	1125.00'	67.25'	N32°26'12"W	67.24'	C27	278°36'47"	50.00'	243.14'
C9	16°25'33"	300.00'	86.01'	N51°03'46"E	85.71'	C28	141°41'02"	50.00'	123.64'
C10	300°00'00"	50.00'	261.80'	N30°43'27"W	50.00'	C29	141°41'02"	50.00'	123.64'
C11	16°25'33"	300.00'	86.01'	N38°56'14"W	85.71'				
C12	15°04'31"	300.00'	78.93'	N37°59'38"W	78.71'				
C13	14°48'09"	300.00'	77.51'	N38°07'48"W	77.29'				
C14	56°59'31"	300.00'	298.41'	N64°44'00"E	286.26'				
C15	23°02'18"	300.00'	120.63'	N47°45'24"E	119.82'				
C16	15°22'05"	300.00'	80.47'	N42°59'56"W	80.23'				
C17	19°57'31"	375.00'	130.63'	N40°42'13"W	129.97'				
C18	16°25'33"	500.00'	143.34'	N38°56'14"W	142.85'				
C19	23°02'18"	500.00'	201.05'	N42°14'36"W	199.70'				

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the **215/67/ALVARADO, LLC**, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **VALOR - PHASE 1**, an addition to the City of Alvarado and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WITNESS, my hand, this _____ day of _____, 2025.

215/67/ALVARADO, LLC
a Wyoming limited liability company

By: xxxx xxxx

By: _____
xxxx xxxxxxxxxx

STATE OF TEXAS \$

COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.



City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Hillary Cromer

AGENDA ITEM

Report on 2025 Alvarado Job Fair

BACKGROUND & FINDINGS

The Alvarado Economic Development Corporation (EDC), in partnership with Alvarado Chamber of Commerce and Alvarado ISD, is proud to present the 2025 Alvarado Job Fair—a community hiring event designed to connect local employers with job seekers of all experience levels. Alvarado ISD has generously provided the event space, and the Alvarado Chamber of Commerce has helped recruit employer participation.

Event Details

Date: Wednesday, May 7, 2025

Time: 10:00 AM – 2:00 PM

Location: Alvarado ISD Administration Building, 102 S. Bill Jackson Dr, Alvarado, TX 76009

The job fair will feature up to 40 local businesses, with booths representing industries such as manufacturing, logistics, healthcare, education, retail, and public service. So far, the following organizations have committed to participating: City of Alvarado Human Resources, Fire Department, and Police Department; Alvarado ISD; Prairieland Detention Center; Sabre Industries; Lone Star Solutions; Integrity Medical Care; Dairy Queen; and Finntastic Plumbing. In addition, Workforce Solutions and Goodwill Industries will be on site to showcase their workforce development programs that support both local employers and job seekers.

Why This Matters: EDC's Role in Workforce Development

This initiative is part of the Alvarado EDC's efforts to support workforce development in the community. Many local employers have shared that one of their biggest challenges is finding reliable, qualified employees. In response, the EDC is helping to create a space where businesses can connect directly with potential hires, while also giving job seekers the tools they need to be successful.

By hosting the Job Fair, the EDC is not only meeting a critical need voiced by employers, but also helping strengthen the local economy by supporting both sides of the hiring process.

Highlights for Job Seekers

Job seekers will enjoy a variety of on-site resources to support their career journey:

- On-the-Spot Interviews with select employers
- Mock Interviews
- Resume Assistance
- Free Professional Headshots

- Job Fair Challenge: Visit five employer booths to receive a FREE lunch (limited to the first 50 job seekers to complete the challenge)
- Free refreshments (Twitch Coffee and Kona Ice) at check-in, courtesy of Alvarado EDC

Opportunities for Employers

- Dedicated booth space
- Marketing and promotional exposure
- Optional on-site interview space
- Networking with other business and community leaders

Businesses interested in participating can apply online at www.cityofalvarado.org/JobFair.

FINANCIAL IMPACT

Approximately \$5,000

MANAGEMENT REVIEW

Paul DeBuff, City Manager

ATTACHMENTS

- Flyer

Alvarado JOB FAIR

CONNECTING JOB SEEKERS & EMPLOYERS

 May 7, 2025

 10 AM - 2 PM

 102 S. Bill Jackson Dr.
Alvarado, TX 76009

 817-790-3351

www.CityOfAlvarado.org/JobFair

FOR JOB SEEKERS

- On-the-Spot Interviews
- Mock Interviews
- Expert Resume Assistance
- FREE Professional Headshots
- Networking Opportunities
- Job Fair Challenge to earn a **FREE** sandwich!

WANT MORE INFORMATION?

Scan here
to learn
more!





City Council Meeting Management Report

Meeting Date: April 21, 2025

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM:

Presentation and discussion regarding a possible general homestead exemption on residential property values.

BACKGROUND AND FINDINGS:

In preparation for the FY 2025-2026 budget, staff is presenting an overview of the local option general homestead exemption. Texas Property Tax Code 11.13(n) discusses the local option general homestead exemption for residential homes. The exemption is offered as a percentage of a property's residential appraised value (with a minimum of \$5,000) and cannot exceed 20%. The exemption needs to be approved by City Council prior to July 1st and submitted to the Central Appraisal District of Johnson County no later than July 1st.

FINANCIAL IMPACT:

N/A at this time since this item is in the preliminary discussion stage.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None