



City Council

Monday, September 8, 2025 - 6:30 PM

Regular Council Meeting
210 S. Walnut Street
Venus, Texas 76084

AGENDA

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:

2. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on August 25, 2025.

4.2. Approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex division regarding the company's 2025 rate review mechanism filing.

4.3. Approval for the 2025 Annual Service Plan update to the Service and Assessment plan for Brahman Ranch Public Improvement District No. 1.

4.4. Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District.

4.5. Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No.1.

4.6. Approval of an Ordinance amending and restating the Drought Contingency Plan.

5. Presentation and Proclamations:

- 5.1. FY2025-2026 Classification & Compensation Update Presentation by Public Sector Personnel Consultants.

6. Public Hearings and Action Items:

- 6.1. Conduct Public Hearing for an ordinance to repeal Chapter 34 “Zoning”, Article I, “In General”, Section 34-13 “Planning and Zoning Commission”, subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an ordinance to repeal Chapter 34 “Zoning”, Article I, “In General”, Section 34-13 “Planning and Zoning Commission”, subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

- 6.2. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

- 6.3. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry

Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

- 6.4. Conduct Public Hearing for Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance for the Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

- 6.5. Conduct Public Hearing for rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

7. Discussion and Consideration Items:

- 7.1. Discuss and consider an Ordinance to rezone from AG (Agricultural) District to I-1 (Light Industrial) District, located at 1310 FM 1807, Venus, Texas 76084, being approximately 10.270 acres legally described as being part of the J. T. Cadenhead Survey, Abstract No.134, Johnson County, Texas.
- 7.2. Discuss and consider an Ordinance to rezone from AG (Agricultural District) to PD (Planned Development). Generally located south of E US Highway 67, 7.091 acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract 26, tracts 21, 22, & 23, Johnson County, Texas for approximately a total of 43.218 acres and commonly known as 501 E US Highway 67, Venus, Texas 76084.
- 7.3. Discuss and consider adoption of an Ordinance Authorizing the Issuance and Sale of the City of Venus, Texas Combination Tax and Revenue Certification of Obligation, Series 2025 to fund up to \$4,890,000 in Street Improvement Projects; Levying an Annual Ad Valorem Tax and Providing for the Security for and Payment of said Certificate; and enacting other Provisions relating to the Subject.
- 7.4. Discuss and consider an ordinance to regulate donation boxes in the City of Venus.
- 7.5. Discuss and consider amending the Master Fee Schedule to provide a fee for the donation box ordinance permit.
- 7.6. Budget Workshop: Review & discuss the Proposed Annual Operating Budget for Fiscal Year 2025-26

8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: Section 551.071- Consultation with Attorney

- 8.1. City of Venus v Saldana Properties, L.P., Cause No. CC-E20210005 pending in County Court at Law #1, Johnson County, Texas.

9. Adjournment:

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the public at all times and on the City's website, www.cityofvenus.org, on Thursday, August 28, 2025.

Callie Green, TRMC

City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair-accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed:_____

Time:_____

CITY COUNCIL
MEETING MINUTES
Regular Council Meeting
AUGUST 25, 2025

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:

Mayor Galaviz called the meeting to order at 06:30 PM, Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag.

Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Michelle Hamm.

Councilmembers absent: Sheryl Kiser and Drew Wilson.

Staff present: Josh Jones, City Attorney, Callie Green, Melissa Westen, Becky Wilkins, Chief Groom, Scott Williams, Melissa Trammell, Oscar Ortiz, Randy Goucher, Captain Brancato and Officer Sutton.

2. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

No public speakers.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on August 11, 2025.

4.2. Approval of Interlocal Dispatching Agreement

4.3. Approval of Resolution amending the City Council Policies and Procedures.

4.4. Approval of Interlocal for Class "C" Arrests

4.5. Approval of Interlocal for Johnson County radio system for the Police Department

I make a motion to approve the consent agenda.

Moved by: Teresa Hoffman

Seconded by: Michelle Hamm

For: Unanimous. Motion carried 3-0-0.

5. Presentation and Proclamations:

6. Public Hearings and Action Items:

7. Discussion and Consideration Items:

7.1. Budget Workshop: Review and discuss the proposed annual operating budget for FY2025-2026.

Discussion regarding the comp and class study.

Discussion regarding funds for streets and drainage.

The mayor wants to see three firefighters, one per shift.

7.2. Discuss and consider setting a Public Hearing on September 22, 2025, for the Fiscal Year 2025-2026 Proposed Budget.

I make a motion to set a public hearing on September 22, 2025, for the fiscal year 2025-2026 proposed budget.

Moved by: Michelle Hamm

Seconded by: Tony Bovinich

For: Unanimous. Motion carried 3-0-0.

7.3. Discuss and consider setting the Fiscal Year 2025-2026 property tax rate and schedule a public hearing on September 22, 2025.

I make a motion to adopt the no-new revenue tax rate of \$0.766485 and set a public hearing for September 22, 2025.

Roll call vote:

Mayor Pro Tem, Tony Bovinich: Yes

Councilmember, Teresa Hoffman: Yes

Councilmember, Michelle Hamm: Yes

Moved by: Tony Bovinich

Seconded by: Teresa Hoffman

For: Unanimous. Motion carried 3-0-0.

7.4. Discuss and consider the appointment of Place 4 on the Venus Community Service Development Corporation.

I make a motion to appoint Elisabeth Livingstone to the Venus Community Service Development Corporation.

Moved by: Michelle Hamm

Seconded by: Tony Bovinich

For: Unanimous. Motion carried 3-0-0.

8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: SECTION 551.017(1)- Consultation with Attorney. The mayor adjourned into Executive Session at 7:45 pm. The Mayor reconvened into open session at 8:56 pm.

8.1. City of Venus v Saldana Properties, L.P., Cause No. CC-E20210005 pending in County Court at Law #1, Johnson County, Texas.

8.2. Discuss entering into a contract with the Bowman Group regarding consulting services for a comprehensive investigation and assessment of City Hall operations, policies, and practices, including recommendations to enhance efficiency and transparency.

I make a motion to enter into a contract with the Bowman Group regarding consulting services.

Moved by: Teresa Hoffman

Seconded by: Tony Bovinich

For: Unanimous. Motion carried 3-0-0.

No other action taken.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 08:57 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From:
Subject: Approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex division regarding the company's 2025 rate review mechanism filing.
Department/Office: Administration

Summary:

Recommended Action:
Recommended approval

Budget:

Attachments:

1. Atmos Mid-Tex 2025 RRM Settlement Resolution_Corrected
2. Attachment 1_CY24 MTX RRM - Tariffs
3. Attachment 2_CY24 MTX RRM - Pension Benchmark
4. CY24 MTX RRM - Average Bill
5. Atmos Mid-Tex 2025 RRM Model Staff Report

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

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

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

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

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

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

WHEREAS, on about April 1, 2025, Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

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

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

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

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

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

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

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

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

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

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

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

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2025 RRM filing.

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

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

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

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 8th DAY OF SEPTEMBER, 2025.

Mayor

ATTEST:

City Secretary

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

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

Type of Service

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

Monthly Rate

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

Charge	Amount
Customer Charge per Bill	\$ 23.65 per month
Rider CEE Surcharge	\$ 0.03 per month ¹
Total Customer Charge	\$ 23.68 per month
Commodity Charge – All <u>Ccf</u>	\$ 0.74748 per Ccf

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

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

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

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

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

Agreement

An Agreement for Gas Service may be required.

Notice

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

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

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

Type of Service

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

Monthly Rate

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

Charge	Amount
Customer Charge per Bill	\$ 94.00 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 94.01 per month
Commodity Charge – All Ccf	\$ 0.22261 per Ccf

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

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

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

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

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

Agreement

An Agreement for Gas Service may be required.

Notice

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

Presumption of Plant Protection Level

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

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

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

Type of Service

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

Monthly Rate

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

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

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

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

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

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

Curtailment Overpull Fee

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

Replacement Index

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

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Agreement

An Agreement for Gas Service may be required.

Notice

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

Special Conditions

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

Presumption of Plant Protection Level

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

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

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

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

Type of Service

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

Monthly Rate

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

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

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

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

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

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

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

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Imbalance Fees

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

Monthly Imbalance Fees

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

Overpull Fee

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

Replacement Index

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

Agreement

A transportation agreement is required.

Notice

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

Special Conditions

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

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

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

Monthly Calculation

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

FASB ASC 740-10 (Fin48) Refund

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

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

The decrease shall be calculated as follows:

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

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

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

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.12)
Rate C – Commercial Sales	\$ (0.41)
Rate I – Industrial Sales	\$ (8.68)
Rate T – Transportation	\$ (8.68)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. State Gross Receipts Taxes

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. Federal or State Tax Law or Rate Changes:

Applicability – All Customers in the Mid-Tex Division (“MTX”) Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 (“Tax Act 2022”) and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:
 - a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
 - b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
 - c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

- d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

- (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.
- (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.
- (c) The methodology for computing Company's CAMT is as follows:
 - i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.
 - ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.
 - iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Provisions for Adjustment

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

Computation of Weather Normalization Adjustment

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

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

Where

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

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

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

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

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

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

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024**

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2025 Willis Towers Watson Report as adjusted	\$ 572,372	\$ (649,253)	\$ 882,931	\$ (3,920,499)	\$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	\$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	\$ 202,374		\$ 293,727			\$ 496,101
11	Total Post-Employment Benefit Plan		\$ (229,557)		\$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					\$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 202,374	\$ (229,557)	\$ 293,727	\$ (1,304,242)	\$ 7,231	\$ (1,030,467)

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024**

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 42.1 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 22.95	\$ 23.65	\$ 22.95	\$ 23.65	\$ 0.70	
4	Consumption Charge (Ccf)	42.1	\$ 0.58974	\$ 0.74748	24.80	31.44	6.64	
5	Total Base Rates				<u>\$ 47.75</u>	<u>\$ 55.09</u>	<u>\$ 7.34</u>	15.37%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	42.1	\$ 0.20875	\$ 0.20875	\$ 8.78	\$ 8.78	\$ -	
9	Rider GCR Part B (Ccf)	42.1	\$ 0.53838	\$ 0.53838	22.64	22.64	-	
10	Total Gas Cost				<u>\$ 31.42</u>	<u>\$ 31.42</u>	<u>\$ -</u>	0.00%
11								
12	Total Base with Gas Cost				\$ 79.17	\$ 86.51	\$ 7.34	
13	Rider FF & Rider TAX		0.06725	0.06725	5.32	5.82	0.49	9.27%
14								
15	Total Residential Average Bill				<u>\$ 84.49</u>	<u>\$ 92.33</u>	<u>\$ 7.83</u>	<u>9.27%</u>
16								
17	<u>Rate C @ 367.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 81.75	\$ 94.00	\$ 81.75	\$ 94.00	\$ 12.25	
20	Consumption Charge (Ccf)	367.6	\$ 0.19033	\$ 0.22261	69.97	81.83	11.86	
21	Total Base Rates				<u>\$ 151.72</u>	<u>\$ 175.83</u>	<u>\$ 24.11</u>	15.89%
22								
23	Gas Cost:							
24	Rider GCR Part A	367.6	\$ 0.20875	\$ 0.20875	\$ 76.74	\$ 76.74	\$ -	
25	Rider GCR Part B	367.6	\$ 0.37860	\$ 0.37860	139.18	139.18	-	
26	Total Gas Cost				<u>\$ 215.92</u>	<u>\$ 215.92</u>	<u>\$ -</u>	0.00%
27								
28	Total Base with Gas Cost				\$ 367.64	\$ 391.75	\$ 24.11	
29	Rider FF & Rider TAX		0.06725	0.06725	24.72	26.35	1.62	6.56%
30								
31	Total Commercial Average Bill				<u>\$ 392.36</u>	<u>\$ 418.10</u>	<u>\$ 25.73</u>	<u>6.56%</u>
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1277 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
36	Block 1 - Consumption Charge (MMBtu)	1,277	\$ 0.6553	\$ 0.7678	836.99	980.69	143.69	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.4799	\$ 0.5623	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
39	Total Base Rates	<u>1,277</u>			<u>\$ 2,424.74</u>	<u>\$ 2,829.44</u>	<u>\$ 404.69</u>	16.69%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,277	\$ 2.07711	\$ 2.07711	\$ 2,653.03	\$ 2,653.03	\$ -	
43	Rider GCR Part B (MMBtu)	1,277	\$ 0.88986	\$ 0.88986	1,136.59	1,136.59	-	
44	Total Gas Cost				<u>\$ 3,789.63</u>	<u>\$ 3,789.63</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 6,214.37	\$ 6,619.07	\$ 404.69	
47	Rider FF and Rider TAX		0.06725	0.06725	417.92	445.14	27.22	6.51%
48								
49	Total Industrial Average Bill				<u>\$ 6,632.29</u>	<u>\$ 7,064.20</u>	<u>\$ 431.91</u>	<u>6.51%</u>
50								
51	<u>Rate T at 4534 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.6553	\$ 0.7678	982.95	1,151.70	168.75	
55	Block 2 - Consumption Charge (MMBtu)	3,034	\$ 0.4799	\$ 0.5623	1,456.19	1,706.22	250.03	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
57	Total Base Rates	<u>4,534</u>			<u>\$ 4,026.89</u>	<u>\$ 4,706.67</u>	<u>\$ 679.78</u>	16.88%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,534	\$ 0.88986	\$ 0.88986	\$ 4,034.96	\$ 4,034.96	\$ -	
61	Total Gas Cost				<u>\$ 4,034.96</u>	<u>\$ 4,034.96</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 8,061.85	\$ 8,741.63	\$ 679.78	
64	Rider FF and Rider TAX		0.06725	0.06725	542.17	587.88	45.72	8.43%
65								
66	Total Transportation Average Bill				<u>\$ 8,604.01</u>	<u>\$ 9,329.51</u>	<u>\$ 725.50</u>	<u>8.43%</u>

August 7, 2025

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

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

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Resolution/Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

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

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

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When

new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$54.68	-
DARR:	\$58.57	\$3.89
ATM Cities:	\$57.39	\$2.71
Environs:	\$55.96	\$1.28

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

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$205.6 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$245.2 million in additional system-wide revenues, the RRM settlement at \$205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$205.6 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2025. New rates become effective October 1, 2025.

ITEM REPORT

To: City Council
From:
Subject: Approval for the 2025 Annual Service Plan update to the
Service and Assessment plan for Brahman Ranch Public
Improvement District No. 1.
Department/Office: Finance

Summary:

Recommended Action:

Budget:

Attachments:

1. Brahman Ranch PID (Series 2022) 2025 SAP Update 08.25.2025
2. City of Venus Brahman Ranch PID Ord approving 2025 SAP Update

CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 8, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I.	Introduction	1
II.	Annual Service Plan	2
III.	Assessment Plan	6

APPENDICES

Appendix A Assessment Roll

EXHIBITS

Exhibit A Debt Service Schedule

Exhibit B Final Plat

Exhibit C Form of Homebuyer Disclosure

I. Introduction

Brahman Ranch Public Improvement District No. 1 (the “District”) was created pursuant to the PID Act by Resolution No. 11-2020-05 on May 11, 2020 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On March 8, 2021, the City Council passed and approved Resolution No. 01-2021-03 authorizing the revision of the boundaries of the District and increase in Authorized Improvements costs of the District in accordance with the PID Act, which authorization was effective upon publication in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 661.9 acres located within the corporate limits of the City.

On December 1, 2022, the City Council adopted (i) Ordinance No. 769-2022-12 which approved the Service & Assessment Plan (the “SAP”) for the purpose of levying the Improvement Area #1A Assessments and Improvement Area #1B Assessments and (ii) Ordinance No. 770-2022-12 which approved the issuance of the Series 2022 (Improvement Area #1A/1B Projects) bonds (the “Series 2022 Bonds”). The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP, unless the context in which a term is used clearly requires a different meaning.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)					
IMPROVEMENT AREA #1A PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2026	2027	2028	2029	2030
SERIES 2022 BONDS					
PRINCIPAL	\$62,000.00	\$65,000.00	\$69,000.00	\$72,000.00	\$77,000.00
INTEREST	\$253,162.50	\$249,675.00	\$246,018.75	\$242,137.50	\$237,637.50
SUBTOTAL	\$315,162.50	\$314,675.00	\$315,018.75	\$314,137.50	\$314,637.50
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$22,440.00	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ANNUAL COLLECTION COSTS	\$0.00	\$22,888.80	\$23,346.58	\$23,813.51	\$24,289.78
ADDITIONAL INTEREST	\$19,900.00	\$19,590.00	\$19,265.00	\$18,920.00	\$18,560.00
TOTAL ANNUAL INSTALLMENT	\$357,502.50	\$357,153.80	\$357,630.33	\$356,871.01	\$357,487.28

TABLE II-2					
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)					
IMPROVEMENT AREA #1B PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2026	2027	2028	2029	2030
SERIES 2022 BONDS					
PRINCIPAL	\$76,000.00	\$80,000.00	\$84,000.00	\$88,000.00	\$94,000.00
INTEREST	\$309,072.50	\$304,797.50	\$300,297.50	\$295,572.50	\$290,072.50
SUBTOTAL	\$385,072.50	\$384,797.50	\$384,297.50	\$383,572.50	\$384,072.50
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$23,307.00	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ANNUAL COLLECTION COSTS	\$0.00	\$23,773.14	\$24,248.60	\$24,733.57	\$25,228.25
ADDITIONAL INTEREST	\$24,295.00	\$23,915.00	\$23,515.00	\$23,095.00	\$22,655.00
TOTAL ANNUAL INSTALLMENT	\$432,674.50	\$432,485.64	\$432,061.10	\$431,401.07	\$431,955.75

II. Annual Service Plan



A. Parcel Subdivision

1. Improvement Area #1A

- The final plat of Brahman Ranch Phase 1A, attached hereto as Exhibit A, was filed and recorded with the county on November 14, 2022, and consists of 121 residential lots.

2. Improvement Area #1B

- There have not been any recorded plats in Improvement Area #1B.

B. Lot and Home Sales

1. Improvement Area #1A

- Improvement Area #1A consists of 121 Lots, all of which are classified as Lot Type 1. Lot Absorption Statistics in Improvement Area #1A, per the Quarterly Report dated June 30, 2025, are shown below.

TABLE II-3						
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS						
IMPROVEMENT AREA #1A LOT ABSORPTION STATISTICS AS OF JUNE 30, 2025						
	OWNER	LILLIAN HOMES	BRIDGE HOMES	PACIFIC RESIDENTIAL	WSG CUSTOM HOMES	DISTINGUISHED CUSTOM HOMES
# OF SF LOTS NOT UNDER CONTRACT WITH HOMEBUILDERS	5	0	0	0	0	0
# OF SF HOMES UNDER CONSTRUCTION	0	1	1	0	0	3
# OF COMPLETED SF HOMES NOT UNDER CONTRACT WITH END- USER	0	2	4	0	0	2
# OF SF HOMES UNDER CONTRACT WITH END-USER	0	0	0	0	0	0
# OF SF HOMES DELIVERED TO END-USERS	0	0	1	0	0	0

There is no estimated date of completion of homes for any builder in Improvement Area #1A.

II. Annual Service Plan



2. Improvement Area #1B

- Improvement Area #1B is anticipated to include approximately 145 Lots developed with single-family homes, all of which are anticipated to be classified as Lot Type 2. Per the Quarterly Report dated June 30, 2025, the Owner owns all 145 anticipated Lot Type 2 Lots.

See Exhibit D for the buyer disclosures.

C. Authorized Improvements

1. Improvement Area #1A

- The Owner has completed and dedicated the Authorized Improvements for Improvement Area #1A to the City.

TABLE II-3				
CITY OF VENUS				
BRAHMAN RANCH PID				
SERIES 2022 BONDS				
(IMPROVEMENT AREA #1A/1B PROJECTS)				
IMPROVEMENT AREA #1A IMPROVEMENTS				
IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
MASS & RAW GRADING	\$175,994.39	\$165,435.04	\$991,782.33	657.53%
PAVING	\$1,472,285.70	\$1,439,114.53	\$8,912.31	98.35%
EROSION CONTROL	\$16,183.58	\$0.00	\$116,183.00	100.00%
STORM SEWER	\$464,012.02	\$414,296.30	\$0.00	67.47%
SEWER	\$1,060,861.43	\$645,793.59	\$0.00	51.47%
TRAFFIC AND LIGHTING	\$70,587.54	\$0.00	\$70,587.00	100.00%
MASS & RAW GRADING - SOFT COSTS	\$814,299.69	\$0.00	\$0.00	0.00%
SOFT COSTS ^b	\$175,994.39	\$814,299.69	\$0.00	219.85%
TOTAL	\$4,074,224.35	\$3,478,939.15	\$1,187,464.64	-
^a Per the Quarterly Report dated June 30, 2025.				
^b Soft Costs include 10% contingency and District Formation Costs.				

2. Improvement Area #1B

- Per the Quarterly Report dated June 30, 2025, the Authorized Improvements for Improvement Area #1B are under construction and projected to be completed in the second quarter of 2025.

TABLE II-4				
CITY OF VENUS				
BRAHMAN RANCH PID				
SERIES 2022 BONDS				
(IMPROVEMENT AREA #1A/1B PROJECTS)				
IMPROVEMENT AREA #1B IMPROVEMENTS				
IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
MASS & RAW GRADING	\$170,061.00	\$3,083.78	\$19,202.00	13.10%
PAVING	\$1,422,651.00	\$0.00	\$0.00	0.00%
EROSION CONTROL	\$112,266.00	\$0.00	\$0.00	0.00%
STORM SEWER	\$593,312.00	\$0.00	\$0.00	0.00%
SEWER	\$1,212,475.00	\$267,926.31	\$0.00	22.10%
TRAFFIC AND LIGHTING	\$68,208.00	\$0.00	\$0.00	0.00%
MASS & RAW GRADING - SOFT COSTS	\$0.00	\$0.00	\$0.00	0.00%
SOFT COSTS ^b	\$357,897.00	\$352,110.60	\$531,672.73	246.94%
TOTAL	\$3,936,870.00	\$623,120.69	\$550,874.73	-
^a Per the Quarterly Report dated June 30, 2025.				
^b Soft Costs include 10% contingency and District Formation Costs.				

A. Outstanding Indebtedness

1. Improvement Area #1A

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1A is \$4,039,000. Improvement Area #1A's share of the scheduled September 15, 2025 principal payment on the Series 2022 Bonds is \$59,000.00.

2. Improvement Area #1B

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1B is \$4,931,000. Improvement Area #1B's share of the scheduled September 15, 2025 principal payment on the Series 2022 Bonds is \$72,000.00.

B. Annual Installment Due 1/31/2026

Annual Installments are detailed in Tables III-1 and III-2 on the following pages. The debt service schedule for the Series 2022 Bonds is attached as Exhibit B.

1. Improvement Area #1A

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1A Annual Installment is \$315,162.50.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1A Assessments, due is \$19,900.00.
- **Annual Collection Costs:** 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 outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1A Annual Installment have been reduced to \$0.00 given the available Administrative Funds.

TABLE III-1	
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)	
IMPROVEMENT AREA #1A ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$62,000.00
INTEREST	\$253,162.50
ADDITIONAL INTEREST	\$19,900.00
ANNUAL COLLECTION COSTS	\$0.00
TOTAL ANNUAL INSTALLMENT DUE	\$335,062.50

2. Improvement Area #1B

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1B Annual Installment is \$385,072.50.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1B Assessments, due is \$24,295.00.
- **Annual Collection Costs:** 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 outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1B Annual Installment have been reduced to \$0.00 given the available Administrative Funds.

TABLE III-2	
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS	
IMPROVEMENT AREA #1B ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$76,000.00
INTEREST	\$309,072.50
ADDITIONAL INTEREST	\$24,295.00
ANNUAL COLLECTION COSTS	\$0.00
TOTAL ANNUAL INSTALLMENT DUE	\$409,367.50

C. Prepayment of Assessments in Full

1. Improvement Area #1A

- No full prepayments of Assessments have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No full prepayments of Assessments have occurred within Improvement Area #1B.

D. Partial Prepayment of Assessments

1. Improvement Area #1A

- No partial prepayments of Assessments have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No partial prepayments of Assessments have occurred within Improvement Area #1B.

E. Extraordinary Optional Redemptions

1. Improvement Area #1A

- No extraordinary optional redemptions have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No extraordinary optional redemptions have occurred within Improvement Area #1B.

F. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

APPENDIX A-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
ASSESSMENT ROLL

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297281	1	\$2,769.11	\$32,892.56
297282	1	\$2,769.11	\$32,892.56
297283	1	\$2,769.11	\$32,892.56
297284	1	\$2,769.11	\$32,892.56
297285	1	\$2,769.11	\$32,892.56
297286	1	\$2,769.11	\$32,892.56
297287	1	\$2,769.11	\$32,892.56
297288	1	\$2,769.11	\$32,892.56
297289	1	\$2,769.11	\$32,892.56
297290	1	\$2,769.11	\$32,892.56
297291	1	\$2,769.11	\$32,892.56
297292	1	\$2,769.11	\$32,892.56
297293	1	\$2,769.11	\$32,892.56
297294	1	\$2,769.11	\$32,892.56
297296	1	\$2,769.11	\$32,892.56
297297	1	\$2,769.11	\$32,892.56
297298	1	\$2,769.11	\$32,892.56
297299	1	\$2,769.11	\$32,892.56
297300	1	\$2,769.11	\$32,892.56
297401	1	\$2,769.11	\$32,892.56
297402	1	\$2,769.11	\$32,892.56
297403	1	\$2,769.11	\$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297404	1	\$2,769.11	\$32,892.56
297405	1	\$2,769.11	\$32,892.56
297406	1	\$2,769.11	\$32,892.56
297407	1	\$2,769.11	\$32,892.56
297408	1	\$2,769.11	\$32,892.56
297409	1	\$2,769.11	\$32,892.56
297301	1	\$2,769.11	\$32,892.56
297302	1	\$2,769.11	\$32,892.56
297303	1	\$2,769.11	\$32,892.56
297304	1	\$2,769.11	\$32,892.56
297305	1	\$2,769.11	\$32,892.56
297306	1	\$2,769.11	\$32,892.56
297307	1	\$2,769.11	\$32,892.56
297308	1	\$2,769.11	\$32,892.56
297309	1	\$2,769.11	\$32,892.56
297310	1	\$2,769.11	\$32,892.56
297311	1	\$2,769.11	\$32,892.56
297312	1	\$2,769.11	\$32,892.56
297353	1	\$2,769.11	\$32,892.56
297354	1	\$2,769.11	\$32,892.56
297355	1	\$2,769.11	\$32,892.56
297356	1	\$2,769.11	\$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297357	1	\$2,769.11	\$32,892.56
297358	1	\$2,769.11	\$32,892.56
297359	1	\$2,769.11	\$32,892.56
297360	1	\$2,769.11	\$32,892.56
297361	1	\$2,769.11	\$32,892.56
297362	1	\$2,769.11	\$32,892.56
297363	1	\$2,769.11	\$32,892.56
297364	1	\$2,769.11	\$32,892.56
297365	1	\$2,769.11	\$32,892.56
297366	1	\$2,769.11	\$32,892.56
297367	1	\$2,769.11	\$32,892.56
297368	1	\$2,769.11	\$32,892.56
297369	1	\$2,769.11	\$32,892.56
297370	1	\$2,769.11	\$32,892.56
297371	1	\$2,769.11	\$32,892.56
297372	1	\$2,769.11	\$32,892.56
297373	1	\$2,769.11	\$32,892.56
297374	1	\$2,769.11	\$32,892.56
297375	1	\$2,769.11	\$32,892.56
297376	1	\$2,769.11	\$32,892.56
297377	1	\$2,769.11	\$32,892.56
297378	1	\$2,769.11	\$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297379	1	\$2,769.11	\$32,892.56
297380	1	\$2,769.11	\$32,892.56
297381	1	\$2,769.11	\$32,892.56
297382	1	\$2,769.11	\$32,892.56
297383	1	\$2,769.11	\$32,892.56
297384	1	\$2,769.11	\$32,892.56
297385	1	\$2,769.11	\$32,892.56
297386	1	\$2,769.11	\$32,892.56
297387	1	\$2,769.11	\$32,892.56
297388	1	\$2,769.11	\$32,892.56
297389	1	\$2,769.11	\$32,892.56
297390	1	\$2,769.11	\$32,892.56
297391	1	\$2,769.11	\$32,892.56
297392	1	\$2,769.11	\$32,892.56
297327	1	\$2,769.11	\$32,892.56
297328	1	\$2,769.11	\$32,892.56
297329	1	\$2,769.11	\$32,892.56
297330	1	\$2,769.11	\$32,892.56
297331	1	\$2,769.11	\$32,892.56
297332	1	\$2,769.11	\$32,892.56
297333	1	\$2,769.11	\$32,892.56
297334	1	\$2,769.11	\$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297335	1	\$2,769.11	\$32,892.56
297336	1	\$2,769.11	\$32,892.56
297337	1	\$2,769.11	\$32,892.56
297338	1	\$2,769.11	\$32,892.56
297339	1	\$2,769.11	\$32,892.56
297340	1	\$2,769.11	\$32,892.56
297341	1	\$2,769.11	\$32,892.56
297342	1	\$2,769.11	\$32,892.56
297343	1	\$2,769.11	\$32,892.56
297344	1	\$2,769.11	\$32,892.56
297345	1	\$2,769.11	\$32,892.56
297346	1	\$2,769.11	\$32,892.56
297347	1	\$2,769.11	\$32,892.56
297348	1	\$2,769.11	\$32,892.56
297349	1	\$2,769.11	\$32,892.56
297350	1	\$2,769.11	\$32,892.56
297351	1	\$2,769.11	\$32,892.56
297352	1	\$2,769.11	\$32,892.56
297393	1	\$2,769.11	\$32,892.56
297394	1	\$2,769.11	\$32,892.56
297395	1	\$2,769.11	\$32,892.56
297396	1	\$2,769.11	\$32,892.56

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A Assessment Roll			
Property ID	Lot Type	Annual Installment Due 1/31/2026	Outstanding Assessment
297397	1	\$2,769.11	\$32,892.56
297398	1	\$2,769.11	\$32,892.56
297399	1	\$2,769.11	\$32,892.56
297400	1	\$2,769.11	\$32,892.56
297314	1	\$2,769.11	\$32,892.56
297315	1	\$2,769.11	\$32,892.56
297316	1	\$2,769.11	\$32,892.56
297317	1	\$2,769.11	\$32,892.56
297318	1	\$2,769.11	\$32,892.56
297319	1	\$2,769.11	\$32,892.56
297320	1	\$2,769.11	\$32,892.56
Total		\$335,062.50	\$3,980,000.00

APPENDIX A-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B
ASSESSMENT ROLL

Appendix A-2
Brahman Ranch Public Improvement District

Improvement Area #1B
Assessment Roll

Property ID⁽¹⁾	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
284565	Improvement Area #1B Bulk Parcel	\$1,862,247.72	\$156,893.13
307978	Improvement Area #1B Bulk Parcel	\$2,996,752.28	\$252,474.38
Total		\$4,859,000.00	\$409,367.50

(1) The entire Improvement Area #1B Initial Parcel is contained within Property IDs 284565 and 307978. For billing purposes, the Annual Installment due 1/31/2026 shall be allocated to the Property IDs pro rata based on acreage.

EXHIBIT A
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 432,434	\$ 432,434
2024	124,000	576,579	700,579
2025	131,000	569,604	700,604
2026	138,000	562,235	700,235
2027	145,000	554,473	699,473
2028	153,000	546,316	699,316
2029	160,000	537,710	697,710
2030	171,000	527,710	698,710
2031	180,000	517,023	697,023
2032	191,000	505,773	696,773
2033	203,000	493,835	696,835
2034	215,000	481,148	696,148
2035	229,000	467,710	696,710
2036	242,000	453,398	695,398
2037	257,000	438,273	695,273
2038	273,000	422,210	695,210
2039	290,000	405,148	695,148
2040	308,000	387,023	695,023
2041	327,000	367,773	694,773
2042	348,000	347,335	695,335
2043	369,000	325,585	694,585
2044	393,000	301,600	694,600
2045	420,000	276,055	696,055
2046	447,000	248,755	695,755
2047	477,000	219,700	696,700
2048	508,000	188,695	696,695
2049	542,000	155,675	697,675
2050	578,000	120,445	698,445
2051	617,000	82,875	699,875
2052	658,000	42,770	700,770
Total⁽¹⁾	\$9,094,000	\$11,555,860	\$20,649,860

⁽¹⁾ Totals may not add due to rounding.

EXHIBIT B
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
PHASE 1A FINAL PLAT

[illegible]

GENERAL NOTES:

1. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
2. POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.
4. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-445-6055 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
5. A DRAINAGE/UTILITY EASEMENT (DUE) IS ONLY REQUIRED, AS NECESSARY, TO SHOW ANY EXISTING/UTILITY EASEMENTS.
6. THE DRAINAGE EASEMENTS TO HELP WITH THE FLOW OF WATER OR PLACEMENT OF EASEMENTS.
7. ELLIS COUNTY AND CITY OF DENVER WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR DETENTION AREAS.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CAUTION !
ALL UNDERGROUND UTILITIES
MAY NOT BE LOCATED.



ENGINEER:
EZEQUIEL SARVEDRA, P.E. #123928
ZECC ENTERPRISES, TSP# FIRM 18317
25514 MYRTLE SPRINGS

OWNER AND DEVELOPER:	REV	DATE	BY	DESCRIPTION	PROJECT 2019.001 Brahman Ranch Ph1
RICHARD K. HERRIN AND SHERI R. HERRIN, AND FALLS CREEK LAND & CATTLE, LLC.					DRAWN BY: GR DATE: 12/1/2020
5850 SOUTH WIND CREEK RD					FIELD CREW: ONY DATE: 12/05/19



APEX Land Surveying
TBPLS Firm Registration
No. 101941-39
214 Wapiti Drive
Azle, TX. 76020
(817) 565-6681

EXHIBIT C-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1A**

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1A LOT TYPE 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$512.40	\$2,092.25	\$164.46	\$185.45	\$2,954.57	\$32,380.17
2026	\$537.19	\$2,063.43	\$161.90	\$189.16	\$2,951.68	\$31,842.98
2027	\$570.25	\$2,033.21	\$159.21	\$192.95	\$2,955.62	\$31,272.73
2028	\$595.04	\$2,001.14	\$156.36	\$196.81	\$2,949.35	\$30,677.69
2029	\$636.36	\$1,963.95	\$153.39	\$200.74	\$2,954.44	\$30,041.32
2030	\$669.42	\$1,924.17	\$150.21	\$204.76	\$2,948.56	\$29,371.90
2031	\$710.74	\$1,882.33	\$146.86	\$208.85	\$2,948.79	\$28,661.16
2032	\$752.07	\$1,837.91	\$143.31	\$213.03	\$2,946.31	\$27,909.09
2033	\$801.65	\$1,790.91	\$139.55	\$217.29	\$2,949.40	\$27,107.44
2034	\$851.24	\$1,740.81	\$135.54	\$221.64	\$2,949.22	\$26,256.20
2035	\$900.83	\$1,687.60	\$131.28	\$226.07	\$2,945.78	\$25,355.37
2036	\$958.68	\$1,631.30	\$126.78	\$230.59	\$2,947.35	\$24,396.69
2037	\$1,016.53	\$1,571.38	\$121.98	\$235.20	\$2,945.10	\$23,380.17
2038	\$1,082.64	\$1,507.85	\$116.90	\$239.91	\$2,947.30	\$22,297.52
2039	\$1,148.76	\$1,440.19	\$111.49	\$244.70	\$2,945.14	\$21,148.76
2040	\$1,214.88	\$1,368.39	\$105.74	\$249.60	\$2,938.61	\$19,933.88
2041	\$1,297.52	\$1,292.46	\$99.67	\$254.59	\$2,944.24	\$18,636.36
2042	\$1,371.90	\$1,211.36	\$93.18	\$259.68	\$2,936.13	\$17,264.46
2043	\$1,462.81	\$1,122.19	\$86.32	\$264.87	\$2,936.20	\$15,801.65
2044	\$1,561.98	\$1,027.11	\$79.01	\$270.17	\$2,938.27	\$14,239.67
2045	\$1,661.16	\$925.58	\$71.20	\$275.58	\$2,933.51	\$12,578.51
2046	\$1,776.86	\$817.60	\$62.89	\$281.09	\$2,938.44	\$10,801.65
2047	\$1,892.56	\$702.11	\$54.01	\$286.71	\$2,935.39	\$8,909.09
2048	\$2,016.53	\$579.09	\$44.55	\$292.44	\$2,932.61	\$6,892.56
2049	\$2,148.76	\$448.02	\$34.46	\$298.29	\$2,929.53	\$4,743.80
2050	\$2,297.52	\$308.35	\$23.72	\$304.26	\$2,933.84	\$2,446.28
2051	\$2,446.28	\$159.01	\$12.23	\$310.34	\$2,927.86	\$0.00
TOTAL	\$32,892.56	\$37,129.70	\$2,886.20	\$6,369.31	\$79,277.77	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1A LOT TYPE 1						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$512.40	\$2,092.25	\$164.46	\$185.45	\$2,954.57	\$32,380.17
2026	\$537.19	\$2,063.43	\$161.90	\$189.16	\$2,951.68	\$31,842.98
2027	\$570.25	\$2,033.21	\$159.21	\$192.95	\$2,955.62	\$31,272.73
2028	\$595.04	\$2,001.14	\$156.36	\$196.81	\$2,949.35	\$30,677.69
2029	\$636.36	\$1,963.95	\$153.39	\$200.74	\$2,954.44	\$30,041.32
2030	\$669.42	\$1,924.17	\$150.21	\$204.76	\$2,948.56	\$29,371.90
2031	\$710.74	\$1,882.33	\$146.86	\$208.85	\$2,948.79	\$28,661.16
2032	\$752.07	\$1,837.91	\$143.31	\$213.03	\$2,946.31	\$27,909.09
2033	\$801.65	\$1,790.91	\$139.55	\$217.29	\$2,949.40	\$27,107.44
2034	\$851.24	\$1,740.81	\$135.54	\$221.64	\$2,949.22	\$26,256.20
2035	\$900.83	\$1,687.60	\$131.28	\$226.07	\$2,945.78	\$25,355.37
2036	\$958.68	\$1,631.30	\$126.78	\$230.59	\$2,947.35	\$24,396.69
2037	\$1,016.53	\$1,571.38	\$121.98	\$235.20	\$2,945.10	\$23,380.17
2038	\$1,082.64	\$1,507.85	\$116.90	\$239.91	\$2,947.30	\$22,297.52
2039	\$1,148.76	\$1,440.19	\$111.49	\$244.70	\$2,945.14	\$21,148.76
2040	\$1,214.88	\$1,368.39	\$105.74	\$249.60	\$2,938.61	\$19,933.88
2041	\$1,297.52	\$1,292.46	\$99.67	\$254.59	\$2,944.24	\$18,636.36
2042	\$1,371.90	\$1,211.36	\$93.18	\$259.68	\$2,936.13	\$17,264.46
2043	\$1,462.81	\$1,122.19	\$86.32	\$264.87	\$2,936.20	\$15,801.65
2044	\$1,561.98	\$1,027.11	\$79.01	\$270.17	\$2,938.27	\$14,239.67
2045	\$1,661.16	\$925.58	\$71.20	\$275.58	\$2,933.51	\$12,578.51
2046	\$1,776.86	\$817.60	\$62.89	\$281.09	\$2,938.44	\$10,801.65
2047	\$1,892.56	\$702.11	\$54.01	\$286.71	\$2,935.39	\$8,909.09
2048	\$2,016.53	\$579.09	\$44.55	\$292.44	\$2,932.61	\$6,892.56
2049	\$2,148.76	\$448.02	\$34.46	\$298.29	\$2,929.53	\$4,743.80
2050	\$2,297.52	\$308.35	\$23.72	\$304.26	\$2,933.84	\$2,446.28
2051	\$2,446.28	\$159.01	\$12.23	\$310.34	\$2,927.86	\$0.00
TOTAL	\$32,892.56	\$37,129.70	\$2,886.20	\$6,369.31	\$79,277.77	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

EXHIBIT D-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B INITIAL PARCEL
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B**

INITIAL PARCEL

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

INITIAL PARCEL

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B INITIAL PARCEL						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$76,000.00	\$309,072.50	\$24,295.00	\$23,307.00	\$432,674.50	\$4,783,000.00
2026	\$80,000.00	\$304,797.50	\$23,915.00	\$23,773.14	\$432,485.64	\$4,703,000.00
2027	\$84,000.00	\$300,297.50	\$23,515.00	\$24,248.60	\$432,061.10	\$4,619,000.00
2028	\$88,000.00	\$295,572.50	\$23,095.00	\$24,733.57	\$431,401.07	\$4,531,000.00
2029	\$94,000.00	\$290,072.50	\$22,655.00	\$25,228.25	\$431,955.75	\$4,437,000.00
2030	\$99,000.00	\$284,197.50	\$22,185.00	\$25,732.81	\$431,115.31	\$4,338,000.00
2031	\$105,000.00	\$278,010.00	\$21,690.00	\$26,247.47	\$430,947.47	\$4,233,000.00
2032	\$112,000.00	\$271,447.50	\$21,165.00	\$26,772.42	\$431,384.92	\$4,121,000.00
2033	\$118,000.00	\$264,447.50	\$20,605.00	\$27,307.87	\$430,360.37	\$4,003,000.00
2034	\$126,000.00	\$257,072.50	\$20,015.00	\$27,854.02	\$430,941.52	\$3,877,000.00
2035	\$133,000.00	\$249,197.50	\$19,385.00	\$28,411.10	\$429,993.60	\$3,744,000.00
2036	\$141,000.00	\$240,885.00	\$18,720.00	\$28,979.33	\$429,584.33	\$3,603,000.00
2037	\$150,000.00	\$232,072.50	\$18,015.00	\$29,558.91	\$429,646.41	\$3,453,000.00
2038	\$159,000.00	\$222,697.50	\$17,265.00	\$30,150.09	\$429,112.59	\$3,294,000.00
2039	\$169,000.00	\$212,760.00	\$16,470.00	\$30,753.09	\$428,983.09	\$3,125,000.00
2040	\$180,000.00	\$202,197.50	\$15,625.00	\$31,368.15	\$429,190.65	\$2,945,000.00
2041	\$191,000.00	\$190,947.50	\$14,725.00	\$31,995.52	\$428,668.02	\$2,754,000.00
2042	\$203,000.00	\$179,010.00	\$13,770.00	\$32,635.43	\$428,415.43	\$2,551,000.00
2043	\$216,000.00	\$165,815.00	\$12,755.00	\$33,288.14	\$427,858.14	\$2,335,000.00
2044	\$231,000.00	\$151,775.00	\$11,675.00	\$33,953.90	\$428,403.90	\$2,104,000.00
2045	\$246,000.00	\$136,760.00	\$10,520.00	\$34,632.98	\$427,912.98	\$1,858,000.00
2046	\$262,000.00	\$120,770.00	\$9,290.00	\$35,325.64	\$427,385.64	\$1,596,000.00
2047	\$279,000.00	\$103,740.00	\$7,980.00	\$36,032.15	\$426,752.15	\$1,317,000.00
2048	\$298,000.00	\$85,605.00	\$6,585.00	\$36,752.79	\$426,942.79	\$1,019,000.00
2049	\$318,000.00	\$66,235.00	\$5,095.00	\$37,487.85	\$426,817.85	\$701,000.00
2050	\$339,000.00	\$45,565.00	\$3,505.00	\$38,237.60	\$426,307.60	\$362,000.00
2051	\$362,000.00	\$23,530.00	\$1,810.00	\$39,002.36	\$426,342.36	\$0.00
TOTAL	\$4,859,000.00	\$5,484,550.00	\$426,325.00	\$800,463.16	\$11,570,338.16	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

INITIAL PARCEL

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B INITIAL PARCEL						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$76,000.00	\$309,072.50	\$24,295.00	\$23,307.00	\$432,674.50	\$4,783,000.00
2026	\$80,000.00	\$304,797.50	\$23,915.00	\$23,773.14	\$432,485.64	\$4,703,000.00
2027	\$84,000.00	\$300,297.50	\$23,515.00	\$24,248.60	\$432,061.10	\$4,619,000.00
2028	\$88,000.00	\$295,572.50	\$23,095.00	\$24,733.57	\$431,401.07	\$4,531,000.00
2029	\$94,000.00	\$290,072.50	\$22,655.00	\$25,228.25	\$431,955.75	\$4,437,000.00
2030	\$99,000.00	\$284,197.50	\$22,185.00	\$25,732.81	\$431,115.31	\$4,338,000.00
2031	\$105,000.00	\$278,010.00	\$21,690.00	\$26,247.47	\$430,947.47	\$4,233,000.00
2032	\$112,000.00	\$271,447.50	\$21,165.00	\$26,772.42	\$431,384.92	\$4,121,000.00
2033	\$118,000.00	\$264,447.50	\$20,605.00	\$27,307.87	\$430,360.37	\$4,003,000.00
2034	\$126,000.00	\$257,072.50	\$20,015.00	\$27,854.02	\$430,941.52	\$3,877,000.00
2035	\$133,000.00	\$249,197.50	\$19,385.00	\$28,411.10	\$429,993.60	\$3,744,000.00
2036	\$141,000.00	\$240,885.00	\$18,720.00	\$28,979.33	\$429,584.33	\$3,603,000.00
2037	\$150,000.00	\$232,072.50	\$18,015.00	\$29,558.91	\$429,646.41	\$3,453,000.00
2038	\$159,000.00	\$222,697.50	\$17,265.00	\$30,150.09	\$429,112.59	\$3,294,000.00
2039	\$169,000.00	\$212,760.00	\$16,470.00	\$30,753.09	\$428,983.09	\$3,125,000.00
2040	\$180,000.00	\$202,197.50	\$15,625.00	\$31,368.15	\$429,190.65	\$2,945,000.00
2041	\$191,000.00	\$190,947.50	\$14,725.00	\$31,995.52	\$428,668.02	\$2,754,000.00
2042	\$203,000.00	\$179,010.00	\$13,770.00	\$32,635.43	\$428,415.43	\$2,551,000.00
2043	\$216,000.00	\$165,815.00	\$12,755.00	\$33,288.14	\$427,858.14	\$2,335,000.00
2044	\$231,000.00	\$151,775.00	\$11,675.00	\$33,953.90	\$428,403.90	\$2,104,000.00
2045	\$246,000.00	\$136,760.00	\$10,520.00	\$34,632.98	\$427,912.98	\$1,858,000.00
2046	\$262,000.00	\$120,770.00	\$9,290.00	\$35,325.64	\$427,385.64	\$1,596,000.00
2047	\$279,000.00	\$103,740.00	\$7,980.00	\$36,032.15	\$426,752.15	\$1,317,000.00
2048	\$298,000.00	\$85,605.00	\$6,585.00	\$36,752.79	\$426,942.79	\$1,019,000.00
2049	\$318,000.00	\$66,235.00	\$5,095.00	\$37,487.85	\$426,817.85	\$701,000.00
2050	\$339,000.00	\$45,565.00	\$3,505.00	\$38,237.60	\$426,307.60	\$362,000.00
2051	\$362,000.00	\$23,530.00	\$1,810.00	\$39,002.36	\$426,342.36	\$0.00
TOTAL	\$4,859,000.00	\$5,484,550.00	\$426,325.00	\$800,463.16	\$11,570,338.16	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

EXHIBIT C-3
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B**

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B LOT TYPE 2 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$524.14	\$2,131.53	\$167.55	\$160.74	\$2,983.96	\$32,986.21
2026	\$551.72	\$2,102.05	\$164.93	\$163.95	\$2,982.66	\$32,434.48
2027	\$579.31	\$2,071.02	\$162.17	\$167.23	\$2,979.73	\$31,855.17
2028	\$606.90	\$2,038.43	\$159.28	\$170.58	\$2,975.18	\$31,248.28
2029	\$648.28	\$2,000.50	\$156.24	\$173.99	\$2,979.01	\$30,600.00
2030	\$682.76	\$1,959.98	\$153.00	\$177.47	\$2,973.21	\$29,917.24
2031	\$724.14	\$1,917.31	\$149.59	\$181.02	\$2,972.05	\$29,193.10
2032	\$772.41	\$1,872.05	\$145.97	\$184.64	\$2,975.07	\$28,420.69
2033	\$813.79	\$1,823.78	\$142.10	\$188.33	\$2,968.00	\$27,606.90
2034	\$868.97	\$1,772.91	\$138.03	\$192.10	\$2,972.01	\$26,737.93
2035	\$917.24	\$1,718.60	\$133.69	\$195.94	\$2,965.47	\$25,820.69
2036	\$972.41	\$1,661.28	\$129.10	\$199.86	\$2,962.65	\$24,848.28
2037	\$1,034.48	\$1,600.50	\$124.24	\$203.85	\$2,963.08	\$23,813.79
2038	\$1,096.55	\$1,535.84	\$119.07	\$207.93	\$2,959.40	\$22,717.24
2039	\$1,165.52	\$1,467.31	\$113.59	\$212.09	\$2,958.50	\$21,551.72
2040	\$1,241.38	\$1,394.47	\$107.76	\$216.33	\$2,959.94	\$20,310.34
2041	\$1,317.24	\$1,316.88	\$101.55	\$220.66	\$2,956.33	\$18,993.10
2042	\$1,400.00	\$1,234.55	\$94.97	\$225.07	\$2,954.59	\$17,593.10
2043	\$1,489.66	\$1,143.55	\$87.97	\$229.57	\$2,950.75	\$16,103.45
2044	\$1,593.10	\$1,046.72	\$80.52	\$234.16	\$2,954.51	\$14,510.34
2045	\$1,696.55	\$943.17	\$72.55	\$238.85	\$2,951.12	\$12,813.79
2046	\$1,806.90	\$832.90	\$64.07	\$243.63	\$2,947.49	\$11,006.90
2047	\$1,924.14	\$715.45	\$55.03	\$248.50	\$2,943.12	\$9,082.76
2048	\$2,055.17	\$590.38	\$45.41	\$253.47	\$2,944.43	\$7,027.59
2049	\$2,193.10	\$456.79	\$35.14	\$258.54	\$2,943.57	\$4,834.48
2050	\$2,337.93	\$314.24	\$24.17	\$263.71	\$2,940.05	\$2,496.55
2051	\$2,496.55	\$162.28	\$12.48	\$268.98	\$2,940.29	\$0.00
TOTAL	\$33,510.34	\$37,824.48	\$2,940.17	\$5,520.44	\$79,795.44	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Brahman Ranch Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

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

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B LOT TYPE 2						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$524.14	\$2,131.53	\$167.55	\$160.74	\$2,983.96	\$32,986.21
2026	\$551.72	\$2,102.05	\$164.93	\$163.95	\$2,982.66	\$32,434.48
2027	\$579.31	\$2,071.02	\$162.17	\$167.23	\$2,979.73	\$31,855.17
2028	\$606.90	\$2,038.43	\$159.28	\$170.58	\$2,975.18	\$31,248.28
2029	\$648.28	\$2,000.50	\$156.24	\$173.99	\$2,979.01	\$30,600.00
2030	\$682.76	\$1,959.98	\$153.00	\$177.47	\$2,973.21	\$29,917.24
2031	\$724.14	\$1,917.31	\$149.59	\$181.02	\$2,972.05	\$29,193.10
2032	\$772.41	\$1,872.05	\$145.97	\$184.64	\$2,975.07	\$28,420.69
2033	\$813.79	\$1,823.78	\$142.10	\$188.33	\$2,968.00	\$27,606.90
2034	\$868.97	\$1,772.91	\$138.03	\$192.10	\$2,972.01	\$26,737.93
2035	\$917.24	\$1,718.60	\$133.69	\$195.94	\$2,965.47	\$25,820.69
2036	\$972.41	\$1,661.28	\$129.10	\$199.86	\$2,962.65	\$24,848.28
2037	\$1,034.48	\$1,600.50	\$124.24	\$203.85	\$2,963.08	\$23,813.79
2038	\$1,096.55	\$1,535.84	\$119.07	\$207.93	\$2,959.40	\$22,717.24
2039	\$1,165.52	\$1,467.31	\$113.59	\$212.09	\$2,958.50	\$21,551.72
2040	\$1,241.38	\$1,394.47	\$107.76	\$216.33	\$2,959.94	\$20,310.34
2041	\$1,317.24	\$1,316.88	\$101.55	\$220.66	\$2,956.33	\$18,993.10
2042	\$1,400.00	\$1,234.55	\$94.97	\$225.07	\$2,954.59	\$17,593.10
2043	\$1,489.66	\$1,143.55	\$87.97	\$229.57	\$2,950.75	\$16,103.45
2044	\$1,593.10	\$1,046.72	\$80.52	\$234.16	\$2,954.51	\$14,510.34
2045	\$1,696.55	\$943.17	\$72.55	\$238.85	\$2,951.12	\$12,813.79
2046	\$1,806.90	\$832.90	\$64.07	\$243.63	\$2,947.49	\$11,006.90
2047	\$1,924.14	\$715.45	\$55.03	\$248.50	\$2,943.12	\$9,082.76
2048	\$2,055.17	\$590.38	\$45.41	\$253.47	\$2,944.43	\$7,027.59
2049	\$2,193.10	\$456.79	\$35.14	\$258.54	\$2,943.57	\$4,834.48
2050	\$2,337.93	\$314.24	\$24.17	\$263.71	\$2,940.05	\$2,496.55
2051	\$2,496.55	\$162.28	\$12.48	\$268.98	\$2,940.29	\$0.00
TOTAL	\$33,510.34	\$37,824.48	\$2,940.17	\$5,520.44	\$79,795.44	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on May 11, 2020, the City Council passed and approved Resolution No. 11-2020-05, which was amended by Resolution No. 01-2021-03 passed and approved by the City Council on March 29, 2021, which authorized and approved the creation and establishment of the Brahman Ranch Public Improvement District No. 1; and

WHEREAS, on December 1, 2022, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 729-2022-12 approving the Brahman Ranch Public Improvement District No. 1 Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the “Assessment Roll”), (the “Service and Assessment Plan”) and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the “Authorized Improvements”) undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the “PID Act”) requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the “Brahman Ranch Public Improvement District No. 1 2025 Annual Service Plan Update” (the “Annual Service Plan Update”) which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before September 15, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 8TH DAY OF SEPTEMBER, 2025.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA
City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]

ITEM REPORT

To: City Council
From:
Subject: Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District.
Department/Office: Finance

Summary:

Recommended Action:

Budget:

Attachments:

1. City of Venus Patriot Estates PID Ord approving 2025 SAP Update
2. Patriot Estates PID (Series 2021) 2025 SAP Update 08.25.2025

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on November 9, 2020, the City Council passed and approved Resolution No. 34-2020-11, which authorized and approved the creation and establishment of the Patriot Estates Public Improvement District (the “District”); and

WHEREAS, on November 8, 2021, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 742-2021-11 approving the Patriot Estates Public Improvement District Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the “Assessment Roll”), (the “Service and Assessment Plan”) and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the “Authorized Improvements”) undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the “PID Act”) requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the “Patriot Estates Public Improvement District 2025 Annual Service Plan Update” (the “Annual Service Plan Update”) which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas and Johnson County, Texas, on or before September 15, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 8TH DAY OF SEPTEMBER, 2025.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA
City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]

CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 8, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I.	Introduction	1
II.	Annual Service Plan	2
III.	Assessment Plan	5

APPENDICES

Appendix A Assessment Roll

EXHIBITS

Exhibit A Final Plats

Exhibit B Debt Service Schedule

Exhibit C Parcel/Lot Type Map

Exhibit D Form of Homebuyer Disclosure

I. Introduction

The Patriot Estates Public Improvement District (the “District”) was created pursuant to the PID Act by Resolution No. 34-2020-11 on November 9, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On November 8, 2021, the City Council adopted (i) Ordinance No. 742-2021-11 which approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District and (ii) Ordinance No. 743-2021-11 which approved the issuance of the Series 2021 (Patriot Estates Public Improvement District) bonds (the “Series 2021 Bonds”). The Service and Assessment Plan (the “SAP”) identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP unless the context in which a term is used clearly requires a different meaning.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #1 PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2026	2027	2028	2029	2030
SERIES 2021 BONDS					
PRINCIPAL	\$65,000.00	\$67,000.00	\$69,000.00	\$71,000.00	\$72,000.00
INTEREST	\$94,386.27	\$92,680.02	\$90,586.27	\$88,430.02	\$86,211.27
TOTAL	\$159,386.27	\$159,680.02	\$159,586.27	\$159,430.02	\$158,211.27
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$22,950.00	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADDITIONAL INTEREST	\$12,997.97	\$12,672.97	\$12,337.97	\$11,992.97	\$11,637.97
ANNUAL COLLECTION COSTS	\$0.00	\$23,409.00	\$23,877.18	\$24,354.72	\$24,841.82
TOTAL ANNUAL INSTALLMENT	\$195,334.24	\$195,761.99	\$195,801.42	\$195,777.71	\$194,691.06

TABLE II-2					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #2 PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2025	2026	2027	2028	2029
SERIES 2021 BONDS					
PRINCIPAL	\$79,000.00	\$81,000.00	\$84,000.00	\$86,000.00	\$89,000.00
INTEREST	\$115,323.80	\$113,250.05	\$110,718.80	\$108,093.80	\$105,406.30
TOTAL	\$194,323.80	\$194,250.05	\$194,718.80	\$194,093.80	\$194,406.30
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$23,205.00	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADDITIONAL INTEREST	\$15,880.00	\$15,485.00	\$15,080.00	\$14,660.00	\$14,230.00
ANNUAL COLLECTION COSTS	\$0.00	\$23,669.10	\$24,142.48	\$24,625.33	\$25,117.84
TOTAL ANNUAL INSTALLMENT	\$233,408.80	\$233,404.15	\$233,941.28	\$233,379.13	\$233,754.14

II. Annual Service Plan



A. Parcel Subdivision

1. Improvement Area #1

- The Final Plat of Patriot Estates Phase 8 was filed and recorded with the County on November 15, 2021, and consists of 333 residential Lots and 3 Lots of Non-Benefited Property.

2. Improvement Area #2

- The Final Plat of Patriot Estates Phase 9 was filed and recorded with the County on February 10, 2023, and consists of 320 residential Lots and 7 Lots of Non-Benefited Property.

The Final Plats for Improvement Area #1 and Improvement Area #2 are attached as Exhibit B.

B. Authorized Improvements

1. Improvement Area #1

- The Owner has completed and dedicated the Authorized Improvements to the City on November 15, 2021.

TABLE II-3					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #1 IMPROVEMENTS					
IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
STREETS	\$2,839,322	\$2,399,172			84.50%
SANITARY SEWER	\$1,266,704	\$1,105,834			87.30%
STORM DRAINAGE	\$1,698,745	\$1,446,983			85.18%
SOFT COSTS	\$1,637,831	\$143,550			8.76%
TOTAL	\$7,442,602	\$5,095,539	\$3,059,879	\$2,035,660	68.46%
^a Per the Quarterly Report dated 6/30/2024.					

II. Annual Service Plan



2. Improvement Area #2

- The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on January 10, 2023.

TABLE II-4					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #2 IMPROVEMENTS					
IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
STREETS	\$2,168,546	\$2,021,321			93.21%
SANITARY SEWER	\$957,975	\$1,041,516			108.72%
STORM DRAINAGE	\$1,148,985	\$967,959			84.24%
SOFT COSTS	\$1,206,345	\$57,097			4.73%
TOTAL	\$5,481,851	\$4,087,892	\$2,840,121	\$1,247,771	74.57%
^a Per the Quarterly Report dated 6/30/2024.					

A. Outstanding Indebtedness

1. Improvement Area #1

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #1 is \$2,665,000.00. Improvement Area #1's share of the scheduled September 15, 2025 principal payment on the Series 2021 Bonds is \$65,000.00.

2. Improvement Area #2

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #2 is \$3,254,000.00. Improvement Area #2's share of the scheduled September 15, 2025 principal payment on the Series 2021 Bonds is \$78,000.00.

B. Annual Installment Due 1/31/2026

Annual Installments are detailed in Tables III-1 and III-2 below. The debt service schedule for the Series 2021 Bonds is attached as Exhibit B.

1. Improvement Area #1

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1 Annual Installment is \$159,402.50.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Assessments, due is \$12,997.97.
- **Annual Collection Costs:** 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 outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1 Annual Installment have been reduced to \$0.00 given the available Administrative Funds.

TABLE III-1	
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS	
IMPROVEMENT AREA #1 ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$65,000.00
INTEREST	\$94,402.50
SUBTOTAL	\$159,402.50
ADDITIONAL INTEREST	\$12,997.97
ANNUAL COLLECTION COSTS	\$0.00
TOTAL	\$172,400.47

2. Improvement Area #2

- **Principal and Interest:** The total principal and interest required for the Improvement Area #2 Annual Installment is \$194,323.76.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #2 Assessments, due is \$15,880.00.
- **Annual Collection Costs:** 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 outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #2 Annual Installment have been reduced to \$0.00 given the available Administrative Funds.

TABLE III-2	
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS	
IMPROVEMENT AREA #2 ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	AMOUNT
PRINCIPAL	\$79,000.00
INTEREST	\$115,323.76
SUBTOTAL	\$194,323.76
ADDITIONAL INTEREST	\$15,880.00
ANNUAL COLLECTION COSTS	\$0.00
TOTAL	\$210,203.76

C. Prepayment of Assessments in Full

1. Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within the Improvement Area #1.

TABLE III-3			
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS			
IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-82713	104 Son Martin Place	1	1/17/2023
126-4415-82712	106 Son Martin Place	1	1/27/2023
126-4415-82812	107 Son Martin Place	1	11/21/2022
126-4415-82711	108 Son Martin Place	1	1/27/2023
126-4415-82807	134 Sammy Fowler Avenue	1	1/31/2023
126-4415-82808	138 Sammy Fowler Avenue	1	11/21/2022
126-4415-82810	146 Sammy Fowler Avenue	1	11/21/2022
126-4415-82909	147 Sammy Fowler Avenue	1	11/30/2022
126-4415-82811	150 Sammy Fowler Avenue	1	11/30/2022
126-4415-82907	151 Sammy Fowler Avenue	1	2/23/2023
126-4415-82905	155 Sammy Fowler Avenue	1	2/23/2023
126-4415-82904	157 Sammy Fowler Avenue	1	2/13/2023
126-4415-82709	158 Sammy Fowler Avenue	1	2/13/2023
126-4415-82901	163 Sammy Fowler Avenue	1	3/10/2023
126-4415-83113	324 Condie Russell Avenue	1	2/13/2023
126-4415-82701	325 Condie Russell Avenue	1	11/30/2022
126-4415-83114	326 Condie Russell Avenue	1	2/13/2023
126-4415-82702	327 Condie Russell Avenue	1	11/30/2022
126-4415-83115	328 Condie Russell Avenue	1	2/13/2023
126-4415-82704	331 Condie Russell Avenue	1	11/30/2022
126-4415-83117	332 Condie Russell Avenue	1	2/13/2023
126-4415-82705	333 Condie Russell Avenue	1	12/22/2022
126-4415-83118	334 Condie Russell Avenue	1	2/13/2023
126-4415-82706	335 Condie Russell Avenue	1	1/27/2023
126-4415-83119	336 Condie Russell Avenue	1	3/10/2023
126-4415-83120	338 Condie Russell Avenue	1	2/28/2023
126-4415-83122	342 Condie Russell Avenue	1	5/19/2023
126-4415-83125	348 Condie Russell Avenue	1	5/19/2023
126-4415-83126	350 Condie Russell Avenue	1	6/29/2023
126-4415-83127	352 Condie Russell Avenue	1	8/11/2023
126-4415-83128	354 Condie Russell Avenue	1	8/11/2023
126-4415-83130	358 Condie Russell Avenue	1	8/11/2023
126-4415-83202	402 Condie Russell Avenue	1	8/11/2023
126-4415-83204	406 Condie Russell Avenue	1	6/29/2023
126-4415-83205	408 Condie Russell Avenue	1	6/29/2023

TABLE III-3			
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS			
IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-83302	413 Condie Russell Avenue	1	8/11/2023
126-4415-83208	414 Condie Russell Avenue	1	5/31/2023
126-4415-83303	415 Condie Russell Avenue	1	8/11/2023
126-4415-83210	418 Condie Russell Avenue	1	5/31/2023
126-4415-83304	419 Condie Russell Avenue	1	7/31/2023
126-4415-83305	421 Condie Russell Avenue	1	6/29/2023
126-4415-83212	422 Condie Russell Avenue	1	5/31/2023
126-4415-83213	424 Condie Russell Avenue	1	6/29/2023
126-4415-83215	428 Condie Russell Avenue	1	5/31/2023
126-4415-82910	504 Bennie Leonard Street	1	4/18/2023
126-4415-82803	505 DK Wilson Street	1	1/31/2023
126-4415-82911	506 Bennie Leonard Street	1	4/18/2023
126-4415-83009	507 Bennie Leonard Street	1	4/18/2023
126-4415-82802	507 DK Wilson Street	1	11/21/2022
126-4415-82913	510 Bennie Leonard Street	1	3/20/2023
126-4415-83007	511 Bennie Leonard Street	1	4/18/2023
126-4415-83006	513 Bennie Leonard Street	1	4/27/2023
126-4415-82915	514 Bennie Leonard Street	1	3/20/2023
126-4415-83005	515 Bennie Leonard Street	1	5/18/2023
126-4415-82916	516 Bennie Leonard Street	1	2/28/2023
126-4415-83004	517 Bennie Leonard Street	1	5/18/2023
126-4415-82917	518 Bennie Leonard Street	1	3/10/2023
126-4415-83003	519 Bennie Leonard Street	1	5/18/2023
126-4415-82918	520 Bennie Leonard Street	1	2/28/2023
126-4415-83002	521 Bennie Leonard Street	1	4/18/2023

2. Improvement Area #2

- There have been no full prepayments of Assessments in Improvement Area #2.

D. Partial Prepayment of Assessments

1. Improvement Area #1

- There have been no partial prepayments of Assessments in Improvement Area #1.

2. Improvement Area #2

- There have been no partial prepayments of Assessments in Improvement Area #2.

E. Extraordinary Optional Redemptions

1. Improvement Area #1

- One extraordinary optional redemption in the amount of \$608,000 occurred on March 15, 2024 from the proceeds of the prepayments received. An extraordinary optional redemption in the amount of \$35,000 is scheduled to occur on September 15, 2025 as a result of the reduction in the reserve account requirement caused by the extraordinary optional redemption from the proceeds of the prepayments received. An additional extraordinary optional redemption in the amount of \$12,000.00 is scheduled to occur on September 15, 2025 from funds on deposit in the redemption fund.

2. Improvement Area #2

- An additional extraordinary optional redemption in the amount of \$15,000.00 is scheduled to occur on September 15, 2025 from funds on deposit in the redemption fund.

F. Assessment Roll

- The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.82301	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82302	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82303	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82304	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82305	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82306	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82307	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82308	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82309	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82310	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82311	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82312	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82313	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82314	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82315	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82316	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82317	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82318	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82319	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82320	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82321	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82322	NON-BENEFITED		\$0.00	\$0.00
126.4415.82401	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82402	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82403	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82404	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82405	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82406	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82407	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82408	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82409	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82410	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82501	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82502	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82503	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82504	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82505	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82506	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.82507	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82508	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82509	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82510	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82511	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82512	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82513	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82514	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82515	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82516	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82517	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82518	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82519	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82520	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82601	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82602	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82603	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82604	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82605	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82606	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82607	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82608	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82609	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82610	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82611	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82612	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82613	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82614	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82615	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82616	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82617	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82618	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82619	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82620	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82701	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82702	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82703	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82704	LOT TYPE 1	(C)	\$0.00	\$0.00

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.82705	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82706	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82707	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82708	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82709	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82710	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82711	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82712	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82713	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82714	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82715	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82801	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82802	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82803	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82804	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82805	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82806	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82807	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82808	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82809	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82810	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82811	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82812	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82813	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82814	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82901	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82902	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82903	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82904	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82905	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82906	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82907	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82908	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82909	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82910	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82911	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82912	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82913	LOT TYPE 1	(C)	\$0.00	\$0.00

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.82914	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.82915	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82916	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82917	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82918	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82919	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83001	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83002	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83003	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83004	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83005	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83006	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83007	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83008	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83009	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83010	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83011	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83012	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83013	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83014	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83015	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83016	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83017	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83018	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83019	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83020	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83021	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83022	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83023	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83024	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83025	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83026	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83027	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83028	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83029	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83030	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83031	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83032	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.83033	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83101	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83102	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83103	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83104	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83105	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83106	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83107	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83108	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83109	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83110	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83111	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83112	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83113	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83114	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83115	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83116	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83117	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83118	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83119	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83120	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83121	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83122	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83123	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83124	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83125	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83126	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83127	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83128	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83129	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.83130	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83201	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83202	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83203	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83204	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83205	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83206	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83207	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.83208	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83209	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83210	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83211	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83212	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83213	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83214	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83215	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83216	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83217	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83218	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.83219	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83220	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83221	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83222	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83223	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83224	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83225	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83226	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83227	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83228	NON-BENEFITED		\$0.00	\$0.00
126.4415.83301	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83302	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83303	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83304	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83305	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83306	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83307	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83308	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83309	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83310	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83311	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83312	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83313	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83314	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83315	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83316	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83317	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID ^A	LOT TYPE	ANNUAL INSTALLMENT		OUTSTANDING ASSESSMENT
		NOTE	DUE 1/31/2026 ^B	
126.4415.83318	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83319	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83401	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83402	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83403	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83404	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83405	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83406	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83407	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83408	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83409	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83410	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83411	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83412	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83413	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83414	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83415	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83416	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83417	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83418	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83419	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83420	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83421	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83422	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83423	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83424	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83425	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83426	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83427	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83428	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83429	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83430	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83431	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83432	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83433	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83501	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83502	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83503	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.83504	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83505	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83506	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83507	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83508	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83509	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83510	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83511	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83512	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83513	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83514	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83515	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83516	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83517	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83518	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83519	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83520	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83521	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83522	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83523	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83524	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83525	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83526	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83527	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83528	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83601	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83602	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83603	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83604	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83605	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83606	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83607	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83608	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83609	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83610	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83611	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83612	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83613	LOT TYPE 1		\$631.44	\$9,522.32

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.83614	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83615	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83616	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83617	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83618	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83619	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83620	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83621	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83622	NON-BENEFITED		\$0.00	\$0.00
126.4415.83701	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83702	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83703	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83704	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83705	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83706	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83707	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83708	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83709	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83710	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83711	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83712	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83713	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83714	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83715	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83801	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83802	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83803	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83804	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83805	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83806	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83807	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83808	LOT TYPE 1		\$631.44	\$9,522.32
126.4415.83623	NON-BENEFITED		\$0.00	\$0.00
126.4415.83624	NON-BENEFITED		\$0.00	\$0.00
126.4415.82323	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.83131	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82621	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82324	LOT TYPE 1	(D)	\$315.72	\$4,761.16

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.82622	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.83229	LOT TYPE 1	(D)	\$315.72	\$4,761.16
126.4415.82411	LOT TYPE 1	(D)	\$315.72	\$4,761.16
TOTAL^E			\$172,384.24	\$2,599,594.25

^A Property IDs per Johnson Central Appraisal District preliminary and subject to change.

^B Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2026.

^C Prepaid in full.

^D Property ID represents a 50.00% ownership share of a residential lot. The Annual Installment and Outstanding Assessment shown is 50.00% of a Lot Type 1 Annual Installment and Outstanding Assessment.

^E Total may not match Service Plan or installment schedules due to rounding or Prepayments.

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.93601	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93811	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93602	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93603	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93604	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93605	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93606	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93607	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93608	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93609	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93610	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93611	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93612	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93613	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93614	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93615	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93616	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93617	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93618	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93619	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93620	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93621	NON-BENEFITED	\$0.00	\$0.00
126.4415.93701	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93702	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93703	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93704	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93705	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93706	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93707	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93708	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93709	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93710	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93711	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93712	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93713	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93714	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93715	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93801	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.93802	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93803	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93804	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93805	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93806	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93807	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93808	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93809	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93810	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93812	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93813	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93814	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93815	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93816	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93817	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93818	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93819	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93820	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93901	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93902	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93903	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93904	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93905	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93906	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93907	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93908	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93909	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93910	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93911	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93912	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93913	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93914	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93915	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93916	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93917	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93918	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93919	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.93920	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.93921	NON-BENEFITED	\$0.00	\$0.00
126.4415.94001	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94002	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94003	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94004	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94005	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94006	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94007	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94008	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94009	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94010	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94011	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94012	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94013	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94014	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94015	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94016	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94017	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94018	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94019	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94020	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94021	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94022	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94023	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94024	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94025	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94026	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94027	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94028	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94029	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94030	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94031	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94032	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94033	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94034	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94035	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94036	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94037	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94038	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94039	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94040	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94041	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94042	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94043	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94044	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94045	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94046	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94047	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94048	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94049	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94050	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94051	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94052	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94053	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94054	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94055	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94056	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94057	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94058	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94059	NON-BENEFITED	\$0.00	\$0.00
126.4415.94060	NON-BENEFITED	\$0.00	\$0.00
126.4415.94101	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94102	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94103	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94104	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94105	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94106	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94107	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94108	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94109	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94110	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94111	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94112	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94113	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94114	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94115	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94116	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94117	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94118	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94119	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94120	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94121	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94122	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94123	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94124	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94125	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94126	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94127	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94128	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94129	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94130	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94131	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94132	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94133	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94134	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94135	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94136	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94137	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94138	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94139	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94140	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94141	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94142	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94143	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94144	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94145	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94146	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94147	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94148	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94149	NON-BENEFITED	\$0.00	\$0.00
126.4415.94201	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94202	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94203	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94204	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94205	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94206	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94207	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94208	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94209	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94210	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94211	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94212	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94213	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94214	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94215	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94216	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94217	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94218	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94219	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94220	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94221	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94222	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94223	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94224	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94225	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94226	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94227	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94301	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94302	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94303	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94304	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94305	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94306	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94307	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94308	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94309	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94310	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94311	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94312	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94313	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94314	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94315	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94316	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94317	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94318	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94319	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94320	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94401	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94402	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94403	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94404	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94405	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94406	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94407	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94408	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94409	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94410	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94411	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94412	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94413	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94414	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94415	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94416	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94417	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94418	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94419	NON-BENEFITED	\$0.00	\$0.00
126.4415.94501	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94816	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94815	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94814	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94813	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94812	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94811	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94810	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94809	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94808	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94502	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94503	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94504	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94505	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94506	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94507	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94508	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94509	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94510	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94511	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94512	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94513	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94514	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94515	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94516	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94517	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94518	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94519	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94520	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94521	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94522	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94523	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94524	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94525	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94526	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94527	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94528	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94529	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94807	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94806	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94805	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94804	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94803	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94802	LOT TYPE 2	\$656.89	\$9,925.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2026^B	OUTSTANDING ASSESSMENT
126.4415.94801	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94710	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94709	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94708	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94707	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94706	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94530	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94531	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94532	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94533	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94534	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94535	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94536	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94537	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94538	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94539	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94540	NON-BENEFITED	\$0.00	\$0.00
126.4415.94601	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94602	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94603	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94604	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94605	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94606	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94607	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94608	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94609	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94701	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94702	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94703	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94704	LOT TYPE 2	\$656.89	\$9,925.00
126.4415.94705	LOT TYPE 2	\$656.89	\$9,925.00
TOTAL^D		\$210,203.80	\$3,176,000.00

^AProperty IDs per Johnson Central Appraisal District preliminary and subject to change.

^B Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2026.

^CPrepaid in full.

^DTotal may not match Service Plan or installment schedules due to rounding or Prepayments.

EXHIBIT A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PHASE 8 FINAL PLAT

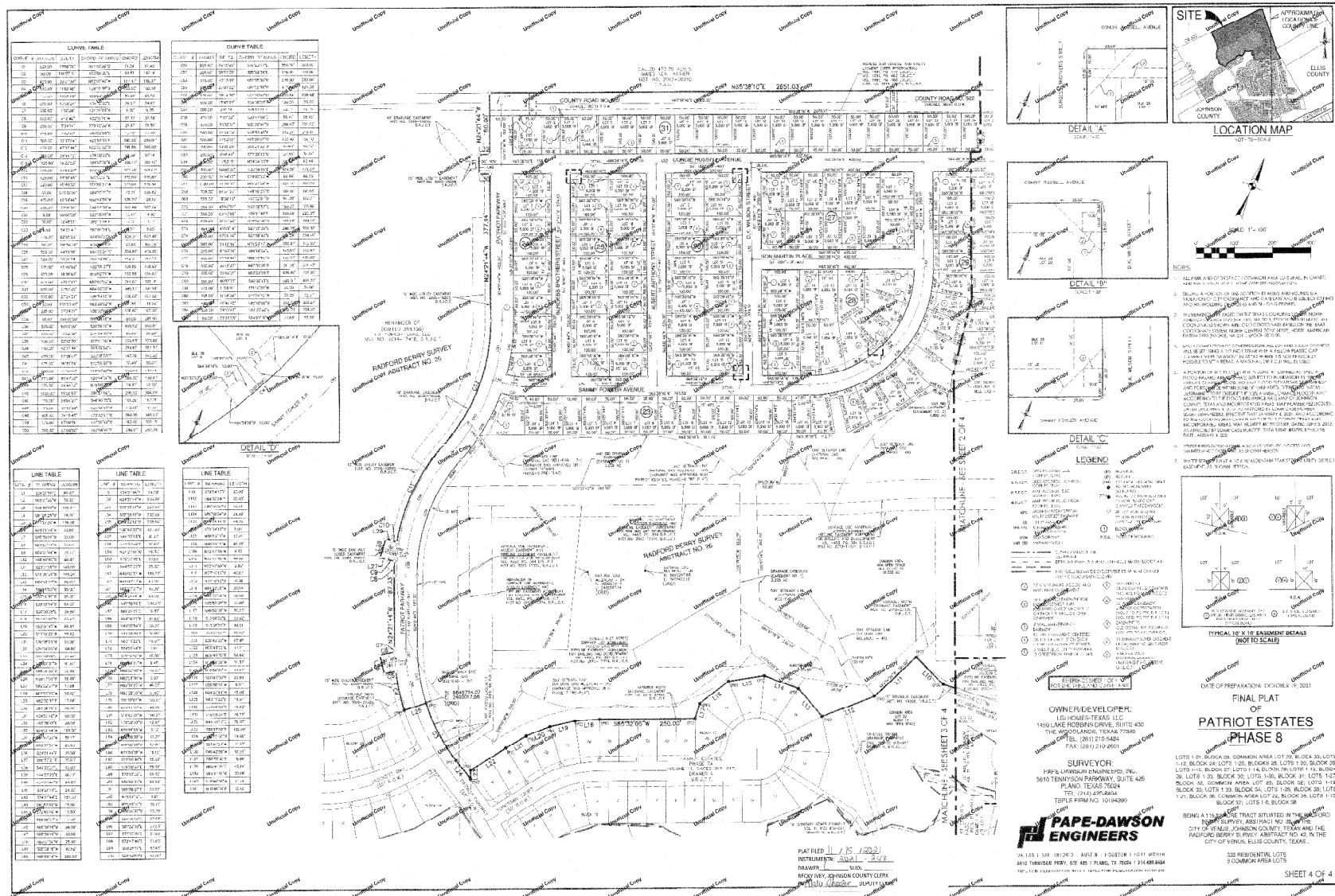


EXHIBIT A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PHASE 9 FINAL PLAT

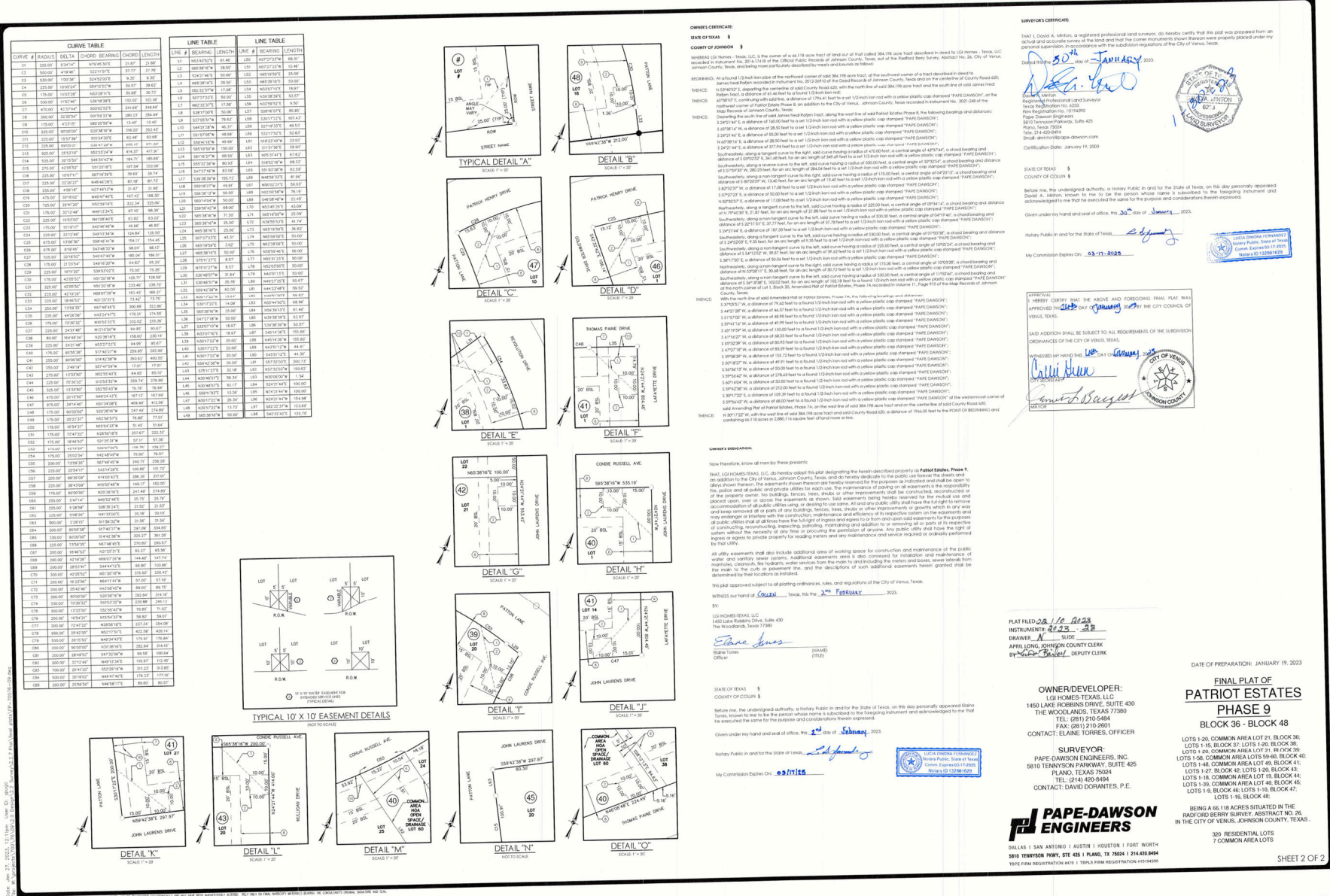


EXHIBIT B
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1-2 BONDS
DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 98,000	\$ 196,140	\$ 294,140
2023	149,000	245,184	394,184
2024	153,000	241,273	394,273
2025	157,000	237,256	394,256
2026	160,000	233,135	393,135
2027	164,000	228,935	392,935
2028	169,000	223,810	392,810
2029	174,000	218,529	392,529
2030	179,000	213,091	392,091
2031	185,000	207,498	392,498
2032	191,000	201,716	392,716
2033	197,000	195,270	392,270
2034	203,000	188,621	391,621
2035	210,000	181,770	391,770
2036	217,000	174,683	391,683
2037	224,000	167,359	391,359
2038	231,000	159,799	390,799
2039	239,000	152,003	391,003
2040	247,000	143,936	390,936
2041	256,000	135,600	391,600
2042	264,000	126,960	390,960
2043	275,000	116,400	391,400
2044	286,000	105,400	391,400
2045	297,000	93,960	390,960
2046	309,000	82,080	391,080
2047	322,000	69,720	391,720
2048	334,000	56,840	390,840
2049	348,000	43,480	391,480
2050	362,000	29,560	391,560
2051	377,000	15,080	392,080
Total⁽¹⁾	\$6,977,000	\$4,685,087	\$11,662,087

⁽¹⁾ Totals may not add due to rounding.

EXHIBIT C-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PARCEL/LOT TYPE MAP

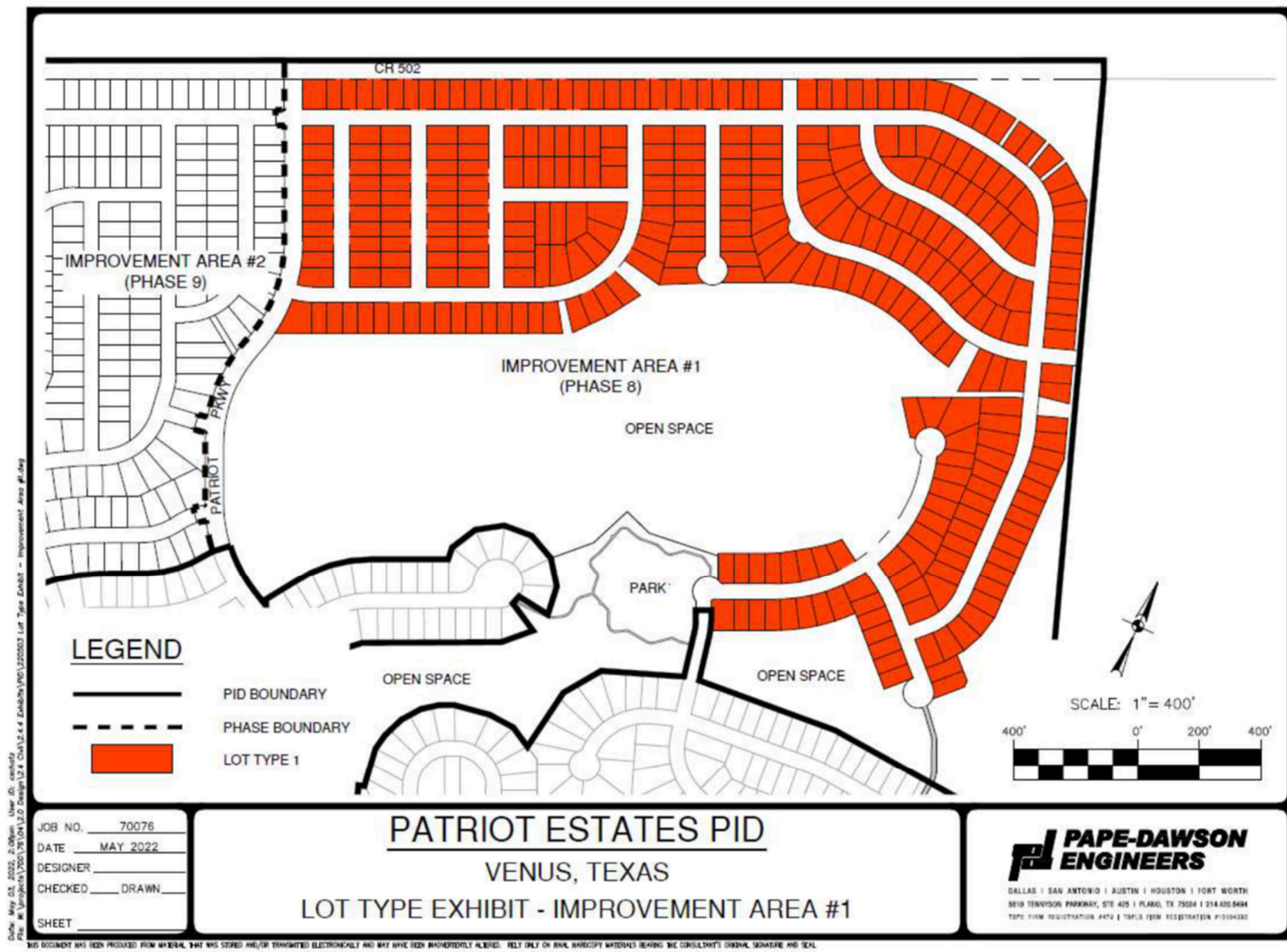


Exhibit C-1

EXHIBIT C-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PARCEL/LOT TYPE MAP

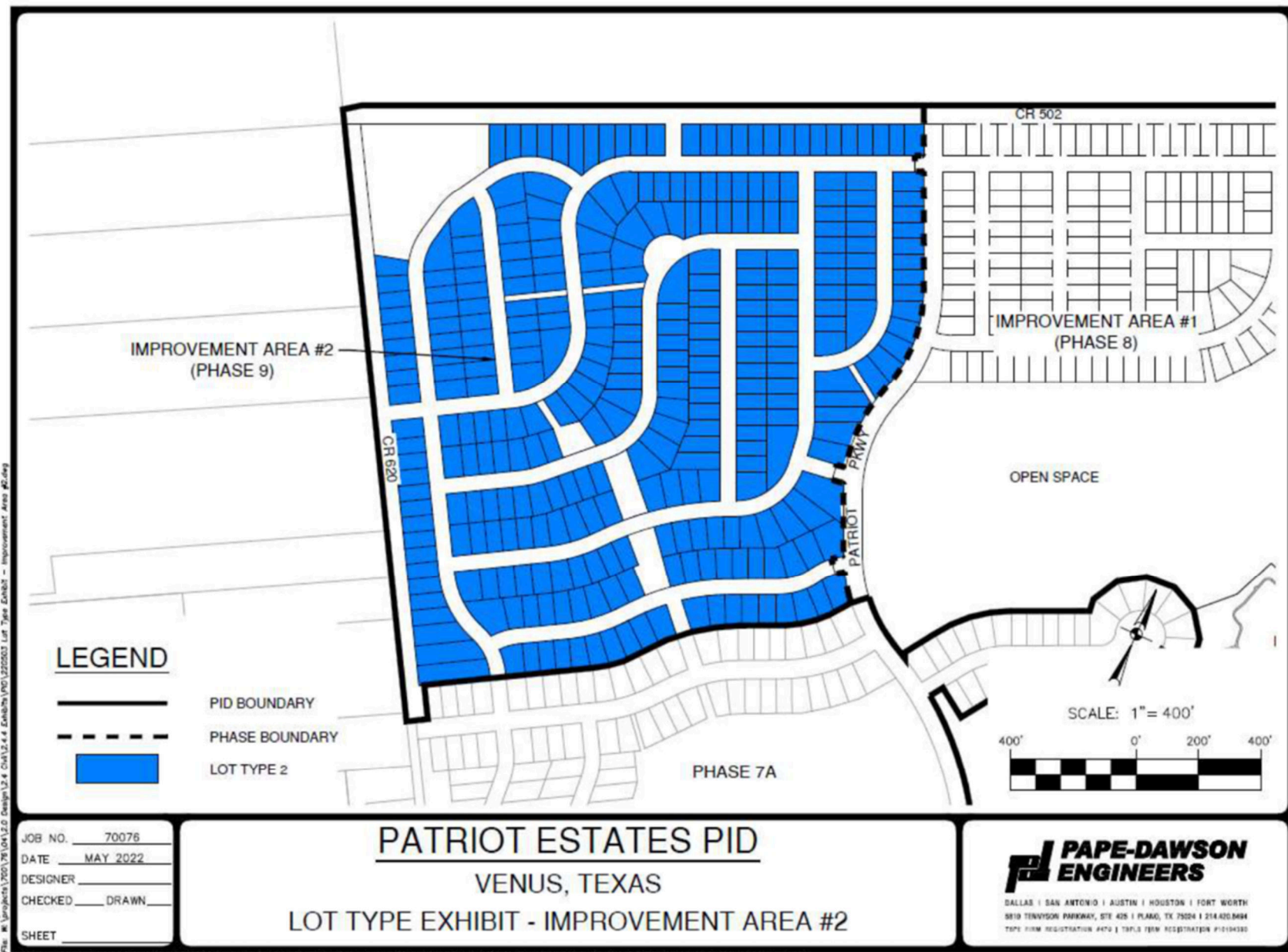


EXHIBIT D-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #1**

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates 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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$238.10	\$345.74	\$47.61	\$0.00	\$631.44	\$9,284.23
2026	\$245.42	\$339.49	\$46.42	\$85.75	\$717.08	\$9,038.81
2027	\$252.75	\$331.82	\$45.19	\$87.46	\$717.22	\$8,786.06
2028	\$260.07	\$323.92	\$43.93	\$89.21	\$717.13	\$8,525.99
2029	\$263.74	\$315.79	\$42.63	\$91.00	\$713.15	\$8,262.25
2030	\$274.73	\$307.55	\$41.31	\$92.82	\$716.40	\$7,987.52
2031	\$282.05	\$298.97	\$39.94	\$94.67	\$715.63	\$7,705.47
2032	\$293.04	\$289.45	\$38.53	\$96.57	\$717.58	\$7,412.43
2033	\$300.37	\$279.56	\$37.06	\$98.50	\$715.48	\$7,112.07
2034	\$311.36	\$269.42	\$35.56	\$100.47	\$716.80	\$6,800.71
2035	\$322.34	\$258.91	\$34.00	\$102.48	\$717.73	\$6,478.37
2036	\$333.33	\$248.03	\$32.39	\$104.53	\$718.28	\$6,145.03
2037	\$340.66	\$236.78	\$30.73	\$106.62	\$714.78	\$5,804.37
2038	\$355.31	\$225.28	\$29.02	\$108.75	\$718.37	\$5,449.06
2039	\$366.30	\$213.29	\$27.25	\$110.92	\$717.76	\$5,082.76
2040	\$380.95	\$200.93	\$25.41	\$113.14	\$720.44	\$4,701.81
2041	\$391.94	\$188.07	\$23.51	\$115.40	\$718.93	\$4,309.87
2042	\$406.59	\$172.39	\$21.55	\$117.71	\$718.25	\$3,903.28
2043	\$424.91	\$156.13	\$19.52	\$120.07	\$720.62	\$3,478.37
2044	\$439.56	\$139.13	\$17.39	\$122.47	\$718.56	\$3,038.81
2045	\$457.88	\$121.55	\$15.19	\$124.92	\$719.54	\$2,580.93
2046	\$476.19	\$103.24	\$12.90	\$127.42	\$719.75	\$2,104.74
2047	\$494.51	\$84.19	\$10.52	\$129.96	\$719.18	\$1,610.24
2048	\$516.48	\$64.41	\$8.05	\$132.56	\$721.51	\$1,093.75
2049	\$538.46	\$43.75	\$5.47	\$135.21	\$722.90	\$555.29
2050	\$555.29	\$22.21	\$2.78	\$137.92	\$718.20	\$0.00
TOTAL	\$9,522.32	\$5,580.00	\$733.87	\$2,746.51	\$18,582.71	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates 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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

STATE OF TEXAS §
 §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$238.10	\$345.74	\$47.61	\$0.00	\$631.44	\$9,284.23
2026	\$245.42	\$339.49	\$46.42	\$85.75	\$717.08	\$9,038.81
2027	\$252.75	\$331.82	\$45.19	\$87.46	\$717.22	\$8,786.06
2028	\$260.07	\$323.92	\$43.93	\$89.21	\$717.13	\$8,525.99
2029	\$263.74	\$315.79	\$42.63	\$91.00	\$713.15	\$8,262.25
2030	\$274.73	\$307.55	\$41.31	\$92.82	\$716.40	\$7,987.52
2031	\$282.05	\$298.97	\$39.94	\$94.67	\$715.63	\$7,705.47
2032	\$293.04	\$289.45	\$38.53	\$96.57	\$717.58	\$7,412.43
2033	\$300.37	\$279.56	\$37.06	\$98.50	\$715.48	\$7,112.07
2034	\$311.36	\$269.42	\$35.56	\$100.47	\$716.80	\$6,800.71
2035	\$322.34	\$258.91	\$34.00	\$102.48	\$717.73	\$6,478.37
2036	\$333.33	\$248.03	\$32.39	\$104.53	\$718.28	\$6,145.03
2037	\$340.66	\$236.78	\$30.73	\$106.62	\$714.78	\$5,804.37
2038	\$355.31	\$225.28	\$29.02	\$108.75	\$718.37	\$5,449.06
2039	\$366.30	\$213.29	\$27.25	\$110.92	\$717.76	\$5,082.76
2040	\$380.95	\$200.93	\$25.41	\$113.14	\$720.44	\$4,701.81
2041	\$391.94	\$188.07	\$23.51	\$115.40	\$718.93	\$4,309.87
2042	\$406.59	\$172.39	\$21.55	\$117.71	\$718.25	\$3,903.28
2043	\$424.91	\$156.13	\$19.52	\$120.07	\$720.62	\$3,478.37
2044	\$439.56	\$139.13	\$17.39	\$122.47	\$718.56	\$3,038.81
2045	\$457.88	\$121.55	\$15.19	\$124.92	\$719.54	\$2,580.93
2046	\$476.19	\$103.24	\$12.90	\$127.42	\$719.75	\$2,104.74
2047	\$494.51	\$84.19	\$10.52	\$129.96	\$719.18	\$1,610.24
2048	\$516.48	\$64.41	\$8.05	\$132.56	\$721.51	\$1,093.75
2049	\$538.46	\$43.75	\$5.47	\$135.21	\$722.90	\$555.29
2050	\$555.29	\$22.21	\$2.78	\$137.92	\$718.20	\$0.00
TOTAL	\$9,522.32	\$5,580.00	\$733.87	\$2,746.51	\$18,582.71	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

EXHIBIT D-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #2**

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates 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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 2 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$246.88	\$360.39	\$49.63	\$0.00	\$656.89	\$9,678.13
2026	\$253.13	\$353.91	\$48.39	\$73.97	\$729.39	\$9,425.00
2027	\$262.50	\$346.00	\$47.13	\$75.45	\$731.07	\$9,162.50
2028	\$268.75	\$337.79	\$45.81	\$76.95	\$729.31	\$8,893.75
2029	\$278.13	\$329.39	\$44.47	\$78.49	\$730.48	\$8,615.63
2030	\$287.50	\$320.70	\$43.08	\$80.06	\$731.34	\$8,328.13
2031	\$296.88	\$311.72	\$41.64	\$81.66	\$731.90	\$8,031.25
2032	\$306.25	\$301.70	\$40.16	\$83.30	\$731.40	\$7,725.00
2033	\$315.63	\$291.36	\$38.63	\$84.96	\$730.58	\$7,409.38
2034	\$325.00	\$280.71	\$37.05	\$86.66	\$729.42	\$7,084.38
2035	\$337.50	\$269.74	\$35.42	\$88.40	\$731.06	\$6,746.88
2036	\$343.75	\$258.35	\$33.73	\$90.16	\$726.00	\$6,403.13
2037	\$356.25	\$246.75	\$32.02	\$91.97	\$726.98	\$6,046.88
2038	\$368.75	\$234.73	\$30.23	\$93.81	\$727.52	\$5,678.13
2039	\$381.25	\$222.28	\$28.39	\$95.68	\$727.60	\$5,296.88
2040	\$393.75	\$209.41	\$26.48	\$97.60	\$727.25	\$4,903.13
2041	\$406.25	\$196.13	\$24.52	\$99.55	\$726.44	\$4,496.88
2042	\$425.00	\$179.88	\$22.48	\$101.54	\$728.90	\$4,071.88
2043	\$440.63	\$162.88	\$20.36	\$103.57	\$727.43	\$3,631.25
2044	\$459.38	\$145.25	\$18.16	\$105.64	\$728.42	\$3,171.88
2045	\$478.13	\$126.88	\$15.86	\$107.75	\$728.61	\$2,693.75
2046	\$496.88	\$107.75	\$13.47	\$109.91	\$728.00	\$2,196.88
2047	\$515.63	\$87.88	\$10.98	\$112.11	\$726.59	\$1,681.25
2048	\$537.50	\$67.25	\$8.41	\$114.35	\$727.51	\$1,143.75
2049	\$559.38	\$45.75	\$5.72	\$116.64	\$727.48	\$584.38
2050	\$584.38	\$23.38	\$2.92	\$118.97	\$729.64	\$0.00
TOTAL	\$9,925.00	\$5,817.94	\$765.13	\$2,369.15	\$18,877.22	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Patriot Estates 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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 2						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$246.88	\$360.39	\$49.63	\$0.00	\$656.89	\$9,678.13
2026	\$253.13	\$353.91	\$48.39	\$73.97	\$729.39	\$9,425.00
2027	\$262.50	\$346.00	\$47.13	\$75.45	\$731.07	\$9,162.50
2028	\$268.75	\$337.79	\$45.81	\$76.95	\$729.31	\$8,893.75
2029	\$278.13	\$329.39	\$44.47	\$78.49	\$730.48	\$8,615.63
2030	\$287.50	\$320.70	\$43.08	\$80.06	\$731.34	\$8,328.13
2031	\$296.88	\$311.72	\$41.64	\$81.66	\$731.90	\$8,031.25
2032	\$306.25	\$301.70	\$40.16	\$83.30	\$731.40	\$7,725.00
2033	\$315.63	\$291.36	\$38.63	\$84.96	\$730.58	\$7,409.38
2034	\$325.00	\$280.71	\$37.05	\$86.66	\$729.42	\$7,084.38
2035	\$337.50	\$269.74	\$35.42	\$88.40	\$731.06	\$6,746.88
2036	\$343.75	\$258.35	\$33.73	\$90.16	\$726.00	\$6,403.13
2037	\$356.25	\$246.75	\$32.02	\$91.97	\$726.98	\$6,046.88
2038	\$368.75	\$234.73	\$30.23	\$93.81	\$727.52	\$5,678.13
2039	\$381.25	\$222.28	\$28.39	\$95.68	\$727.60	\$5,296.88
2040	\$393.75	\$209.41	\$26.48	\$97.60	\$727.25	\$4,903.13
2041	\$406.25	\$196.13	\$24.52	\$99.55	\$726.44	\$4,496.88
2042	\$425.00	\$179.88	\$22.48	\$101.54	\$728.90	\$4,071.88
2043	\$440.63	\$162.88	\$20.36	\$103.57	\$727.43	\$3,631.25
2044	\$459.38	\$145.25	\$18.16	\$105.64	\$728.42	\$3,171.88
2045	\$478.13	\$126.88	\$15.86	\$107.75	\$728.61	\$2,693.75
2046	\$496.88	\$107.75	\$13.47	\$109.91	\$728.00	\$2,196.88
2047	\$515.63	\$87.88	\$10.98	\$112.11	\$726.59	\$1,681.25
2048	\$537.50	\$67.25	\$8.41	\$114.35	\$727.51	\$1,143.75
2049	\$559.38	\$45.75	\$5.72	\$116.64	\$727.48	\$584.38
2050	\$584.38	\$23.38	\$2.92	\$118.97	\$729.64	\$0.00
TOTAL	\$9,925.00	\$5,817.94	\$765.13	\$2,369.15	\$18,877.22	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

ITEM REPORT

To: City Council
From:
Subject: Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No.1.
Department/Office: Finance

Summary:

Recommended Action:

Budget:

Attachments:

1. City of Venus Bluestem Hills PID Ord approving 2025 SAP Update - Copy
2. Bluestem Hills PID 2025 SAP Update 08.25.2025

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on January 14, 2019, the City Council passed and approved Resolution No. 01-2019-01, which was amended by Resolution No. 05-2019-02 passed and approved by the City Council on February 11, 2019, which authorized and approved the creation and establishment of the Bluestem Hills Public Improvement District No. 1 (the "District"); and

WHEREAS, on March 25, 2019, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 672-2019-03 approving the Bluestem Hills Public Improvement District No. 1 Service and Assessment Plan; and

WHEREAS, August 9, 2021, the City Council passed Ordinance No. 733-2021-08 approving the "Bluestem Hills Public Improvement District No. 1 Amended and Restated Service and Assessment Plan," including the Assessment Roll attached to the Service and Assessment Plan (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Bluestem Hills Public Improvement District No. 1 2025 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before September 15, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 8TH DAY OF SEPTEMBER, 2025.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA

City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]

CITY OF VENUS
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 8, 2025

PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

TABLE OF CONTENTS

I. Introduction.....	1
II. Annual Service Plan.....	2
III. Assessment Plan.....	3

EXHIBITS

Exhibit A	Assessment Roll
Exhibit B	Actual Costs of Authorized Improvements
Exhibit C	Parcel/Lot Type Map
Exhibit D	Form of Homebuyer Disclosure

I. Introduction

Bluestem Hills Public Improvement District No. 1 (the “District”) was created pursuant to the PID Act by Resolution No. 01-2019-01 on January 14, 2019 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On February 11, 2019, the City Council passed and approved Resolution No. 05-2019-02 amending Resolution No. 01-2019-01, in its entirety, for purposes of updating the Authorized Improvements as set forth in the aforementioned resolution. On March 25, 2019, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 672-2019-03, which approved the levy of Assessments on Assessed Property within the District and approved the Assessment Roll.

On August 9, 2021, the City Council approved an Amended and Restated Service and Assessment Plan (the “Amended & Restated SAP”) for the District by adopting Ordinance No. 733-2021-08, which amended and restated the Service and Assessment Plan, including all previously approved Annual Service Plan Updates for the purposes of (a) specifying the Authorized Improvements benefiting the Non-Assessed Property within the District and (b) updating the Assessment Roll. The Amended & Restated SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Amended & Restated SAP must be reviewed and updated annually. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended & Restated SAP.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS					
BLUESTEM HILLS PID No. 1					
PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF FOLLOWING CALENDAR YEAR				
	2025	2026	2027	2028	2029
PRINCIPAL	\$9,290.65	\$9,895.47	\$10,539.67	\$11,225.80	\$11,956.60
INTEREST	\$32,919.35	\$32,314.53	\$31,670.33	\$30,984.20	\$30,253.40
ADMINISTRATIVE EXPENSES	\$5,500.00	\$5,610.00	\$5,722.20	\$5,836.64	\$5,953.38
TOTAL ANNUAL INSTALLMENT	\$47,710.00	\$47,820.00	\$47,932.20	\$48,046.64	\$48,163.38

B. Parcel Subdivision

The final plat of Bluestem Hills was filed and recorded within the Official Records of Ellis County on November 7, 2017 and consists of 50 residential Lots classified as Lot Type 1 Acre Minimum. See Exhibit C.

C. Lot and Home Sales

All homes in the District have been sold to end-users. See Exhibit D for the form of the buyer disclosure.

D. Authorized Improvements

The Authorized Improvements listed in the Amended & Restated SAP were dedicated to the City in November 2021. The Actual Costs of Authorized Improvements are attached hereto as Exhibit B.

III. Assessment Plan



A. Outstanding Assessments

Total outstanding Assessments are \$505,673.57.

B. Annual Installment Due 1/31/2026

- **Principal and Interest:** The total principal and interest required for the Annual Installment is \$42,210.00.
- **Administrative Expenses:** The cost of administering the PID and collecting the Annual Installments are allocated on a pro rata basis to each Parcel based on the amount of outstanding Assessment for each Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$5,500.00.

TABLE III-1	
CITY OF VENUS	
BLUESTEM HILLS PID NO. 1	
ANNUAL INSTALLMENT DUE 1/31/2026	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$9,290.65
INTEREST	\$32,919.35
SUBTOTAL	\$42,210.00
ADMINISTRATIVE EXPENSES	\$5,500.00
TOTAL	\$47,710.00

C. Prepayment of Assessments in Full

Eight (8) Parcels have prepaid the Assessment in full. The following table lists each Parcel for which the Assessment has been prepaid in full within the District.

.

TABLE III-2			
CITY OF VENUS			
BLUESTEM HILLS PID No. 1			
PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	PREPAYMENT DATE
270865	150 Cliff Ridge Ln	1 Acre Minimum	7/13/2021
270857	340 Cliff Ridge Ln	1 Acre Minimum	1/5/2022
270849	141 Highgate Dr	1 Acre Minimum	5/27/2022
270852	211 Highgate Dr	1 Acre Minimum	9/29/2022
270893	160 Highgate Dr	1 Acre Minimum	2/8/2023
270874	120 Ocelot Lane	1 Acre Minimum	3/4/2025
270853	221 Highgate Dr	1 Acre Minimum	3/31/2025
270888	221 Tiger Ridge	1 Acre Minimum	4/30/2025

D. Partial Prepayment of Assessments

No partial prepayments of Assessments have occurred within the District.

E. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as Exhibit A. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENT ROLL

ASSESSMENT ROLL

PROPERTY ID	LOT TYPE	OUTSTANDING ASSESSMENT ^a	INSTALLMENT DUE	NOTE
			1/31/2026 ^a	
270847	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270848	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270849	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270850	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270851	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270852	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270853	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270854	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270855	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270856	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270857	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270858	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270859	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270860	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270861	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270862	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270863	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270864	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270865	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270866	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270867	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270868	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270869	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270870	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270871	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270872	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270873	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270874	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270875	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270876	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270877	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270878	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270879	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270880	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270881	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270882	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270883	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270884	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270885	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270886	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270887	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270888	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270889	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270890	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270891	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270892	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270893	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270894	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270895	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
270896	1 ACRE MINIMUM	\$12,039.85	\$1,135.95	
TOTAL		\$505,673.57	\$47,710.00	

^a Totals may not sum due to rounding.

EXHIBIT B
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

ACTUAL COSTS OF AUTHORIZED IMPROVEMENTS

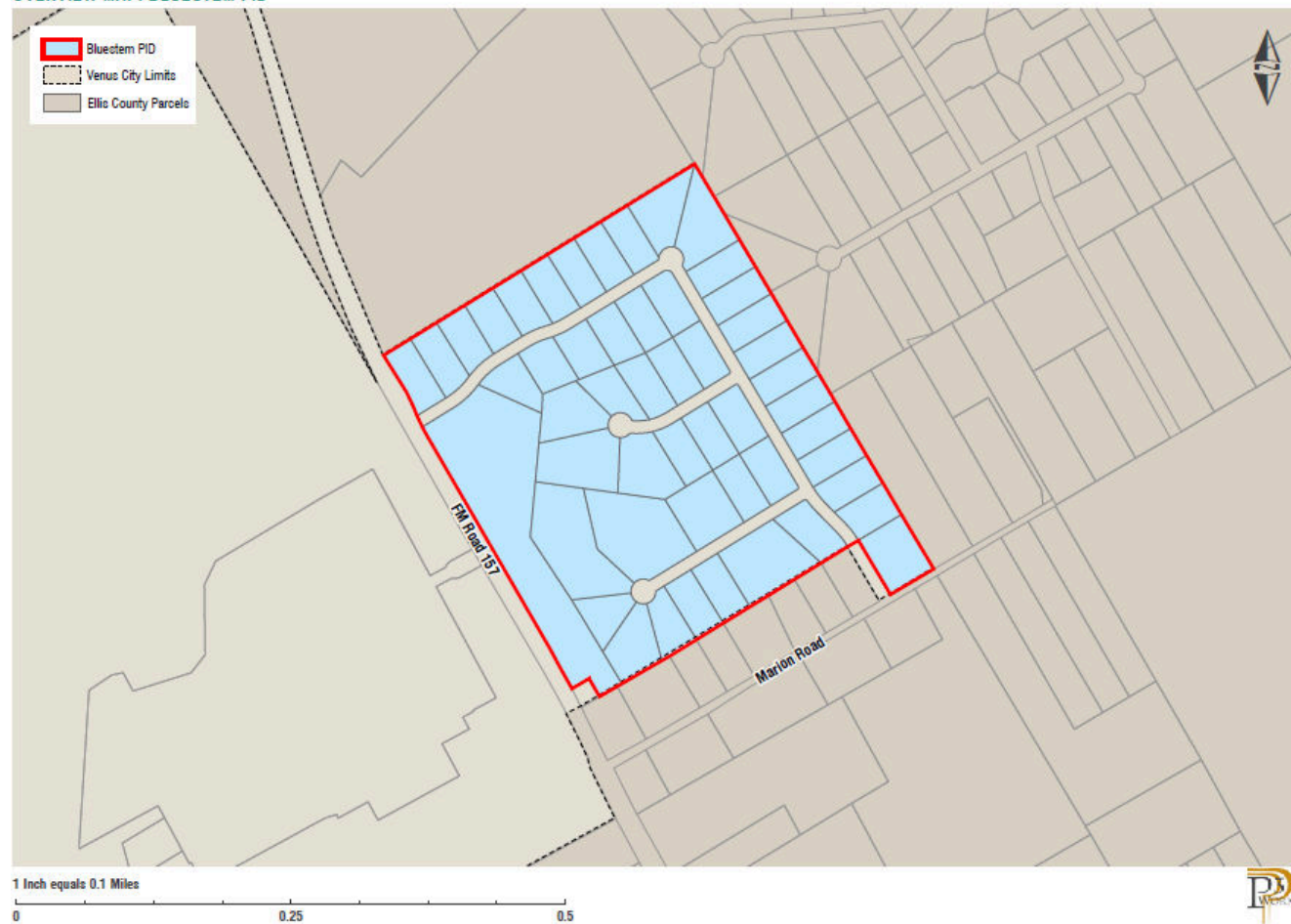
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
ACTUAL COSTS OF AUTHORIZED IMPROVEMENTS

AUTHORIZED IMPROVEMENTS	TOTAL COSTS	DEVELOPER CONTRIBUTION	TOTAL DISTRICT ELIGIBLE COSTS	ACTUAL COSTS SPENT	
				% OF COSTS SPENT	COSTS SPENT
CONSTRUCTION COSTS					
PAVING	\$1,003,883	\$125,516	\$878,367	100%	\$878,367
STORM SEWER	\$245,285	\$30,668	\$214,617	100%	\$214,617
WATER	\$268,340	\$33,551	\$234,789	100%	\$234,789
CONTINGENCY	\$75,875	\$9,487	\$66,388	100%	\$66,388
SUBTOTAL CONSTRUCTION COSTS	\$1,593,383	\$199,222	\$1,394,161	100%	\$1,394,161
SURVEYING FOR DESIGN & PLATTING	\$23,077	\$2,885	\$20,192	100%	\$20,192
CONSTRUCTION STAKING/RE-STAKING	\$15,865	\$1,984	\$13,881	100%	\$13,881
ENGINEERING	\$100,575	\$12,575	\$88,000	100%	\$88,000
TOTAL ESTIMATED IMPROVEMENTS COST/INDEBTEDNESS	\$1,732,900	\$216,666	\$1,516,234	100%	\$1,516,234

EXHIBIT C
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

PARCEL/LOT TYPE MAP

OVERVIEW MAP: BLUESTEM PID



Note that all lots receive equal benefit, and therefore, there is only one (1) Lot Type.

EXHIBIT D
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1 ACRE MINIMUM
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE**

LOT TYPE 1 ACRE MINIMUM

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

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

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

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bluestem Hills Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 LOT TYPE 1 ACRE MINIMUM ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹					
TAX YEAR²	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$221.21	\$783.79	\$130.95	\$1,135.95	\$11,818.64
2026	\$235.61	\$769.39	\$133.57	\$1,138.57	\$11,583.03
2027	\$250.94	\$754.06	\$136.24	\$1,141.24	\$11,332.09
2028	\$267.28	\$737.72	\$138.97	\$1,143.97	\$11,064.81
2029	\$284.68	\$720.32	\$141.75	\$1,146.75	\$10,780.13
2030	\$303.21	\$701.79	\$144.58	\$1,149.58	\$10,476.91
2031	\$322.95	\$682.05	\$147.47	\$1,152.47	\$10,153.96
2032	\$343.98	\$661.02	\$150.42	\$1,155.42	\$9,809.98
2033	\$366.37	\$638.63	\$153.43	\$1,158.43	\$9,443.61
2034	\$390.22	\$614.78	\$156.50	\$1,161.50	\$9,053.39
2035	\$415.62	\$589.38	\$159.63	\$1,164.63	\$8,637.77
2036	\$442.68	\$562.32	\$162.82	\$1,167.82	\$8,195.09
2037	\$471.50	\$533.50	\$166.08	\$1,171.08	\$7,723.59
2038	\$502.19	\$502.81	\$169.40	\$1,174.40	\$7,221.39
2039	\$534.89	\$470.11	\$172.79	\$1,177.79	\$6,686.51
2040	\$569.71	\$435.29	\$176.24	\$1,181.24	\$6,116.80
2041	\$606.80	\$398.20	\$179.77	\$1,184.77	\$5,510.00
2042	\$646.30	\$358.70	\$183.36	\$1,188.36	\$4,863.70
2043	\$688.37	\$316.63	\$187.03	\$1,192.03	\$4,175.33
2044	\$733.19	\$271.81	\$190.77	\$1,195.77	\$3,442.14
2045	\$780.92	\$224.08	\$194.59	\$1,199.59	\$2,661.23
2046	\$831.75	\$173.25	\$198.48	\$1,203.48	\$1,829.47
2047	\$885.90	\$119.10	\$202.45	\$1,207.45	\$943.57
2048	\$943.57	\$61.43	\$206.50	\$1,211.50	\$0.00
TOTAL	\$12,039.84	\$12,080.16	\$3,983.79	\$28,103.79	
¹ Subject to change.					
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.					

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bluestem Hills Public Improvement District No. 1 (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 of Venus. The exact amount of each annual installment will be approved each year by the City Council of the City of Venus in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Venus.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF PURCHASER

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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

[illegible]

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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN COLLIN COUNTY DEED OF RECORDS)

CITY OF VENUS BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 LOT TYPE 1 ACRE MINIMUM					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹					
TAX YEAR²	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2025	\$221.21	\$783.79	\$130.95	\$1,135.95	\$11,818.64
2026	\$235.61	\$769.39	\$133.57	\$1,138.57	\$11,583.03
2027	\$250.94	\$754.06	\$136.24	\$1,141.24	\$11,332.09
2028	\$267.28	\$737.72	\$138.97	\$1,143.97	\$11,064.81
2029	\$284.68	\$720.32	\$141.75	\$1,146.75	\$10,780.13
2030	\$303.21	\$701.79	\$144.58	\$1,149.58	\$10,476.91
2031	\$322.95	\$682.05	\$147.47	\$1,152.47	\$10,153.96
2032	\$343.98	\$661.02	\$150.42	\$1,155.42	\$9,809.98
2033	\$366.37	\$638.63	\$153.43	\$1,158.43	\$9,443.61
2034	\$390.22	\$614.78	\$156.50	\$1,161.50	\$9,053.39
2035	\$415.62	\$589.38	\$159.63	\$1,164.63	\$8,637.77
2036	\$442.68	\$562.32	\$162.82	\$1,167.82	\$8,195.09
2037	\$471.50	\$533.50	\$166.08	\$1,171.08	\$7,723.59
2038	\$502.19	\$502.81	\$169.40	\$1,174.40	\$7,221.39
2039	\$534.89	\$470.11	\$172.79	\$1,177.79	\$6,686.51
2040	\$569.71	\$435.29	\$176.24	\$1,181.24	\$6,116.80
2041	\$606.80	\$398.20	\$179.77	\$1,184.77	\$5,510.00
2042	\$646.30	\$358.70	\$183.36	\$1,188.36	\$4,863.70
2043	\$688.37	\$316.63	\$187.03	\$1,192.03	\$4,175.33
2044	\$733.19	\$271.81	\$190.77	\$1,195.77	\$3,442.14
2045	\$780.92	\$224.08	\$194.59	\$1,199.59	\$2,661.23
2046	\$831.75	\$173.25	\$198.48	\$1,203.48	\$1,829.47
2047	\$885.90	\$119.10	\$202.45	\$1,207.45	\$943.57
2048	\$943.57	\$61.43	\$206.50	\$1,211.50	\$0.00
TOTAL	\$12,039.84	\$12,080.16	\$3,983.79	\$28,103.79	
¹ Subject to change.					
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.					

ITEM REPORT

To: City Council
From: Scott Williams, Public Works Director
Subject: Approval of an Ordinance amending and restating the Drought Contingency Plan.
Department/Office: Public Works

Summary:

The Texas Commission on Environmental Quality (TCEQ) requires all public water systems to maintain a current Drought Contingency Plan (DCP) in accordance with Title 30, Texas Administrative Code, Chapter 288. The plan must be reviewed and, if necessary, updated at least once every five years to ensure compliance with state regulations and to address local growth, infrastructure, and water supply conditions. The City of Venus last adopted an updated Drought Contingency Plan in 2000. Since that time, the City has experienced continued population growth, increased water demand, and additional water infrastructure improvements. Updating the plan will ensure that the City's staged response measures for drought and emergency conditions remain effective, enforceable, and consistent with TCEQ requirements.

This update will:

- Incorporate current system capacities, storage, and demand conditions.
- Align conservation and drought stage triggers with best practices and TCEQ guidance.
- Clarify that the ordinance applies only to City of Venus water customers and not to other providers within City limits (e.g., Mountain Peak SUD).
- Provide updated public education and enforcement measures to ensure water conservation during drought or emergency shortages.

Council approval is necessary to adopt the updated DCP by ordinance, ensuring the City remains compliant with state requirements while protecting its water supply for residents, businesses, and future growth.

Recommended Action:

Recommend approval

Budget:

N/A

Attachments:

1. VENUS drought contingency 2025- Ordinance
2. 2025 Drought Contingency Plan - SW

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF VENUS, TEXAS, AMENDING AND RESTATING THE DROUGHT CONTINGENCY PLAN; ESTABLISHING CRITERIA FOR THE INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES; ESTABLISHING RESTRICTIONS ON CERTAIN WATER USES; ESTABLISHING PENALTIES FOR THE VIOLATION OF AND PROVISIONS FOR ENFORCEMENT OF THESE RESTRICTIONS; ESTABLISHING PROCEDURES FOR GRANTING VARIANCES; AND AMENDING ORDINANCE NO. 237-2000, § 1, 7-11-2000, THE CURRENT DROUGHT CONTINGENCY PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas, recognizes that the amount of water available to the City and its water utility customers is limited and subject to depletion during periods of extended drought; and

WHEREAS, the City recognizes that natural limitations due to drought conditions and other acts of God cannot guarantee an uninterrupted water supply for all purposes; and

WHEREAS, Section 11.272 of the Texas Water Code and Title 30, chapter 288 of the Texas Administrative Code require all public water supply systems providing service to a certain number of connections to prepare a drought contingency plan; and

WHEREAS, as authorized under law, and in the best interests of the citizens Venus, Texas, the City of Venus deems its expedient and necessary to establish and amend certain rules and policies for the orderly and efficient management of limited water supplies during drought and other water supply emergencies;

WHEREAS, The City's existing Drought Plan was enacted by Ordinance No. 237-2000, § 1, 7-11-2000, and current law require or recommend amendments to the Plan and a periodic review of the plan; and city staff has studied the situation and recommended amendments as set out in the restated plan attached hereto as Exhibit "A".

WHEREAS, the city council has reviewed the recommended amendments and finds that the amendments will meet the requirements of law and serve the public's interest.

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

SECTION 1. That the City of Venus, Texas Drought Contingency Plan attached hereto as Exhibit "A" and made a part hereof for all purposes be, and the same is hereby, adopted as the official policy of the City.

SECTION 2. That all ordinances or portions thereof that are in conflict with the provisions of this ordinance, be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 4. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

PASSED, APPROVED AND ADOPTED on this 8th day of September 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

Section I: Declaration of Policy, Purpose, and Intent

- (a) This ordinance and its requirements apply solely to water customers of the City of Venus public water system. The provisions herein do not extend to, nor are they enforceable upon, customers of other retail public utilities or special utility districts, such as Mountain Peak Special Utility District, which operate independently within the city limits. Each utility provider remains responsible for the adoption, implementation, and enforcement of its own state-mandated drought contingency plan in accordance with Texas Commission on Environmental Quality (TCEQ) requirements.
- (b) In order to conserve the available water supply and protect the integrity of the City of Venus' water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the City of Venus hereby adopts the following regulations and restrictions on the delivery and consumption of water.
- (c) Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are considered to be non-essential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in **Section IX** of this Plan.

Section II: Public Education

The City of Venus will periodically or as required provide the public with information about the Plan, including information about the conditions under which each stage of the Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of the press (official City Newspaper and local and area media), publication in water bill inserts, and on the city website at www.cityofvenus.org.

Section III: Coordination with Regional Water Planning Groups

The service area of the City of Venus is located within the Region C Regional Water Planning Group and the City of Venus has provided a copy of this Plan to the Region C Regional Water Planning Group.

Section IV: Authorization

The Public Works Director or his/her designee is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The Public Works Director or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

Section V: Application

The provisions of this Plan shall apply to all persons, customers, and property utilizing water provided solely by the City of Venus. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

Section VI: Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by the City of Venus.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even-number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are not essential nor required for the protection of public, health, safety, and welfare, including:

- (a) irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- (b) use of water to wash any motor vehicles, motorbike, boat, trailer, airplane or other vehicle;
- (c) use of water to wash down any sidewalks, walkways, driveways, parking lots, or other hard-surfaced areas;
- (d) use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (e) flushing gutters or permitting water to run or accumulate in any gutter or street;
- (f) use of water to fill, refill, or add to any indoor or outdoor swimming pools or jacuzzi type pools;
- (g) use of water in fountains or ponds for aesthetic or scenic purposes except where necessary to support aquatic life;
- (h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- (i) use of water from hydrants for construction purposes or any other purpose other than firefighting or flushing for water quality requirements.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Section VII: Criteria for Initiation and Termination of Drought Response Stages

The Public Works Director or his/her designee shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of the Plan, that is, when the specified **"triggers"** are reached.

The triggering criteria described below are based on previous records and experience in drought conditions in the City of Venus. The City of Venus's water supply is comprised of the service from the City of Midlothian and water storage reservoirs. The basis for triggering criteria will consider thresholds of production capacity in relation to water consumption and monitoring of weather conditions.

Utilization of alternative water sources and/or alternative delivery mechanisms:

The City of Venus does not currently have an alternate water source.

Stage 1 Triggers – MILD Water Shortage Conditions or Water Conservation Conditions

Requirements for initiation

Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses, Stage 1 of the Plan shall remain in effect until the mild water shortage or conservation conditions are no longer warranted as determined by the Public Works Director or his/her designee.

Stage 2 Triggers – MODERATE Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses provided in **Section VIII** of this Plan when one or more of the following conditions occurs:

- 1) Notification is received from the City of Midlothian requiring implementation of like procedures by wholesale customers.
- 2) Water demands exceed ninety percent (90%) of the current maximum flow rate contracted with the City of Midlothian for five (5) consecutive days.
- 3) Ground Storage Reservoir levels do not recover for two (2) consecutive days.
- 4) Short-term deficiencies in the City's distribution system limit supply capabilities.

Requirements for termination

Stage 2 of the Plan shall be rescinded when all of the initiating conditions have ceased to exist for a period of five (5) days. Upon termination of Stage 2, Stage 1 – Water Conditions State become effective.

Stage 3 Triggers – SEVERE Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for Stage 3 of this Plan when one or more of the following conditions occurs:

- 1) Notification is received from the City of Midlothian requiring implementation of like procedures by wholesale customers.
- 2) Water demands exceed ninety-five percent (95%) of the current maximum flow rate contracted with the City of Midlothian for five (5) consecutive days.
- 3) Short-term deficiencies in the City's distribution system, such as outage due to the failure or damage of major water system components, limit supply capabilities.
- 4) Ground Storage Reservoir levels do not recover for three (3) consecutive days.

Requirements for termination

Stage 3 of the Plan shall be rescinded when all of the initiation conditions have ceased to exist for a period of (5) consecutive days. Upon termination of Stage 3, Stage 2 – MILD Water Shortage Conditions State becomes effective unless also rescinded.

Stage 4 Triggers – CRITICAL Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for Stage 4 of this Plan when one or more of the following conditions occurs:

- 1) Notification received from the City of Midlothian requiring water demand reductions in accordance with contract obligations for wholesale customers.
- 2) Water demands exceed 100 percent (100%) of the current maximum flow rate contracted with the City of Midlothian for five (2) consecutive days.
- 3) Short-term deficiencies in the City's distribution system, such as outage due to the failure or damage of major water system components, limit supply capabilities.
- 4) Ground Storage Reservoir levels do not recover for three (4) consecutive days.

Requirements for termination

Stage 4 of the Plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of five (5) consecutive days. Upon termination of Stage 4, Stage 3, or the applicable drought response stage based on the triggering criteria, becomes effective.

Stage 5 Triggers – EMERGENCY Water Shortage Conditions

Requirements for initiation

Customers shall be required to comply with the requirements and restrictions for Stage 5 of this Plan when the Public Works Director or his/her designee, determines that a water supply emergency exists based on:

- 1) Major water line break(s), or pump or system failures occur, which cause unprecedented loss of capability to provide water service; or

- 2) Natural or man-made contamination of the water supply sources or destruction of water facilities or infrastructure.

Requirements for termination

Stage 5 of the Plan shall be rescinded when all of the initiation conditions have ceased to exist. The Public Works Director or his/her designee will then determine what stage of the Plan should be implemented and the specific water use restrictions required to preserve the City's ability to meet essential water demand and fire protection.

Section VIII: Drought Response Stages

The Public Works Director or his/her designee shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section VII of this Plan, shall determine that a mild, moderate, severe, critical, or emergency water shortage condition exists and shall implement the following notification procedures:

Notification

Notification of the Public:

The Public Work Director or his/her designee in collaboration with the Mayor and City Administrator shall notify the public by means of:

- Web Page – www.cityofvenus.org
- Water Bill inserts
- Direct mail-outs
- Publication in the official City newspaper(s)
- Press releases to local and area media
- Periodic status reports to the City Council on drought response programs, water emergencies and their results.

Additional Notification:

The Public Work Director or his/her designee in collaboration with the Mayor and City Administrator shall notify directly, the following individuals and entities:

- *Members of the City Council*
- *Fire Chief*
- *City and/or County Emergency Management Coordinator(s)*
- *County Judge(s) and Commissioner(s)*
- *State Disaster District / Department of Public Safety*
- *Texas Commission on Environmental Quality (TCEQ), required when mandatory restrictions are imposed*
- *Major water users, i.e. Prisons*
- *Critical water users, i.e. hospitals*

Stage 1 Response – MILD Water Shortage Conditions or Water Conservation Conditions

Target: Achieve a voluntary reduction in total gallons per capita per day (GPCD) water use.

Best Management Practices for Supply Management

To manage limited water supplies and/or reduce water demand, the City of Venus will reduce or discontinue flushing of water mains and activate and use an alternative supply source(s) if available.

Voluntary Water Use Restrictions for Reducing Demand:

- 1) No outside watering between the hours of 10:00 a.m. and 6:00 p.m., except for the of non-spray irrigation systems and hand watering. The use of non-spray irrigation systems and hand watering will be allowed at all times in Stage 1.
- 2) The City will encourage water conservation by remaining in Stage 1 between the months of June 1st through August 31st. The City will pursue other Water Conservation techniques through the use of the City web page, direct mail-out, water bill inserts or other means available to advise the public of the requirements of this ordinance.

Stage 2 Response – MODERATE Water Shortage Conditions

Target: Achieve a 2 percent (2%) reduction in total GPCD water use.

Best Management Practices for Supply Management:

To manage limited water supplies and/or reduce water demand, the City of Venus will reduce or discontinue flushing of water mains.

Stage 2 Water Use Restrictions for Demand Reduction:

Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

- (a) Irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigation of landscaped areas is further limited to the hours of 12:00 midnight until 10:00 a.m. and between 8:00p.m. and 12:00 midnight on designated watering days. However, irrigation of landscaped areas is permitted at anytime if it is by means of a hand-held hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight. Such washing, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rises. Vehicle washing may be done at any time on the immediate premises of a commercial car wash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleaning, such as garbage trucks and vehicles used to transport food and perishables.
- (c) Use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight.

- (d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- (e) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permit from the City of Venus.
- (f) Use of water for the irrigation of golf course greens, tees, and fairways is prohibited except on designated watering days between the hours 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight. However, if the golf course utilizes a water source other than that provided by the City of Venus, the facility shall not be subject to these regulations.
- (f) All restaurants are prohibited from serving water to patrons except upon request of the patron.
- (g) The following uses of water are defined as non-essential and are prohibited:
 1. wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
 2. use of water to wash down buildings or structures for purposes other than immediate fire protection;
 3. use of water for dust control;
 4. flushing gutters or permitting water to run or accumulate in any gutter or street; and
 5. failure to repair a controllable leak(s) within a reasonable period after having been give notice directing the repair of such leak(s).

Stage 3 Response – SEVERE Water Shortage Conditions

Target: Achieve a ten percent (10%) reduction in total GPCD water use.

Best Management Practices for Supply Management:

To manage limited water supplies and/or reduce water demand, the City of Venus will reduce or discontinue flushing of water mains. Activate and use an alternative supply source(s), if available.

Stage 3 Water Use Restrictions for Demand Reduction:

All requirements of Stage 2 shall remain in effect during Stage 3 except:

- (a) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 12:00 midnight and 10:00 a.m. and between 8 p.m. and 12:00 midnight and shall be by means of hand-held hoses, hand-held buckets, drip irrigation, or permanently installed automatic sprinklers systems only. The use of hose-end sprinklers is prohibited at all times.
- (b) The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.

Stage 4 Response - CRITICAL Water Shortage Conditions

Target: Achieve a 15 percent reduction in total GPCD water use.

Best Management Practices for Supply Management:

To manage limited water supplies and/or reduce water demand, the City of Venus will:

- (a) Reduce or discontinue flushing of water main. Activate and use an alternative supply source(s); if available.
- (b) Reduce or discontinue irrigation of public landscape areas.
- (c) All Commercial or Industrial accounts must submit a detailed water conservation plan to the City for consideration and approval.

Stage 4 Water Use Restrictions for Reducing Demand:

All requirements of Stage 2 and 3 shall remain in effect during Stage 4 except:

- (a) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 6:00 a.m. and 10:00 a.m. and between 8:00 p.m. and 12:00 midnight and shall be by means of hand-held hoses, hand-held buckets, or drip irrigation only. The use of hose-end sprinklers or permanently installed automatic sprinkler systems are prohibited at all times.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial car wash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial car washes and commercial service stations shall occur only between the hours of 6:00 a.m. and 10:00 a.m. and between 6:00 p.m. and 10 p.m.
- (c) The filling, refilling, or adding water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited.
- (d) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- (e) No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-numbered stage shall be in effect.

Stage 5 Response - EMERGENCY Water Shortage Conditions

Target: Achieve a 30 percent reduction in total GPCD water use.

Best Management Practices for Supply Management:

To manage limited water supplies and/or reduce water demand, the City of Venus will:

- (a) Activate and use an alternative supply source(s); if available.
- (b) Discontinue all non-essential water use, including landscape irrigation water use.
- (c) Notification to all water users:
 - Web Page – www.cityofvenus.org
 - Water Bill inserts
 - Direct mail-outs
 - Publication in the official City newspaper(s)
 - Press releases to local and area media
 - Social media platforms

Water Use Restrictions for Reducing Demand:

All requirements of Stage 2, 3, and 4 shall remain in effect during Stage 5 except:

- (a) Irrigation of landscaped areas is absolutely prohibited.
- (b) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

Section IX: Enforcement

- (a) No person shall knowingly or intentionally allow the use of water from the City of Venus for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by Public Works Director, or his/her designee, in accordance with provisions of this Plan.
- (b) Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than Twenty-five dollars (\$25.00) and not more than Two Thousand dollars (\$2,000.00). Each day that one or more of the provisions in this Plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this Plan, the Public Works Director, or his/her designee, shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a re-connection charge (City Master Fee Schedule), and any other costs incurred by the City of Venus in discontinuing service. In addition, suitable assurance must be given to the Public Works Director or his/her designee that the same action shall not be repeated while the Plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.
- (c) Any person, including a person classified as a water customer of the City of Venus, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property

within the parents' control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this Plan and that the parent could not have reasonably known of the violation.

- (d) Any employee of the City of Venus, police officer, or other City of Venus employee designated by the Public Works Director, or his/her designee, may issue a citation to a person he/she reasonably believes to be in violation of this Ordinance. The citation shall be prepared in the manner prescribed by the court and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the City of Venus Municipal Court on the date shown on the citation for which the date shall not be less than 10 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's immediate family or is a resident of the violator's residence, or by certified mail if in person service is not possible. The alleged violator shall appear in City of Venus Municipal Court to enter a plea of guilty or not guilty for the violation of this Plan. If the alleged violator fails to appear in municipal court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant.

Section X: Variances

The Public Works Director, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- (a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- (b) Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of Venus City Secretary within 5 days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the Public Works Director, or his/her designee, and shall include the following:

- (1) Name and address of the petitioner(s).
- (2) Purpose of water use (only consideration will be for new lawns or landscaping).
- (3) Specific provision(s) of the Plan from which the petitioner is requesting relief.
- (4) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.

- (5) Description of the relief requested.
- (6) Period of time for which the variance is sought.
- (7) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
- (8) Any other additional or pertinent information.

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: FY2025-2026 Classification & Compensation Update
Presentation by Public Sector Personnel Consultants.
Department/Office: Administration

Summary:

As part of the 2024-2025 budget, the City Council approved a process to review all city jobs and pay ranges. This review was conducted by the same third-party consulting company (Public Sector Personnel Consultants) that conducted the city's last analysis in 2022 and to help the city make sure job titles, duties, and pay are fair, clear, and match what similar cities pay. The new plan shows how each job is classified, and sets pay ranges for each one. Adopting the plan will help the city hire and keep good employees, treat staff fairly, and follow the rules. The City Council must approve the plan before it can be used.

Recommended Action:

Approve as presented or provide further direction.

Budget:

The total annual cost of adopting the plan as presented is ≈ \$485,600 for fiscal year 2025-2026 and has been included in the proposed budget.

Attachments:

1. Compensation Study Discussions September 8

Survey Results and FY 2026 Compensation Planning

FINDINGS AND RECOMMENDATIONS



Compensation Studies

Purpose

- ◆ Surveys are conducted to determine an employer's competitive position in the market.
- ◆ Data is often utilized to assist with budgeting and to ensure pay offerings allow an employer to attract and retain talent. (Recruitment and Retention)

Application

- ◆ Data can be used to develop or update plans that are consistent, sustainable.
- ◆ Can assist with the creation or reinforcement of compensation strategy or policy.

Study Scope

Scope

- ◆ PSPC performed a base pay compensation survey update of the City's classifications.

Additional Methodology Notes

- ◆ Sam comparators approved for the 2022 survey.
- ◆ Survey job comparisons are made at the job description level.
- ◆ Pay structure comparisons at grade Midpoint for civilian, Entry and Top Out also for Police and Fire.
- ◆ Midpoint is the most reliable comparison when surveying civilian pay grade values as the grade widths from Entry to Top vary from City to City.

Refresh of 2022 Survey: External Comparators and Data Sources

Burleson	Kennedale
Cedar Hill	Mansfield
Ennis	Midlothian
Forest Hill	Red Oak
Glenn Heights	Waxahachie
Granbury	

- ◆ Representative of 2022 approved comparators and competitors – where the City loses staff to or hires staff from.
- ◆ Data also reported on private sector using Economic Research Institute's Salary Assessor for the immediate area for positions that have portability between the public and private sectors.

Survey Example

Venus Job Class	Survey Job Class	Participant Organization	Venus Control Point	Market Midpoint	Variance	
					\$	%
Code Enforcement			\$49,981	\$58,421	-\$8,440	-14.45%
	Code Compliance Officer	Burleson		\$57,898		
	Code Enforcement Officer	Cedar Hill		\$54,709		
	Health and Code Enforcement Officer	Ennis		\$54,008		
	Code Enforcement Officer	Forest Hill		\$64,896		
	Code Compliance Officer	Glenn Heights		\$54,829		
	Code Enforcement Officer	Granbury		\$68,375		
	No Match	Kennedale		-		
	Code Compliance Officer	Mansfield		\$57,993		
	Code Enforcement Officer	Midlothian		\$54,630		
	Code Enforcement Officer	Red Oak		\$55,167		
	Code Enforcement Officer	Waxahachie		\$61,703		
		Individual Employer Rate:		\$58,421		

Comparing pay grade to market – not representative of actual salary or proposed adjustment

Survey Example

Venus Job Class	Survey Job Class	Participant Organization	Venus Control Point	Market Midpoint	Variance	
					\$	%
Court Clerk			\$45,334	\$49,408	-\$4,074	-8.25%
	Deputy Municipal Court Clerk	Burleson		\$50,015		
	Court Clerk	Cedar Hill		\$49,343		
	Court Clerk	Ennis		\$48,986		
	Court Clerk	Forest Hill		\$45,323		
	Court Clerk	Glenn Heights		\$52,218		
	Deputy Court Clerk	Granbury		\$48,593		
	Court Administrator	Kennedale		\$49,421		
	Deputy Court Clerk	Mansfield		\$50,096		
	Court Clerk	Midlothian		\$57,359		
	Deputy Court Clerk	Red Oak		\$41,375		
	Municipal Court Clerk	Waxahachie		\$50,764		
		Individual Employer Rate:		<u>\$49,408</u>		

Comparing pay grade to market – not representative of actual salary or proposed adjustment

Survey Example

Venus Job Class	Survey Job Class	Participant Organization	Annual	
			Min	Max
Firefighter / EMT		Venus	\$57,151	\$76,806
	Firefighter	Burleson	\$71,000	\$89,940
	Recruit Firefighter/EMT	Cedar Hill	\$68,340	\$73,215
	Firefighter	Ennis	\$67,218	\$82,670
	Firefighter	Forest Hill	\$65,054	\$65,054
	Firefighter/EMT	Glenn Heights	\$70,555	\$89,377
	No Match	Granbury		
	Firefighter/EMT	Kennedale	\$70,096	\$70,096
	Firefighter/Paramedic	Mansfield	\$68,775	\$88,032
	Fire Fighter/Paramedic	Midlothian	\$71,206	\$90,098
	Firefighter	Red Oak	\$55,167	\$64,538
	Firefighter	Waxahachie	\$74,982	\$91,227
		Average Entry / Top	\$68,239	\$80,425
		Variance Entry / Top	-16.25%	-4.50%

Comparing pay grade to market – not representative of actual salary or proposed adjustment

Survey Example

Venus Job Class	Survey Job Class	Participant Organization	Annual	
			Min	Max
Police Officer			\$60,009	\$80,647
	Police Officer	Burleson	\$78,000	\$98,808
	Police Officer	Cedar Hill	\$77,010	\$96,584
	Police Officer	Ennis	\$67,218	\$82,670
	Police Officer	Forest Hill	\$52,000	\$81,952
	Police Officer I	Glenn Heights	\$74,675	\$94,596
	Patrol Officer	Granbury	\$73,303	\$109,954
	Police Officer	Kennedale	\$70,096	\$80,518
	Police Officer	Mansfield	\$75,190	\$95,964
	Police Officer	Midlothian	\$71,434	\$94,003
	Officer	Red Oak	\$71,674	\$87,203
	Police Officer	Waxahachie	\$77,231	\$97,722
Average Entry / Top			\$71,621	\$92,725
Variance Entry / Top			-16.21%	-13.03%

Comparing pay grade to market – not representative of actual salary or proposed adjustment

Survey Findings

Pay grade Comparisons

- ◆ Civilian Pay grades are more than -5% below Market for 84% of jobs.
- ◆ Police and Fire pay grades are below market at entry and top out (-15% to -25%).

- **PSPC surveyed:**
 - **40+ Venus jobs**
 - **Salary grade midpoints for civilian**
 - **Entry and Top for Public Safety**

Factors Influencing Pay Strategy

Compensation Philosophy or Necessary Market Position		
Sample Factors	Conservative → Aggressive	
Talent Supply	Abundant	Limited
Mobility	Limited	Portable
Staffing Level	Robust	Lean
Geography	Isolated	Metropolitan
Competition	Minimal	All Around
Turnover	Minimal	Moderate / High

Pay Table

-Retains current Table

-Jobs Re-Aligned to Market Consistently

- Options at Market, 90% of market

- Placement of staff on competitive grade, plus 2026 eligibility for steps

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11
1	31,824	32,779	33,762	34,775	35,818	36,893	38,000	39,140	40,314	41,523	42,769
2	33,415	34,418	35,450	36,514	37,609	38,737	39,899	41,096	42,329	43,599	44,907
3	35,086	36,139	37,223	38,339	39,490	40,674	41,894	43,151	44,446	45,779	47,153
4	36,840	37,946	39,084	40,256	41,464	42,708	43,989	45,309	46,668	48,068	49,510
5	38,682	39,843	41,038	42,269	43,537	44,844	46,189	47,575	49,002	50,472	51,986
6	40,616	41,835	43,090	44,383	45,714	47,086	48,498	49,953	51,452	52,995	54,585
7	42,647	43,927	45,244	46,602	48,000	49,440	50,923	52,451	54,024	55,645	57,314
8	44,779	46,122	47,506	48,931	50,399	51,911	53,468	55,073	56,725	58,426	60,179
9	47,018	48,428	49,881	51,378	52,919	54,507	56,142	57,826	59,561	61,348	63,188
10	49,369	50,850	52,376	53,947	55,565	57,232	58,949	60,718	62,539	64,415	66,348
11	51,837	53,393	54,994	56,644	58,343	60,094	61,897	63,753	65,666	67,636	69,665
12	54,429	56,062	57,744	59,476	61,261	63,098	64,991	66,941	68,949	71,018	73,148
13	57,151	58,865	60,631	62,450	64,324	66,253	68,241	70,288	72,397	74,569	76,806
14	60,009	61,809	63,663	65,573	67,540	69,566	71,653	73,803	76,017	78,298	80,647
15	63,009	64,900	66,847	68,852	70,918	73,045	75,237	77,494	79,819	82,213	84,679
16	66,159	68,144	70,188	72,294	74,463	76,697	78,998	81,368	83,809	86,323	88,912
17	69,467	71,551	73,698	75,909	78,186	80,531	82,947	85,436	87,999	90,639	93,358
18	72,941	75,129	77,383	79,705	82,096	84,559	87,096	89,709	92,400	95,172	98,027
19	76,588	78,885	81,252	83,689	86,200	88,786	91,450	94,193	97,019	99,930	102,927
20	80,417	82,829	85,314	87,874	90,510	93,225	96,022	98,903	101,870	104,926	108,073
21	84,439	86,972	89,581	92,268	95,036	97,888	100,824	103,849	106,964	110,173	113,478
22	88,660	91,320	94,060	96,882	99,788	102,782	105,865	109,041	112,312	115,682	119,152
23	93,093	95,886	98,763	101,726	104,777	107,921	111,158	114,493	117,928	121,466	125,110
24	97,748	100,680	103,700	106,811	110,016	113,316	116,716	120,217	123,824	127,538	131,365
25	102,635	105,715	108,886	112,153	115,517	118,983	122,552	126,229	130,016	133,916	137,933
26	107,767	111,000	114,330	117,760	121,293	124,932	128,680	132,540	136,516	140,612	144,830
27	113,155	116,549	120,046	123,647	127,357	131,177	135,113	139,166	143,341	147,641	152,070
28	118,813	122,377	126,048	129,830	133,725	137,736	141,869	146,125	150,508	155,024	159,674
29	124,753	128,496	132,351	136,321	140,411	144,623	148,962	153,431	158,034	162,775	167,658
30	130,991	134,921	138,969	143,138	147,432	151,855	156,411	161,103	165,936	170,914	176,042
31	137,541	141,667	145,917	150,295	154,803	159,448	164,231	169,158	174,233	179,460	184,843
32	144,418	148,750	153,213	157,809	162,543	167,420	172,442	177,616	182,944	188,432	194,085

Applying the Findings

Implementing Study Recommendations

- ◆ Jobs placed on pay grades using available market data and internal alignment.
- ◆ Result includes all positions re-aligned to a similar market relationship.

Implementation Costs That Were Modeled:

<u>"At Market"</u>	<u>"At 90% of Market"</u>
37 employees below entry by \$400,000	19 employees below entry by \$170,000
Additional \$400,000 to place all employees back on their current step	Additional \$420,000 to place all employees back on their current step

Proposed Implementation

- ◆ 90% - PSPC has also modeled restoring some step retention depending on how much your pay grade needed to move to re-align to market (Study costs of \$240,000).
- ◆ PSPC proposes budgeting for regular step plus COLA in the form of 2 additional steps.

Applying the Findings

Implementation Costs

- ◆ Study: annualized costs of approximately \$240,000 plus benefits.
- ◆ Study: employees placed on the next nearest step to their current salary in new grade, and if their pay grade moved considerably, would be eligible for one more step.
- ◆ 2026 Budget: “Regular” costs for FY 2026 administered via 2 additional steps within the grades, 12-month cost approximately \$240,000 as well.

If Implemented as Proposed

- ◆ All employees receive no less than 6% for FY 2026.
- ◆ All jobs would have similar market relationship: ~90%.
- ◆ All employees have future growth opportunity within their pay grade.

ITEM REPORT

To: City Council

From:

Subject: Conduct Public Hearing for an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. VENUS ordinance amending Zoning Ord 34-13 c 7 PNZ

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 34 “ZONING”, ARTICLE I “IN GENERAL”, SECTION 34-13 “PLANNING AND ZONING COMMISSION” BY REPEALING IN ITS ENTIRETY SUBSECTION (C)(7); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which time parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings, the City Council has concluded that approval of amendments to the Zoning Ordinance would be in the best interest of the citizens of Venus.

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

SECTION 1. Chapter 34 “Zoning”, Article I, “In General”, Section 34-13 “Planning and Zoning Commission”, subsection (c)(7) is hereby repealed in its entirety.

SECTION 2. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such

remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

SECTION 5. The Recitals of this Ordinance are fully incorporated herein as if fully written.

DULY PASSED by the City Council of the City of Venus, Texas, on the 8th day of September 2025.

APPROVED:

Alejando Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

ITEM REPORT

To: City Council

From:

Subject: Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 1. A - 1310 FM 1807 Comprehensive Plan_Staff Report
2. 1. B - 1310 FM 1807 Comprehensive Plan
3. 1. C - 1310 FM 1807 Amendment
4. 1. D - 1310 FM 1807 Comprehensive Plan Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: **COMPREHENSIVE LAND USE PLAN AMENDMENT FROM MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS; 1310 FM 1807, VENUS, TEXAS 76084.**

GOAL: The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A comprehensive plan may: 1) include but is not limited to provisions on land use, transportation and public facilities; 2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and 3) be used to coordinate and guide the establishment of development regulations. L.G. C. Section 213.002.

LOCATION: The tract is located on the north side of FM 1807, approximately 0.21 miles west of C. R. 214. The tract has approximately 290.91 ft. of frontage along FM 1807 with a depth of approximately 1,532.50 ft. for a tract size of 10.270 acres.

PROPERTY HISTORY: The property has been used to harvest feed corn.

PROPOSAL: The applicant is requesting the amendment to the Comprehensive Plan from MHS (Manufactured Housing Subdivision) District to I-1 (Light Industrial) District to build self-storage units for lease.

PROPERTY SIZE: 10.270 acres

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as MHS (Manufactured Home Subdivision) District. FM 1807 is designated by TxDOT as major collector with 80 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 50 miles per hour.

RECOMMENDATION: Staff recommends approval of the comprehensive plan amendment.

Comprehensive Plan



Amendment



I-1 (Light Industrial) District

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM MHS (MANUFACTURED HOME SUBDIVISION) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FM 1807 AND COUNTY ROAD 214 AND BEING 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS AND COMMONLY KNOWN AS 1310 FM 1807, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as it set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from Manufactured Home Subdivision (“MHS”) to Light Industrial (“I-1”) on that certain tract of land, being generally located on the southwest corner of FM 1807 and County Road 214. The subject property being described as 10.270 acres out of the J. T. Cadenhead Survey, Abstract 134 (Johnson County), Texas and more particularly described as a 10.270 acre tract being located in the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR’S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words “Official Plan” below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of

any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT “A”

1310 FM 1807



I-1 (Light Industrial) District

ITEM REPORT

To: City Council

From:

Subject: Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 3. A - 501 E US Highway 67 Comprehensive Plan_Staff Report
2. 3. B - 501 E US Highway 67 Comprehensive Plan
3. 3. C - 501 E US Highway 67 Amendment
4. 3. D - 501 E US Highway 67 Comprehensive Land Use Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: COMPREHENSIVE LAND USE PLAN AMENDMENT FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT: 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS; 501 E US HIGHWAY 67, VENUS, TEXAS 76084.

GOAL: The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A comprehensive plan may: 1) include but is not limited to provisions on land use, transportation and public facilities; 2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and 3) be used to coordinate and guide the establishment of development regulations. L.G. C. Section 213.002.

LOCATION: The tract is located on the south side of E US Highway 67, approximately 0.29 miles west of S FM 157. The tract has approximately 1619.86 ft. of frontage along E US Highway 67 with a depth of approximately 991.71 ft. combining two tracts for an approximate total size of 43.218 acres.

PROPERTY HISTORY: The property was used as a scrape yard.

PROPOSAL: The applicant is requesting the amendment to the Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District to develop a mixed-use project consisting in commercial, multi-family, and build-to-rent.

PROPERTY SIZE: 43.218 acres combined.

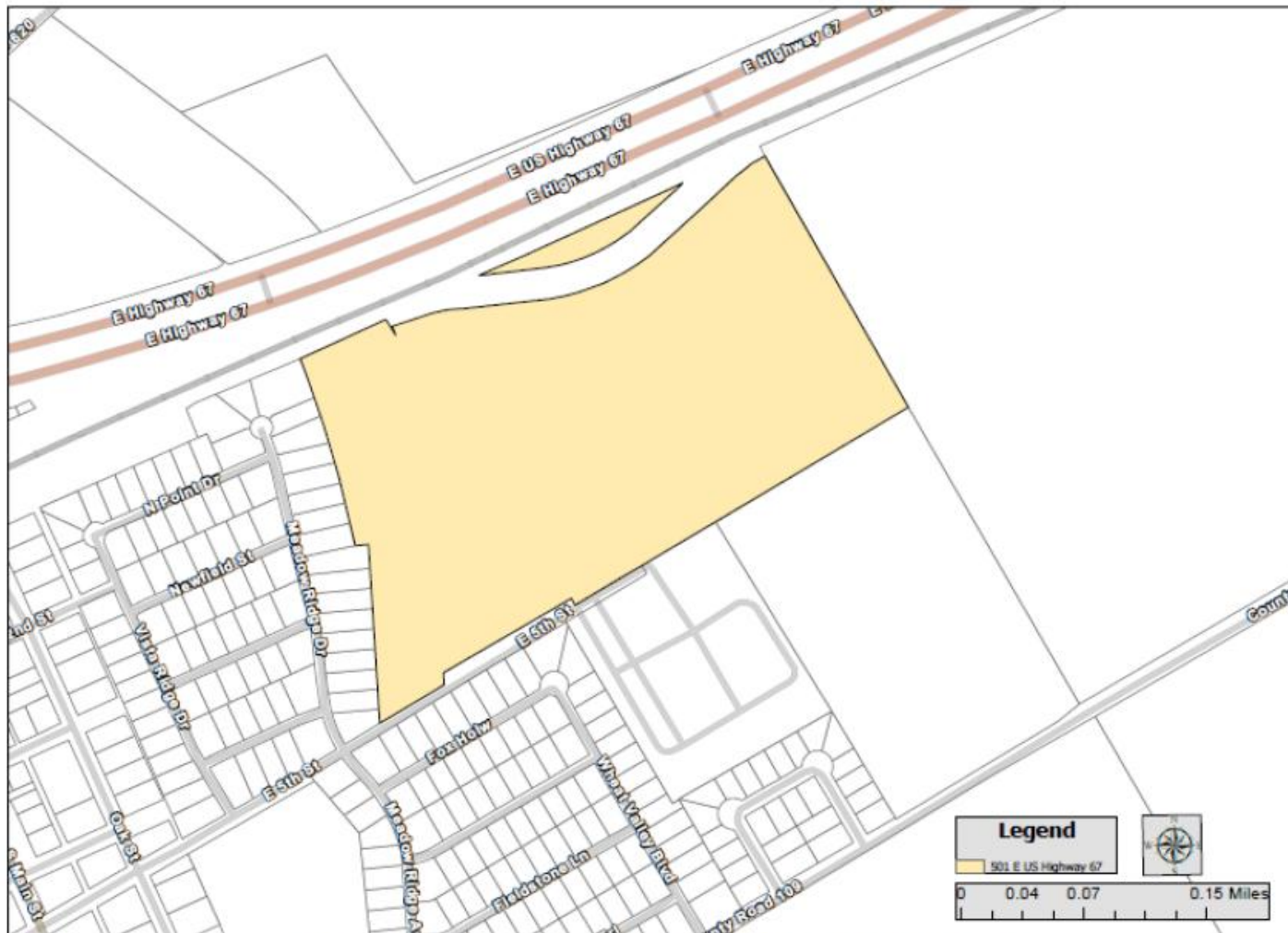
COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders and has a posted speed limit of 65 miles per hour.

RECOMMENDATION: Staff recommends approval of the comprehensive plan amendment.

Comprehensive Plan



Amendment



Planned Development (PD) District

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF E US HIGHWAY 67. 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, & 23, JOHNSON COUNTY, TEXAS FOR APPROXIMATELY A TOTAL OF 43.218 ACRES AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084. PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, pursuant to Chapter 213 of the Texas Local Government Code, a municipality may adopt or amend a comprehensive plan for the long-range development of the community in order to promote sound development; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, the Planning and Zoning Commission has reviewed and revised the City’s previous Comprehensive Plan, and has amended the City’s Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the City Council to revise the comprehensive plan; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Council has determined that amending the comprehensive plan is necessary for the government, interest, welfare, or good order of the City of Venus.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT OF THE CITY OF VENUS COMPREHENSIVE PLAN. The Venus Comprehensive Plan, including the Future Land Use Plan, attached hereto and incorporated herein as it set forth in full as Exhibit “A,” is hereby adopted by the City Council of the City of Venus as a long-range planning guide for the City, and it shall supersede any previously existing comprehensive plan. Specifically, the land use designation be and is hereby changed from C-2 (“General Commercial”) to Planned Development (“PD”) on that certain tract of land, being generally located south of E US Highway 67. 7.091 acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas & 36.127 acres out of the Radford Berry Survey, Abstract 26, Tracts 21, 22, & 23, Johnson County, Texas for approximately a total of 43.218 acres described in a deed to JTM Venus Land, LLC recorded in Document Number 2023-35597 of the Official Public Records, Johnson County, Texas.

SECTION 3. PURPOSE OF THE COMPREHENSIVE PLAN. The City of Venus Comprehensive Plan is intended to constitute the Comprehensive, or Master Plan of the City of Venus, Texas, for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction, and growth management.

SECTION 4. REVIEW BY PLANNING AND ZONING COMMISSION. The Planning and Zoning Commission shall conduct a comprehensive review of this Comprehensive Plan. The Planning and Zoning Commission may review the comprehensive plan should a need arise and make recommendations to the City Council concerning any proposed amendments.

SECTION 5. MAYOR’S SIGNATURE. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Comprehensive Plan, that page to be determined by him, below the words “Official Plan” below which will be placed the seal of the City.

SECTION 6. REPEAL OF CONFLICTING ORDINANCES. This Ordinance shall be cumulative of all provisions of Ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 7. SEVERABILITY. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or

section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. SAVINGS. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. ENGROSS AND ENROLL. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. PUBLICATION. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. PUNISHMENT. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. NO VESTED RIGHTS. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT "A"

Legal Description

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G. C. & S. F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears South 17 degrees, 07 minutes, 14 seconds east, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 41 minutes, 37 seconds east, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees, 19 minutes, 40 seconds west, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 26 minutes, 57 seconds east, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' right-of-way);

THENCE South 59 degrees, 41 minutes, 52 seconds west, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees, 26 minutes, 57 seconds west, 566.95 feet to a ½ inch iron rod found;

South 84 degrees, 18 minutes, 23 seconds west, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set,

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees, 49 minutes, 20 seconds, whose chord bears North 17 degrees, 36 minutes, 30 seconds west, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE South 29 degrees, 42 minutes, 19 seconds east, 991.71 feet along the east line of said called 10.00 acre tract to a ½ inch rod with a cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees, 14 minutes, 06 seconds west, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees, 13 minutes, 20 seconds west, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees, 41 minutes, 52 seconds west, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of

that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees, 26 minutes, 57 seconds west, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

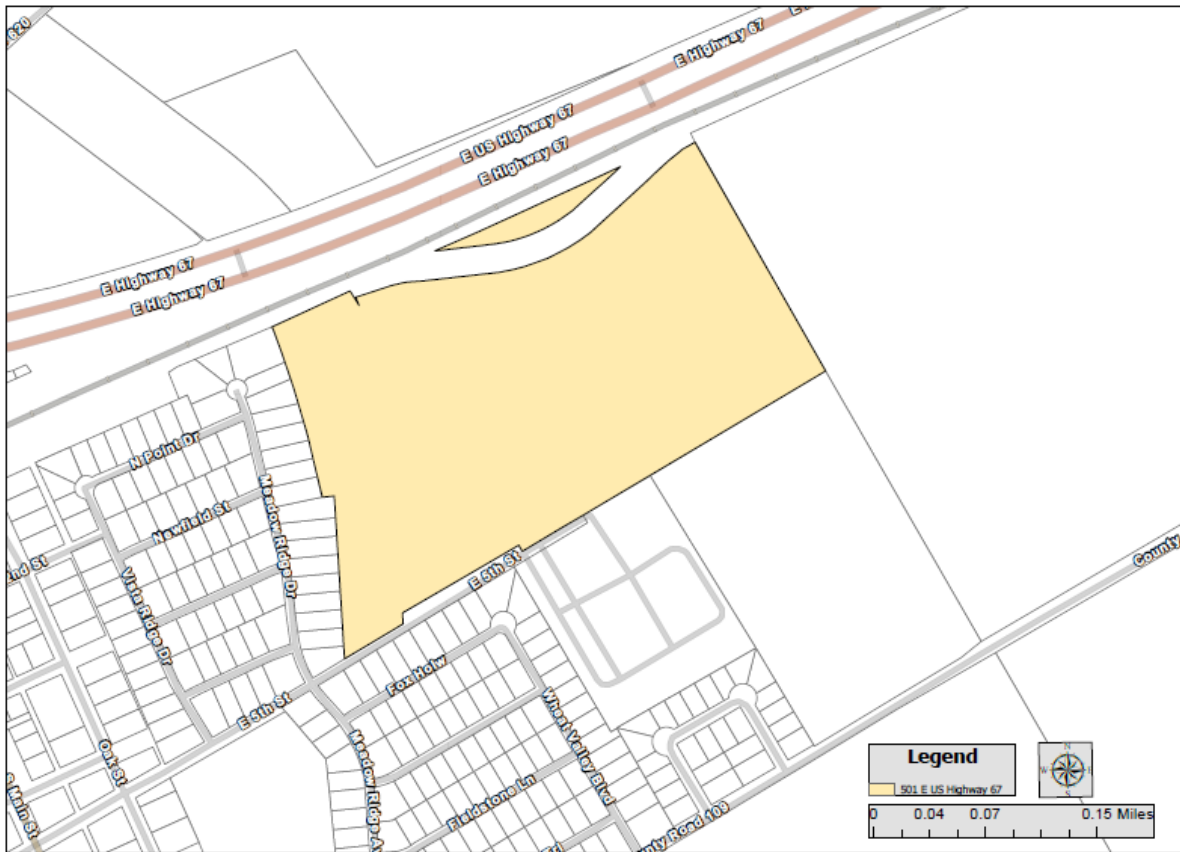
North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears North 17 degrees, 07 minutes, 14 seconds west, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C. & S.F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 1318.88 feet along the north line of said called 27.057-acre tract and said south right-of-way of the G. C. & S. F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

501 E US Highway 67



Planned Development (PD) District

ITEM REPORT

To: City Council
From: Oscar Ortiz, City Planner
Subject: Conduct Public Hearing for Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

Open Public Hearing:
Close Public Hearing:

Discuss and consider an Ordinance for the Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 5. A - 900 E C. R. 109 Staff Report
2. 5. B - 900 E C. R. 109 Aerial
3. 5. C - 900 E C. R. 109 NeighborNotice
4. 5. D - 900 E C. R. 109 Survey
5. 5. E - 900 E C. R. 109 Annexation Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: PUBLIC HEARING AND ORDINANCE PROVIDING FOR THE ANNEXATION OF 216.971 ACRES OUT OF THE RADFORD BERRY SURVEY , ABSTRACT 26, JOHNSON COUNTY & ABSTRACT 42, ELLIS COUNTY, TEXAS; 900 E C. R. 109, VENUS, TEXAS 76084.

LOCATION: The tract is located on the south side of C. R. 109. The tract has approximately 3,147.83 ft. of frontage along E C. R. 109 with a depth of approximately 2,505.47 ft. for a tract size of 216.971 acres (9,451,256.76 sq. ft.)

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to construct a data center consistent of four buildings approximately 1.4 million sq. ft.

ADJACENT ZONING: Adjacent zoning to the east is unincorporated Ellis County, single-family homes, to the south unincorporated Ellis County, vacant land; and to the west, Stallion Ranch (Planned Development).

LAND USE: The property is vacant.

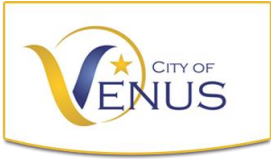
HISTORY: The subject property is located in the City of Venus' Extra Territorial Jurisdiction (ETJ). The request for the annexation and initial zoning of the subject property was submitted on May 8, 2024.

Staff has not received any phone calls, emails, or letters in opposition to the annexation request.

RECOMMENDATION: Staff recommends adoption of the ordinance for the annexation of the property.



900 E C. R. 109



August 13, 2024

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation for the use of the property.
Annexation: A request to voluntary annex a property into the City of Venus.

Summary: **Request:** Request for approval of a zone change for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a data center.
Request: Request for voluntary annexation for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. Generally located on the south side of E C. R. 109 – *See the reverse side for vicinity map.*

Location/Site Plan:

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearing: **August 28, 2025 at 6:00 pm (Planning and Zoning Commission)**
September 8, 2025 at 6:30 pm (City Council)
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: August 16, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: Logistics Land Investment, LLC, a Delaware limited liability company
Attention: Nick Holbeck
1776 Peachtree St. NW, Suite 100
Atlanta, GA 30309
nholbeck@robriner.com

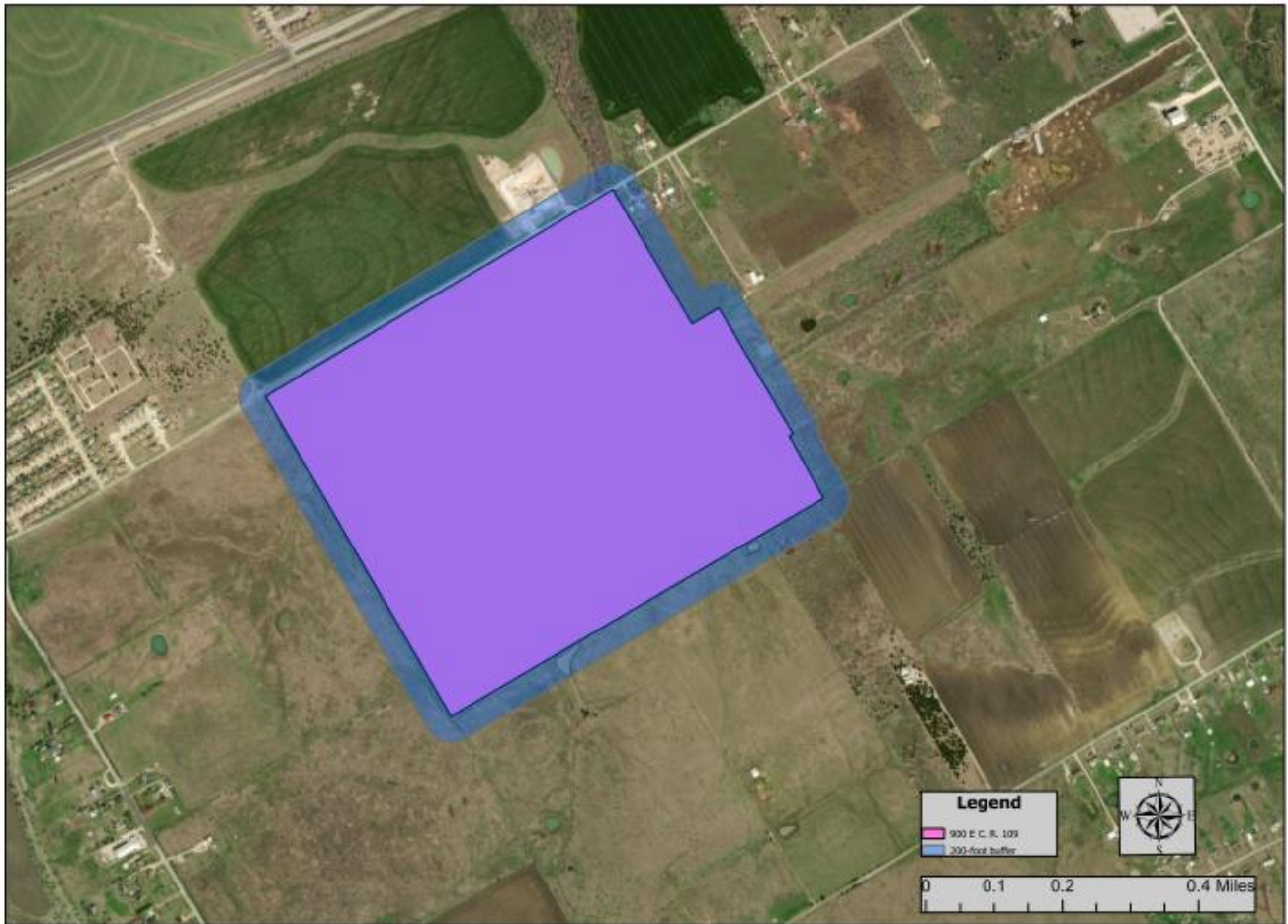
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing as mentioned above for a final decision.

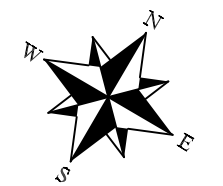
Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, *City Planner*

Vicinity Map

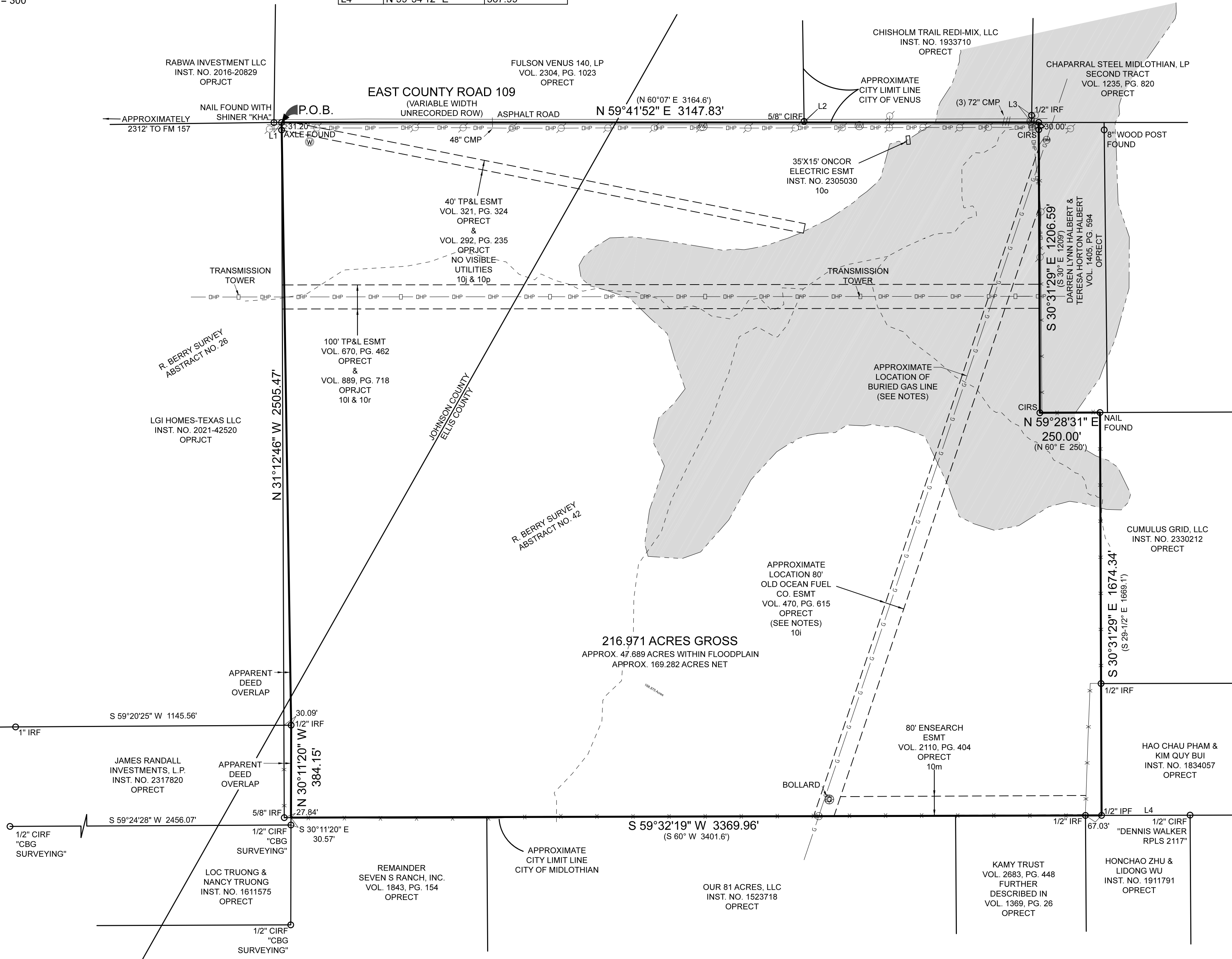


900 E C. R. 109



0' 150' 300'
SCALE: 1" = 300'

LINE	BEARING	DISTANCE
L1	S 59°41'52" W	31.50'
L2	N 31°09'34" W	4.51'
L3	N 29°32'05" W	29.94'
L4	N 59°34'12" E	367.99'



PROPERTY DESCRIPTION (EXCLUDING APPARENT DEED OVERLAP AREA):

BEING A TRACT OF LAND SITUATED IN THE R. BERRY SURVEY ABSTRACT NO. 42, ELLIS COUNTY, TEXAS AND IN THE R. BERRY SURVEY ABSTRACT NO. 26, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO ANDREA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, JR., JOHN DOW MCGREGOR, AND SHELLY ANN SANDERS, RECORDED IN INSTRUMENT NO. 2156334, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO ANDREA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, JR., JOHN DOW MCGREGOR, AND SHELLY ANN SANDERS, RECORDED IN INSTRUMENT NO. 2022-002337, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID MCGREGOR TRACT, THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LGI HOMES-TEXAS LLC, RECORDED IN INSTRUMENT NO. 2021-42520, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO FULSON VENUS 140, LP, RECORDED IN VOLUME 2304, PAGE 1023, OPRECT AND IN THE APPROXIMATE CENTERLINE OF EAST COUNTY ROAD 109 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A NAIL WITH SHINER STAMPED "KHA" FOUND FOR THE SOUTHWEST CORNER OF SAID FULSON VENUS 140 TRACT, BEARS S 59°41'52" W A DISTANCE OF 31.56 FEET;

THENCE N 59°41'52" E, ALONG THE NORTH LINE OF SAID MCGREGOR TRACT AND THE COMMON SOUTH LINE OF SAID FULSON VENUS 140 TRACT AND THE APPROXIMATE CENTERLINE OF SAID EAST COUNTY ROAD 109, PASSING AT AN APPROXIMATE DISTANCE OF 1390.13 FEET, THE ELLIS/JOHNSON COUNTY LINE, PASSING AT A DISTANCE OF 2172.38 FEET TO THE SOUTHEAST CORNER OF SAID FULSON VENUS 140 TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHISHOLM TRAIL REDI-MIX, LLC, RECORDED IN INSTRUMENT NO. 1933710, OPRECT, FROM WHICH A 5/8" IRON ROD FOUND FOR WITNESS, BEARS N 31°09'34" W A DISTANCE OF 4.51 FEET, CONTINUING ALONG THE NORTH LINE OF SAID MCGREGOR TRACT AND THE COMMON SOUTH LINE OF SAID CHISHOLM TRAIL REDI-MIX TRACT AND THE APPROXIMATE CENTERLINE OF SAID EAST COUNTY ROAD 109, PASSING AT A DISTANCE OF 3118 FEET TO THE SOUTHEAST CORNER OF SAID CHISHOLM TRAIL REDI-MIX TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHAPARRAL STEEL MIDLOTHIAN, LP, RECORDED IN VOLUME 1235, PAGE 820, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS, BEARS N 29°32'05" W A DISTANCE OF 29.94 FEET, CONTINUING ALONG THE NORTH LINE OF SAID MCGREGOR TRACT AND THE COMMON SOUTH LINE OF SAID CHAPARRAL STEEL MIDLOTHIAN TRACT AND THE APPROXIMATE CENTERLINE OF SAID EAST COUNTY ROAD 109, A TOTAL DISTANCE OF 3147.83 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID MCGREGOR TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO DARREN LYNN HALBERT AND TERESA HORTON HALBERT, RECORDED VOLUME 1405, PAGE 594, OPRECT;

THENCE S 30°31'29" E, ALONG THE EAST LINE OF SAID MCGREGOR TRACT AND THE COMMON WEST LINE OF SAID HALBERT TRACT, PASSING AT A DISTANCE OF 30.00 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1206.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID MCGREGOR TRACT AND THE COMMON SOUTHWEST CORNER OF SAID HALBERT TRACT;

THENCE N 59°28'31" E, ALONG THE NORTH LINE OF SAID MCGREGOR TRACT AND THE COMMON SOUTH LINE OF SAID HALBERT TRACT, A DISTANCE OF 250.00 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER OF SAID MCGREGOR TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CUMULUS GRID, LLC, RECORDED IN INSTRUMENT NO. 2330212, OPRECT;

THENCE S 30°31'29" E, ALONG THE EAST LINE OF SAID MCGREGOR TRACT AND THE COMMON WEST LINE OF SAID CUMULUS GRID TRACT, PASSING AT A DISTANCE OF 1126.38 FEET A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CUMULUS GRID TRACT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO HAO CHAU PHAM AND KIM QUY BUI, RECORDED IN INSTRUMENT NO. 1834057, OPRECT, CONTINUING ALONG THE EAST LINE OF SAID MCGREGOR TRACT AND THE COMMON WEST LINE OF SAID BUI TRACT, A TOTAL DISTANCE OF 1674.34 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MCGREGOR TRACT AND THE COMMON SOUTHWEST CORNER OF SAID BUI TRACT AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO HONCHAO ZHU AND LIDONG WU, RECORDED IN INSTRUMENT NO. 1911791, OPRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DENNIS WALKER RPLS 2117" FOUND FOR THE NORTHEAST CORNER OF SAID WU TRACT, BEARS N 59°34'12" E, A DISTANCE OF 367.99 FEET;

THENCE S 59°32'19" W, ALONG THE SOUTH LINE OF SAID MCGREGOR TRACT AND THE COMMON NORTH LINE OF SAID WU TRACT, PASSING AT A DISTANCE OF 67.03 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WU TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO KAMY TRUST, RECORDED IN VOLUME 2683, PAGE 448, FURTHER DESCRIBED IN VOLUME 1369, PAGE 26, OPRECT, CONTINUING ALONG THE SOUTH LINE OF SAID MCGREGOR TRACT AND THE COMMON NORTH LINE OF SAID KAMY TRUST TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO OUR 81 ACRES, LLC, RECORDED IN INSTRUMENT NO. 1523718, OPRECT, AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO SEVEN S RANCH, INC. RECORDED IN VOLUME 1843, PAGE 154, OPRECT, A TOTAL DISTANCE OF 3369.96 FEET TO A POINT IN THE APPARENT AND MONUMENTED EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES RANDALL INVESTMENTS, LP, RECORDED IN INSTRUMENT NO. 2317820, OPRECT, FROM WHICH A 5/8" IRON ROD FOUND AT A FENCE POST FOR THE SOUTHWEST CORNER OF SAID MCGREGOR TRACT BEARS S 59°32'19" W A DISTANCE OF 27.84 FEET, AND FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "CBG SURVEYING" FOUND FOR THE CALLED SOUTHEAST CORNER OF SAID RANDALL INVESTMENTS CORNER BEARS S 30°11'20" W 30.57 FEET;

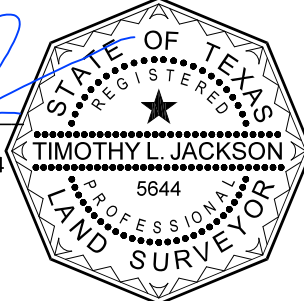
THENCE N 30°11'20" W, ALONG THE CALLED AND MONUMENTED EAST LINE OF SAID RANDALL INVESTMENTS TRACT, OVER AND ACROSS SAID MCGREGOR TRACT, A DISTANCE OF 384.15 FEET TO A 1/2" IRON ROD FOUND FOR THE CALLED NORTHEAST CORNER OF SAID RANDALL INVESTMENTS TRACT AND THE COMMON CALLED SOUTHEAST CORNER OF SAID LGI HOMES-TEXAS TRACT;

THENCE N 31°12'46" W, ALONG THE CALLED AND MONUMENTED EAST LINE OF SAID LGI HOMES-TEXAS TRACT, OVER AND ACROSS SAID MCGREGOR TRACT, PASSING AT AN APPROXIMATE DISTANCE OF 115.79 FEET, THE ELLIS/JOHNSON COUNTY LINE, PASSING AT A DISTANCE OF 2474.27 FEET AN AXLE FOUND FOR WITNESS, A TOTAL DISTANCE OF 2505.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 216.971 ACRES OF LAND MORE OR LESS OF WHICH APPROXIMATELY 178.845 ACRES IS WITHIN ELLIS COUNTY AND APPROXIMATELY 38.126 ACRES IS WITHIN JOHNSON COUNTY.

TO: LOGISTICS LAND INVESTMENT, LLC., ANDREA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, DOW ANNA MCGREGOR, JOHN DOW MCGREGOR, SHELLEY ANN SANDERS, FIDELITY NATIONAL TITLE AGENCY, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 13, 14, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/15/2024.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644



DATE: 04/16/2024
REVISED: 04/23/2024
REVISED: 04/29/2024
REVISED: 05/13/2024
REVISED: 05/22/2024

REVISED 05/22/2024 - ATTORNEY COMMENTS
REVISED 05/13/2024 - REMOVE CONFLICT AREA - PER ATTORNEY REQUEST
REVISED 04/29/2024 - ATTORNEY COMMENTS
REVISED 04/23/2024 - ATTORNEY COMMENTS

GENERAL NOTES:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD 83, ADJUSTMENT 2011, PER GPS OBSERVATIONS.

RECORDS CALL SHOWN HEREON ARE FROM THE ORIGINAL PARENT DEED, RECORDED IN VOLUME 417, PAGE 336, OPRECT.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, FOR RESEARCH OF EASEMENTS.

THE SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

ALL PROPERTY CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED, HEREON.

A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A), ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 4819C0159G DATED OCTOBER 19, 2023, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

GAS LINE NOTE: THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

A 911 ADDRESS HAS NOT BEEN ASSIGNED TO THIS PROPERTY, ACCORDING TO THE ELLIS COUNTY GOS WEBSITE.

THE PROPERTY IS LOCATED WITHIN ELLIS COUNTY AND JOHNSON COUNTY AND WITHIN THE LIMITS OF THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VENUS, TEXAS.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE UNINCORPORATED ELLIS COUNTY AND JOHNSON COUNTY, THEREFORE THERE IS NO ZONING.

CREEK SHOWN HEREON ARE APPROXIMATE LOCATIONS AIDED BY THE USE OF AERIAL PHOTOGRAPHY - NOT FIELD VERIFIED.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, APPEAR TO AFFECT THE SUBJECT PROPERTY:

- 10f - THE NORTH BOUNDARY LINE IS THE APPROXIMATE CENTERLINE OF EAST COUNTY ROAD 109
- 10i - OLD OCEAN FUEL COMPANY EASEMENT, VOL. 470, PG. 615, OPRECT - SHOWN
- 10j - TP&L COMPANY EASEMENT, VOL. 321, PG. 324, OPRECT - SHOWN
- 10l - TP&L COMPANY EASEMENT, VOL. 670, PG. 462, OPRECT - SHOWN
- 10m - ENSSEARCH CORP (C/O LONE STAR PIPELINE COMP) EASEMENT, VOL. 2110, PG. 404, OPRECT - SHOWN
- 10n - ONCOR ELECTRIC DELIVERY COMPANY EASEMENT, INST. NO. 2305030, OPRECT - SHOWN
- 10p - TP&L COMPANY EASEMENT, VOL. 292, PG. 235, OPRECT - SHOWN
- 10r - TP&L COMPANY EASEMENT, VOL. 899, PG. 718, OPRECT - SHOWN

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. ISSUED ON FEBRUARY 2, 2024, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FT-44022-9000224000076-NP, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFORE THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

- 10k - TP&L COMPANY EASEMENT, VOL. 371, PG. 272, OPRECT
- 10q - TP&L COMPANY EASEMENT, VOL. 336, PG. 505, OPRECT

- LEGEND:
- GAS MARKER
 - GAS TEST STATION
 - POWER POLE
 - WATER AIR VENT
 - WATER MANHOLE
 - WATER VALVE
 - WELL
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD POWER LINES
 - FLOODPLAIN LINE
 - CREEK - APPROXIMATE LOCATIONS - SEE NOTES
 - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 - CAPPED IRON ROD FOUND
 - IRF
 - IRF
 - IRF
 - OPRECT
 - OPRJCT
 - (XXX)
 - INDICATE RECORD OR DEED CALLS
 - CORRUGATED METAL PIPE
 - RIGHT-OF-WAY
 - SPECIAL FLOOD HAZARD AREA (ZONE A) - SEE NOTES

ALTA/NSPS
LAND TITLE SURVEY
216.971 ACRES

APPROXIMATE 178.845 ACRES
IN ELLIS COUNTY
APPROXIMATE 38.126 ACRES
IN JOHNSON COUNTY
SITUATED IN THE
R. BERRY SURVEY
ABSTRACT NO. 42
ELLIS COUNTY, TEXAS
AND THE
R. BERRY SURVEY
ABSTRACT NO. 26
JOHNSON COUNTY, TEXAS

PROJECT NO. 2422

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAKARUSA, TEXAS 75168
409.618.0338
TDP/LS FORM NO. 10194339



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY LEGALLY DESCRIBED AS BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART THE RADFORD BERRY SURVEY, ABSTRACT NUMBER 26, (JOHNSON COUNTY) & ABSTRACT NUMBER 42, (ELLIS COUNTY), TEXAS; A 216.971 ACRE TRACT OF LAND DESCRIBED AS A TRACT ONE AND TRACT TWO IN DEED TO ANDREIA LYNN MCGREGOR, JEFF DUNAWAY MCGREGOR, JR., JOHN DOW MCGREGOR, AND SHELLY ANN SANDERS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2156334, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-002337, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT) AND BEING ALL OF A CALLED 216.971 ACRE TRACT OF LAND INTO THE CITY OF VENUS. JOHNSON AND ELLIS COUNTIES, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES, AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas ("City") is authorized, pursuant to Chapter 43.0671 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law (the "Property"); and

WHEREAS, on or about May 8, 2024, the property owner ("Applicant") submitted a Petition for Voluntary Annexation to the City of Venus; and

WHEREAS, the City desires to approve said petition and annex certain territory described herein (the “Property”); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extra territorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Sections 43.0672 and 212.172 of the Texas Local Government Code, a Service Plan Agreement between the City and the Applicant was entered into for the area to be annexed, made available to the public and entered into previously with the owner of said Property, and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Venus, Texas finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Venus and the owners and residents of the area.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. Annexation. That the following described territory, to wit:

All that certain tract of land being all that certain lot, tract or parcel of land, being 216.971 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and Abstract Number 42, Ellis County, Texas and being all that certain called 216.971 acre tract of land (9,451,256.76 square feet), described in Deed to Andreia McGregor, Jeff Dunaway McGregor, Jr., John Dow McGregor, and Shelly Ann Sanders and recorded in County Clerk’s Instrument Number 2156334, real property records of Ellis County, Texas and recorded in County Clerk’s Instrument Number 2022-002337, real property records of Johnson County, Texas and more particularly described by metes and bounds in Exhibit A, and depicted in Exhibit B, which are incorporated herein by reference in this Ordinance as if fully recited.

Be and the same is hereby annexed into the City of Venus, Johnson and Ellis Counties Texas, and that the boundary limits of the City of Venus, Texas, be and the same are hereby extended to include the above-described territory within the city limits of Venus, and that the same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Venus, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Service Plan. A written Service Plan is prepared in accordance with applicable provisions of State law pertaining to annexation is attached hereto as Exhibit C and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the City, previously adopted, are hereby amended to include the Property as part of the City of Venus. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 6. Cumulative Clause. This ordinance shall be cumulative if all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County and the County Clerk of Ellis County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the ____ day of September 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS
216.971 ACRES

LEGAL DESCRIPTION:

BEING a tract of land situated in the Radford Berry Survey, Abstract No. 42, Ellis County, Texas and in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2156334, of the Official Public Records of Ellis County, Texas (OPRECT) and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2022-002337, of the official public records of Johnson County, Texas (OPRJCT) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said McGregor Tract, the common northeast corner of a tract of land described in deed to LGI Homes-Texas LLC, recorded in instrument number 2021-42520, of the official public records of Johnson County, Texas (OPRJCT) and in the south line of that tract of land described in deed to Fulson Venus140, LP, recorded in volume 2304, page 1023, (OPRECT) and in the approximate centerline of east County Road 109 (a variable width unrecorded right-of-way), from which a nail with shiner stamped "KHA" found for the southwest corner of said Fulson Venus 140 tract, bears S 59° 41' 52" W, a distance of 31.56 feet;

THENCE N 59° 41' 52" E, along the north line of said McGregor tract and the common south line of said Fulson Venus 140 tract and the approximate centerline of said east County Road 109, passing at an approximate distance of 1390.13 feet, the Ellis/Johnson County line, passing at a distance of 2172.38 feet to the southeast corner of said Fulson Venus 140 tract and the common southwest corner of tract land described in deed to Chisholm Trail Redi-Mix, LLC, recorded in instrument number 1933710, (OPRECT) from which a 5/8" iron rod found for witness, bears N 31° 09' 34" W, a distance of 4.51 feet, continuing along the north line of said McGregor tract and the common south line of said Chisholm Trail Redi-Mix tract and the approximate centerline of said east County Road 109, passing at a distance of 3118.24 feet to the southeast corner of said Chisholm Trail Redi-Mix tract and the common southwest corner of that tract of land described in deed to Chaparral Steel Midlothian, LP, recorded in volume 1235, page 820, (OPRECT), from which a 1/2" iron rod found for witness, bears N 29° 32' 05" W, a distance of 29.94 feet, continuing along the north line of said McGregor tract and the common south line of said Chaparral Steel Midlothian tract and the approximate centerline of said east County Road 109, a total distance of 3147.83 feet to a point for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Darren Lynn Halbert and Teresa Horton Halbert, recorded volume 1405, page 594, (OPRECT);

THENCE S 30° 31' 29" E, along the east line of said McGregor tract and the common west line of said Halbert tract, passing at a distance of 30.00 feet a 5/8" iron rod with a cap stamped

“TXRCS” set for witness, a total distance of 1206.59 feet to a 5/8” iron rod with cap stamped “TXRCS” set for an interior ell corner of said McGregor tract and the common southwest corner of said Halbert tract;

THENCE N 59° 28’ 31” E, along the north line of said McGregor tract and the common south line of said Halbert tract, a distance of 250.00 feet to a nail found for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Cumulus Grid, LLC, recorded in instrument number 2330212, (OPRECT);

THENCE S 30° 31’ 29” E, along the east line of said McGregor tract and the common west line of said Cumulus Grid tract, passing at a distance of 1126.38 feet a ½” iron rod found for the southwest corner of said Cumulus Grid tract and the common northwest corner of that tract of land described in deed to Hao Chau Pham and Kim Quy Bui, recorded in instrument number 1834057, (OPRECT), continuing along the east line of said McGregor tract and the common west line of said Bui tract, a total distance of 1674.34 feet to a ½” iron rod found for the southeast corner of said McGregor tract and the common southwest corner of said Bui tract and in the north line of that tract of land described in deed to Honchao Zhu and Lidong Wu, recorded in instrument number 1911797, (OPRECT), from which a ½” iron rod with a cap stamped “Dennis Walker RPLS 2117” found for the northeast corner of said Wu tract, bears N 59 34’ 12” E, a distance of 367.99 feet;

THENCE S 59° 32’ 19” W, along the south line of said McGregor tract and the common north line of said Wu tract, passing at a distance of 67.03 feet a ½” iron rod found for the northwest corner of said Wu tract and the common northeast corner of that tract of land described in deed to Kamy Trust, recorded in volume 2683, page 448, further described in volume 1369, page 26, (OPRECT), continuing along the south line of said McGregor tract and the common north line of said Kamy Trust tract and the common north line of that tract of land described in deed to our 81 acres, LLC, recorded in instrument number 1523718, (OPRECT), and the common north line of that tract described in deed to Seven S Ranch, Inc, recorded in volume 1843, page 154, (OPRECT), a total distance of 3369.96 feet to a point in the apparent and monumented east line of a tract of land described in deed to James Randall Investments, LP, recorded in instrument number 2317820, (OPRECT), from which a 5/8” iron rod found at a fence post for the southwest corner of said McGregor tract bears S 59° 32’ 19” W, a distance of 27.84 feet, and from which a 5/8” iron rod with cap stamped “CBG Surveying” found for the called southeast corner of said Randall Investments corner bears S 30° 11’ 20” W, 30.57 feet;

THENCE N 30° 11’ 20” W, along the called and monumented east line of said Randall Investments tract, over and across said McGregor tract, a distance of 348.15 feet to a ½” iron rod found for the called southeast corner of said LGI Homes-Texas tract;

THENCE N 31° 12’ 46” W, along the called and monumented east line of said LGI Homes-Texas tract, over and across said McGregor tract, passing at an approximate distance of 115.79 feet, the Ellis/Johnson county line, passing at a distance of 2474.27 feet an axle found for witness, a total distance of 2505.47 feet to the point of beginning, and containing 216.971 acres of land more or less of which approximately 178.845 acres is within Ellis County and approximately 38.126 acres is within Johnson County.

EXHIBIT 'B'

SURVEY

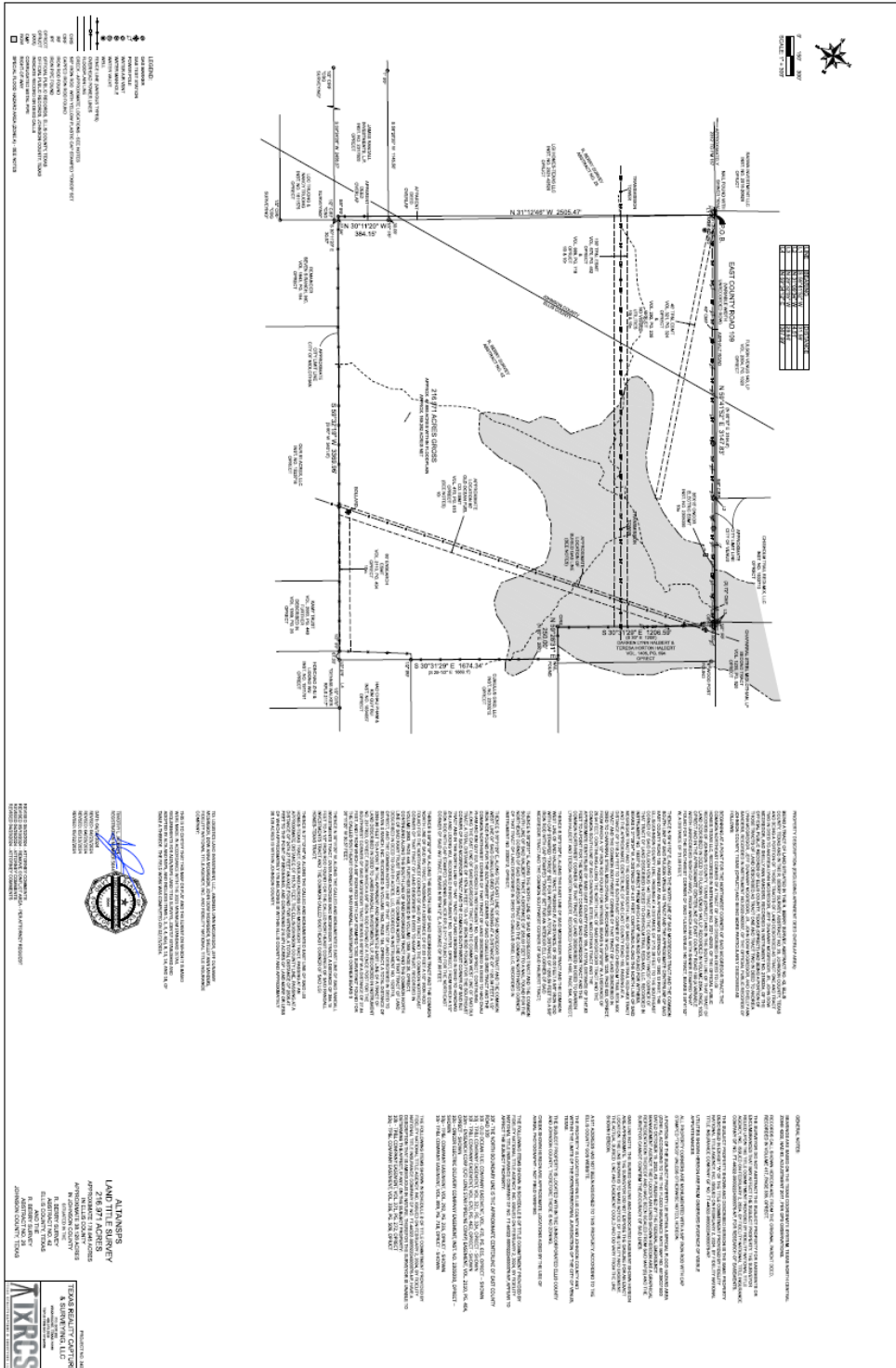
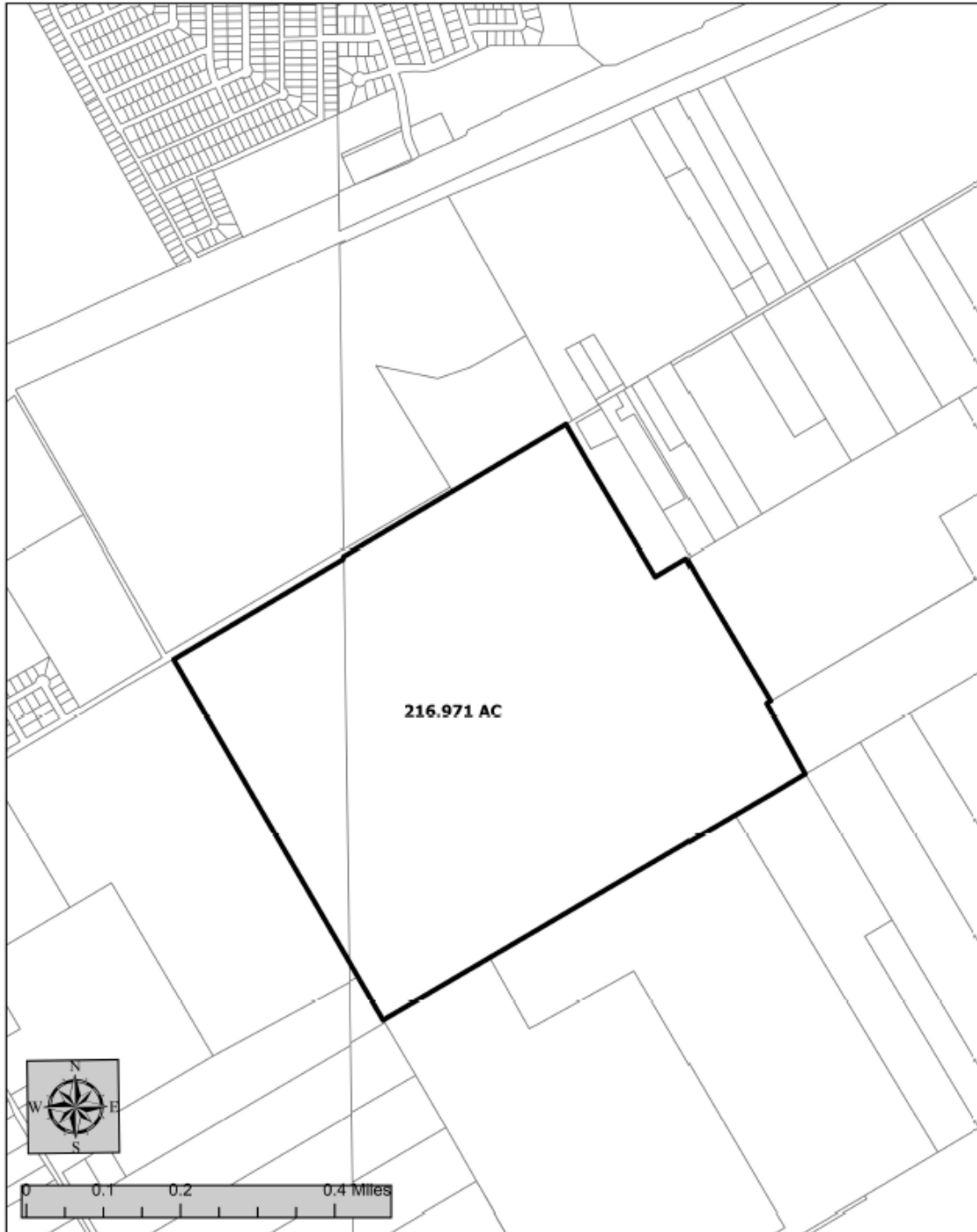


EXHIBIT 'C'
DEPICTED



900 E C. R. 109

EXHIBIT 'D'
AERIAL



900 E C. R. 109

**EXHIBIT ‘E’
CITY OF VENUS, TEXAS
SERVICE PLAN AGREEMENT**

Property Owner(s): _____

All that certain tract of land being all that certain lot, tract or parcel of land, being 216.971 total acres, more or less, and situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and Abstract Number 42, Ellis County, Texas and being all that certain called 216.971 acre tract of land (9,451,256.76 square feet), described in Deed to Andreia McGregor, Jeff Dunaway McGregor, Jr., John Dow McGregor, and Shelly Ann Sanders and recorded in County Clerk’s Instrument Number 2156334, real property records of Ellis County, Texas and recorded in County Clerk’s Instrument Number 2022-002337, real property records of Johnson County, Texas

CODE COMPLIANCE

Existing City Services: Yes.

City Services to be provided: The City will also provide Code Compliance services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

POLICE

Existing City Services: Yes.

City Services to be provided: The City’s Police Department will patrol the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

FIRE

Existing City Services: Yes.

City Services to be provided: The City’s Fire Department will provide services upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

EMERGENCY MEDICAL SERVICES

Existing City Services: The area is in the current service area of the City under an Inter Local Agreement with Johnson County ESD #1.

City Services to be provided: Emergency medical services shall continue to be provided to the area of annexation at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

SOLID WASTE SERVICES

Existing City Services: Yes.

City Services to be provided: The City will also provide solid waste services through a franchise with Frontier Waste Solutions upon annexation to the area, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of this ordinance.

WATER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Water service and maintenance to the water line(s) for the area will be provided by Mountain Peak Special Utility District unless the Certificate of Convenience and Necessity (CCN) for the area is released to the City of Venus. If such release occurs, water service to the area will be provided by the City of Venus upon completion of all necessary water mains and appurtenances sufficient to serve the area. Maintenance of the water system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules subject to and consistent with applicable TCEQ requirements.

SANITARY SEWER SERVICE AND MAINTENANCE

Existing City Services: No.

City Services to be provided: Sanitary sewer service to the area will be provided by the City of Venus upon completion of all necessary infrastructure improvements; including gravity sewer lines and, if applicable, a lift station, if required to serve the property. Maintenance of the sanitary sewer system will be provided by the City in accordance with its standard extension ordinances, regulations, and rules, subject to and consistent with applicable TCEQ requirements.

MAINTENANCE OF ROADS AND STREETS

Existing City Services: Yes.

City Services to be provided: The City will maintain streets in accordance with the City's ordinances, regulations and rules.

STREET LIGHTING

Existing City Services: No.

City Services to be provided: The City will coordinate any request for improved street lighting with the local electric provider in accordance with the standard ordinances, regulations, and rules, subject to and consistent with the City's participation policies.

BUILDING INSPECTION

Existing City Services: Yes.

City Services to be provided: The City of Venus and its designees will provide Building Inspection services upon annexation. This includes issuing building, mechanical, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Venus.

PLANNING AND ZONING

Existing City Services: Yes.

City Services to be provided: The City is responsible for regulating development and land use through the administration of the City's Zoning Ordinance and this service will extend to this area on the effective date of the annexation. The area will also continue to be regulated under the requirements of the City's Subdivision Ordinance.

PARKS AND RECREATION FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, residents within the annexes area may utilize all park and recreation facilities of the City.

PUBLICLY OWNED FACILITIES

Existing City Services: Yes.

City Services to be provided: Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall maintained by the City of Venus.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City's established policies governing extension of municipal services to newly annexed areas.

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Executed by each party herein below:

Passed and approved by the City of Venus, Texas, and executed by the Parties on this the ____ day of September 2025.

Alejandro Galaviz, Mayor
City of Venus

STATE OF TEXAS)

COUNTY OF JOHNSON AND ELLIS)

This instrument was acknowledged before me on September __, 2025, by Alejandro Galaviz as Mayor for the City of Venus, Texas.

City Secretary, City of Venus

My commission expires: _____

Applicant: _____

STATE OF TEXAS)

COUNTY OF JOHNSON)

This instrument was acknowledged before me on September __, 2025, by _____ for _____.

Notary Public, State of Texas

My commission expires: _____

ITEM REPORT

To: City Council

From:

Subject: Conduct Public Hearing for rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 6. A - 900 E C. R. 109 Staff Report
2. 6. B - 900 E C. R. 109 Aerial Map
3. 6. C - 900 E C. R. 109 Adjacent Zoning
4. 6. D - 900 E C. R. 109 Requested Zoning
5. 6. E - 900 E C. R. 109 NeighborNotice
6. 6. F - 900 E C. R. 109 Zoning Amendment Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 216.971 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, (JOHNSON COUNTY) & ABSTRACT 42, (ELLIS COUNTY), TEXAS; 900 E C. R. 109, VENUS, TEXAS 76084.

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the south side of C. R. 109. The tract has approximately 3,147.83 ft. of frontage along E C. R. 109 with a depth of approximately 2,505.47 ft. for a tract size of 216.971 acres (9,451,256.76 sq. ft.)

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to construct a data center consistent of four buildings approximately 1.4 million sq. ft.

ADJACENT ZONING: Adjacent zoning to the east is unincorporated Ellis County, single-family homes, to the south unincorporated Ellis County, vacant land; and to the west, Stallion Ranch (Planned Development).

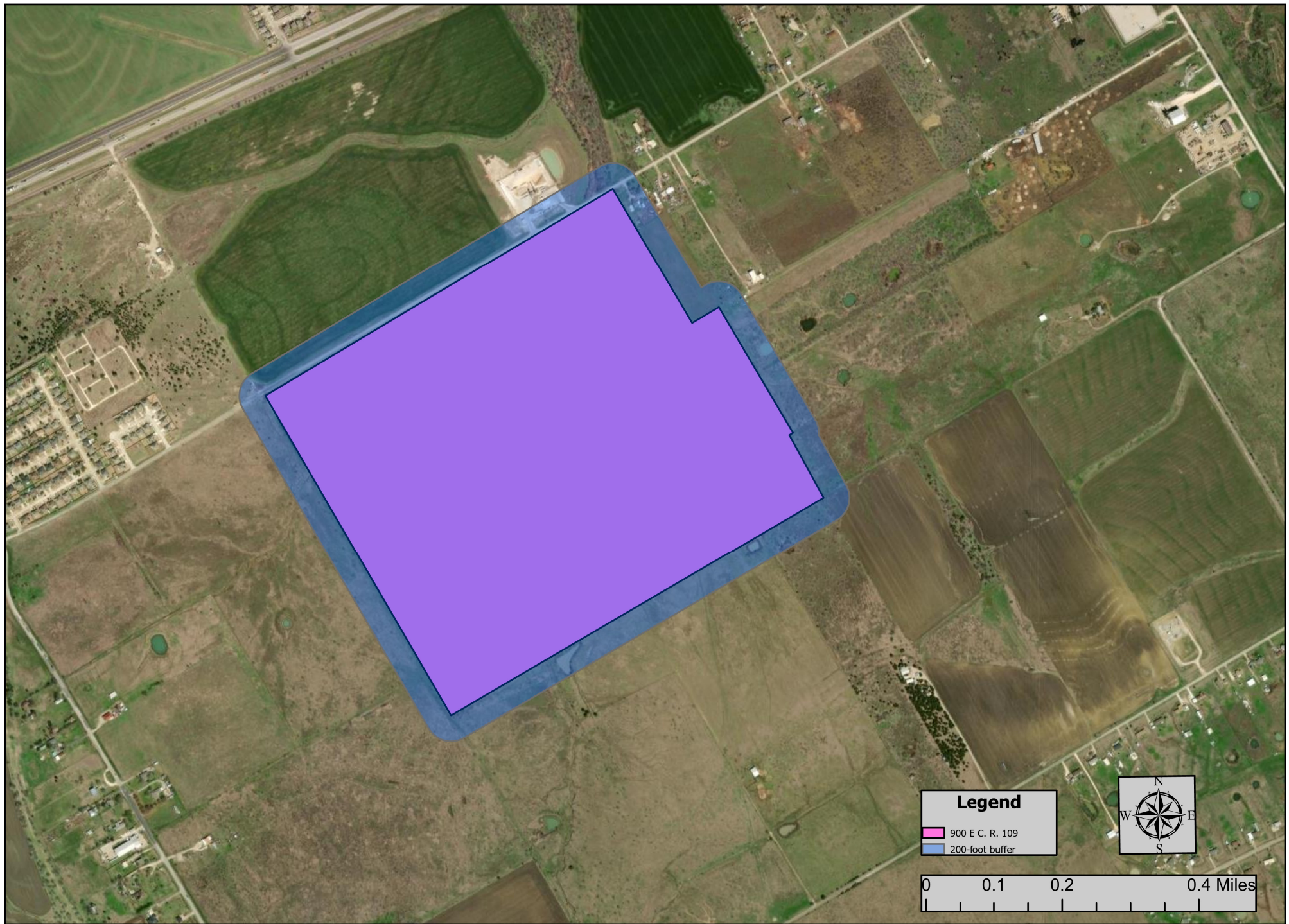
LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as I-2 (Heavy Industrial) District. E C. R. 109 has 60 ft. of ROW. It is currently a road with two lanes, no shoulders, no sidewalks and has a posted speed limit of 30 miles per hour.

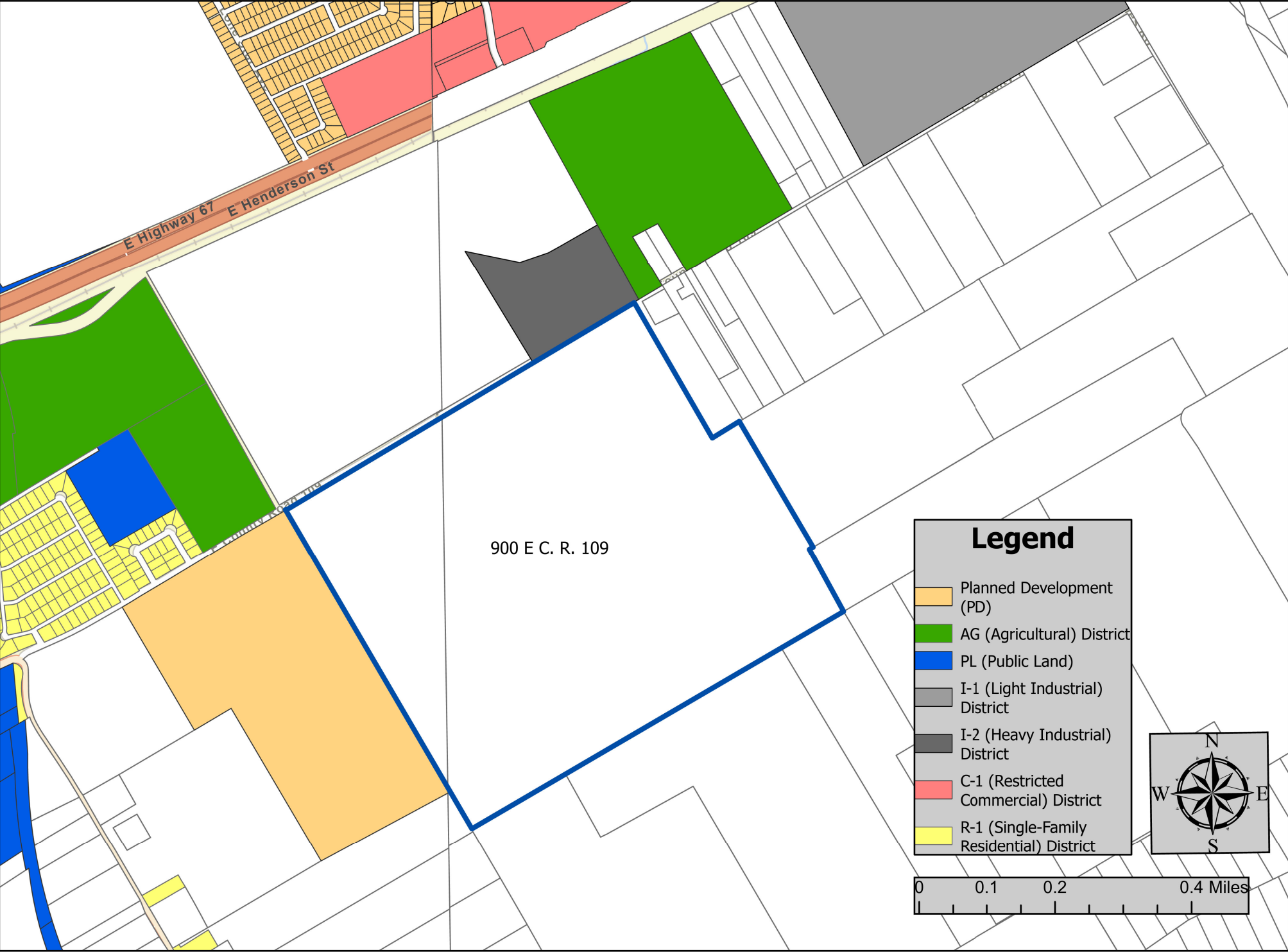
DEVELOPMENT TRENDS: The development trends for this area along E C. R. are industrial uses.

ANALYSIS: The requested zoning does conform to the Industrial land use designation as indicated on the City of Venus' Comprehensive Plan.

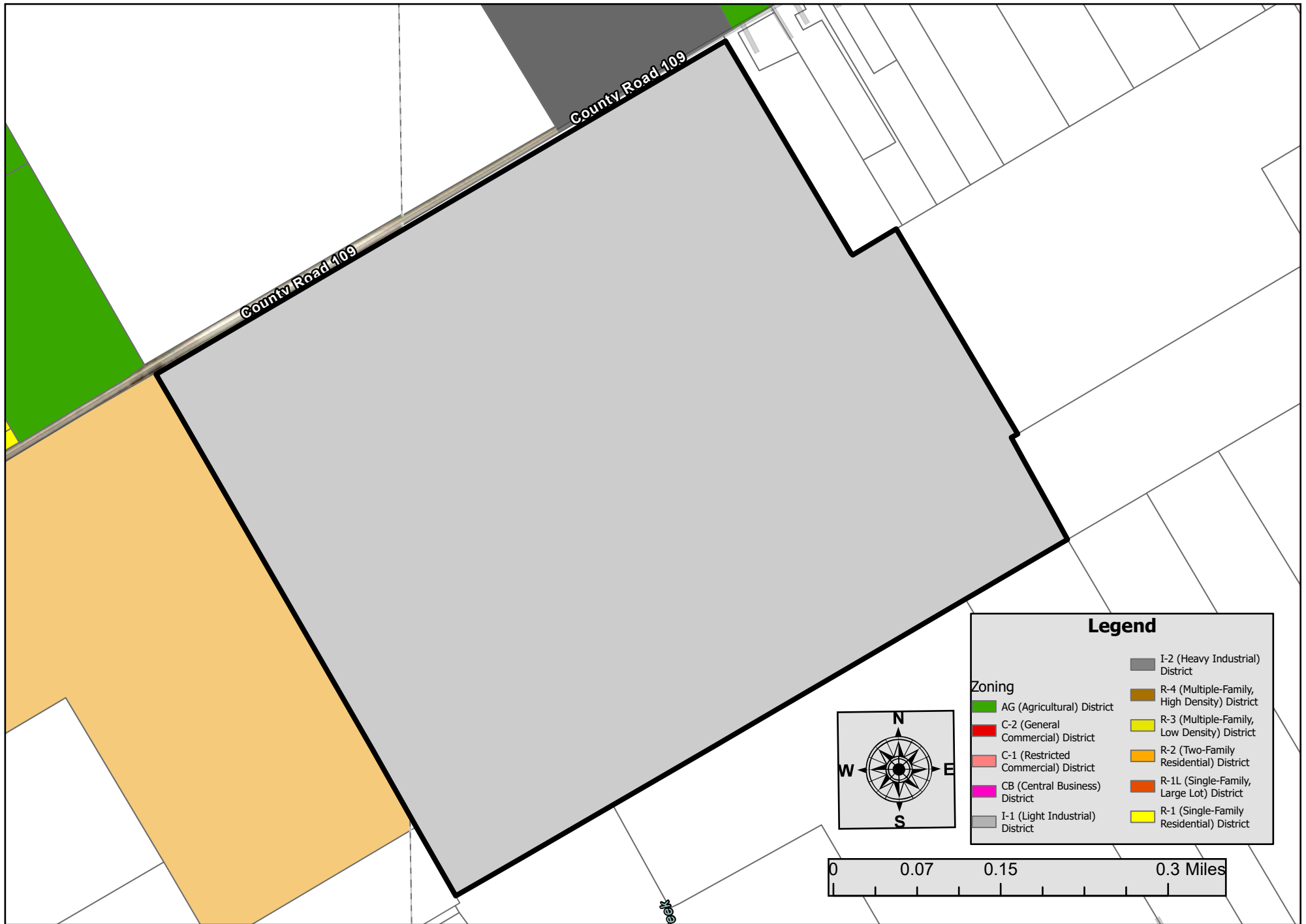
RECOMMENDATION: Staff recommends approval of the rezoning request because it aligns with the Comprehensive Plan.



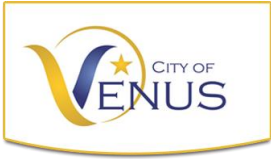
900 E C. R. 109



Zoning Map



I-1 (Light Industrial)



August 13, 2024

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation for the use of the property.
Annexation: A request to voluntary annex a property into the City of Venus.

Summary: **Request:** Request for approval of a zone change for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a data center.
Request: Request for voluntary annexation for approximately 216.97- acre parcel of land, known as 900 E C. R. 109, from AG (Agriculture) District to I-1 (Light Industrial) District. Generally located on the south side of E C. R. 109 – *See the reverse side for vicinity map.*

Location/Site Plan:

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearing: **August 28, 2025 at 6:00 pm (Planning and Zoning Commission)**
September 8, 2025 at 6:30 pm (City Council)
The hearing will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: August 16, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: Logistics Land Investment, LLC, a Delaware limited liability company
Attention: Nick Holbeck
1776 Peachtree St. NW, Suite 100
Atlanta, GA 30309
nholbeck@robriner.com

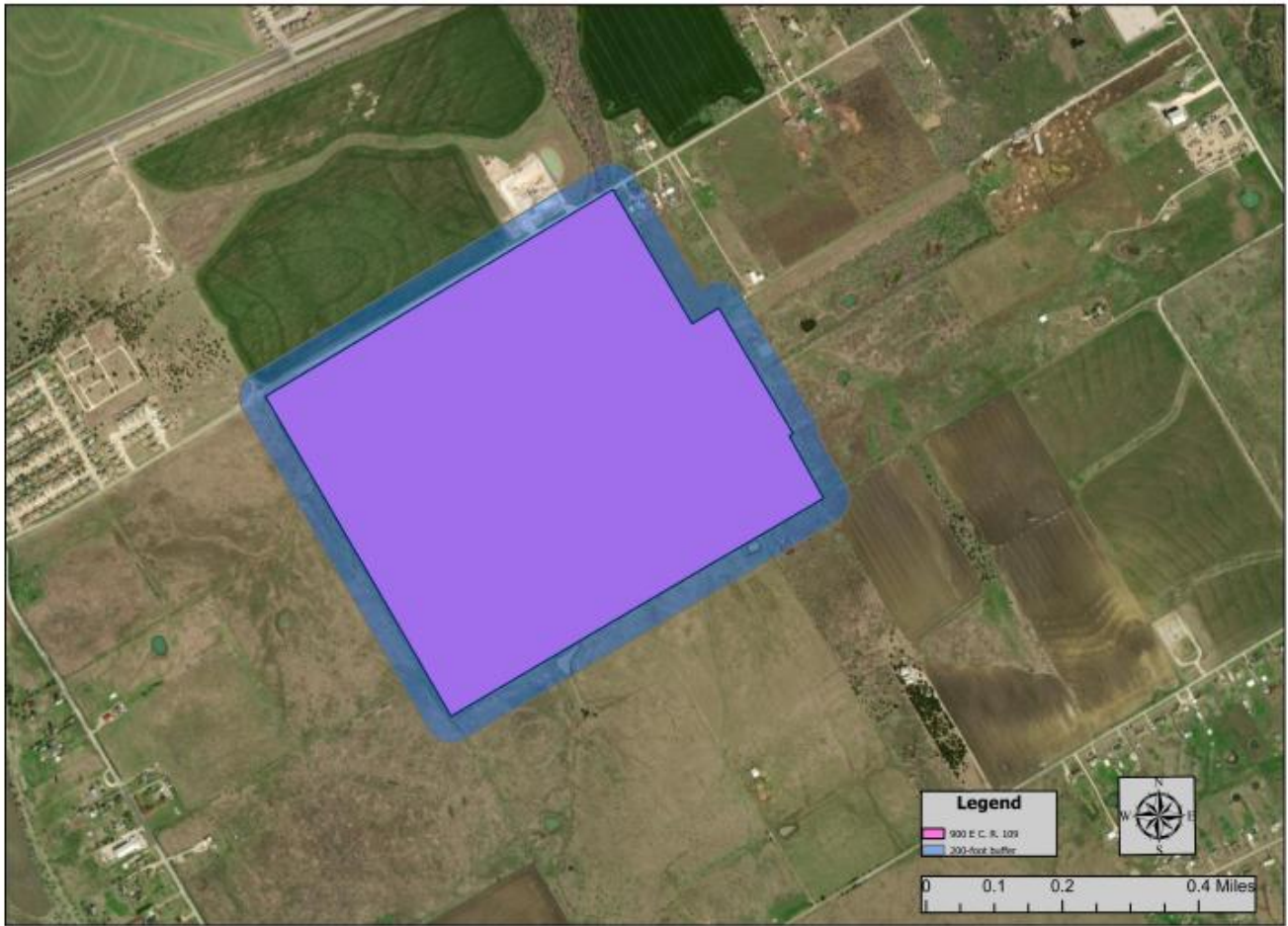
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing as mentioned above for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be submitted by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, *City Planner*

Vicinity Map



900 E C. R. 109

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT LOCATED AT 900 E C. R. 109, VENUS, TEXAS 76084, BEING APPROXIMATELY 216.971 ACRES LEGALLY DESCRIBED AS BEING PART OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY & ABSTRACT 42 ELLIS COUNTY, TEXAS (“THE PROPERTY”); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

WHEREAS, the City of Council of the City of Venus having heretofore adopted a zoning ordinance and map showing the classification of the property located within city limits of said City; and

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0004. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to I-1 (Light Industrial) District.

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said zoning amendment;

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit “A” (which is incorporated herein by reference) from AG (Agricultural) to I-1 (Light Industrial) in order to facilitate development of the subject property in a manner that allows those uses that are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development. The Property

shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the 8th day of September 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A
METES AND BOUNDS
216.971 ACRES

LEGAL DESCRIPTION:

BEING a tract of land situated in the Radford Berry Survey, Abstract No. 42, Ellis County, Texas and in the Radford Berry Survey, Abstract No. 26, Johnson County, Texas and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2156334, of the Official Public Records of Ellis County, Texas (OPRECT) and being a portion of those tracts of land described as tract one and tract two in deed to Andreia Lynn McGregor, Jeff Dunaway McGregor Jr., John Dow McGregor, and Shelly Ann Sanders, recorded in instrument No. 2022-002337, of the official public records of Johnson County, Texas (OPRJCT) and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said McGregor Tract, the common northeast corner of a tract of land described in deed to LGI Homes-Texas LLC, recorded in instrument number 2021-42520, of the official public records of Johnson County, Texas (OPRJCT) and in the south line of that tract of land described in deed to Fulson Venus140, LP, recorded in volume 2304, page 1023, (OPRECT) and in the approximate centerline of east County Road 109 (a variable width unrecorded right-of-way), from which a nail with shiner stamped "KHA" found for the southwest corner of said Fulson Venus 140 tract, bears S 59° 41' 52" W, a distance of 31.56 feet;

THENCE N 59° 41' 52" E, along the north line of said McGregor tract and the common south line of said Fulson Venus 140 tract and the approximate centerline of said east County Road 109, passing at an approximate distance of 1390.13 feet, the Ellis/Johnson County line, passing at a distance of 2172.38 feet to the southeast corner of said Fulson Venus 140 tract and the common southwest corner of tract land described in deed to Chisholm Trail Redi-Mix, LLC, recorded in instrument number 1933710, (OPRECT) from which a 5/8" iron rod found for witness, bears N 31° 09' 34" W, a distance of 4.51 feet, continuing along the north line of said McGregor tract and the common south line of said Chisholm Trail Redi-Mix tract and the approximate centerline of said east County Road 109, passing at a distance of 3118.24 feet to the southeast corner of said Chisholm Trail Redi-Mix tract and the common southwest corner of that tract of land described in deed to Chaparral Steel Midlothian, LP, recorded in volume 1235, page 820, (OPRECT), from which a 1/2" iron rod found for witness, bears N 29° 32' 05" W, a distance of 29.94 feet, continuing along the north line of said McGregor tract and the common south line of said Chaparral Steel Midlothian tract and the approximate centerline of said east County Road 109, a total distance of 3147.83 feet to a point for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Darren Lynn Halbert and Teresa Horton Halbert, recorded volume 1405, page 594, (OPRECT);

THENCE S 30° 31' 29" E, along the east line of said McGregor tract and the common west line of said Halbert tract, passing at a distance of 30.00 feet a 5/8" iron rod with a cap stamped

“TXRCS” set for witness, a total distance of 1206.59 feet to a 5/8” iron rod with cap stamped “TXRCS” set for an interior ell corner of said McGregor tract and the common southwest corner of said Halbert tract;

THENCE N 59° 28’ 31” E, along the north line of said McGregor tract and the common south line of said Halbert tract, a distance of 250.00 feet to a nail found for the northeast corner of said McGregor tract and the common northwest corner of that tract of land described in deed to Cumulus Grid, LLC, recorded in instrument number 2330212, (OPRECT);

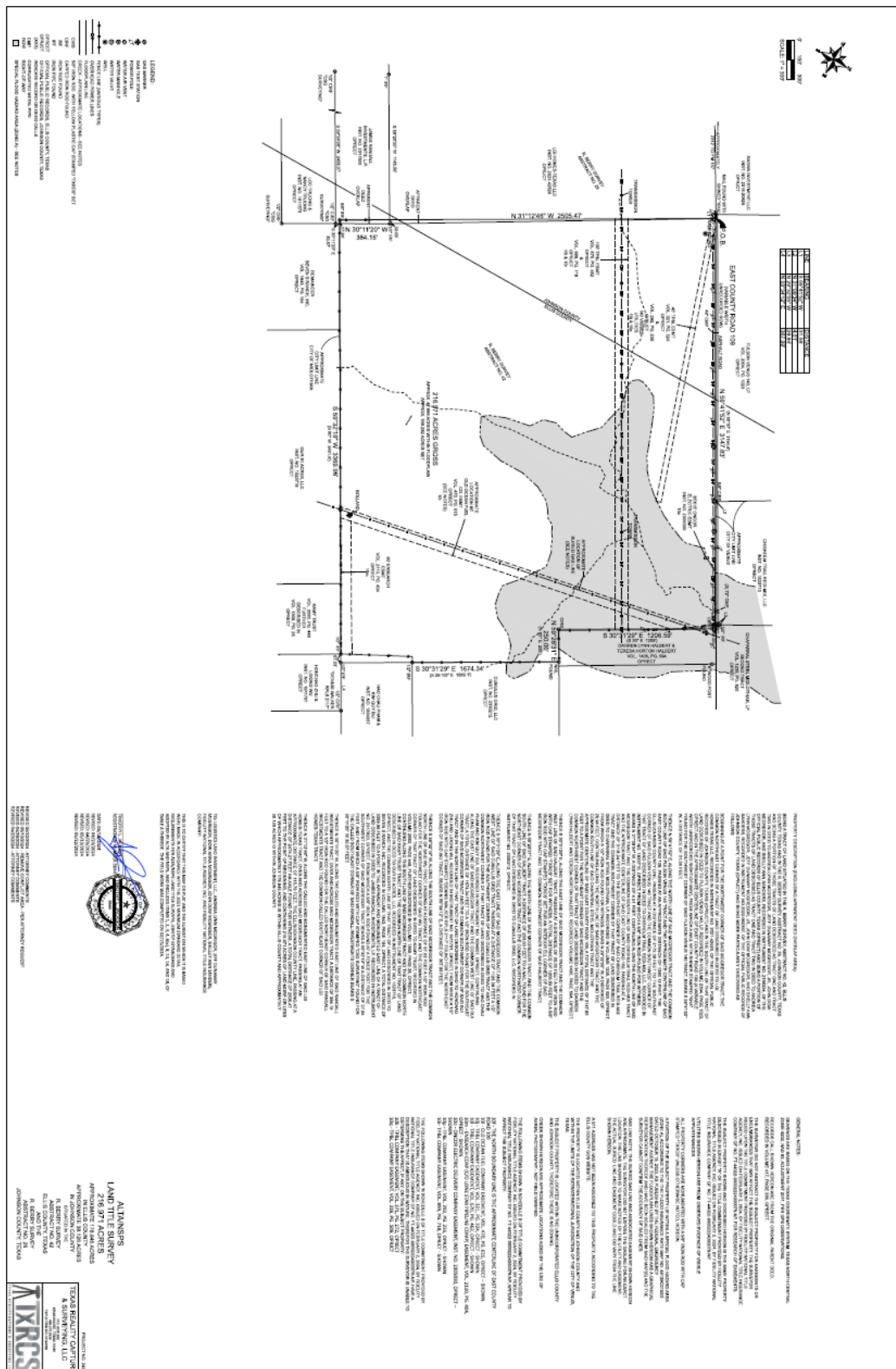
THENCE S 30° 31’ 29” E, along the east line of said McGregor tract and the common west line of said Cumulus Grid tract, passing at a distance of 1126.38 feet a ½” iron rod found for the southwest corner of said Cumulus Grid tract and the common northwest corner of that tract of land described in deed to Hao Chau Pham and Kim Quy Bui, recorded in instrument number 1834057, (OPRECT), continuing along the east line of said McGregor tract and the common west line of said Bui tract, a total distance of 1674.34 feet to a ½” iron rod found for the southeast corner of said McGregor tract and the common southwest corner of said Bui tract and in the north line of that tract of land described in deed to Honchao Zhu and Lidong Wu, recorded in instrument number 1911797, (OPRECT), from which a ½” iron rod with a cap stamped “Dennis Walker RPLS 2117” found for the northeast corner of said Wu tract, bears N 59 34’ 12” E, a distance of 367.99 feet;

THENCE S 59° 32’ 19” W, along the south line of said McGregor tract and the common north line of said Wu tract, passing at a distance of 67.03 feet a ½” iron rod found for the northwest corner of said Wu tract and the common northeast corner of that tract of land described in deed to Kamy Trust, recorded in volume 2683, page 448, further described in volume 1369, page 26, (OPRECT), continuing along the south line of said McGregor tract and the common north line of said Kamy Trust tract and the common north line of that tract of land described in deed to our 81 acres, LLC, recorded in instrument number 1523718, (OPRECT), and the common north line of that tract described in deed to Seven S Ranch, Inc, recorded in volume 1843, page 154, (OPRECT), a total distance of 3369.96 feet to a point in the apparent and monumented east line of a tract of land described in deed to James Randall Investments, LP, recorded in instrument number 2317820, (OPRECT), from which a 5/8” iron rod found at a fence post for the southwest corner of said McGregor tract bears S 59° 32’ 19” W, a distance of 27.84 feet, and from which a 5/8” iron rod with cap stamped “CBG Surveying” found for the called southeast corner of said Randall Investments corner bears S 30° 11’ 20” W, 30.57 feet;

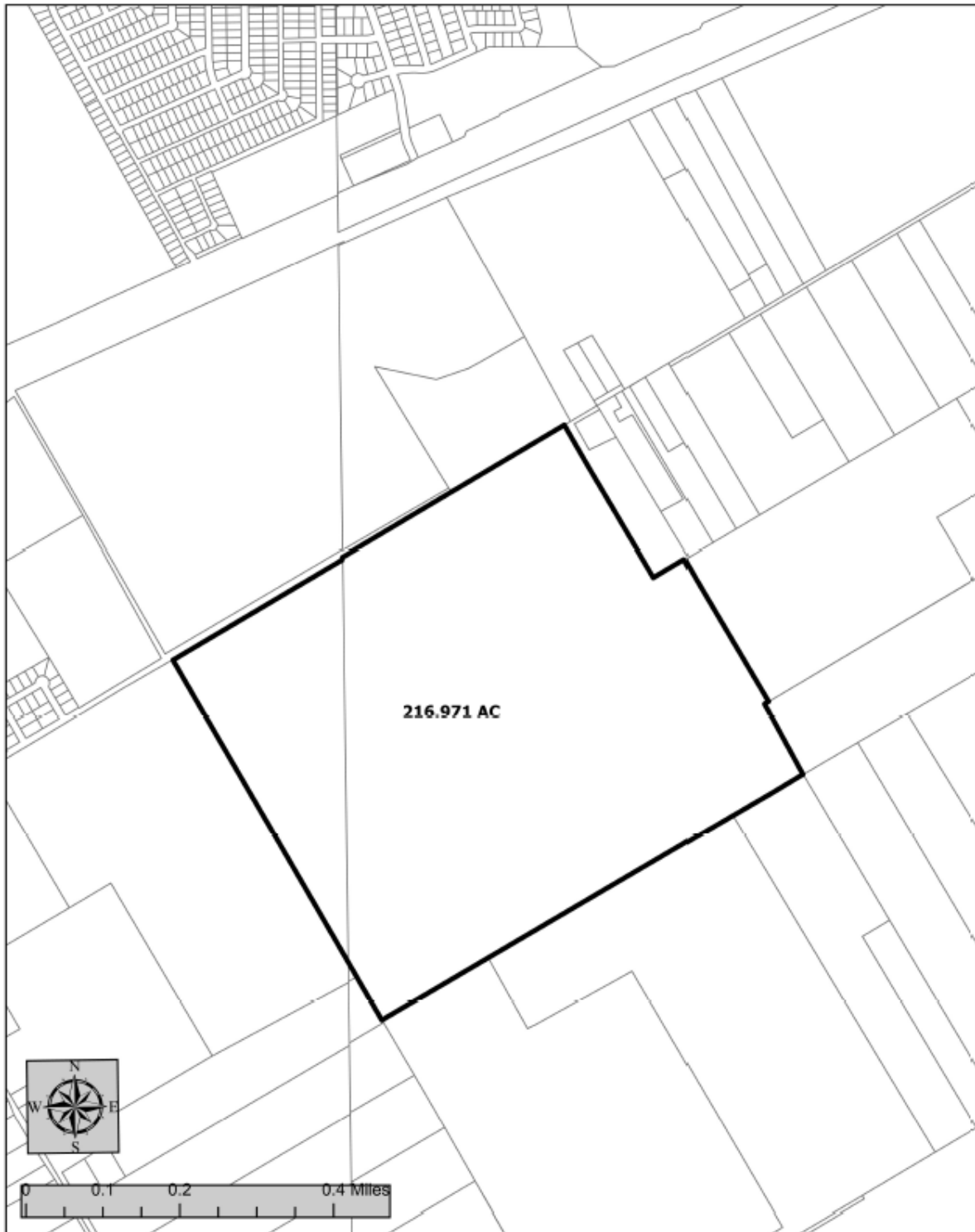
THENCE N 30° 11’ 20” W, along the called and monumented east line of said Randall Investments tract, over and across said McGregor tract, a distance of 348.15 feet to a ½” iron rod found for the called southeast corner of said LGI Homes-Texas tract;

THENCE N 31° 12’ 46” W, along the called and monumented east line of said LGI Homes-Texas tract, over and across said McGregor tract, passing at an approximate distance of 115.79 feet, the Ellis/Johnson county line, passing at a distance of 2474.27 feet an axle found for witness, a total distance of 2505.47 feet to the point of beginning, and containing 216.971 acres of land more or less of which approximately 178.845 acres is within Ellis County and approximately 38.126 acres is within Johnson County.

Page 266 of 466



**EXHIBIT C
AERIAL**



900 E C. R. 109

ITEM REPORT

To: City Council
From: Oscar Ortiz, City Planner
Subject: Discuss and consider an Ordinance to rezone from AG (Agricultural) District to I-1 (Light Industrial) District, located at 1310 FM 1807, Venus, Texas 76084, being approximately 10.270 acres legally described as being part of the J. T. Cadenhead Survey, Abstract No.134, Johnson County, Texas.
Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 2. A - 1310 FM 1807 Staff Report
2. 2. B -1310 FM 1807 - Aerial Map
3. 2. C - 1310 FM 1807 - Zoning Map
4. 2. D - 1310 FM 1807 - Survey
5. 2. E - 1310 FM 1807 NeighborNotice
6. 2. F - 1310 FM 1807 Affidavit of Posting
7. 2. G - 1310 FM 1807 Zoning Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 10.270 ACRES OUT OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, (JOHNSON COUNTY), TEXAS; 1310 FM 1807, VENUS, TEXAS 76084. (REZ2025-0001)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the north side of FM 1807, approximately 0.21 miles west of C. R. 214. The tract has approximately 290.91 ft. of frontage along FM 1807 with a depth of approximately 1,532.50 ft. for a tract size of 10.270 acres.

PROPOSAL: The applicant is requesting I-1 (Light Industrial) District in order to build self-storage units for lease.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the north, Estes Sanders prison to the east, unincorporated Johnson County to the south, and AG (Agricultural) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as MHS (Manufactured Home Subdivision) District. FM 1807 is designated by TxDOT as major collector with 80 ft. of ROW. It is currently a road with two lanes, no shoulders and has a posted speed limit of 50 miles per hour.

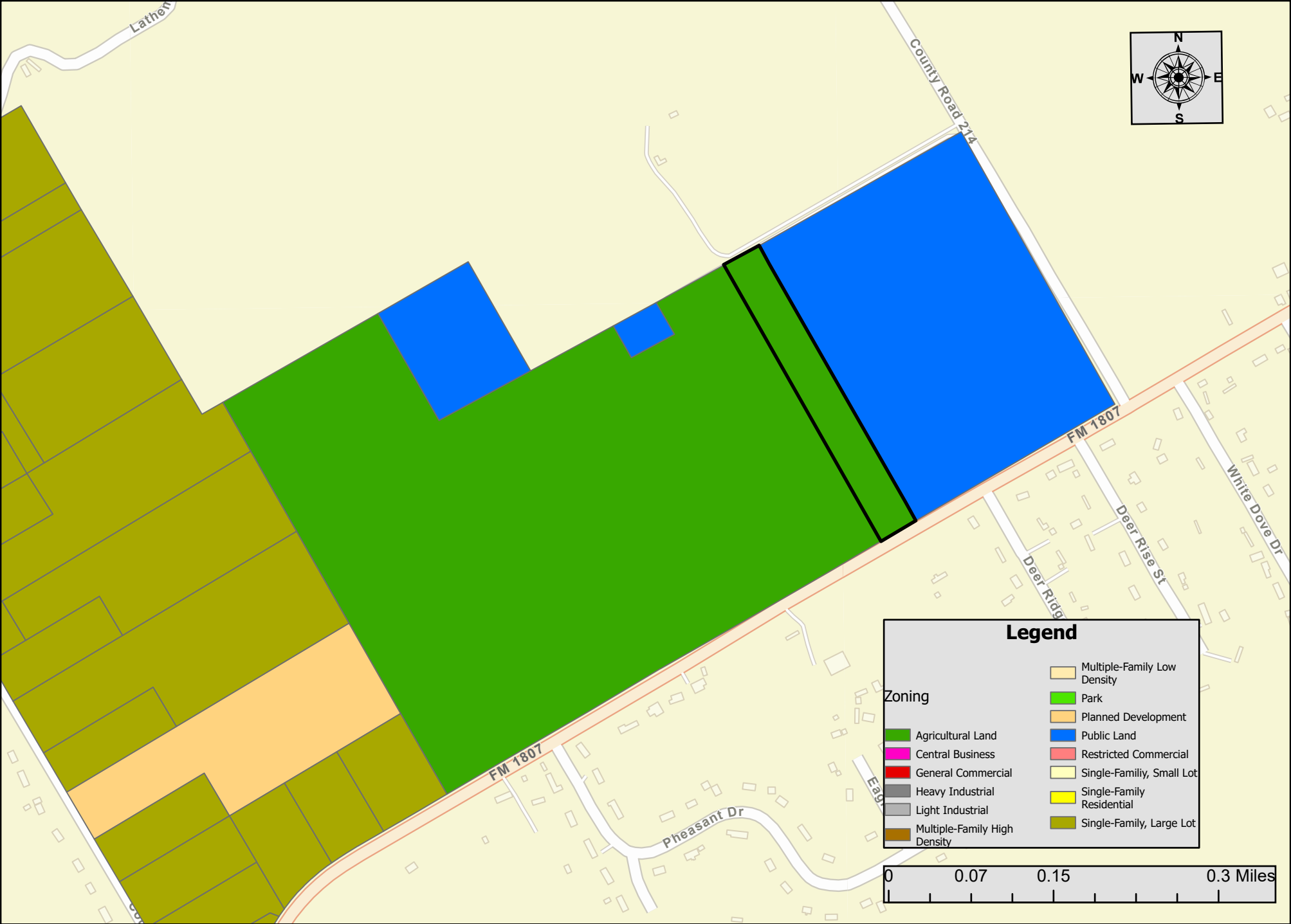
DEVELOPMENT TRENDS: The development trend for this area along FM 1807 is residential uses.

ANALYSIS: The requested zoning does not conform to the Manufactured Home Subdivision (MHS) District as indicated on the City of Venus' Comprehensive Plan. Nevertheless, the Light Industrial (L-I) designation serves as a buffer and transition from the prison. A recorded plat, and site plan are required prior to the issuance of any building permit.

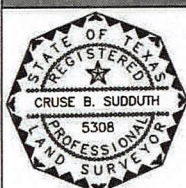
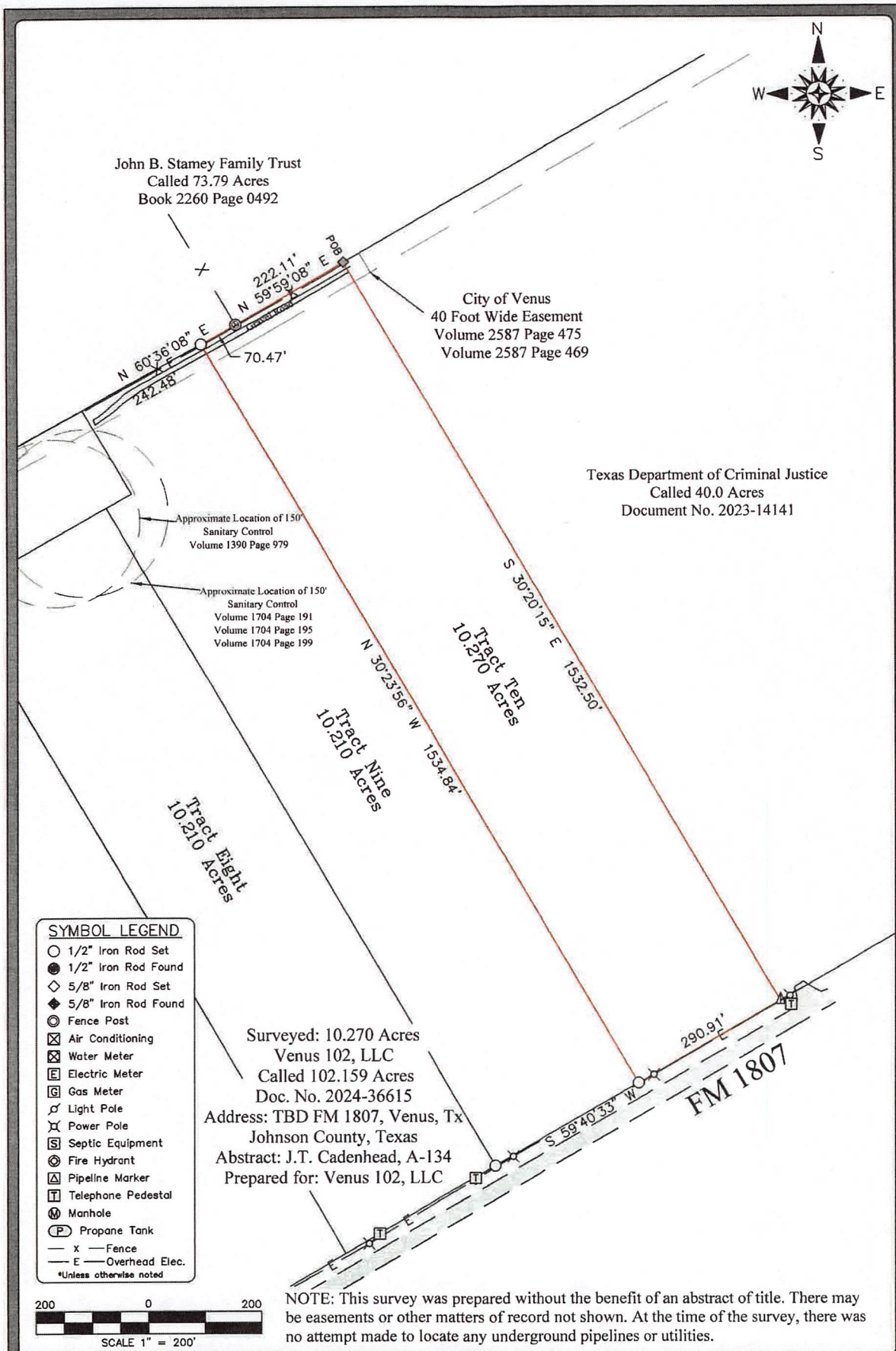
RECOMMENDATION: Staff recommends approval of the rezoning request as it provides a buffer from the prison for future development to the west.



Aerial Map



Zoning Map



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CRUSE B. SUDDUTH, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING DECEMBER, 2024.

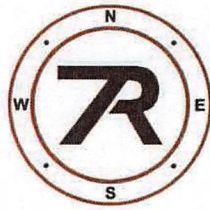
Cruse B. Sudduth
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308

DRAWN BY: D.L.B. CHECKED BY: B.B.B. FILE NO. 2411039 DATE 1/3/2025



**7 RANGE
SURVEYING**

401 E. Front St. Suite 231 Tyler, Tx 75702
Office - (903) 630-2606
TBPELS Firm No. 10194919



7 RANGE SURVEYING

401 E. Front St. Suite 231 Tyler, Texas 75702

Office Phone – (903) 630-2606

Email: Info@7rsurvey.com

TBPELS Firm No. 10194919

January 8th, 2025

TRACT TEN

FIELD NOTE description for a 10.270 acre tract being located in the J.T. Cadenhead Survey, Abstract No. 134, Smith County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas, said 10.270 acre tract to be more particularly described as follows;

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

Beginning at a 5/8" iron rod found for the Northeast corner of herein described tract, same being a Northeast corner of said 102.159 acre tract, same being the Northwest corner of a called 40.0 acre tract described in a deed to Texas Department of Criminal Justice recorded in Document No. 2023-14141 of the Official Public Records of Johnson County, Texas, said point being on a South line of a called 73.79 acre tract described in a deed to John B. Stamey Family Trust recorded in Book 2260 Page 0492 Deed Records of Johnson County, Texas;

Thence South 30°20'15" East, with the East line of said 102.159 acre tract and the West line of said 40.0 acre tract, a distance of 1532.50 feet to a concrete monument found for the Southeast corner of herein described tract, same being the Southeast corner of said 102.159 acre tract, same being the Southwest corner of said 40.0 acre tract, said point being on the North right of way of Farm to Market road 1807;

Thence South 59°40'33" West, with a South line of said 102.159 acre tract, a distance of 290.91 feet to a 1/2" iron rod set for the Southwest corner of herein described tract, said point being on the North right of way of Farm to Market road 1807;

Thence North 30°23'56" West, over and across said 102.159 acre tract, a distance of 1534.84 feet to a 1/2" iron rod set, on a North line of said 102.159 acre tract, for the Northwest corner of herein described tract, said point being on a South line of said 73.79 acre tract;

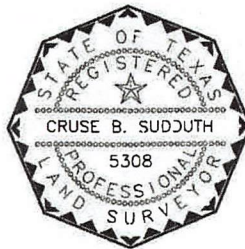
Thence North 60°36'08" East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

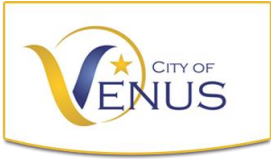
Thence North 59°59'08" East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, **BACK TO THE POINT OF BEGINNING**, containing 10.270 Acres of land.

I, Cruse B. Sudduth, do hereby certify that these Field Notes represent an on the ground survey performed under my supervision during December 2024, and is being submitted along with an exhibit plat of said tract, herein described.



Cruse B. Sudduth
Registered Professional Land Surveyor
State of Texas Number 5308
File No. 2411039





August 7, 2025

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation pertaining to use for a property.

Summary: **Request:** Request for approval of a zone change for approximately 10.270- acre parcel of land, known as 1310 FM 1807, from AG (Agriculture) District to I-1 (Light Industrial) District. The purpose of this request is to allow the construction of a self-storage business.

Location/Site Plan: Generally located on the north side of FM 1807, and west of C. R. 109 – *See the reverse side for vicinity map.*

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearings: **P & Z Commission: August 28, 2025 at 6:00 pm**
City Council: September 8, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: August 13, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: Venus 102, LLC
Attention: Justin McWilliams
P O Box 822044
North Richland Hills, TX 76182
jason@texashdmi.com

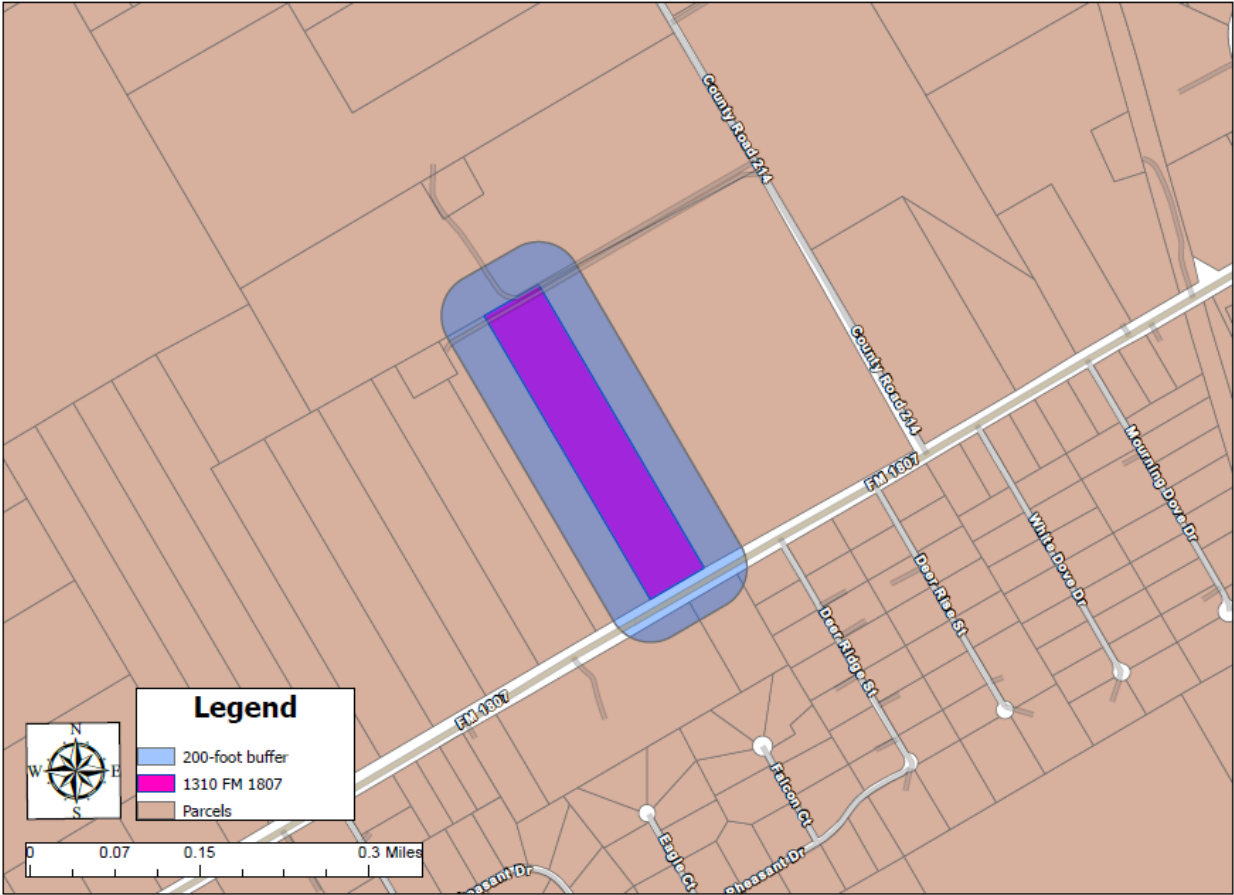
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be summited by email or in writing into the record. Thank you for your time.

Best regards,
Oscar Ortiz, *City Planner*

Vicinity Map



1310 FM 1807

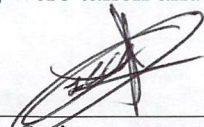
AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 1310 FM 1807 north of FM 1807 and west of C. R. 214 for the Planning and Zoning Commission Public Hearing on June 26th, 2025. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:

J. T. CADENHEAD SURVEY, ABSTRACT 134, TRACT 10A11

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

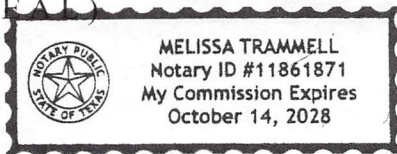
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

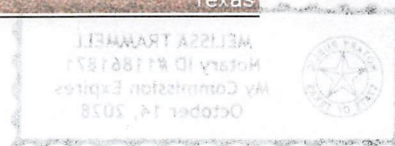
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF VENUS, TEXAS, JOHNSON AND ELLIS COUNTIES AUTHORIZING A ZONING CHANGE FROM AG (AGRICULTURAL) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT LOCATED AT 1310 FM 1807, VENUS, TEXAS 76084, BEING APPROXIMATELY 10.270 ACRES LEGALLY DESCRIBED AS BEING PART OF THE J. T. CADENHEAD SURVEY, ABSTRACT 134, JOHNSON COUNTY, TEXAS (“THE PROPERTY”); AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

WHEREAS, the City of Council of the City of Venus having heretofore adopted a zoning ordinance and map showing the classification of the property located within city limits of said City; and

WHEREAS, a proper application for a Zoning Change has been made in accordance with the zoning ordinances in the City of Venus and said application has been assigned case number REZ2025-0001. Said application, having been referred to the Planning and Zoning Commission (P & Z) Commission for their final report, was recommended by the P & Z Commission for zoning change approval of the subject property from AG (Agricultural) District to I-1 (Light Industrial) District.

WHEREAS, a proper hearing was held as required by law and the City Council having heard all arguments for and against said zoning amendment;

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are legislative findings and are incorporated herein by reference.

SECTION 2. That the Zoning Ordinance and Map of the City of Venus, duly passed by the governing body of the City of Venus, as heretofore amended, be and the same is hereby amended by granting a change in zoning for the Property, and more particularly described in Exhibit “A” (which is incorporated herein by reference) from AG (Agricultural) to I-1 (Light Industrial) in order to facilitate development of the subject property in a manner that allows those uses that are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development. The Property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus.

SECTION 3. Official Zoning Map. The official zoning map previously adopted, is hereby amended. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official zoning map of the City as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council of the City of Venus that if any of the sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words or provisions of this ordinance.

SECTION 5. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Venus except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Johnson County, Texas and with other appropriate officials and agencies as required by state and federal law.

SECTION 8. Penalty. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Venus, Texas.

DULY PASSED by the City Council of the City of Venus, Texas, on the 8th day of September 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

EXHIBIT A

LEGAL DESCRIPTION:

TRACT TEN

FIELD NOTE description for a 10.270 acre tract being located in the J. T. Cadenhead Survey, Abstract Number 134, Johnson County, Texas, and being a part of a called 102.159 acre tract described in a deed to Venus 102, LLC, recorded in Document Number 2024-36615 of the Official Public Records, Johnson County, Texas, said 10.270 acre tract to be more particularly described as follows:

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N. A. D. 1983.

Beginning at 5/8" iron rod found for the Northeast corner of herein described tract, same being a Northeast corner of said 102.159 acre tract, same being the Northwest corner of a called 40.0 acre tract described in a deed to Texas Department of Criminal Justice recorded in Document No. 2023-14141 of the Official Public Records of Johnson County, Texas, said point being on a South line of a called 73.79 acre tract described in a deed to John B. Stamey Family Trust recorded in Book 2260, Page 0492 Deed Records of Johnson County, Texas;

Thence South 30 Degrees, 20 Minutes, 15 Seconds East, with the East line of said 102.159 acre tract and the West line of said 40.0 acre tract, a distance of 1532.50 feet to a concrete monument found for the Southeast corner of herein described tract, same being the Southeast corner of said 102.159 acre tract, same being the Southwest corner of said 40.0 acre tract, said point being on the North right of way of Farm to Market road 1807;

Thence South 59 Degrees, 40 Minutes, 33 Seconds West, with a South line of said 102.159 acre tract, a distance of 290.91 feet to a 1/2" iron rod set for the Southwest corner of herein described tract, said point being on the North right of way of Farm to Market road 1807;

Thence North 30 Degrees, 23 Minutes, 56 Seconds West, over and across said 102.159 acre tract, a distance of 1534.84 feet to a 1/2" iron rod set, on a North line of said 102.159 acre tract, for the Northwest corner of herein described tract, said point being on a South line of said 73.79 acre tract;

Thence North 60 Degrees, 36 Minutes, 08 Seconds East, with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 70.47 feet to a post found for an angle break in the North line of herein described tract;

Thence North 59 Degrees, 59 Minutes, 08 Seconds East, continuing with the common line of said 102.159 acre tract and said 73.79 acre tract, a distance of 222.11 feet, BACK TO THE POINT OF BEGINNING, containing 10.270 acres of land.

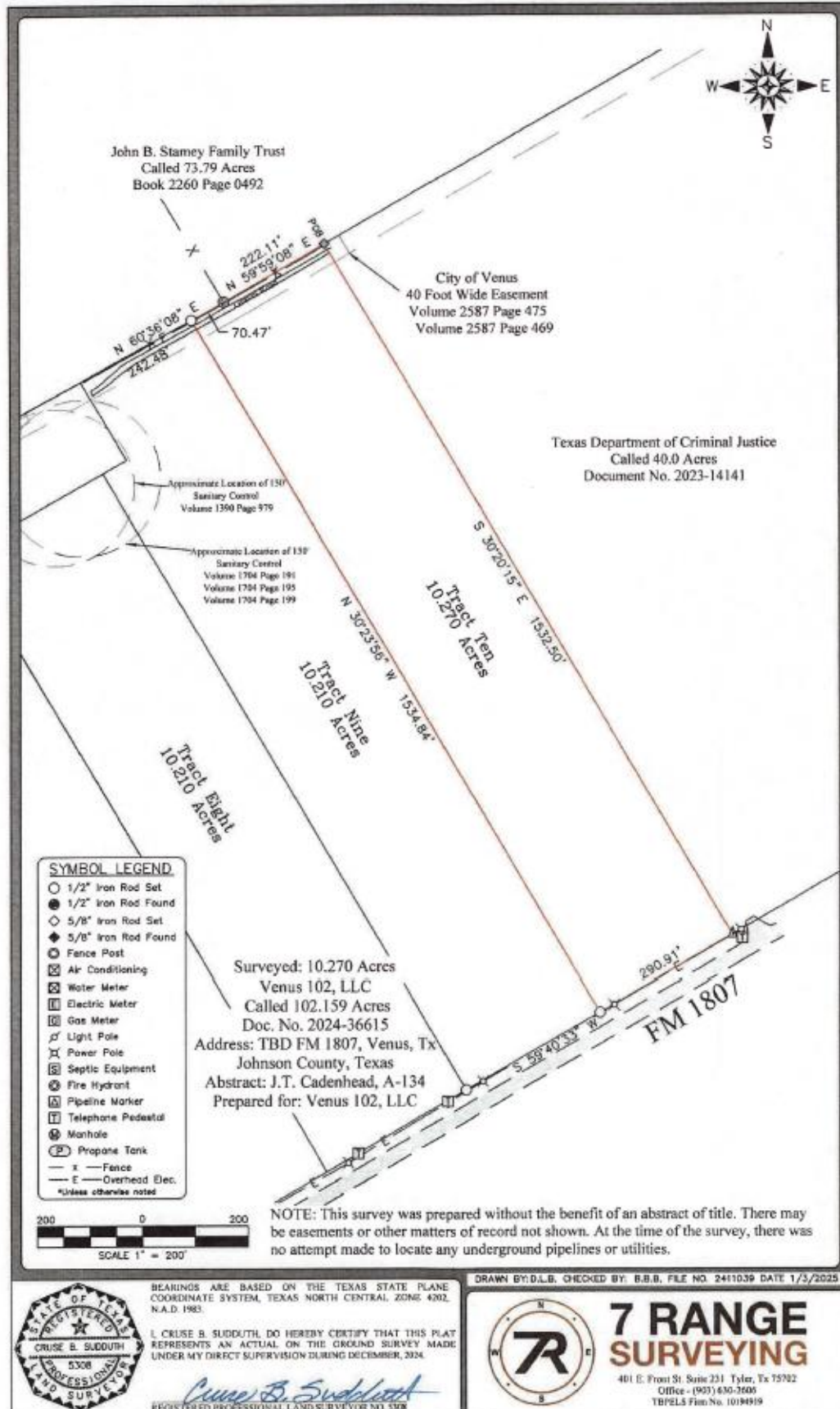


EXHIBIT B



Aerial Map

ITEM REPORT

To: City Council
From: Oscar Ortiz, City Planner
Subject: Discuss and consider an Ordinance to rezone from AG (Agricultural District) to PD (Planned Development). Generally located south of E US Highway 67, 7.091 acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract 26, tracts 21, 22, & 23, Johnson County, Texas for approximately a total of 43.218 acres and commonly known as 501 E US Highway 67, Venus, Texas 76084.
Department/Office: Planning

Summary:

Recommended Action:

Budget:

Attachments:

1. 4. A - 501 E US Highway 67 Staff Report
2. 4. B - 501 E US Highway 67 Aerial Map
3. 4. C - 501 E US Highway 67 Zoning Map
4. 4. D - 501 E US Highway 67 ALTA-NSPS survey
5. 4. E - 501 E US Highway 67 NeighborNotice
6. 4. F - 501 E US Highway 67 Affidavit of Posting
7. 4. G - 501 E US Highway 67_Planned Development Ordinance

STAFF REPORT

TO: City Council

FROM: Planning Staff

DATE: September 8, 2025

SUBJECT: REZONE FROM AG (AGRICULTURAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT: 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS; 501 E US HIGHWAY 67, VENUS, TEXAS 76084. (REZ2025-0002)

GOAL: Zoning regulations must be adopted in accordance with the *Comprehensive Plan* and designed to 1) lessen congestion in the streets; 2) secure safety from fire, panic, and other dangers; 3) promote health and general welfare; 4) provide adequate light and air; 5) prevent the overcrowding of land; 6) avoid undue concentration of population; 7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements. L.G.C. Section 211.004.

LOCATION: The tract is located on the south side of E US Highway 67, approximately 0.29 miles west of S FM 157. The tract has approximately 1619.86 ft. of frontage along E US Highway 67 with a depth of approximately 991.71 ft. combining two tracts for an approximate total size of 43.218 acres.

PROPOSAL: The applicant is requesting PD (Planned Development) District with underlying R-4 (Multiple-Family- High Density) District and C-2 (General Commercial) District in order to construct Commercial, Multi-Family, and Build-to-Rent products.

ADJACENT ZONING: Adjacent zoning is unincorporated Johnson County vacant land to the east, Agriculture (AG) District, Cemetery, and R-1 (Single-Family Residential) District to the south, and R-1 (Single-Family Residential) District to the west.

LAND USE: The property is vacant.

COMPREHENSIVE PLAN: The City of Venus Comprehensive Plan designates the future land use as C-2 (General Commercial) District. E US Highway 67 is designated by TxDOT as principal arterial with 225 ft. of ROW, and 65-foot median width. It is currently a road with two lanes on each direction, with 12-foot-shoulders and has a posted speed limit of 65 miles per hour.

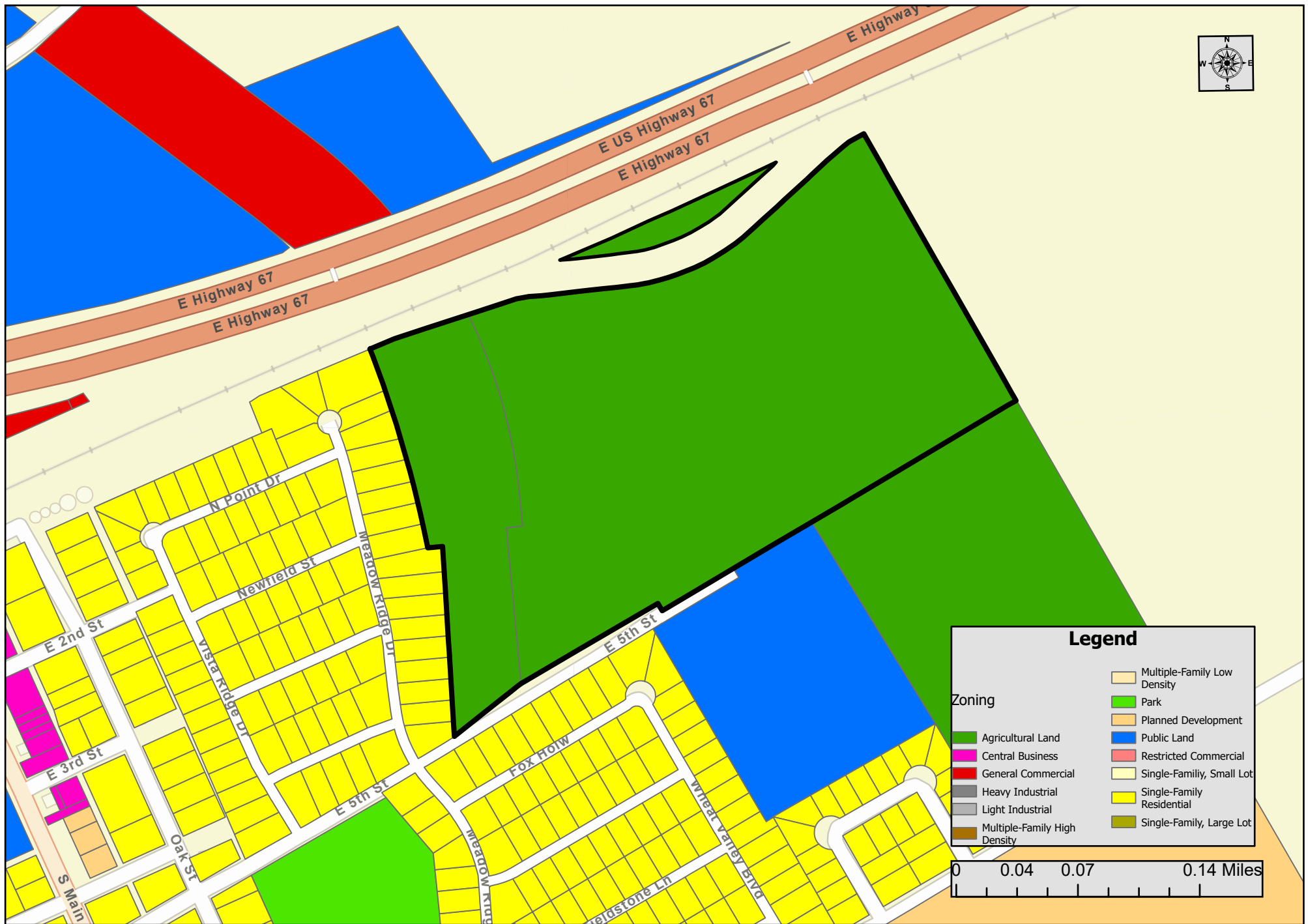
DEVELOPMENT TRENDS: The development trend for this area along E US Highway 67 is commercial.

ANALYSIS: The requested zoning does not conform to the C-2 (General Commercial) District as indicated on the City of Venus' Comprehensive Plan. However, a Planned Development (PD) designation offers opportunities for mixed-use projects. A recorded plat, and site plan are required prior to the issuance of any building permit.

RECOMMENDATION: Staff recommends approval of the rezoning request as it provides opportunities for Commercial, Multi-family, and Build-to-Rent development projects.



Aerial Map



Zoning Map

06/06/22 Dwg Name: P:\pds\Search Temp\501 hwy 67 Venus\dwg\501 hwy 67 venus.dwg Updated By: JDeal

LEGEND

- = FOUND IRON PIPE OR ROD
- = FOUND NAIL
- = FOUND NOTCH
- = FOUND PK NAIL
- = FOUND RAILROAD SPIKE
- = FOUND DISK
- = FOUND CUT CROSS
- = FOUND CONCRETE MONUMENT
- = FOUND COTTON PICKER SPINDLE
- = FOUND STONE
- = BACKSIGHT CHECK
- = BENCHMARK
- = SET OR FOUND HUB
- = STATION MARKER
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. RIP-RAP
- = EX. STORM SEWER MARKER
- = EX. SANITARY MANHOLE (SMH)
- = EX. GREASE TRAP
- = EX. LIFT STATION
- = EX. CLEANOUT
- = EX. SANITARY SEWER MARKER
- = EX. COMBINATION SEWER MANHOLE (CMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER METER
- = EX. BUFFALO BOX
- = EX. AUXILIARY VALVE
- = EX. IRRIGATION CONTROL BOX
- = EX. IRRIGATION CONTROL VALVE
- = EX. WATER FOUNTAIN
- = EX. WELL HEAD
- = EX. SPRINKLER CONTROL VALVE
- = EX. WATER MARKER
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. JULIE GAS MARKER
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRICAL OUTLET
- = EX. JULIE ELECTRIC MARKER
- = EX. HANDHOLE
- = EX. DOUBLE HANDHOLE BOX
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE VAULT
- = EX. TELEPHONE CONTROL BOX
- = EX. TELEPHONE MARKER
- = EX. TELEVISION PEDESTAL
- = EX. TELEVISION LINE MANHOLE
- = EX. TELEVISION LINE MARKER
- = EX. FIBER OPTIC LINE MANHOLE
- = EX. FIBER OPTIC LINE MARKER
- = EX. PETROLEUM MARKER
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. TRAFFIC SIGNAL
- = EX. TRAFFIC SIGNAL WITH ARM
- = EX. TRAFFIC SIGNAL MANHOLE
- = EX. DOUBLE TRAFFIC SIGNAL MANHOLE
- = EX. SIGN
- = EX. DOUBLE POLE SIGN
- = EX. MAILBOX
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. PAY/EMERGENCY PHONE
- = EX. FIRE SIAMESE/ALARM BOX
- = EX. AIR CONDITIONING UNIT
- = EX. PARKING METER
- = EX. TEST/SOIL BORING
- = EX. BASKETBALL HOOP
- = EX. HANDICAPPED PARKING
- = EX. RAILROAD CONTROL BOX
- = EX. RAILROAD CROSSING GATE
- = EX. RAILROAD SWITCH

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. This sketch and the survey on which it is based embrace the same property described in Old Republic National Title Insurance Company's Commitment for Title Insurance, GF No.: 220162-14, Effective Date: March 28, 2022, Issued: March 31, 2022.
3. There was no evidence of current earth moving work, building construction and building additions at the time of the field survey.
4. The surveyor was aware of no proposed changes in street right-of-way lines and did not observe evidence of recent street and sidewalk construction or repairs at the time of the field survey.
5. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill at the time of the field survey.
6. All easements are based on the current recorded plat unless otherwise noted.
7. No zoning, setback, height or bulk restrictions were provided to the surveyor at the time of the survey.
8. Parking Count:
No visible parking spaces on site

Items Corresponding to Schedule B

10g. Road and utility easements 30 feet in width, as set forth in instrument filed for record in Volume 801, Page 214 of the Deed Records of Johnson County, Texas. (As to both tracts)
DO AFFECT AND ARE SHOWN HEREON

10h. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 401, Page 159, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)
DOES AFFECT AND IS BLANKET IN NATURE

10i. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 544, Page 792, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)
DOES AFFECT AND IS BLANKET IN NATURE

10j. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 674, Page 31, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)
DOES AFFECT AND IS BLANKET IN NATURE

10k. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted therefrom as the same are set forth in instrument recorded in Volume 721, Page 378, of the Deed Records of Johnson County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.) (As to both tracts)
DOES AFFECT AND IS BLANKET IN NATURE

10l. Terms, provisions and conditions contained in the City of Venus Ordinance No. 188-95, a certified copy of which is recorded in instrument filed for record in Volume 1919, Page 985 of the Official Public Records of Johnson County, Texas. (As to both tracts)
DOES AFFECT AND IS BLANKET IN NATURE

LEGAL DESCRIPTION

Tract I

BEING a 7.091 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE North 65 degrees 36 minutes 50 seconds East, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G.C.&S.F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears South 17 degrees 07 minutes 14 seconds East, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 41 minutes 37 seconds East, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees 19 minutes 40 seconds West, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees 26 minutes 57 seconds East, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' Right-of-Way);

THENCE South 59 degrees 41 minutes 52 seconds West, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees 26 minutes 57 seconds West, 566.95 feet to a 1/2 inch iron rod found;

South 84 degrees 18 minutes 23 seconds West, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees 49 minutes 20 seconds, whose long chord bears North 17 degrees 36 minutes 30 seconds West, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the R. Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE South 29 degrees 42 minutes 19 seconds East, 991.71 feet along the east line of said called 27.057 acre tract and the east line of said called 10.00 acre tract to a 1/2 inch iron rod with cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees 14 minutes 06 seconds West, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees 13 minutes 20 seconds West, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees 41 minutes 52 seconds West, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

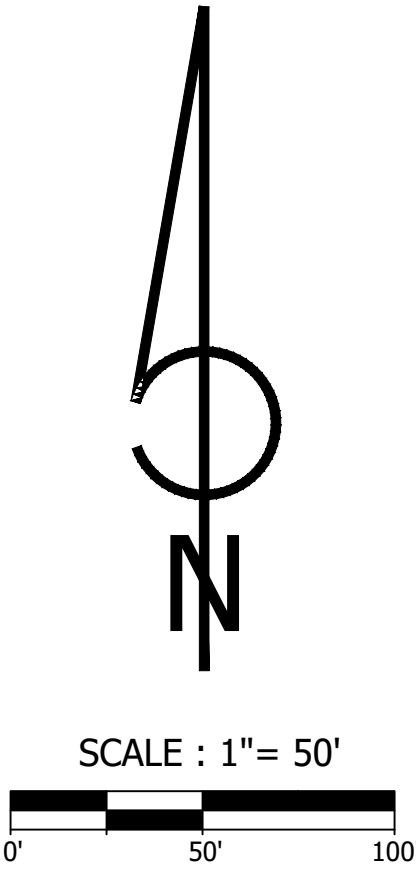
North 05 degrees 26 minutes 57 seconds West, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 83 degrees 19 minutes 40 seconds East, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees 41 minutes 37 seconds West, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees 50 minutes 50 seconds, whose long chord bears North 17 degrees 07 minutes 14 seconds West, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C.&S.F. Railroad;

THENCE North 65 degrees 36 minutes 50 seconds East, 1318.88 feet along the north line of said called 27.057 acre tract and said south right-of-way line of the G.C.&S.F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.



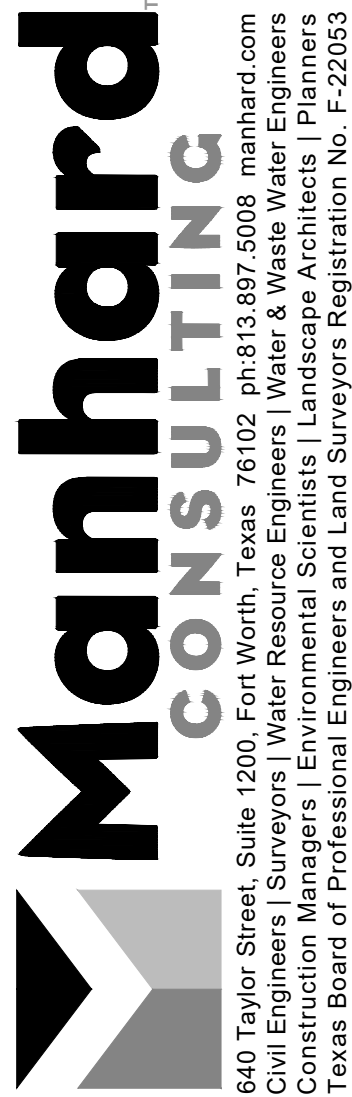
Surveyor's Certification

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 13, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 03, 2022.

Executed this the 06th day of June, in the year of our Lord 2022.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



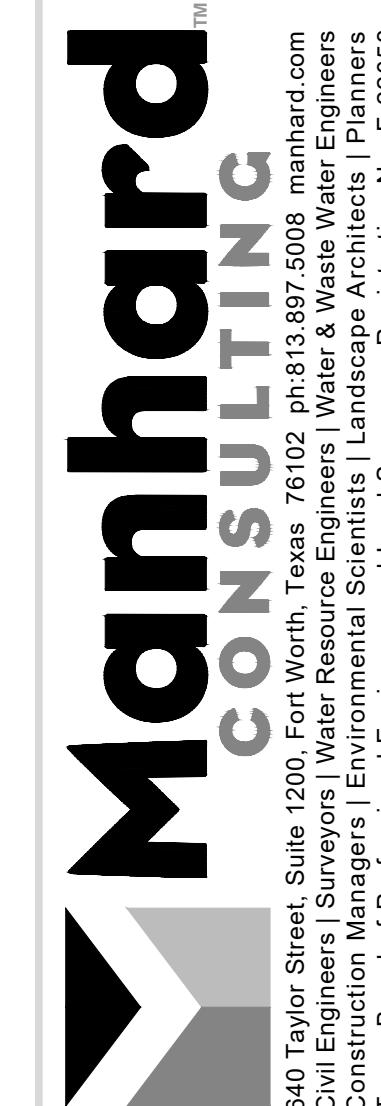
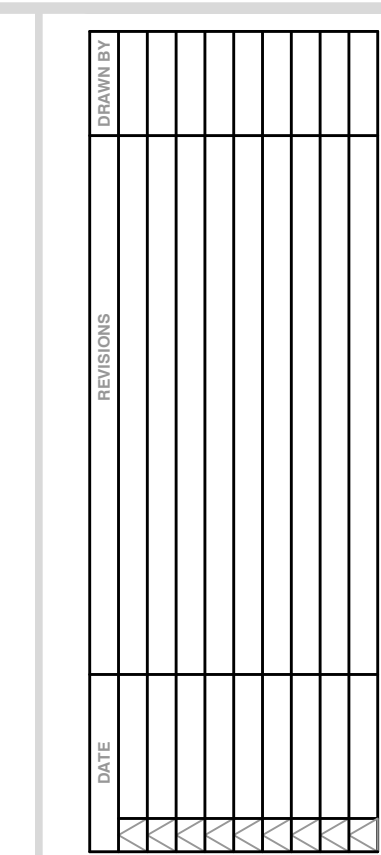
ALTA/NSPS LAND TITLE SURVEY

R. BERRY SURVEY, ABSTRACT NO. 26

CITY OF VENUS, JOHNSON COUNTY , TEXAS

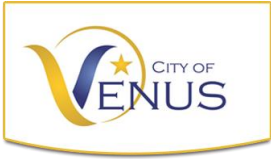
PROJ. MGR.: JLD
PROJ. ASSOC.:
DRAWN BY: M.LANGSTON
DATE: 06/06/2022
SHEET
1 of 2
PR CODE

©2022 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



ALTA/NSPS LAND TITLE SURVEY
R. BERRY SURVEY, ABSTRACT NO. 26
CITY OF VENUS, JOHNSON COUNTY, TEXAS

PROJ. MGR.: <u>JLD</u>	
PROJ. ASSOC.: _____	
DRAWN BY: <u>M.LANGSTON</u>	
DATE: <u>06/06/2022</u>	
SHEET	
2 OF 2	
PR CODE	



August 7, 2025

Dear Property Owner:

I am writing this letter to inform you of upcoming public hearings, which you may be inclined to attend. Hearings provide residents specially neighboring landowners such as yourself, the opportunity to voice an opinion on the proposed project to the Planning & Zoning Commission and City Council. The input and opinions of residents and neighboring property owners provide valuable feedback to the Planning & Zoning Commission, City Council, City staff, and the applicant.

Application Type: **Zone Change:** A request to change the zoning designation pertaining to use for a property.

Summary: **Request:** Request for approval of a zone change for approximately 43.218- acre parcel of land, known as 501 E US Highway 67, from AG (Agriculture) District to PD (Planned Development) District. The purpose of this request is to allow a mixed-use development with underlying R-4 and C-2 zonings.

Location/Site Plan: Generally located on the north side of E C. R. 109 and south side of E US Highway 67 – *See the reverse side for vicinity map.*

Reviewing Body: The Planning & Zoning Commission will make a recommendation to City Council on the zone change request.

Public Hearings: **P & Z Commission: August 28, 2025 at 6:00 pm**
City Council: September 8, 2025 at 6:30 pm
Hearings will take place at the Venus Civic Center, 210 S Walnut St. Venus, TX 76084.

Official Notice Publication: August 13, 2025 on the Cleburne Times.

City Staff: Oscar Ortiz, *City Planner*
(972) 366-3348 extension 206
oortiz@cityofvenus.org

Applicant: JTM Venus Land, LLC
Attention: Mark Miller
16000 Dallas Parkway, Suite 300
Dallas, TX 75248
mark.miller@northbrookadvisors.com

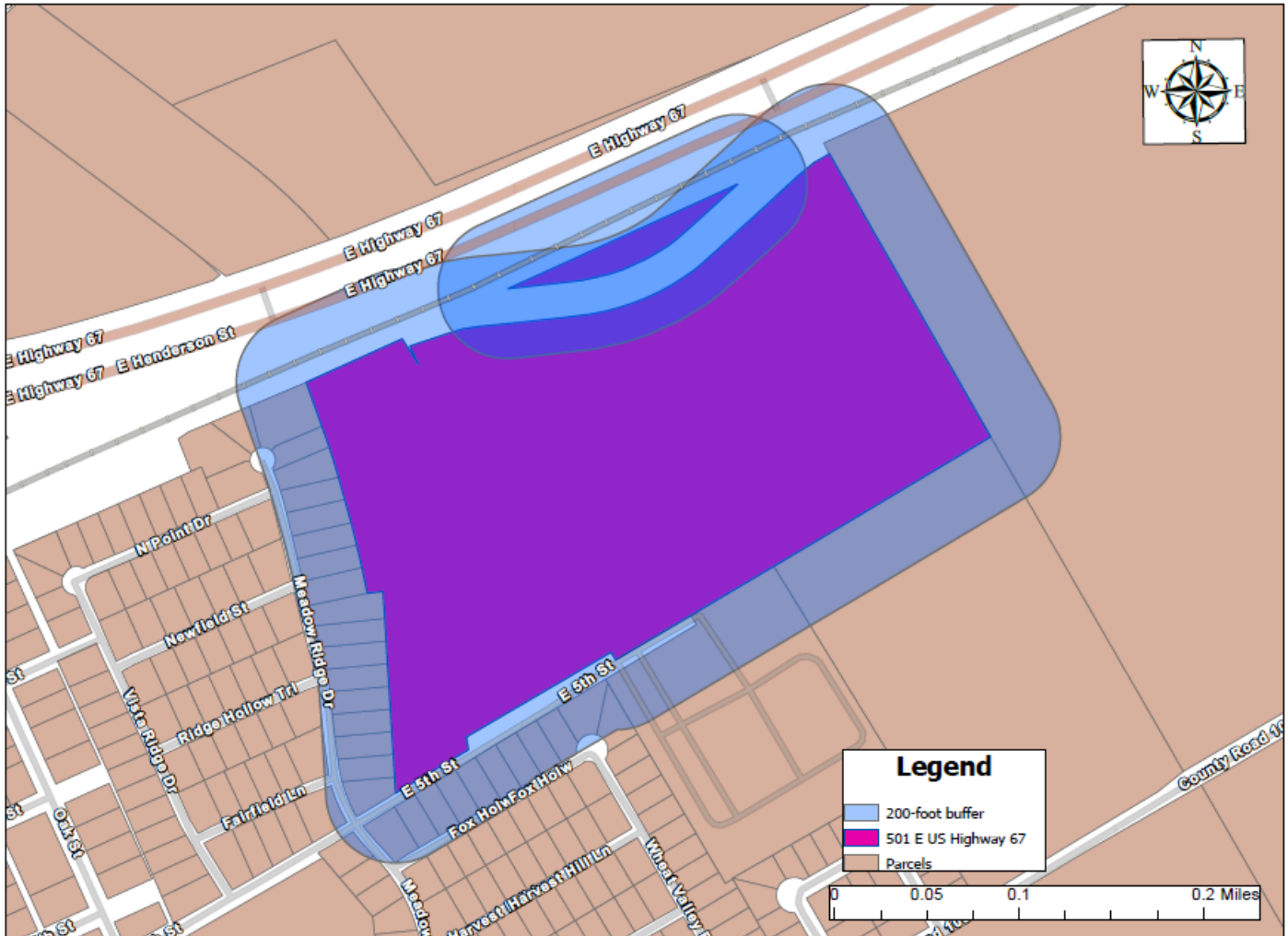
Property Owner: Same as above

Additional Info: This review process allows the Planning Commission and City Council to determine the completeness of the application, and its adherence to City Codes and policies. The request and application will go to the City Council after the Planning & Zoning Commission hearing for a final decision.

Please do not hesitate to contact me if you have any questions on this application. Comments can be summited by email or in writing into the record. Thank you for your time.

Best regards, Oscar Ortiz, *City Planner*

Vicinity Map



501 E US Highway 67

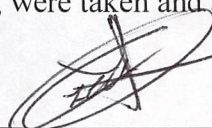
AFFIDAVIT OF POSTING

I, Oscar Ortiz, City Planner with the City of Venus, certify that on June 18, 2025, I posted signage on the front of the property known as 501 E US Highway 67, south of E US Highway 67 for the Planning and Zoning Commission Public Hearing on June 26, 2025. I also certify that this sign will remain erected and visible from the public right-of-way until all Governing Body decisions are made. If, at any time the sign is not visible from the right-of-way, I certify I will correct the situation as quickly as possible.

The Legal Description is as follows:

RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, 23

Photographs of the property with this posting were taken and are attached hereto as Exhibit A.



Oscar Ortiz

June 18, 2025

Date: June 18, 2025

STATE OF TEXAS

)
)SS.

JOHNSON COUNTY

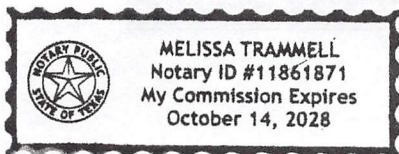
)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by Melissa Trammell (name),
Notary (title)

Witness my hand and official seal.

My commission expires: 10/14/2028.

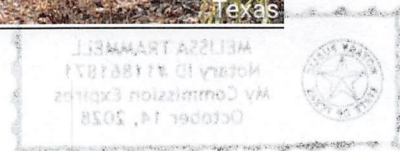
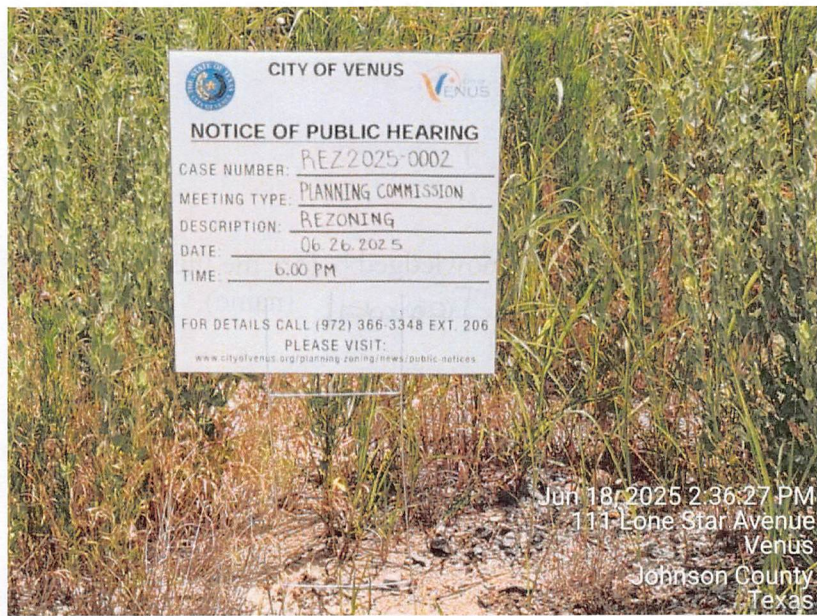
(SEAL)





Notary Public

Exhibit A



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, JOHNSON AND ELLIS COUNTIES, TEXAS, AMENDING THE CITY OF VENUS ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY APPROVING A CHANGE OF ZONING FROM AGRICULTURAL DISTRICT (AG) TO PLANNED DEVELOPMENT (PD). THE PROPERTY IS GENERALLY LOCATED SOUTH OF E US HIGHWAY 67. 7.091 ACRES OUT OF THE RADFORD BERRY SURVEY, ABSTRACT 26, JOHNSON COUNTY, TEXAS & 36.127 ACRES OUT OF RADFORD BERRY SURVEY, ABSTRACT 26, TRACTS 21, 22, & 23, JOHNSON COUNTY, TEXAS FOR APPROXIMATELY A TOTAL OF 43.218 ACRES AND COMMONLY KNOWN AS 501 E US HIGHWAY 67, VENUS, TEXAS 76084 AND BEING MORE PARTICULAR DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR THE APPROVAL OF A PLANNED DEVELOPMENT (PD) DISTRICT AND USE RESTRICTIONS WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “A” & “B” RESPECTIVELY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR THE REPEAL OF ALL OTHER ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; PROVIDING FOR PUNISHMENT; PROVIDING FOR NO VESTED RIGHTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Venus, Texas (“City”), is a Type A General Law Municipality located in both Johnson County, and Ellis County Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City, as a Type A general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, notices of the proposed zone change were mailed to owners of real property, if any, lying within two-hundred (200) feet of the property for which the change is requested; and

WHEREAS, the Planning and Zoning Commission and the City Council published notices of public hearings of the proposed zone change and conducted such full and fair hearings in compliance with the Zoning Ordinance and State Law, at which parties in interest and citizens were given an opportunity to speak and be heard; and

WHEREAS, the City Council of the City of Venus, Texas (“City Council”), directed the Planning and Zoning Commission of the City of Venus to provide guidance and forward a recommendation to the City for a revised comprehensive plan; and

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the recommendation of the Planning and Zoning Commission, the City Council has concluded that approval of this zone change would be in the best interest of the citizens of Venus; and

WHEREAS, the City Council, has carefully reviewed and considered the merits of the Comprehensive Plan after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing; and

WHEREAS, the City Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the City Zoning Ordinance provides that the purpose of a Planned Development District is to provide for the development of land as an integral unit for single or mixed use in accordance with a Planned Development Concept Plan (PD Concept Plan) that may include uses, regulations and other requirements that vary from the provisions of other zoning districts, and to encourage flexible and creative planning to ensure the compatibility of land uses, and to meet the current needs of the community; and

WHEREAS, the amendments requested by Applicant for the property described in Exhibit “A” are consistent with the City’s requirements applicable to Planned Development Districts and are also consistent with the development standards and uses adopted by the City Zoning Ordinance.

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

SECTION 1. That the Zoning Ordinance and Map of the City of Venus, Texas, duly passed by the governing body of the City of Venus, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from Agricultural District (AG) to a Planned Development (PD) described herein on property generally located south of E US Highway 67, described as approximately 43.218 acres of land, of the Radford Berry Survey, Abstract 26, Tracts 21, 22, 23, Johnson County, Texas, and being more particularly described in Exhibit “A”, which is attached hereto and incorporated herein.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Venus Zoning Ordinance, ordinances of the City of Venus, and shall conform to the Concept Plan, attached hereto as Exhibit “B” and incorporated herein by reference for all purposes and all other exhibits and regulations listed within the development plan and restrictions as established herein, which are attached hereto and incorporated herein as Exhibit “C.”

SECTION 3. That all exhibits attached hereto are incorporated herein to this Ordinance as if fully recited and are approved.

SECTION 4. That the Zoning Ordinance of the City of Venus, Texas, as amended, shall remain in full force and effect, save and except as amended by ordinance.

SECTION 5. This ordinance shall be cumulative of all provisions or ordinances and of the Code of Ordinances of the City of Venus, Texas and the Venus Zoning Ordinance, as amended where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such codes, in which event the conflicting provision of such ordinance and such codes are hereby repealed.

SECTION 6. The Mayor of the City of Venus shall affix his signature on an appropriate page of the Planned Development (PD), that page to be determined by him, below which will be placed the seal of the City.

SECTION 7. It is hereby declared to be the intention of the City Council of the City of Venus, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

SECTION 8. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Venus Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. The City Secretary of the City of Venus hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Venus and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. The City Secretary of the City of Venus is hereby directed to publish in the Official Newspaper of the City of Venus the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 11. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Venus Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 12. No person or entity shall acquire any vested right in this Ordinance, or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the City Council of the City of Venus, Texas in the manner provided by law.

SECTION 13. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas, on this the ____ day of _____, 2025.

ATTEST:

APPROVED:

CALLIE GREEN, CITY SECRETARY

ALEJANDRO GALAVIZ, MAYOR

EXHIBIT "A"

Legal Description

Tract I

BEING a 7.091 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas, and being a portion of that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found at the northwest corner of said called Tract VI, said iron rod also being the northeast corner of Block One, Meadow Ridge, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 278, Plat Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 300.98 feet along the north line of said called Tract VI and said south right-of-way line of the G. C. & S. F. Railroad to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said called Tract VI, said iron rod also being the northwest corner of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and being beginning of a non-tangent curve to the right;

THENCE along the east line of said called Tract VI and the west line of said called 27.057 acre tract the following calls:

631.02 feet, with said curve to the right, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears South 17 degrees, 07 minutes, 14 seconds east, 626.84 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 41 minutes, 37 seconds east, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 83 degrees, 19 minutes, 40 seconds west, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 05 degrees, 26 minutes, 57 seconds east, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the north right-of-way line of 5th Street (50' right-of-way);

THENCE South 59 degrees, 41 minutes, 52 seconds west, 220.41 feet along said north right-of-way line of 5th Street to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southeast corner of said Block One;

THENCE along the west line of said called Tract VI and the east line of said Block One the following calls:

North 05 degrees, 26 minutes, 57 seconds west, 566.95 feet to a ½ inch iron rod found;

South 84 degrees, 18 minutes, 23 seconds west, 50.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set,

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

533.19 feet, with said curve to the left, having a radius of 1282.41 feet, a central angle of 23 degrees, 49 minutes, 20 seconds, whose chord bears North 17 degrees, 36 minutes, 30 seconds west, 529.36 feet to the POINT OF BEGINNING and containing 308,863 square feet or 7.091 acres of land, more or less.

Tract II

BEING a 36.127 acre tract of land situated in the Radford Berry Survey, Abstract Number 26, Johnson County, Texas and being all of that called 27.057 acre tract of land described by deed to Southwest Railroad Car Parts Company, Inc., recorded in Volume 940, Page 535, Deed Records, Johnson County, Texas and all of that 10.00 acre tract of land described by deed to Southwest Railroad Car Parts Company Inc., recorded in Volume 965, Page 603, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the northeast corner of said called 27.057 acre tract, said iron rod also being the northwest corner of that called 140.1694 acre tract of land described by deed to Fulson Venus 140, LP, recorded in Volume 4079, Page 329, Deed Records, Johnson County, Texas and being in the south right-of-way line of the G. C. & S. F. Railroad;

THENCE South 29 degrees, 42 minutes, 19 seconds east, 991.71 feet along the east line of said called 10.00 acre tract to a ½ inch rod with a cap stamped "CBG" found at the southeast corner of said called 10.00 acre tract, said iron rod also being the northeast corner of that called 17.35 acre tract of land described by deed to RABWA Investment, LLC, recorded in County Clerk's File Number 2016-20829, Deed Records, Johnson County, Texas;

THENCE South 59 degrees, 14 minutes, 06 seconds west, 1249.28 feet along the south line of said 10.00 acre tract and the north line of said called 17.35 acre tract and the north line of that called 5 acre tract of land (First Tract), described by deed to Venus Cemetery Association, recorded in County Clerk's File Number 2010-33392, Deed Records, Johnson County, Texas to a 5/8 inch iron rod with cap stamped "MANHARD" set in the east line of Meadow Ridge Addition II, Phase I, an addition to the City of Venus according to the plat thereof recorded in Volume 8, Page 833, Plat Records, Johnson County, Texas;

THENCE North 30 degrees, 13 minutes, 20 seconds west, 26.10 feet along the east line of said Meadow Ridge Addition II, Phase I to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northeast corner of said Meadow Ridge Addition II, Phase I;

THENCE South 59 degrees, 41 minutes, 52 seconds west, 482.07 feet along the north line of said Meadow Ridge Addition II, Phase I, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the southwest corner of said called 27.057 acre tract, said iron rod also being in the east line of

that called Tract VI described by deed to Seven S Ranch, Inc., recorded in Volume 3444, Page 97, Deed Records, Johnson County, Texas;

THENCE along the west line of said called 27.057 and said east line of that called Tract VI;

North 05 degrees, 26 minutes, 57 seconds west, 474.31 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 83 degrees, 19 minutes, 40 seconds east, 50.01 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

North 05 degrees, 41 minutes, 37 seconds west, 100.00 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set at the beginning of a curve to the left;

631.02 feet, with said curve to the left, having a radius of 1582.45 feet, a central angle of 22 degrees, 50 minutes, 50 seconds, whose long chord bears North 17 degrees, 07 minutes, 14 seconds west, 626.84 feet, to a 5/8 inch iron rod with cap stamped "MANHARD" set at the northwest corner of said called 27.057 acre tract, said iron rod also being the northeast corner of said called Tract VI and being in the south right-of-way line of the G.C. & S.F. Railroad;

THENCE North 65 degrees, 36 minutes, 50 seconds east, 1318.88 feet along the north line of said called 27.057-acre tract and said south right-of-way of the G. C. & S. F. Railroad to the POINT OF BEGINNING and containing 1,573,700 square feet or 36.127 acres of land, more or less.

Page 301 of 466

EXHIBIT “B”
Conceptual Plan

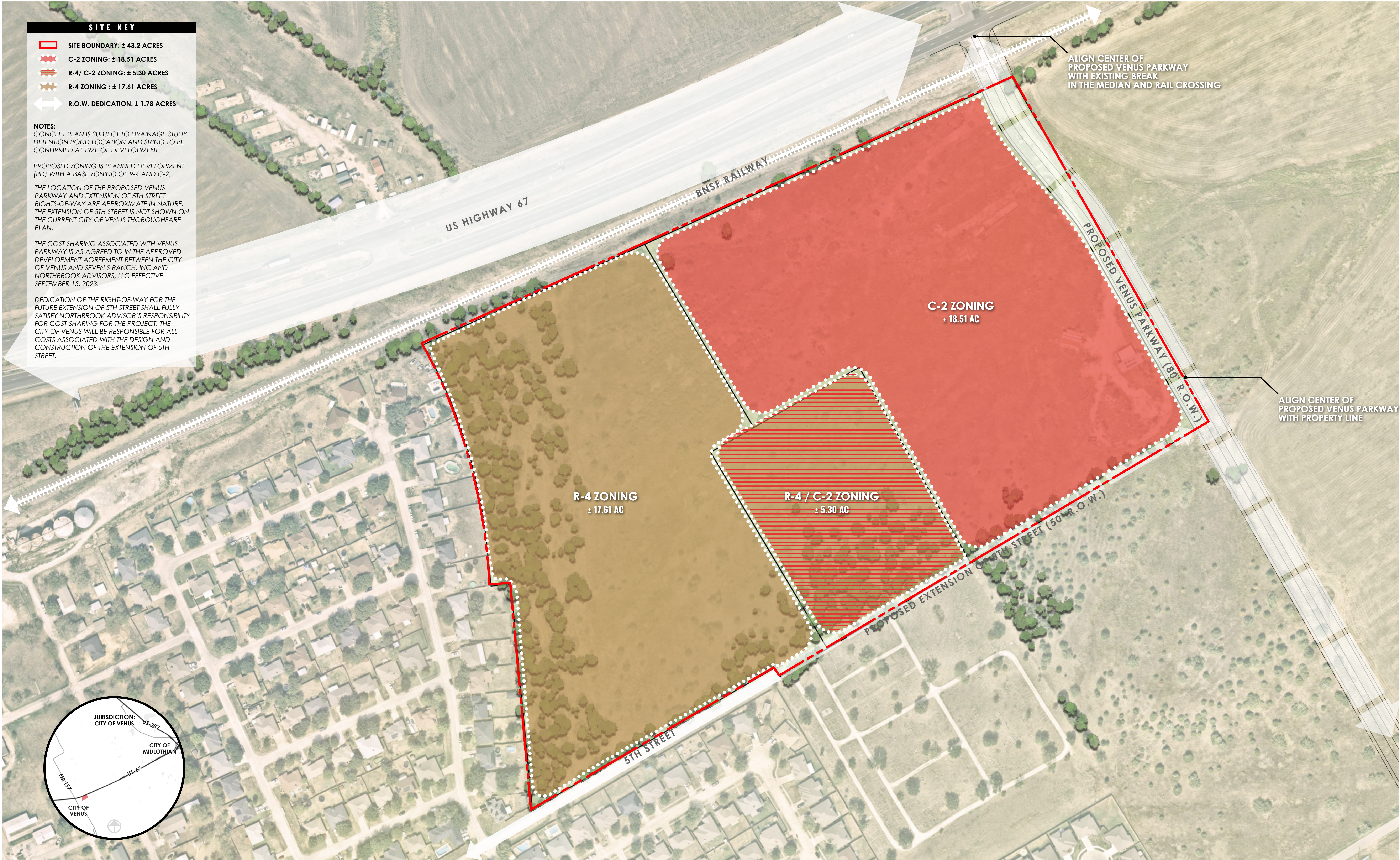


EXHIBIT “C”
Planned Development Regulations

Venus Parkway Planned Development (PD)
Table of Contents

Section I: Introduction

- General Design Objectives
- Design Standards and Guidelines
- General Information

Section II: Drawing submission & Approval Process

- Review and Approval Process

Section III: Commercial, Multi-family (MF), and Build-to-Rent (BTR) Building Design

- Site Design Criteria
- Site Design Standards
- Parking Requirements
- Residential Off-street Parking
- Street and Road Plans
- Drainage
- Street Signs
- Sidewalks
- Drainage and Detention
- Landscape Design
- Landscape Function
- Screening
- Subdivision Backing to Major Roadways
- Loading and Service Areas
- Waste Container Areas
- Rooftop Equipment
- Ground-Mounted Equipment
- Outside Storage Screening
- Grass, Groundcovers, and Landscape Rock
- Irrigation
- Plant Material Requirements
- Architectural Design
- Building Façade
- Accessory Buildings
- Fencing
- Signage

Section IV: Multi-family and BTR Additional Building Design Criteria

- Landscaped Area
- Building Connection and Design
- Vehicle Connections
- Design Goal
- Building Height & Massing
- Roof Materials and Forms
- Exterior Materials and Colors
- Garages and Recreational Amenities

Section V: Signage Requirements

Sign Parameters

Sign Types

Section VI: Site Lighting Requirements

Parking Lot Lighting

Design Guidelines

Pedestrian and Landscape Lighting

Submittal Requirements

Section VII: General Definitions**Section VIII: Concept Plan**

Allowable Uses by Right

Amendments

Exhibits:

Exhibit A: Concept Plan

Exhibit B: Allowable Uses

Section I: Introduction

General Design Objectives

The Venus Parkway Planned Development (PD) overall goal is to create a high quality mixed-used development. In order to achieve this goal design criteria shall be utilized in review of plans by City of Venus staff. These are the standards and guidelines that establish the criteria used in the submittal, review, and evaluation of development proposals within the Venus Parkway PD. These guidelines are intended to guide each user in the selection of materials, the proportion of building massing, and articulation, the definition of architectural elements, and to encourage a cohesive appearance consistent with the Venus Parkway PD.

Design Standards and Guidelines

The Design Standards and Guidelines are intended to create a neighborhood/community development with a pedestrian friendly orientation in close proximity to residential uses.

Design Goal: Design goals describe the intent for the development and the general architectural quality expected from developers.

Design Standards: Design standards are quantifiable, minimum standards, through which design goals can be achieved.

Design Guidelines: Design guidelines include qualitative recommendations and design elements through which the design goals can be achieved.

Building designs may include some of the following:

- Variation in Building Forms and Facades
- Building massing includes stepped plains, articulated corner elements, and varied profiles.
- Variation in parapet cap and cornices
- Define base, middle and top elements
- Roofs shall be flat and concealed by parapets, gabled, and sloped roofs will be permitted and reviewed on a case-by-case basis. However, multi-family residential structures may be allowed to use composition asphalt shingle roofs provided that the condensing units are screened from public view.
- All buildings may utilize high quality materials to provide a consistent theme throughout the development including:
 - Brick, stone or tile
 - Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
 - Ground-faced decorative/integral colored CMU
 - Stucco or EIFS field material
 - Fiber Cement siding accent material
 - Cultured stone or cast stone
 - Storefront and windows- “clear” anodized

General Information

- These design standards and guidelines establish the criteria used for the submittal, review, and evaluation of development proposals within the Venus Parkway PD.
 - Each section addresses specific elements involved in the design and construction process.
 - Within each section, there is typically a general statement followed by three levels of information organized under the following structure:
-

Section II: Drawing submission & Approval Process

Review and Approval Process

All submittals required herein shall be made through the online permitting software on the City of Venus' portal. Each permit requires specific submittals. Please make application submittals complete with all the required documentation. For example:

- Site Plan
 - Property lines, building setback lines, landscape buffers, proposed buildings, signs, sidewalks, and curbs.
 - Parking stalls, aisles, and driveways.
 - Provide all required building, paving and landscape calculations to verify conformance with the City of Zoning Ordinance.
 - Include main entrances, service areas, outdoor areas, etc.
 - Include all proposed equipment locations, i. e. mechanical rooftop equipment, electrical service and meter, gas meter, etc.
- Landscape Plan
 - Landscape Plan: (Minimum 1"= 40'-0")
 - Botanical and common name
 - Site furnishing details (site furnishing details include benches, trash containers, ash trays, tables, etc.)
- Building elevations
 - Elevations minimum 1/8"= 1'-0"
 - Also, includes any graphics and signage. Indicate all proposed materials and finishes
 - Civil and landscape construction documents.
- Site design
 - The requirements of this section shall be met through preparation and submission of a detailed site plan to the City of Venus upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each.
 - Setbacks. Refer to Site Design Standards in Section III and Section IV. Setbacks are variable depending on proposed land use.
- Sign regulations
 - The City has a substantial interest in preventing sign clutter, traffic accidents, and negative impacts associated with temporary signs.
 - A sign permit shall be required to erect, move, alter, or reconstruct any permanent or temporary sign, a building permit may be required for signs incorporating structural elements or attached to buildings.
 - Electrical permits are required for signs that are illuminated or with electrical components.
- Lighting Plan
 - Plans sheets (Minimum 1"= 40'-0")
 - Pole location and fixture mounting heights, number and orientation of all fixtures.
 - Point-by-point foot candle (fc) plan of parking lot with points not exceeding 20' on center

- grid.
 - Average, maximum, and minimum at ground surface
 - Uniformity ratio: average-to-minimum fc and maximum-to-minimum fc.
 - Fencing and walls
 - Fences and walls provide safety and security, screening, and architectural enhancements to suites and buildings.
 - Fences and walls designs shall consider the context of the area, location on the site, and desired functions.
 - Fences and walls with prominent publicly visible locations may require higher design standards, accompaniment of landscape to soften the expanse, or a combination of both.
 - Fences and walls shall be designed and located sensitive to the massing and design relationship, and other impacts to adjacent property.
-

Section III: Commercial, Multi-Family (MF), and Build-to-Rent (BTR) Building Design

Site Design Criteria

- Definitions: Refer to Section VII for General Definitions

Site Design Standards

- Zoning: The Venus Parkway development is a Planned Development (PD). It shall be compliant with the Venus Zoning Ordinance in effect on the date of approval of this zoning ordinance by the City Council. Any element not specifically addressed in this PD shall be regulated by the Ordinance as now in effect or as amended in the future.
- Uses permitted in the Venus Parkway PD shall be as specified for the C-2 (General Commercial) District, and R-4 (Multiple-Family Residential, High Density, including build-to-rent residential (attached and detached)) District in the zoning Ordinance now in effect, except as provided herein, including the addition of the allowable uses shown in Exhibit B.
- Minimum building setback commercial:
 - Front: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Side yard corner: 15 feet
 - Side interior: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Rear: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Height: 50 feet
 - Minimum lot area: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided Section 34-62. - Schedule of District regulations, Zoning Ordinance.
 - Minimum conditioned space: Requirements for residential construction shall be the same as for the R-4 District; nonresidential construction minimum building size shall be 500 square feet.
- Maximum building lot coverage percent: 70 percent except where a nonresidential use abuts a residential lot there shall be a required 10' landscape buffer along the common property line. Minimum building setback for residential:

	<u>Multi-Family (MF)</u>	<u>Build-to-Rent (BTR)</u>		
		<u>Detached</u>	<u>Townhome Attached</u>	<u>Two-Unit Attached</u>
Front:	25 feet	20 feet	20 feet	20 feet
Side yard corner:	15 feet	15 feet	15 feet	15 feet
Site yard interior:	8 feet	5 feet	None	None
Rear:	25 feet	15 feet	15 feet	15 feet
Height:	45 feet	45 feet	45 feet	45 feet

- Minimum lot area for BTR: detached units and attached units may be allowed on each lot.
 - Detached Units: Lot area shall not be less than 3,200 square feet and each dwelling unit shall not be less than 700 square feet, with a maximum lot coverage of 50%
 - Townhome Units: Lot area shall not be less than 2,200 square feet and each dwelling unit shall not be less than 800 square feet, with a maximum lot coverage of 65%
 - Two-Unit Attached Units: Lot area shall not be less than 3,700 square feet and both dwelling units shall not be less than 600 square feet (1,200 square feet combined total), with a maximum lot coverage of 50%.
- Amenities provided for the residents shall be an allowed use by right.
- Example of amenities provided within the development could include the following:
 - Community clubhouse
 - Sport court,
 - Pool,
 - Trail and walkways,
 - Courtyards,
 - Dog park/spa,
 - Playgrounds.
- Density shall be a maximum of 25 units per acre.
- Multi-Family minimum conditioned space: for efficiency: 550 square feet; one bedroom unit: 650 square feet; two bedroom: 800 square feet; three bedroom: 1,200 square feet.
- Maximum building percent: None required except where a nonresidential use abuts a residential lot the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided in Section 34-62. - Schedule of District regulations, Zoning Ordinance.

Note: Building Code requires 200 sq. ft. per occupant.

Parking Requirements

Residential		Minimum number of parking spaces required
	Build-to-rent unit	2.0 per dwelling unit
	Multi-Family:	
	Efficiency and One Bedroom	1.5 per dwelling unit
	Two or more bed	1.0 per bedroom
Commercial		
	Offices and banks	3.3 per 1,000 sq. ft. gross floor area
	Clinics and doctor's offices	8.0 per 1,000 sq. ft. gross floor area
	General retail	4.0 per 1,000 sq. ft. gross floor area
	Shopping centers	5.5 per 1,000 sq. ft. gross floor area
	Car wash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
	Restaurants	1 per 100 square feet
	Hotels, motels	1.25 per rentable room plus 0.5 per employee on any shift
	Automotive Repair	2.0 spaces per service bay
	Halls for meeting, dancing, social events	5.0 per 1,000 sq. ft. gross floor area
Entertainment		
	Bowling alleys/pool halls	5.0 per 1,000 sq. ft. gross floor area
Auditoriums and theaters		0.3 per seat
Churches (sanctuary)		1.0 per four seat
Churches (additional space)		1.0 per 1,000 square feet
Hospitals		1.2 per bed plus 1.0 per three staff members on any one shift
Nursing homes		1.0 per five beds plus 1.0 per two staff members on any one shift
Child Care Institution		2.0 per 20 students.

- Off-street reservoir parking shall be provided for an automatically operated car wash equal to three times the maximum capacity of the car wash, and for a manually operated car wash to six times the maximum capacity of the car wash, for automobiles awaiting entrance.
- Where a building or a site contains two or more uses, the off-street parking requirements shall be computed as the sum of the required off-street parking spaces for each individual use.
- Each business having commercial deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m. or where the time of loading and unloading materials or good exceeds ten minutes between those hours, shall provide off-street truck

loading space on the lot, such space to be not less than 35 feet in length, 12 feet in width, and 15 feet in height.

- For the purpose of this subsection (a), one parking stall shall be not less than 175 square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls, then each such stall shall be considered a parking stall as required herein.
- A driveway for access to any single parking space or to a parking lot shall be not less than 11 feet in width nor more than 30 feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.
- All required parking stalls shall be located on the premises to which such requirement applies or within an off-street space distance not more than 500 feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than 1,000 feet from such premises, except as otherwise provided in this section or other section of this article.
- Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements; provided that, where it is found by the board of adjustments, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustments may reduce the total of number of parking stalls to be jointly provided.
- No parking space shall allow a vehicle to overhang a required landscaped area, open space area, sidewalk, street-right-of-way or adjacent property.
- All parking spaces required for any use and provided in compliance with the provisions of this section on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.
- The surface of parking stalls and aisles, truck standing spaces, and access driveways therefore shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.
- Striping. All off-street parking spaces and means of ingress and egress shall be laid out on the parking surface with paint or plastic striping that provides a permanent delineation between spaces and aisles.

Off-street stacking requirements

Use	Number of required stacking spaces
Auto repair and services, Major	1 space per bay
Child care facility, daycare	1 space per 20 students
Drive-thru in conjunction with a restaurant	4 spaces for the first stopping point, plus 1 space per additional stopping point, and 1 space after the final stopping point

Residential Off-street Parking

Parking area needs to be hard-surface and asphalt or reinforced concrete material

Street and Road Plans

Typical cross-sections showing the proposed pavement width, type, thickness, and crown shall be submitted for approval. This information shall be given for each of the different types of streets in the PD.

Drainage

Construction details shall be submitted for approval for all drainage structures including dimensions, reinforcing and components such as grates and manhole covers

Street Signs

All roads and streets shall be provided with standard road safety and directional signs common to highways in Texas. All roads and streets must be named and marked by the developer with permanent reflectorized metal signs on metal posts, the letters to be at least four (4) inches high. The color and font type are to be coordinated with the Public Works Department and also furnished in accordance with the last volume of "Texas Manual on Uniform Traffic Control Devices for Streets and Highways and Public Transportation." Roads and streets in the PD shall be named and numbered for each lot given a postal address.

Sidewalks

Pedestrian access to building entrances shall be provided from all parking areas by installation of concrete sidewalks according to the city Subdivision Ordinance.

Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall be installed at the time of subdivision construction for all commercial, industrial, and multi-family subdivisions.

Sidewalks that do not front a residential lot must be built by the developer at the time of initial construction. Sidewalks for each residential lot may be installed by the home builder at the time of home construction. At the time of final plat submittal, the developer shall submit a cash or performance bond (or other approved financial assurance instrument) to construct 20 percent of the required sidewalks. At the end of the four-year period, the developer shall construct the remaining sidewalks in the subdivision, or the city shall exercise the bond and construct them. The city shall refund any funds not required for sidewalk construction at the end of the four-year period. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:

- Sidewalks shall be constructed in the public streetscape or along through access drives.
- Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
- Civic or open space or other common areas designed for active use.
- Transit stops, station or park and ride location - existing or anticipated.

- Where connections from sidewalks in the public streetscapes or through access drives is not practical or is too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways results in pedestrian routes greater than 300 feet.

Sidewalk width. Internal sidewalks shall meet the requirements of the internal sidewalks widths table below.

Internal sidewalk widths		
Location		Minimum width
■	Generally; or	4'
■	Any residential property	
■	Along the facade of a commercial building of 5,000 s.f. or less abutting a parking area; or	6'
■	Along any through access drive	
■	Along the facade of a commercial building of 5,001 s.f. to 19,999 s.f. abutting a parking area; or	8'
■	A primary route between the street or parking area and the building entrance.	
■	Along the facade of any commercial building of less than 20,000 square feet with a primary entrance, or similar building with significant public and pedestrian access.	10'
■	Along the facade of a commercial building of 20,000 s.f. or more abutting a parking area or with a primary entrance.	12'
■	Any access designed for both pedestrians and bicycles	10'
■	Along any parking area with vehicle overhangs;	+ 2' to other required width

Pedestrian amenities. Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space system; except crosswalks or other similar limited segments, which may be distinguished paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.

Drainage Detention

Unless determined unnecessary with an engineer's drainage study, each site is responsible for detaining its storm run off on site. The detention area shall be delineated on the site plan and the engineering drawings and calculations pertaining to the detention area shall be submitted with the site plan upon application for a building permit. Landscape treatment of the detention area shall be delineated on the landscape plan.

Landscape Design

The requirements of this section shall be met through preparation and submission of a landscape plan, to be drawn separately from the site plan at appropriate scale, to the City upon application for a building permit. The plan shall address all of the items presented in this section and shall graphically demonstrate compliance with each. Topographical contours shall be accurately drawn to indicate earth berms, drainage and storm detention areas.

Landscape Function

Landscape design, for the purpose of this PD, BTR & MF shall choose three (3) predominate functions of the of the following list:

- Screening of unlandscaped areas
- Softening of foundation lines
- Softening of building lines and masses
- Courtyard areas
- Flower gardens
- Outdoor eating areas

Screening

Screening shall be accomplished by utilizing materials which will achieve year around screening, either dense deciduous hedge or evergreen to a height of not less than six feet at maturity. The foundation of any wall adjacent to a landscaped area shall be planted with appropriate materials to cover the foundation or lower portion of the wall. Extensive use of evergreen materials is encouraged to achieve a year around effect. Evergreen and deciduous trees shall be planted approximately 15 feet from walls to break roof lines. The types of trees selected must be such that their mature height relates to the height of the structure. Spacing of the trees shall vary, but at least one tree shall be planted along every 40 feet of any wall bordering a landscaped area and along any wall on perimeter lots which faces the perimeter of the subdivision.

Subdivisions Backing to Major Roadways

A solid masonry screening wall minimum of six (6) feet and maximum of eight (8) feet in height is required when the multi-family residential area backs to a street with a right-of-way of sixty (60) feet or greater.

Loading and Service Areas

Loading and service areas shall be located at the side of the buildings. Where visible from other properties or the right-of-way, a solid screening wall at least ten (10) feet in height shall be required to screen views of loading docks and loading spaces used for tractor/semi-trailer delivery. This wall must screen the entire loading dock or space from view of the right-of-way or adjacent residential uses.

Waste Container Areas

- Garbage, recycling, and other waste containers shall be located as near to the rear or side property line as practicable as determined by the Planning Department staff.
- Waste containers shall be screened from view by a solid masonry screening wall on three sides, and fourth side consisting of a metal or wood gate to allow access to the container(s).
- Screening walls shall be a minimum of six (6) feet and maximum of eight (8) feet, unless additional height is needed to shield the container(s) from view as determined by the Planning Department staff.
- Screening shall be maintained in a good condition.

Rooftop Equipment

- Any rooftop mechanical or utility equipment shall be screened from view from the public or within any right-of-way by a parapet wall.
- Such screening must be present on all facades, excluding the rear.
- Parapet walls shall be constructed of the same building materials as the facades and shall be undistinguishable from the remainder of the façade.

Ground-Mounted Equipment

- Mechanical or utility equipment shall be located out of the public view to the extent practicable as determined by the Planning Department staff.
- Any equipment visible to the public or from any right-of-way shall be screened by either a vegetative screening or a solid screening wall that is tall enough to screen the equipment from view.

Outside Storage Screening

- Outside storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the right-of-way or adjacent property.
- Screening may be masonry, metal, vegetative, vinyl or a combination thereof; however, chain-link fences are prohibited for required screening.
- If outside storage is located entirely behind the building and is not visible from the right-of-way or adjacent property, then no screening is required.

Buffering

A buffer shall be located along the shared lot line and located on the property of the more intensive use (e.g. commercial). The commercial use shall be responsible for installing and maintaining the buffer.

- Buffer depth: 10 feet abutting the shared lot line
- Screening wall within buffer: minimum 6 feet solid masonry wall. or solid vegetative screen
- Required landscaping within buffer:
 - Continuous groundcover or grass
 - 1 shade tree for every 40 feet of shared lot line
 - 1 shrub per 30 feet of shared lot line

Grass, Groundcovers, and Landscape Rock

In order to achieve the character of landscaping desired, 100 percent of any required landscaped area (excluding parking and sidewalks) shall be planted and maintained in grass, groundcover, shrubs or flower beds.

Irrigation

All landscaped areas and plant materials shall be irrigated with an underground automatic irrigation system of adequate design to ensure proper irrigation. The only exception to this requirement is that trees planted along walls facing the perimeter of the Venus Parkway may be irrigated with a drip system if they are not planted in a landscaped area.

Plant Material Requirements

All plant material shall meet the specifications of the American Association of Nurserymen (AAN) and shall meet the following minimum size requirements:

- Deciduous trees, 1 3/4" to 2" caliper
- Evergreen trees, 5' to 6'
- Shrubs, 5-gallon (unless otherwise approved)
- Grass, sod

Installation of landscaped materials

In the event landscaping is not completed prior to the issuance of a Certificate of Occupancy, landscaping shall be installed within six months of issuance of the Certificate of Occupancy. In order to ensure compliance with this requirement, the lot owner shall, prior to the issuance of said permit, post with the City financial guarantees, in a form acceptable to the city, in an amount equal to 125 percent of the estimated cost of landscaped improvements. Said financial guarantees shall be released upon acceptance of the landscape improvements by the city.

Maintenance of Landscaped Areas

All landscaped area shall be properly maintained to ensure pleasing appearance and survival of materials in a healthy condition. In order to ensure compliance with this requirement, the lot owner shall, prior to issuance of a Certificate of Occupancy, post with the city financial guarantee, in a form acceptable to the city, in an amount equal to 50 percent of the estimated cost of landscaped improvements. Said financial guarantee shall be released after three years upon inspection of the landscaped areas.

Architectural Design

The requirements of this section shall be met through submission of building elevations upon application for a building permit.

Building Façade

The overall design concept for the Venus Parkway PD is to achieve pleasing views from the public access corridor created by the streets and front yard landscaped areas. To this end, effort shall be made in building design to achieve an attractive front façade, a well-defined entry, and to achieve a generally pleasing appearance regardless of the scale and design of the remaining portion of the structure. All buildings and structures shall have at least 75% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction. Masonry materials shall consist of the following:

- Stone, brick or tile
- Stucco
- EIFS
- Cultured stone or cast stone
- Architecturally finished block (i.e. burnished block split faced concrete masonry units or architecturally finished tilt wall)
- Architectural glass

Accessory buildings

- Accessory buildings shall be designed and constructed to be aesthetically compatible with the principal building.
- Accessory buildings are prohibited within easements.

- No permit is required for accessory buildings less than one hundred twenty (120) square feet in floor area and less than thirteen (13) feet in height.

Fencing

All proposed and required fencing shall be delineated on the landscape plan and the site plan.

Signage

The location of all signs shall be delineated on the site plan and landscape plan. The designs of all signs shall be submitted upon application for a building permit. The location and design of all signs shall meet the City Sign Ordinance.

Section IV: Multi-family and BTR Additional Building Design Criteria

These multi-family building design standards and guidelines shall apply to the Venus Parkway PD. The purpose of these standards is to provide a distinctive architectural character that avoids featureless design and repetition of facades.

Landscaped Area

A minimum of 20% of the project area shall be devoted to common areas. Common areas may include, but not be limited to landscaped areas, walkways, swimming pools, tennis court, play areas, fountains, and patio areas, but shall exclude driveways, buildings (excluding any amenity center), and all off-street parking facilities.

A minimum of 10% of the total area (of the common area) shall be devoted to landscaping and buffering within and adjacent to parking areas as a means of visual buffering from residential dwelling. At a minimum, a 10'-0" landscape buffer area is required between parking lots and the edged of curb for public roadways.

Building Connection and Design

Design goal. Provide clear pedestrian connections to adjacent uses and the street system.

Vehicle Connections

Multi-family development shall include a minimum of two (2) through-access drives. The design of all through-access drives shall be consistent with and aligned with local streets & drives in the adjacent commercial development sites.

Design Goal

The multi-family building design shall consider the following design elements:

- A building's architectural features and treatments shall display a similar level of quality and architectural interest on all four sides open to public view.
- All elevations on multi-family buildings shall contain windows.
- Multi-family buildings may be arranged to enclose and frame common areas, which may include gardens, courtyards, recreation, and play areas with the following features:
 - Seasonal planting areas
 - Large, flowering trees
 - Seating
 - Pedestrian-scaled lighting
 - Gazebos or other decorative structures
 - Play structures for kids
 - Pool

- When through-wall heating, venting or air conditioning units appear on exterior building walls such units shall be covered by an architectural grille and shall be designed in such a manner as to blend with surrounding wall; surfaces and shall be set flush with the façade or be placed inconspicuously in faced recesses.
- Architectural features. Multi-family buildings shall employ at least two (2) of the following design items applied consistently along each façade.
 - Projections
 - Recesses
 - Shadow lines
 - Window patterns
 - Overhangs
 - Reveals
 - Changes in parapet height
- Multi-family building stairways shall not be located outside of the building envelope.
- Entrances to multi-family buildings should be identifiable by an architectural treatment such as a covered portico or a different roofline treatment.
- No single building elevation shall be duplicated within six (6) lots or tracts either direction on the same block face. Elevations cannot be duplicated on any lot directly across a street or within four (4) lots either direction.

Building Height & Massing

- The maximum multi-family building height shall be 45 feet.
- Maximum building length for the multi-family building shall not exceed 375'-0" feet.
- Multi-family buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes. Plain monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of 50'-0" feet are prohibited.

Roof Materials and Forms

All sloped roof areas shall be clad with either high profile composition shingles such as slate, tile, or dimensional asphalt shingles, concrete or clay tiles or seamed architectural metals.

Exterior Materials and Colors

Multi-family buildings shall use a consistent palette of base building materials consistent with the adjacent commercial development with some varied palette of accent materials for feature elements.

Garages and Recreational Amenities

- Garage entries, carports, and parking garages shall be internalized
- Detached garages and carports shall be compatible with the principal building architecture and shall incorporate similar and compatible forms, scale, materials, colors and details.

Section V: Signage Requirements

Each structure within the development shall be clearly identifiable and the overall development shall demonstrate a uniform and comprehensive sign design package per the City of Venus Sign Ordinance. All signage from development signs through individual identification signage, should contribute to the aesthetic appeal of the development, yet remain secondary to architectural and landscape design elements.

The City of Venus requires permits for all signs. It is the developers/owner's responsibility to secure permits that may be required and to remain in compliance with approvals and permits.

Sign Parameters

It is important to establish a comprehensive sign system that is integral to the architecture and marketability of the project.

Sign Types

- Shared development sign. These signs shall be constructed to provide a designated signage panel for each of the future developer/owners.
- Multi-tenant pylon signs shall be allowed for the commercial parcels.
- Individual monument sign. These are individual freestanding monument signs to be constructed by the individual developers/owners. These signs should be of similar design to the shared development signs to provide a consistent design theme throughout the development.
- Wall signs. These are individual building mounted wall signs to be constructed by the developers/owners following the City of Venus Sign Ordinance.
- Prohibited signs. Follow the City of Venus Sign Ordinance list.

Sign Locations and Calculations

- Monument signs shall not be placed within the sight triangle of any intersection or access drive within a public right-of-way (ROW).
- All elevated signs (whether free standing or building-mounted) shall be mounted at least 7'-0" feet from grade or otherwise provide adequate overhead clearance.
- Signage on the back/rear elevations of structures visible from non-retail properties or public right-of-way shall be prohibited other than non-illuminated delivery or door identification signage not exceeding two (2) square feet in size.
- Ground mount/monument shall be one (1) per street frontage. Maximum of two (2) per site if 250'-0" feet apart as measured in a straight line.
- Projecting signs, awning signs and marquee signs shall be limited to a projection of 6'-6" from the building wall, marquee or any architectural appendages on which it is attached. The sign face of a projecting sign shall project at an approximate angle of ninety (90) degrees.

- Wall signs may only be mounted on the side of the structure which has frontage on a public right-of-way or public street or provides public access to the building. A drive-through window may be considered as public access to a building if the drive-through window is adjacent to a similarly zone district.
- Canopy signs. The area of the canopy sign shall be included in the total sign area allowed for wall signs and may not exceed the total square footage allowed for a wall sign per building frontage.
- Total sign square footage for the property allowable is based on a lot's street frontage. Where no street frontage exists, building frontage will be used to calculate allowed footage. The total sign area allowed shall be calculated as one (1) foot of sign per one (1) foot of frontage.
- Wall signs. No wall sign shall exceed ten percent (10%) of the wall face to which it is attached. When commercial areas are adjacent to residential areas, the use of illuminated signs may be restricted.

Size and height limits

Setback from property line	Maximum height	Maximum size allowed per face
<1 ft.	30 in.	2 sq. ft.
≥ 1 ft. < 9 ft.	6 ft.	20 sq. ft.
≥ 9 ft. < 15 ft.	8 ft.	40 sq. ft.
≥ 15 ft. < 20 ft.	14 ft.	60 sq. ft.
≥ 20 ft. ≤ 25 ft.	20 ft.	80 sq. ft.

Sign Illumination and Submittal Requirements

- All sign illumination should complement and not overpower the buildings or adjacent landscape. Appropriate illumination levels can enhance the architectural elements of the building and bring focus to the sign.
- The source of external lights directed at a surface shall be hidden or otherwise concealed from the view of the pedestrians and motorists.
- Flashing lights are not permitted under any circumstances.
- Individually raised backlist letters is encouraged.
- All signage needs to be submitted to the City of Venus' Building Department for review and approval. Incomplete submittals shall not be approved.
- Each developer/owner must submit drawings showing locations, dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus for the following sign types:
 - ❖ Shared development sign-sign panel & graphics
 - ❖ Individual monument sign design
 - ❖ Additional signage/graphics proposed
- Locations of all openings for conduit and sleeves in building walls must be indicated by the sign

contractor on the drawings submitted.

- All developments shall promote consistency and quality in the signage used.

Section VI: Site Lighting Requirements

Summary

This section shall apply to all lighting installed for illumination of parking lots and any fixtures mounted on the exterior of buildings or common gathering structures.

Lighting Criteria

- Poles and fixtures for parking lots, buildings, walkways, and intersections shall be chosen by the developer and will be architecturally compatible with structures and lighting within the entire development.
- All lighting fixtures shall shield or confine light spread within a site's boundary. Parking lot lighting shall be designed to avoid excessive illumination of adjacent properties unless shared parking areas are utilized between adjacent lots that create optimum lighting levels.
- Parking lot lighting shall be controlled by photoelectric sensors.
- Vertical lamps are not allowed.
- Metal halide or LED light fixtures shall be used in all external lighting appliances; high pressure sodium is not permitted in any external lighting application.
- The use of colored lights, with the exception of seasonal holiday lighting is not permitted.
- All lamps within the site shall be of the color temperature.
- Exterior building and site lighting should be used to provide illumination for creating security and safety of entry drives, parking, service, and loading areas, pathways, courtyards, and plazas.

Lighting levels

- Lighting levels shall be adequate for visibility and security, but not overly bright or create glare and should not impact adjacent properties.
- General parking lot site lighting shall maintain an average minimum illumination level at the ground surface of 2.0-foot candles and 1.0-foot candles at the edges of the parking lots.
- The following minimum levels of illumination shall be maintained (measured in foot-candles (fc)):

○ Building entrances	5.0 fc
○ Sidewalks within development	2.0 fc
○ Courts and plazas	1.5 fc
○ Ramps & stairways	5.0 fc
○ Parking lots	1.0 fc
- Illuminated areas shall be measured as: area in minimum average, maintained horizontal, foot-candles that are measured at the average point of illumination between the brightest and darkest areas 3'-0" above the ground surface.

- Site lighting should provide consistent levels of illumination, avoiding irregular pockets. Uniformity ratios:
 - Shall not exceed 5:1 average-to-minimum
 - Shall not exceed 20:1 maximum-to-minimum

Building Lighting

- Building lighting should accentuate the character of the buildings, and compliment the overall project site lighting design.
- All building entrances must be well-lighted.
- Accent lighting on building shall be integrated with the architectural design or screened from view if mounted at ground level; it shall not be a distraction to automobile traffic and shall be located away from pedestrian ways.
- Wall packs for service area lighting are only allowed at the rear of the parcel lots where service areas hidden from public view. House shields shall minimize up-light and glare towards the adjacent multi-family residences.
- The signage should be integrally linked to building lighting.
- Consideration should be given to highlighting entrances, art, terraces, and special landscape features.
- Lighting fixtures mounted directly on structures may be allowed when used to enhance specific architectural elements or to help establish scale or provide visual interest.
- Building-mounted fixtures should be used for walkways or plazas near buildings.

Parking Lot Lighting

- Parking lot lighting should be used to provide illumination for creating security and safety of entry drives, parking and pathways.

Design Standards

- The maximum height of parking lot poles shall be 35'-0" measured from the top of grade. Pole bases are limited to 3'-0" in height above finished grade. Pole bases shall be a maximum of 2'-0" in diameter.
- Lighting with a concealed light source of the "cut-off" variety shall be used to prevent glare onto adjacent building and sites.
-

Design Guidelines

- Parking lot lighting should be unobtrusive and provide safe light for parking lot activity.
- All parking lot light fixtures are similar in design for all surface-parking area.
- Separate pedestrian scale lighting may be provided for all pedestrian ways through parking lots.
- Light poles should be located within medians whenever possible.

Pedestrian and Landscape Lighting

- Pedestrian lighting should be used to provide illumination for creating security and safety of pathways, courtyards, and plazas.
- All primary walkways, steps or ramps along pedestrian routers shall be illuminated.
- The maximum height of pedestrian lighting within landscaped and plaza areas are 16'-0"
- The use of LED or metal halide lamps is required. Lighted bollards or other low-level fixtures are encouraged to identify pedestrian walkways and drop-off areas at entrances to buildings.
- Walks shall be lighted for the safe passage of pedestrians, as should areas that are dangerous if unlit, such as intersections and underpasses.

Design Standards

- Light poles located within landscaped and plaza areas shall not exceed 16'-0" in height from the top of the pole base. Pole bases are limited to 12'-0" in height above finished grade.
- Where applicable provide landscape lighting that enhances or complements the landscaping, but not overshadow.
- Landscape lighting should be designed to be effective during all seasons of the year and through the life of the landscape.
- Wherever possible, fixtures shall be concealed (e. g. in trees, behind rocks, etc.) in order to control glare and avoid extreme bright spots on the surrounding landscape.
- No light source (e. g. bulb) shall be directly visible from adjacent properties, except those that area motion or IR activated and which remain lit for no more than one (1) minute per activation.
- Site security lighting should not impact negatively upon the site, building architecture or adjacent properties.

Submittal Requirements

- A photometric lighting plan fixture, cut sheets and literature is required for all new commercial and multi-family developments in order to ensure adequate and appropriate light levels throughout the development.
- Foot-candle levels shall be shown out to the lot line or to a zero foot-candle level. These levels shall be shown on the drawings, but not included in calculations.

Lighting Specifications Within Public ROW

- Light Pole:
 - Manufacturer: Hubbel or similar
 - Model: SSSH16-40A-1-S2
 - Color: Dark bronze
- Light fixture

- Manufacturer: Hubbel or similar
- Model:
HLOL CL1S-A-48LU-4K-3DB-BC
HLOL SSH16-40A-1-S2-DB
- Color/ Finish: Dark bronze

Section VII: General Definitions

Articulation: Is a method of styling the joints in the formal elements of architectural design

Awning: A framed structure supported from the exterior wall of a building, which can be retracted, folded, collapsed or remain stationary as part of a building.

Brick: An exterior finish for a building composed of small rectangular block typically made of fired or sun-dried clay.

Building mass: The three-dimensional bulk of a building: height, width, and depth.

Building scale: The relationship of a particular building, in terms of building mass, to other nearby adjacent buildings.

Canopy: A structure of rigid or non-rigid material on a framework sheltering an area or forming sheltered walk to the entrance of a building, which is wholly or partially supported by a building structure and/or columns, braces, or poles extending to the ground.

Character: Attributes, qualities and features that make up and distinguish a development project and give such a project a sense of purpose, function, definition, and uniqueness.

Common area: Development streetscape, sidewalks, access driveways, perimeter landscaping, etc. and all other areas of the development not part of a defined lot premises.

Compatible or compatibility: The characteristics of different uses or activities which allow them to be located near or adjacent to each other in harmony. Some elements that affect compatibility are include, height, scale, mass, and bulk, of structures.

Cornice: A horizontal molded projection crowing a building or structure, especially the upper most member of the entablature of an order, surmounting the frieze.

Curtain wall: A non-bearing exterior building wall, between piers or columns, which is not supported by the beams or girders of a skeleton frame.

Developer: Any person, firm, partnership, joint venture, limited liability company, association or corporation who participates as owners, promoter, developer, or sales agent in the planning, platting, development,, promotion, sale or lease of a subdivision of development.

Decorative ground-faced block: A Concrete Masonry Unit (CMU) whose display face has been ground (polished) to expose the natural colors and shapes of the aggregates within the block.

Dormer: Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

Exterior Insulation and Finish System (EIFS): An exterior finish for a building composed of polystyrene foam covered with synthetic stucco.

Façade: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fence: An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

Fenestration: The design, construction or presence of openings in a building. Includes windows, doors, louvers, vents, wall panels, sky lights, store front, curtain walls, and slope glazed systems.

Fiber cement: A composite building material made of sand, cement, and cellulose fibers. Most

commonly used in siding applications where quality, longevity, and durability are required.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof, and parapet.

Glazing: The glass surface of a glazed opening.

Parapet: In an exterior wall, the part entirely above the roof.

Porch: A covered platform, usually having a separate roof, at an entrance to a dwelling or an open or enclosed gallery or room.

Reveal: Recessed separator strip between two different materials.

Roof form, flat: A horizontal roof either having no slope, or slope sufficient only to effect drainage.

Roof form, pitched: A steep gable roof having the same pitch on each side of a central ridge.

Simulated: Artificially produced to look or seem like a natural building material.

Soffit: The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel or vault.

Storefront: Front face or other exposed exterior building wall of the store.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Stucco: An exterior finish of a building composed of a porous cement-base of aggregates, binder & water.

Section VIII: Concept Plan

The attached **Exhibit A** constitutes the Concept Plan. The multi-family/build-to-rent land area will encompass up to approximately 23.16+/- acres of the Property, and the commercial area will encompass approximately 24.36+/- acres of the Property. The Concept Plan shall be construed as an illustration of the permissible quantity of given land uses and development concepts and not necessarily as an exact representation of the arrangement of said uses.

Per Sec. 34-60 (c) of the Zoning Ordinance, the development site plan layout shall be submitted to the City at the time of development of a particular phase and shall comply with current City of Venus ordinances except as provided herein, including the addition of the following development standards (the "Development Standards") outlined within this document. The proposed zoning is Planned Development (PD) with a base zoning of (i) high-density multi-family including build-to-rent residential (attached or detached), collectively (R-4) and (ii) General Commercial (C-2) including day care, as depicted on the Concept Plan. Any amendments (minor or major) need to be approved by the Planning and Zoning Commission and City Council.

Allowable Uses by Right

The uses allowable by right under this Planned Development are listed on **Exhibit B** attached hereto.

Exhibit A – Concept Plan

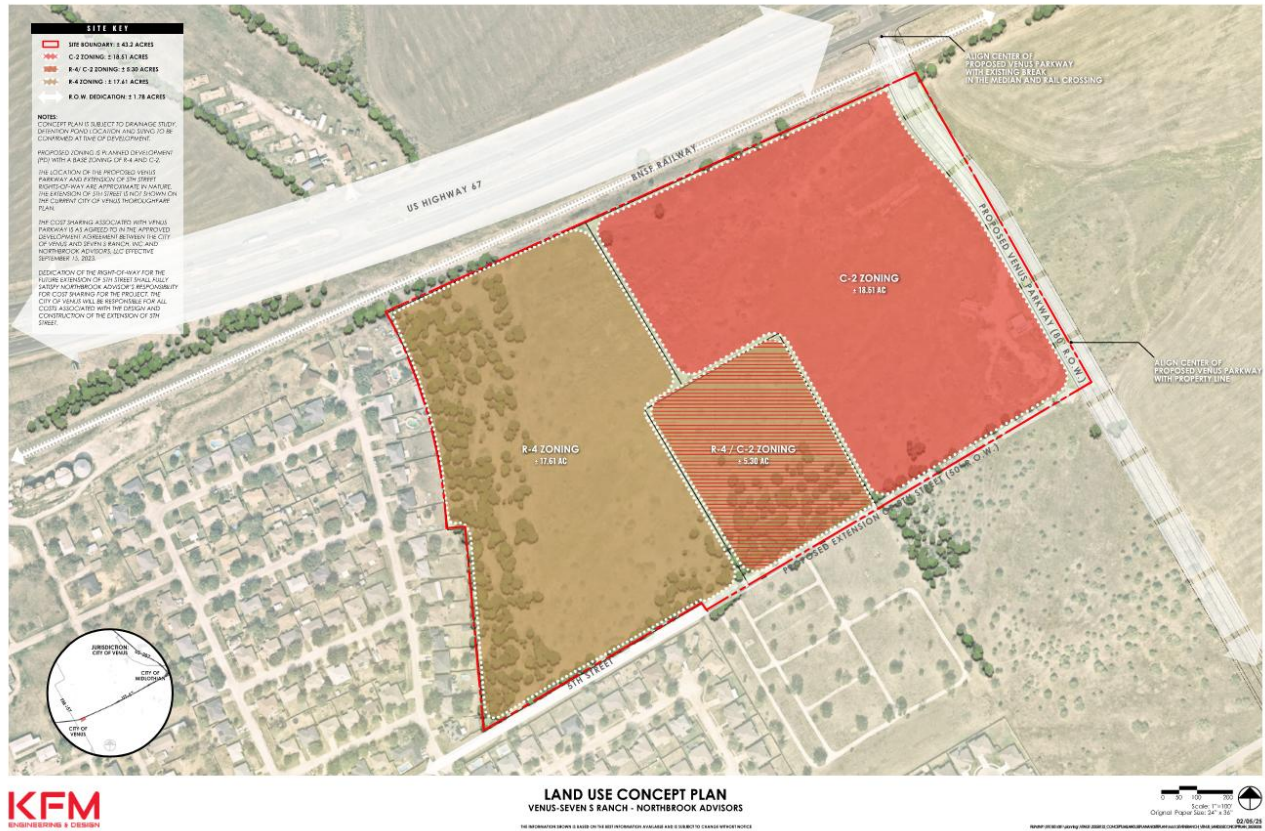


Exhibit B – Allowable Uses

- Existing residential dwelling units and lodging used as such on the effective date of the ordinance;
- Dwelling units may not be located on the second floor of a ground floor business use.
- Neighborhood retail sales and service uses such as:
 - Art shops, artist's and professional studios, beauty parlors, clothing stores, drugstores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations and self-service laundries;
 - Shops for the following and similar occupations: barber, cabinet maker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker and tailor;
- Business offices;
- Professional offices, such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses;
- Clinics, both medical and dental, that could include pharmaceutical sales, provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted;
- Bakeries, cafes, confectioneries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only;
- Automobile parking lots and structures;
- Other neighborhood retail sales or service uses, which are similar in character to those enumerated above, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a, I-1, or I-2 district;
- Churches;
- Public utility and public service uses as follows:
 - Electric substations;
 - Gas odorizing stations, and gate stations;
 - Radio and television towers;
 - Railroad rights-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks;
 - Telephone exchanges and transmission equipment buildings;
 - Privately owned water pumping stations and water reservoirs;
- Printer;
- Antique shops;
- Art galleries and museums;
- Banks and financial institutions;
- Camera and photographic supply stores;
- Coin and philatelic stores;
- Day Care facility

- Department stores;
- Dry goods stores;
- Florist shops and conservatories;
- Furniture stores;
- Furrier shops, including the incidental storage and conditioning of furs;
- Household appliance stores, including radio and television sales and services;
- Leather goods and luggage stores;
- Loan offices;
- Musical instruments sales and repair; office supply stores; optical sales;
- Physical culture and health services and reducing salons;
- Picture framing;
- Sewing machine sales and service, household appliances only;
- Sporting goods stores;
- Tailor shops;
- Telegraph offices;
- Theater, indoors;
- Ticket agencies, amusement;
- Tobacco shops;
- Travel bureaus and transportation ticket offices;
- Radio and television studios and stations;
- Schools, trade.

Conditional uses. The following conditional uses may be allowed in the C-2 District subject to the provisions of [section 34-11](#):

- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Dwelling units, restricted to a total gross floor area of 5,000 square feet above the ground floor of a commercial building;
- Other uses as may be permitted by the board of adjustment under [section 34-14](#);
- Any use permitted in the C-1 district;
- Existing residential dwelling units and lodging uses as such on the effective date of the ordinance [from which this chapter is derived];
- Cleaning and dyeing facilities;
- Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- Creameries and ice cream plants;
- Hotels, apartment hotels and motels;
- Ice plants, cold-storage plants;
- Laundries, including automobile washes;
- Mortuaries;

- Pumping stations;
- Radio (AM or FM) or television broadcasting stations or transmitters and microwave radio relay structures;
- Repair and storage garages;
- Telephone exchanges;
- Theaters, lodges, assembly halls, auditoriums;
- Tire repair shops;
- Auto body operations;
- Spray-painting operations;
- Auction rooms;
- Automobile accessory stores;
- Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way;
- Blueprinting and photostating establishments;
- Business machine sales and service establishments;
- Carpet and rug stores;
- Catering establishments;
- China and glassware stores;
- Clothing and costume rental stores;
- Employment agencies;
- Exterminating shops;
- Floor covering;
- Fraternal, philanthropic and eleemosynary uses;
- Hospitals and sanitariums;
- Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;
- Laboratories for research development and testing;
- Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments, when such sale is conducted as part of the retail business on the premises;
- Orthopedic and medical appliance and supply stores;
- Paint and wallpaper stores;
- Phonograph, record, sound equipment and sheet music stores;
- Schools for music, dance business or trade;
- Taxidermists;
- Upholstery shops;
- Water softener sales and services;
- Vehicle service centers;

- Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing at, or to enjoyment of, or to value of, any property, but not including any of the following uses:
 - Any use permitted only in an I-1 or I-2 district;
 - Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses; or
 - Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

Conditional uses. Conditional uses in the C-2 district shall include: Any uses not specifically enumerated in [section 34-54](#) that can be considered commercial in character:

- Machinery and equipment sales and service establishments for equipment under 1½ tons gross weight;
- Any use permitted in the R-3 district, except two-family dwelling units;
- Libraries and museums;
- Hospitals, sanitariums, nursing homes, and personal care facilities.

Conditional uses. The following conditional uses may be allowed in the R-4 district subject to the provisions of [section 34-11](#):

- Any use allowed as a conditional use in the R-3 district, except one-family and two-family dwelling units, unless permitted above;
- Hotels and motels, provided that the zoning lot shall be not less than two acres;
- Offices for professional uses, such as (without limitation due to enumeration), building contractors, doctors, chiropractors, dentists, attorneys, insurance, real estate, abstract and title, accountants, architects, brokers, engineers, designers, and psychologists.

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Discuss and consider adoption of an Ordinance Authorizing the Issuance and Sale of the City of Venus, Texas Combination Tax and Revenue Certification of Obligation, Series 2025 to fund up to \$4,890,000 in Street Improvement Projects; Levying an Annual Ad Valorem Tax and Providing for the Security for and Payment of said Certificate; and enacting other Provisions relating to the Subject.
Department/Office: City Administrator

Summary:

Recommended Action:

Approve sale of 2025 Street Improvements Certificate of Obligation Bond

Budget:

Attachments:

1. Ordinance - Venus v1

THE STATE OF TEXAS §
COUNTIES OF JOHNSON AND ELLIS §
CITY OF VENUS §

WHEREAS, the Certificates of Obligation hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Texas Local Government Code and Subchapter B, Chapter 1502, Texas Government Code;

WHEREAS, the Issuer received no petition from the qualified electors of the Issuer protesting the issuance of such Certificates of Obligation;

WHEREAS, it is considered to be to the best interest of the Issuer that said interest-bearing Certificates of Obligation be issued to pay costs related to constructing, improving, acquiring and equipping the Projects described below;

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the Projects being financed with the proceeds of the Certificates of Obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code; Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

Page 338 of 466

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES AND INTEREST RATES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: “CITY OF VENUS, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, SERIES 2025” and initially there shall be issued, sold, and delivered hereunder one fully registered Certificate, without interest coupons, dated September 1, 2025, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1 (the “Initial Certificate”), with Certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the Initial Certificate being made payable to the initial purchaser as described in Section 10 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the “Registered Owner”), and said Certificates shall mature and be payable serially on February 15 in each of the years and in the principal amounts, respectively, and shall bear interest from the dates set forth in the FORM OF CERTIFICATE set forth in Exhibit A of this Ordinance to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the following schedule:

<u>Years</u> <u>(2/15)</u>	<u>Principal</u> <u>Amounts (\$)</u>	<u>Interest</u> <u>Rates (%)</u>
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		
2043		
2044		
2045		
2046		
2047		
2048		
2049		
2050		

The term “Certificates” as used in this Ordinance shall mean and include collectively the certificates initially issued and delivered pursuant to this Ordinance and all substitute certificates exchanged therefor, as well as all other substitute certificates and replacement certificates issued pursuant hereto, and the term “Certificate” shall mean any of the Certificates.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Appointment of Paying Agent/Registrar. The Issuer hereby appoints Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas to serve as paying agent and registrar for the

Certificates (the "Paying Agent/Registrar"). Each of the Mayor, the City Administrator or the Assistant City Administrator is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar.

(b) Registration. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE attached as Exhibit A to this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(c) Exchange. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Certificates in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other entity to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(h) Book-Entry Only System. The Certificates issued in exchange for the Initial Certificate shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof and the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsections (j) and (k) of this Section, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates. Notwithstanding anything to the contrary contained herein, while the Certificates are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Certificates Registered in the Name of Cede & Co. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created (“DTC Participant”) to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record date, the words “Cede & Co.” in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Certificates. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Certificates, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth as Exhibit A to this Ordinance.

(n) Authentication. Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the PAYING AGENT/REGISTRAR’S AUTHENTICATION CERTIFICATE substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall

not be required that the same authorized representative of the Paying Agent/Registrar sign the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE. In lieu of the executed PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the Initial Certificate delivered on the closing date shall have attached thereto the COMPTROLLER'S REGISTRATION CERTIFICATE substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by such person's duly authorized agent, which certificate shall be evidence that the Certificate initially issued and delivered has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller. The Initial Certificate issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in exchange for any Certificate issued under this Ordinance, the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the FORM OF CERTIFICATE set forth Exhibit A to this Ordinance.

(o) Cancellation of Initial Certificate. On the closing date, the Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the initial purchaser of the Certificates or its designee, executed by manual or facsimile signature of the Mayor and City Secretary, approved by the Attorney General of Texas, and registered by manual or facsimile signature by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the form of ASSIGNMENT and the form of COMPTROLLER'S REGISTRATION CERTIFICATE to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as set forth in Exhibit A of this Ordinance, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be accounted for separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each

such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificates are additionally secured by a limited pledge (not to exceed \$1,000) of surplus revenues of the Issuer's waterworks and sewer system that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the Issuer's waterworks and sewer system, constituting "Surplus Revenues". The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to subsection (a) of this section, to the extent necessary to pay the principal of and interest on the Certificates. Notwithstanding the requirements of subsection (a) of this section, if Surplus Revenues or other lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to subsection (a) of this Section may be reduced to the extent and by the amount of the Surplus Revenues or other lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificates and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificates of Obligation are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the Registered Owners of the Certificates a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the limited pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificates, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding

any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii) of this Section. All income from such Defeasance Securities which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term “Defeasance Securities” means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire, or otherwise discharge obligations such as the Certificates.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance].

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificates said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificates, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificates. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Certificates is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., Bond Counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the initial purchaser. The engagement of such firm as Bond Counsel to the Issuer in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Certificates as obligations described in section

103 of the Internal Revenue Code of 1986, as amended (the “Code”), the interest on which is not includable in the “gross income” of the Registered Owner for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than ten percent (10%) of the proceeds of the Certificates (less amounts deposited to a reserve fund, if any) are used for any “private business use,” as defined in section 141(b)(6) of the Code or, if more than ten percent (10%) of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than ten percent (10%) of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the “private business use” described in subsection (1) hereof exceeds five percent (5%) of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of five percent (5%) is used for a “private business use” that is “related” and not “disproportionate,” within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of \$5,000,000, or five percent (5%) of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Certificates being treated as “private activity bonds” within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being “federally guaranteed” within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Certificates, other than investment property acquired with –

(A) proceeds of the Certificates invested for a reasonable temporary period until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury (the “Treasury Regulations”), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent (10%) of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using proceeds of the Certificates or the proceeds of any prior bonds to pay debt services on another issue more than ninety (90) days after the issuance of the Certificates in contravention of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the delivery date of the Certificates) an amount that is at least equal to ninety percent (90%) of the “Excess Earnings,” within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than sixty (60) days after the Certificates have been paid in full, one hundred percent (100%) of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code;

(10) to file or cause to be filed with the Secretary of the Treasury, not later than the fifteenth (15th) day of the second calendar month after the close of the calendar quarter in which the Certificates are issued, an information statement concerning the Certificates, all under and in accordance with section 149(e) of the Code and the applicable Treasury Regulations promulgated thereunder;

(11) to assure that the proceeds of the Certificates will be used solely for new money projects; and

(12) to establish reasonable expectations to prevent using the proceeds of the Certificates in contravention of the requirements of section 149(g) of the Code (relating to hedge bonds).

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a “Rebate Fund” is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the Registered Owner. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term “proceeds” includes “disposition proceeds” as defined in the Treasury Regulations. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code Treasury Regulations. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, the City Administrator, the Assistant City Administrator or the Finance Director of the Issuer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Project. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Project on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Project is completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Certificates or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Certificates or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The Issuer covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Designation as a Qualified Tax-Exempt Obligation. The Issuer hereby designates the Certificates as “qualified tax-exempt obligations” as defined in section 265(b)(3) of the Code. In furtherance of such designation, the Issuer represents, covenants and warrants the following: (a) that during the calendar year in which the Certificates are issued, the Issuer (including any subordinate entities) has not designated nor will designate tax-exempt obligations, which when aggregated with the Certificates, will result in more than \$10,000,000 of “qualified tax-exempt obligations” being issued; (b) that the Issuer reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Certificates are issued, by the Issuer (or any subordinate entities) will not exceed \$10,000,000; and, (c) that the Issuer will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Certificates will not be considered “private activity bonds” within the meaning of section 141 of the Code.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) *Sale*. That the Certificates are hereby sold and shall be delivered to _____ (the “Purchaser”) for the purchase price of par, plus cash premium in the amount of \$_____, pursuant to the terms and provisions of an Official Notice of Sale and Official Bid Form, in substantially the form presented at this meeting, which the Mayor (or in the Mayor’s absence the Mayor Pro Tem) is hereby authorized to execute and deliver. The Initial Certificate shall be delivered to the Purchaser, and the Purchaser shall have the right to exchange the Initial Certificate as provided in Section 3 hereof without cost. The Initial Certificate shall be registered in the name of the Purchaser or the Purchaser’s nominee.

(b) *Findings*. It is hereby officially found, determined and declared that the Certificates have been sold in a public sale to the Purchaser, after receiving sealed bids pursuant to an Official Notice of Sale and Official Bid Form. Before being awarded the winning bid, the Purchaser certified to the City in the Official Bid Form that either it filed the disclosure form required under Section 2252.908, Texas Government Code, or that it is exempt from the disclosure form filing requirements of the Texas Ethics Commission pursuant to Section 2252.908(c)(4), Texas Government Code. The sale of the Certificates to the Purchaser was on terms that are most advantageous to the City reasonably obtained and, upon the advice of the City’s financial advisor, is in the best interests of the City.

(c) *Offering Documents*. The City Council hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto (the “Official Statement”), and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement prior to the date hereof is hereby ratified and confirmed. The City Council also hereby approves the form and content of both the Official Notice of Sale

and the Official Bid Form, and hereby ratifies and confirms the use of the Notice of Sale and Official Bid Form for the solicitation of bids on the Certificates prior to the date hereof.

(d) *Further Procedures.* The Mayor, City Administrator, City Secretary, the Assistant City Administrator and Finance Director, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name of the Issuer all other such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the sale of the Certificates, the Official Statement, the Paying Agent/Registrar Agreement, the Blanket Issuer Letter of Representations to DTC. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery. In addition, prior to the initial delivery of the Certificates, the Issuer's City Manager, Assistant City Manager, Finance Director, City Secretary, and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance, (ii) obtain a rating from any of the national bond rating agencies, if any, or the provider of a municipal bond insurance policy, if any, or (iii) obtain the approval of the Certificates by the Texas Attorney General's office.

Section 11. INVESTMENT AND SECURITY OF FUNDS.

(a) Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other certificate proceeds for the Project; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

(b) The Issuer may invest proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2025 CO Construction Fund" for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. That as used in this Section, the following terms have the meanings ascribed to such terms below:

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in and after 2025, financial information and operating data with respect to the Issuer of the general type included in the Official Statement under the Tables numbered 1 through 6 and 8 through 14. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2025. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer shall file unaudited financial information of the type described in the numbered tables above within such twelve (12) month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB’s internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;

9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase “bankruptcy, insolvency, receivership or similar event” means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term “financial obligation” means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Certificates no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the Registered Owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer’s financial results, condition, or prospects or hereby undertake to update any information provided

in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Registered Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Registered Owners and beneficial owners of the Certificates. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any Registered Owner, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the Registered Owners, (ii) grant additional rights or security for the benefit of the Registered Owners, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the Registered Owners, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in

effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of nationally recognized bond counsel materially adversely affect the interests of the Registered Owners.

(b) Except as provided in paragraph (a) above, the Registered Owners of Certificates aggregating in principal amount 51% of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the Registered Owners in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Registered Owner of the affected Certificates a copy of the proposed amendment. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all Registered Owners of such Certificates.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Registered Owner of at least 51% in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all Registered Owners of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Registered Owner of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future Registered Owners of the same Certificate during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the Registered Owner who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the Registered Owners of 51% in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers or employees of the Issuer or the City Council.

Section 16. PREMIUM. The Certificates are being sold at an aggregate premium equal to \$_____. With respect to such premium attributable to the Certificates, \$_____ shall be used to pay costs of issuance.

Section 17. APPROPRIATION. To pay the debt service coming due on the Certificates prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. NO PERSONAL LIABILITY. No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the Issuer or any person executing any Certificate.

Section 19. EFFECTIVE DATE. In accordance with the provisions of Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 20. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

EXHIBIT A

(a) Form of Certificate.

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF VENUS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION SERIES 2025	PRINCIPAL AMOUNT \$ _____
--------	---	---------------------------------

Interest Rate _____ %	Delivery Date September 30, 2025	Maturity Date February 15, 20__	CUSIP No. 923344 _____
--------------------------	-------------------------------------	------------------------------------	---------------------------

REGISTERED OWNER:

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF VENUS, TEXAS, in Johnson and Ellis Counties, Texas (the “Issuer”), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the “Registered Owner”), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the Interest Rate per annum specified above. Interest is payable on February 15, 2026 and semiannually on each August 15 and February 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas, which is the “Paying Agent/Registrar” for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the “Ordinance”) to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last business day of the month preceding each such date (the “Record Date”) on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and

expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Certificate that on or before each principal payment date and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is one of a series of Certificates dated September 1, 2025, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$_____ for paying all or a portion of the Issuer's contractual obligations incurred in connection with (i) constructing, reconstructing and improving streets, roads, sidewalks and alleys, including bridges and intersections, street overlay, landscaping, lighting, signalization, traffic safety and operational improvements, culverts and related storm drainage and utility relocation, and the acquisition of land or interests in land in connection therewith; and (ii) paying legal, fiscal, architectural and engineering fees in connection with these projects.

ON FEBRUARY 15, 20__, or on any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

THE CERTIFICATES SCHEDULED TO MATURE on February 15, in the years 20__, 20__, 20__, 20__, 20__, and 20__ (the "Term Certificates") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on dates and in the respective principal amounts, set forth in the following schedule:

Term Certificates due February 15, 20__ :

Mandatory Redemption Date: 2/15/20__	Principal Amount: \$_____
Mandatory Redemption Date: 2/15/20__*	Principal Amount: \$_____

Term Certificates due February 15, 20__ :

Mandatory Redemption Date: 2/15/20__ Principal Amount: \$_____
Mandatory Redemption Date: 2/15/20__* Principal Amount: \$_____

Term Certificates due February 15, 20__ :

Mandatory Redemption Date: 2/15/20__ Principal Amount: \$_____
Mandatory Redemption Date: 2/15/20__* Principal Amount: \$_____

Term Certificates due February 15, 20__ :

Mandatory Redemption Date: 2/15/20__ Principal Amount: \$_____
Mandatory Redemption Date: 2/15/20__* Principal Amount: \$_____

Term Certificates due February 15, 20__ :

Mandatory Redemption Date: 2/15/20__ Principal Amount: \$_____
Mandatory Redemption Date: 2/15/20__* Principal Amount: \$_____

* Stated Maturity

The principal amount of Term Certificates of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Certificates of the same maturity which, at least forty-five (45) days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST THIRTY (30) days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least thirty (30) days prior to the date fixed for any such redemption, to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the business day prior to the mailing of such redemption notice; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been

received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge (not to exceed \$1,000) of the Surplus Revenues of the Issuer's waterworks and sewer system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's

revenue obligations (now or hereafter outstanding) that are payable from all or part of said revenues, all as provided in the Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, by the Mayor Pro Tem) and countersigned with the manual or facsimile signature of the City Secretary of said Issuer (or in the City Secretary's absence, by the Assistant City Secretary), and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)
City Secretary

(signature)
Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration
Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

Zions Bancorporation, National Association, Amegy
Bank Division
Houston, Texas
Paying Agent/Registrar

By: _____
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please type or print clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Certificate and that this Certificate has been registered this day by me.

Witness my signature and seal this _____.

Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) Initial Certificate Insertions.

(i) The Initial Certificate shall be in the form set forth in paragraph (a) of this Section, except that:

A. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. ____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

“THE CITY OF VENUS, TEXAS, in Johnson and Ellis Counties, Texas (the “Issuer”), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the “Registered Owner”), on February 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Years</u>	<u>Principal Installments (\$)</u>	<u>Interest Rates (%)</u>
--------------	--	-------------------------------

(Information from Section 2 to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2026, and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.”

C. The Initial Certificate shall be numbered “T-1.”

ITEM REPORT

To: City Council
From: James Groom, Chief of Police
Subject: Discuss and consider an ordinance to regulate donation boxes in the City of Venus.
Department/Office: Police Department

Summary:

This ordinance would regulate donation boxes in the city requiring properties to get a permit prior to placing them, requiring them to be maintained by the property owner or agent, limiting them to one per property in most cases, and provide for the ability for a permit to be revoked if a property was not properly maintaining the box.

Recommended Action:

Staff recommends passing the ordinance as presented.

Budget:

This ordinance will not have a direct budget impact. The cost of issuing a permit is expected to offset the administrative cost of the permit itself. Code Enforcement will be the primary department responsible for enforcement. However, the ordinance is not expected to significantly increase workload, as maintenance issues related to these boxes are already addressed under existing ordinances.

Attachments:

1. VENUS ord amending donation box 2025

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF VENUS, TEXAS AMENDING THE CODE ORDINANCES, CHAPTER 102 “ENVIRONMENT”, BY ADDING ARTICLE VIII. “DONATION BOXES”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, from time to time the City Council revisits various sections of the Code of Ordinances for the City of Venus and

WHEREAS, to protect the health, safety and welfare of the citizens it has become necessary to update the rules and regulations in relation to donation boxes

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

SECTION 1. Chapter 12, “Environment”, is hereby amended by adding ARTICLE VIII., “Donation Boxes” which Article shall read as follows:

“...

CHAPTER 12. ENVIRONMENT

...

ARTICLE VIII. DONATION BOXES

ARTICLE VIII. Donation Boxes

Section 12-140. Permit Required

- a. No person or other entity shall cause, permit, suffer, or allow a donation bin to be placed or maintained on real property without first obtaining a permit. Existing donation bins inside the city limits have 90 days after this ordinance is enacted to become compliant.
- b. Donation boxes are authorized to be permitted in C1, C2, central business districts, on properties containing an operating a church, and government property.
- c. Donation boxes are not authorized in residential areas or other zones not authorized in this ordinance.
- d. The permit application will be on a form provided by the City Administrator or his designee and will include a site drawing showing the location of the box and contact information along with any other necessary information.

Section 12-141. Requirements

- a. A permit holder and their representatives shall be responsible for collecting the contents or causing the collection of the contents of the donation box to prevent overflowing and littering.
- b. A permit holder and their representatives shall keep the property situated within 25 feet of the location of a donation box clean and free of trash, debris, broken glass, coat hangers, clothing accessories, or excess donations.
- c. Donation boxes shall be safely designed in a manner to prevent tipping over or permitting people to enter.

Section 12-142. Quantity

No more than one donation box may be permitted for placement on any tract of land except as follows:

- a. Multi-tenant developments, shopping centers, or office developments containing multiple platted lots or pad sites may have two boxes.
- b. School districts are authorized to have one donation box per school campus inside the city limits and can distribute their total boxes at one or more campuses.

Section 12-143. Location.

- a. Donation boxes may not be located in the right of way
- b. Donation boxes shall be located in a manner to not impede normal or emergency vehicle traffic at the site.
- c. Donation boxes are required to have one place to park per box for offloading.
- d. Donation boxes must be placed on paved improved surfaces and shall not be located in any dedicated parking space, drive aisle, loading/service area, fire lane or drive-through.
- e. Donation boxes must comply with all building setbacks on the property.

Section 12-144. Size

The maximum size of a donation box shall be six feet in width, four feet in depth, and seven feet in height.

Section 12-145. Notice

- a. Each donation box shall clearly indicate in writing on the front side of each box that all donations must fit into and be placed within the donation box. The size of lettering for the notice shall not be less than one-half inch in height.
- b. The organization's name shall clearly be reflected on the donation box with the above referenced lettering so it is clearly visible to patrons.

Section 12-146. Fee

A reasonable permit fee shall be established by the city council in accordance with the Master Fee Schedule.

Section 12-147. Enforcement

- a. A property owner and/or their representative can be issued a notice of violation for failing to comply with any provision of this ordinance. Failure to comply with the notice of violation may result in the issuance of a citation by the city.
- b. A permit holder who is issued a citation under this ordinance is subject to revocation of their donation box permit at the discretion of the Building Official.
- c. If a permit is revoked for the donation box, the property owner has 30 days to remove the donation box from the property.
- d. Properties that have their permit revoked can file an appeal in writing at City Hall to the City Administrator. If the appeal is denied, the property cannot reapply for a donation box permit for a period of one year.

...”

SECTION 2. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 5. Upon publication of this ordinance by the City Secretary, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. That all recitals contained in this Ordinance are fully incorporated herein as if fully written.

SECTION 7. This ordinance shall be in full force and effect from this and after its passage and publication as required by law, and it is so ordained.

DULY PASSED and approved by the City Council of the City of Venus, Texas on this the 8th day of September 2025.

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Green, City Secretary

ITEM REPORT

To: City Council
From: James Groom, Chief of Police
Subject: Discuss and consider amending the Master Fee Schedule to provide a fee for the donation box ordinance permit.
Department/Office: Police Department

Summary:

This item would be necessary if council passes the ordinance regulating donation boxes. The only change present is the addition of the fee of \$50 for a donation box fee along with fee exemption for government entities and 501c3s on their own property. This fee was set by the Building Official whose department handles the permitting process. This change can be found on page 9 and is highlighted in yellow.

There were many changes to the format to make the document easier to read for the public. This did not change the fees for anything other than the above, but can be seen in several places, notably in the Development section.

Recommended Action:

Staff recommends approving the Master Fee schedule changes and adopting the resolution.

Budget:

This item will not impact the budget.

Attachments:

1. Master Fee Schedule FY 25 - 09-08-25 Final
2. VENUS Resolution Amended master fee 2025

City of Venus, Texas

Johnson/Ellis Counties



Master Fee Schedule

Adopted: 09/08/2025

Master Fee Schedule

Table of Contents

Adopted: 09/08/2025

Description	Page
Code Enforcement	3
Fire Prevention	4-6
Parks & Recreation Rentals	7-8
General including Alcohol	9-11
Open Records	12
Building Permit	13-14
Development	15-17
Public Works	18-19
Utility Billing	20-21

Code Enforcement & Police	
Description	Fee
Code Enforcement & Police - Animal Control Fees	
Registration: Cat & Dog - every 2 years	\$ 10.00
Registration: Dangerous Dog	\$ 50.00
Registration waiver: Assist hearing/visual/physical impaired, law enforcement, residents 65yrs or older	\$-
Lost or Replacement Registration tag:	\$ 5.00
Impoundment Fee: City holding pens - per animal/day	\$ 100.00
Pickup and disposal of dead animal for owner	\$ 75.00
Surrender Animal (72hr Hold) per animal	\$ 300.00
Puppies or Kitten up to 4mths - per litter	\$ 400.00
10 Day Observation Period per animal at shelter	\$ 450.00
Animal Trap Deposit (Refundable if not damaged)	\$ 100.00
Code Enforcement & Police - Alarm Permits	
Annual Residential Alarm Registration	\$ 50.00
Annual Commercial Alarm Registration	\$ 100.00
Annual Education/Government/Non Profit Alarm Registrtion	\$-
Penalty for operation without permit	\$ 200.00
Code Enforcement & Police - False Alarms	
Burglary: more than 3 fewer than 6 in the preceding 12mths	\$ 50.00
Burglary: more than 5 fewer than 8 in the preceding 12mths	\$ 75.00
Burglary: more than 8 in the preceding 12mths	\$ 100.00
Fire alarm: excess 2 alarms in preceding 12mth	\$ 200.00
Robbery: excess 2 alarms in preceding 12mth	\$ 200.00
Emergency medical assistance, panic, distress: excess 2 alarms in preceding 12mth	\$ 75.00
Code Enforcement & Police - Police Retiree Firearms Qualification Course	
Qualified Retired Officer in Good Standing without 10 YOS	\$ 75.00
Qualified Retired Officer in Good Standing with 10 YOS	\$-

Fire Prevention	
Description	Fee
Fire Prevention - Fire Underground	
Fire Code Plan review	\$ 200.00
Fire Code Plan inspection	\$ 250.00
Fire Prevention - Fire Extinguisher Suppression System	
Per permit, one inspection	\$ 450.00
Each, re-inspection	\$ 100.00
Fire Prevention - Fire Site Plan	
Fire Code Plan review	\$ 250.00
Fire Code Plan inspection	\$ 250.00
Fire Prevention - Fire Certificate of Occupancy Inspections	
Fire Certificate of Occupancy inspections (min. 1hr per inspection)	\$ 150.00
Fire Prevention - Fire Safety Inspections	
Day Care, Foster Care, Commercial Business (each inspection and re-inspection per location)	\$ 125.00
Nursing Home/Assisted Living/Group Home/School (each inspection and re-inspection per location)	\$ 150.00
Fire Prevention - Underground/Above ground Fuel Storage tanks	
Fire Code Plan review	\$ 350.00
Fire Code Plan inspection	\$ 450.00
Installation or testing underground flammable liquid storage tank system (per location)	\$ 400.00
Testing of underground flammable liquid storage tank system lines only (per location)	\$ 125.00
Removal of underground flammable liquid storage tanks (per tank)	\$ 75.00
Abandonment of underground/lines (per tank)	\$ 250.00
Above ground waste oil tank inspection	\$ 75.00
Above ground protected tank inspection	\$ 125.00
Mobile fueling inspection	\$ 250.00
Fire Prevention - Single Family Residential - Fire Services	
Fire Code Plan Review (fire sprinkler)	\$ -
Fire Code Inspection (fire sprinkler)	\$ 400.00

Fire Prevention - Explosive Material	
2021 International Fire Code Sec 5601.2 related to explosive material	\$ 125.00
Conduct authorized burning operations	\$ 1,000.00
Fireworks displays direction	\$ 200.00
Pyrotechnic special or theatrical effects (per event)	\$ 75.00
Pyrotechnic special or theatrical effects - annual	\$ 700.00
Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) per event	\$ 75.00
Flame effects (only required if not used in conjunction with either fireworks display or pyrotechnic) annual	\$ 700.00
Fire Prevention - Fire Alarm System	
Commercial/Multi-Family (construction plan review)	
Valued at Less than \$6,250.00	\$200.00
Valued at \$6,251.00 to \$250,999.00	\$300.00
Valued at \$251,000.00 to \$500,999.00	\$425.00
Valued at \$501,000.00 to \$1,000,999.00	\$550.00
Valued at \$1,001,000.00 to \$3,000,999.00	\$800.00
Valued at \$3,001,000.00 to \$6,000,999.00	\$1,200.00
Valued at \$6,001,000.00 and up	\$1,200.00 plus \$0.38 for each additional \$1,000.00
Commercial/Multi-Family (inspection)	
Valued at Less than \$6,250.00	\$300.00
Valued at \$6,251.00 to \$250,999.00	\$425.00
Valued at \$251,000.00 to \$500,999.00	\$525.00
Valued at \$501,000.00 to \$1,000,999.00	\$675.00
Valued at \$1,001,000.00 to \$3,000,999.00	\$950.00
Valued at \$3,001,000.00 to \$6,000,999.00	\$1,425.00
Valued at \$6,001,000.00 and up	\$1,425.00 plus \$0.38 for each additional \$1,000.00

Fire Prevention - Fire Sprinkler System	
Commercial/Multi-Family (construction plan review)	Fee
Valued at Less than \$6,250.00	
Valued at \$6,251.00 to \$250,999.00	All Sprinkler
Valued at \$251,000.00 to \$500,999.00	will be
Valued at \$501,000.00 to \$1,000,999.00	3rd Party prior
Valued at \$1,001,000.00 to \$3,000,999.00	submitted
Valued at \$3,001,000.00 to \$6,000,999.00	
Valued at \$6,001,000.00 and up	
Commercial/Multi-Family (inspection)	Fee
Valued at Less than \$6,250.00	\$ 300.00
Valued at \$6,251.00 to \$250,999.00	\$ 425.00
Valued at \$251,000.00 to \$500,999.00	\$ 525.00
Valued at \$501,000.00 to \$1,000,999.00	\$ 675.00
Valued at \$1,001,000.00 to \$3,000,999.00	\$ 950.00
Valued at \$3,001,000.00 to \$6,000,999.00	\$ 1,425.00
Valued at \$6,001,000.00 and up	\$1,425.00 plus \$0.38 for each additional \$1,000.00

Parks and Recreation	
Description	Fee
All Rental Fees and Deposit Due 5 Days prior to Rental	
Parks and Rec - Fielder Park	
Large Baseball Field without Lights (Resident) per day	\$ 25.00
Large Baseball Field with Lights (Resident) per day	\$ 50.00
Large Baseball Field without Lights (Non-Resident) per day	\$ 50.00
Large Baseball Field with Lights (Non-Resident) per day	\$ 75.00
Small Baseball Field without Lights (Resident) per day	\$ 20.00
Small Baseball Field with Lights (Resident) per day	\$ 40.00
Small Baseball Field without Lights (Non-Resident) per day	\$ 40.00
Small Baseball Field with Lights (Non-Resident) per day	\$ 60.00
Baseball Field Clean up Fee (Charged only if area around bleachers & dugouts not cleaned by renter)	\$ 100.00
Concession Stand Rental for Associations & Organizations (For private sales in Park) per	\$ 60.00
Concession Stand Deposit (Refundable)	\$ 150.00
Concession Stand Cleanup Fee (Only charged if Concession Stand Not cleaned by Renter)	\$ 150.00
Key Deposit (Restroom & Lights)	\$ 50.00
Association/Organization Baseball Fields (Per season, per person)	
Youth- Resident	\$ 5.00
Adult - Resident	\$ 10.00
Adult - Non-resident	\$ 15.00
Parks and Rec - Large Pavilion/Downtown Gazebo	
Basic Usage Fee/First 2hrs of event	\$ 25.00
Additional Hours (Per hour)	\$ 10.00
Gazebo & Pavilion Cleanup Fee (Charged only if area around Pavilion not cleaned by	\$ 150.00

Parks and Rec - Civic Center Rental Fees	
Level A: Rental of Lobby	
Cleaning Fee	\$ 40.00
Resident Rental fee for first 2 hours	\$ 75.00
Non-Resident Rental fee for first 2hrs	\$ 100.00
Non-Profit Organization	\$ 75.00
Additional per hour (after first 2hrs)	\$ 25.00
Parks and Rec - Level B: Rental of Lobby & Main Hall	
Cleaning Fee	\$ 75.00
Resident Rental fee for first 2 hours	\$ 100.00
Non-Resident Rental fee for first 2hrs	\$ 125.00
Non-Profit Organization Rental fee for first 2hrs	\$ 100.00
Additional per hour (after first 2hrs)	\$ 25.00
Parks and Rec - Level C: Rental of Lobby, Main Hall, & Kitchen)	
Cleaning Fee	\$ 100.00
Resident Rental fee for first 2 hours	\$ 125.00
Non-Resident Rental fee for first 2hrs	\$ 150.00
Non-Profit Organization Rental fee for first 2hrs	\$ 125.00
Additional per hour (after first 2hrs)	\$ 25.00
Parks and Rec - Miscellaneous Fees	
Reservation fee (due at booking) nonrefundable	\$ 20.00
Deposit for Civic Center Rentals (Refundable)	\$ 300.00
Lost or Damaged Key(s) Fee	\$ 300.00
Damage Fee (if any facility/equipment is damaged in any way)	Cost + \$50.00
Cancellation Fee Less than 20 Days from event	\$ 100.00

General Fees	
Description	Fee
General Fees - Alcohol	
Mixed Beverage Permit (Bar)	1/2 of TABC
Mixed Beverage w/Food Permit (Bar, Restaurant, etc)	1/2 of TABC
Package Store Permit (Liquor)	1/2 of TABC
Wine & Beer Off Premise	1/2 of TABC
General Fees - Food Establishments	
Food Permit	\$ 75.00
Food Permit Renewal	\$ 50.00
Mobile Food Vendor Permit Each Event on Public/City Property	\$ 50.00
Inspection of food establishment plans	\$ 85.00
Re-inspections	\$ 120.00
Inspect Food Establishment for Cert of Occupancy	\$ 275.00
Complaint	\$ 200.00
Restaurant 2x Required Inspections (Price for both)	\$ 310.00
General Fees - Grease, Grit, Sand Trap	
Grease, Grit, Sand Trap	\$ 100.00
General Fees - Demolition	
Residential	\$ 100.00
Commercial (require asbestos report)	\$ 100.00
General Fees - Miscellaneous	
Garage Sale Permit	\$ 10.00
Special Event Permit	\$ 65.00
Donation Box Permit	\$ 50.00
Donation Box - School/Government/Church/501c3 property	\$ -
General Fees - Peddler, Solicitors, Itinerant Vendor	
Peddler, Solicitors, Itinerant Vendor Permit (business + one agent)	\$ 200.00
Additional individual agent	\$ 150.00

General Fees - Residential Rental Property	
Property Registration	\$ 25.00
Registration Renewal	\$ 10.00
General Fees - Certificate of Occupancy	
New Building	\$ 25.00
Existing Building	\$ 125.00
Clean & Show (for owner to get power turned on prior to tenant occupancy)	\$ 50.00
Certificate replacement	\$ 10.00
General Fees - Contractor Registration	
Licensed Irrigator	\$ 100.00
General Contractor	\$ 100.00
Backflow Inspector	\$ 100.00
General Fees - Trade Permits	
Electrical	\$ 100.00
Mechanical	\$ 100.00
Plumbing	\$ 100.00
Irrigation System	\$ 100.00
Backflow	\$ 100.00
General Fees - Fence	
Residential	\$ 50.00
Commercial	\$ 100.00
General Fees - Pool	
Residential: In-ground	\$ 200.00
Residential: Above Ground 24"	\$ 100.00
Commercial	\$ 200.00
Commercial Pool Inspections	\$ 175.00
General Fees - Roofing	
Residential	
Roof shingle replacement	\$ 100.00
Roof decking/shingle replacement	\$ 100.00
Commercial	
Roof shingle replacement	\$ 100.00
Roof decking/shingle replacement	\$ 300.00

General Fees - Signs	
Pole signs	\$ 150.00
Monument Sign	\$ 150.00
Wall signs, marquee, projecting or roof sign	\$ 75.00
Portable Sign	\$ 25.00
Builder directional sign (annually)	\$ 30.00
Lighted sign, electrical fee	\$ 150.00
Awning/Canopy sign	\$ 75.00
Reface	\$ 75.00
Development/project sign (annually)	\$ 150.00
Banners, flags, and pennants	\$ 25.00
Temporary (45 days during a single calendar year)	\$ 25.00
General Fees - Solar Panels	
Solar Panel review & inspections	\$ 160.00
General Fees - Accessory / Storage Building	
Under 400 sq ft	\$ 75.00
Over 400 sq ft	\$ 100.00
General Fees - Moving of Building(s)	
Structure moving	\$ 100.00

Open Records	
Description	Fee
Paper Copy	\$0.10 per page
Diskette	\$ 1.00
Rewritable CD (CD-RW)	\$ 1.00
Non-writable CD (CD-R)	\$ 1.00
Digital video disc (DVD)	\$ 3.00
Other electronic media	Actual cost
Audio Cassette	\$ 1.00
Oversized paper copy	\$ 0.50
Specialty paper	Actual cost
Postage and shipping	Actual cost
Accident report	\$ 6.00
Certified accident report	\$ 8.00
Police Dash cam video	\$3.00 per DVD
Police Body Worn camera	\$10.00 per recording + \$1.00 per full minute
Thumb drives	Actual cost
Notary Stamp	\$10.00 first stamp, \$1.00 each additional stamp
Fax	\$2.00 first page, \$1.00 each additional page
Labor charge for programming	\$28.50 an hour
Other Labor Charges	\$15.00 an hour
Overhead charge for programming or items requiring labor	20% of total fee
Miscellaneous supplies(e.g.; labels, boxes)	Actual cost

Building Permits	
Description	Fee
Permit Fee	\$0.56 per sq ft
Building Permits - Plan Review	
Residential - New Construction - Add ons closed-in area per sq ft	Proposed
Plan Amendement Fee over 10+ pages	\$75.00
Re-Review Fee after 2nd re review small project (accessory used ect.)	\$75.00
Re-Review Fee after 2nd re-review	\$295.00
0 - 1500 sq ft	\$785.00
1501 - 10,000 sq ft	\$785.00 for the first 1,500 sq ft. plus \$0.35 for each additional sq ft to and included 10,000 sq ft
Over 10,001 sq ft	\$3,760.00 for the first 10,000 sq ft. plus \$0.15 for each additional sq ft to and included 10,000 sq ft
Building Permits - Plan Review Commercial/Multi-Family	
Valuation	Proposed
Plan Amendment Fee over 10-30 pages	\$175.00
Plan Amendment Fee over 31+ pages	\$395.00 + 50% project plan review fee \$2000 max
\$1.00 to \$10,000	\$50.00
\$10,001 to \$25,000	\$70.69 for the first \$10,000.00 plus \$5.46 for each additional \$1,000.00
\$25,001 to \$50,000	\$152.59 for the first \$25,000.00 plus \$3.94 for each additional \$1,000.00
\$50,001 to \$100,000	\$251.09 for the first \$50,000.00 plus \$2.73 for each additional \$1,000.00
\$100,001 to \$500,000	\$387.59 for the first \$100,000.00 plus \$2.19 for each additional \$1,000.00
\$500,001 to \$1,000,000	\$1,800.00 for the first \$500,000 plus \$2.75 for each addistional \$1,000; or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$3,250.00 for the first \$1,000,001 plus \$1.75 for each additional \$1,000; or fraction thereof
Building Permits - Single Family Inspections	
Description	Proposed
Residential - New Construction	Fee calculated with plan review
Residential - Reinspection Fee / Not Ready for Inspection Fee	\$55.00

Building Permits - Commercial / Mutli-Family Inspections	
Description	Proposed
Commercial - Reinspection Fee / Not Ready for Inspection Fee	\$165.00
Multi- Family - Reinspection Fee / Not Ready for Inspection Fee	\$255.00
Valuation	Proposed
\$1.00 to \$10,000	\$75.00
\$10,001 to \$25,000	\$108 for the first \$10,001 plus \$8.00 for each additional \$1,000; or fraction thereof, to including \$25,000
\$25,001 to \$50,000	\$230 for the first \$25,001 plus \$5.75 for each additional \$1,000; or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$375 for the first \$50,001 plus \$4.00 for each additional \$1,000; or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$560 for the first \$100,001 plus \$3.20 for each additional \$1,000; or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,800 for the first \$500,001 plus \$2.75 for each additional \$1,000; or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$3,250 for the first \$1,000,001 plus \$1.75 for each additional \$1,000; or fraction thereof
Building Permits - Residential Alterations / Additions	
Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement	
Valuation	Proposed
Additions to an existing building. Vertical Structures, New Structural	\$0.68 cents per sq ft, min \$230.00
Interior Remodel Residential, Infill, Non Structural improvements	\$0.24 cents per sq ft, min \$115.00
Building Permits - Commercial Alterations / Additions	
Carports, decks, patios, pergola,gazebos, garages, retaining walls, window replacement	
Valuation	Proposed
\$1.00 to \$10,000	\$75.00
\$10,001 to \$25,000	\$108.00 for the first \$10,001 plus \$8.00 for each additional \$1,000; or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$230.00 for the first \$25,001 plus \$5.75 for each additional \$1,000; or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$375.00 for the first \$50,001 plus \$4.00 for each additional \$1,000; or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$560.00 for the first \$100,001 plus \$3.20 for each additional \$1,000; or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,800.00 for the 1st \$500,001 plus \$2.75 for each additional \$1,000; or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$3,250 for the 1st \$1,000,001 plus \$1.75 for each additional \$1,000; or fraction thereof

Development	
Description	Fee
Development - General Fees	
Required Park fees are enumerated in City Ordinance Chapter 26	\$ -
Required Warning Siren Fees are enumerated in City Ordinance Chapter 26	\$ -
ETJ Release Petition	\$500.00
Certificate of Appropriateness Application	\$500.00
Development Agreement	\$1,000 + \$10/acre
Annexation Agreement	\$1,000 + \$10/acre
Pre-Annexation Agreement	\$1,000 + \$10/acre
Agreement Amendment	\$750 + \$10/acre
Variance Application	\$400 + \$10/acre + \$100/code section
Change Order for Plans	\$ 100.00
Conditional Use Permit Application - New Construction	\$ 1,000.00
Conditional Use Permit Application - Without New Construction	\$ 500.00
PID Fee per lot	\$ 2,500.00
Development - Impact Fees (Use LU Equivalent Chart "Exhibit A" To Calculate the Impact Fee for Meters Larger than 3/4"	
Water - Base LU Fee for 3/4" Meter and smaller	\$ 3,500.00
Sewer - Base LU Fee for 3/4" Meter and smaller	\$ 3,500.00
Development - Zoning	
Zoning/Rezoning	\$700.00 + \$10.00/acre
Zone Change-Planned Development	\$700.00 + \$30.00/acre
Request for Information Per Hour	\$ 50.00
Zoning Verification Letter (ZLV)	\$ 50.00
Development - Site Plans	
Amendment to approved Site Plan	\$ 200.00
Site Plan Review	\$ 600.00
PD - Site Plan less than 2.0 acres	\$ 1,000.00
PD - Site Plan More than 2.00 Acres	\$1,000.00 + \$50.00/acre - 150 acre max
Development - Planned Development	
Site Plan less than 2.0 acres	\$ 1,000.00
Site Plan More than 2.00 Acres	\$1,000.00 + \$50.00/acre - 150 acre max
Development - Plats - Includes initial review and one review after re-submittal	
Prelim or Final - Cost 1 to 5 lots	\$400.00 (+50 per lot/acre)
Prelim or Final - Cost 6 to 20 lots	\$800.00 (+50 per lot/acre)
Prelim or Final - Cost 21 or more lots	\$1,250.00 (+50 per lot/acre) Max \$6,500.00
Additional Review - Preliminary and/or Final Plat	\$ 500.00
Plat Revision	50% of Current Plat Fee
Filing/Recording Plat Any County	\$100.00 + Actual Cost
Replat - Residential Application	\$ 500.00
Replat - All Other Zones	\$ 1,000.00
Amending/Minor/ Vacating Residential Application fee	\$ 500.00
Amending/Minor/ Vacating Commercial Application Fee	\$ 1,000.00

Development - Development Plans	
Site Plan Less than 2.00 Acres	\$ 1,000.00
Site Plan More than 2.00 Acres	\$1000.00 + \$50.00/acre (150 acre max)
Amendments to Approved Site Plan	\$ 200.00
Floodplain Study Review	Engineer's review actual cost + 15%
Development - Professional Service Reimbursement Agreement	
Initial Escrow Amount for Large Projects	\$15,000.00
Initial Escrow Amount for Small Projects	As Determined by Staff
Fee for inspecting utility and street construction	As Determined by Staff
Engineering Review Fees	As Determined by Staff
Extraordinary Review/City Engineer	As Determined by Staff
Consultant Plan Review Escrow	As Determined by Staff

Exhibit "A"

Living Unit Equivalencies for Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (mgd)(s)	Living Unit Per Meter Size
Simple	3/4"	10	1.0
Simple	1"	25	2.5
Simple	1 1/2"	50	5.0
Simple	2"	80	8.0
Compound	2"	80	8.0
Turbine	2"	100	10.0
Compound	3"	160	16.0
Turbine	3"	240	24.0
Compound	4"	250	25.0
Turbine	4"	420	42.0
Compound	6"	500	50.0
Turbine	6"	920	92.0
Compound	8"	800	80.0
Turbine	8"	1600	160.0
Compound	10"	1150	115.0
Turbine	10"	2500	250.0
Turbine	12"	3300	330.0

Public Works	
Description	Fee
Public Works - Water Meter Connection: Service at property Line	
All meter connections include meter box/vault	
3/4" Meter	\$ 525.00
1" Meter	\$ 575.00
2" Meter	\$ 1,400.00
Larger than 2" Meter	Cost +10%
Public Works - Water Meter Fees	
3/4" Meter fees	\$ 360.00
1" Meter fees	\$ 550.00
1-1/2" Meter fees	\$ 900.00
2" Meter fees	\$ 1,165.00
3" Meter fees	\$ 2,705.00
4" Meter fees	\$ 4,400.00
Larger than 4" fees	Cost of meter +5%
Public Works - Water Meter Tap & Pavement Repair: Service from main to property Line	
Based on materials & labor + 100% of pavement repairs charges	
3/4" Tap	\$ 1,000.00
1" Tap	\$ 1,750.00
2" Tap	\$ 2,000.00
Larger than 2" Meter	Cost +10%
Public Works - Wastewater Fees Connection	
Private sewer to city sewer available near property line	
4" Residential	\$ 500.00
6" Non-Residential	\$ 1,000.00
8" Non-Residential	\$ 1,200.00
Public Works - Wastewater Tap & Pavement Repair	
Up to 15 feet of sewer piping + 100% of pavement repair charges material for service from main to property	
Service Line - 4"	\$ 1,000.00
Service Line - 6"	\$ 1,250.00
Based on materials & labor + 100% of pavement repairs charges	\$ 55.00
Public Works - On Site Sewer Facility (OSSF)	
OSSF System Plan review & inspection	\$ 600.00
Repairs to existing system	\$ 200.00
Re-inspections	\$ 200.00

Public Works - Pavement Repairs and Road Bores	
Road Bore	Cost + 10%
Bore Under City R.O.W Permit (per project)	\$ 300.00
Sidewalk Repair (per sq ft)	Cost + 10%
Street Repair (per sq ft)	Cost + 10%
Public Works - Bulk Water/Fire Hydrant Meter	
Deposit	\$ 3,000.00
Non-Refundable Deposit	\$ 250.00
Per 1,000 Gallons of Water	\$ 22.50
Public Works - Weeds, Grass, and Unsanitary Accumulations	
Tall Grass Mowing Fee/acre 1st Time Cal Yr	\$ 200.00
Tall Grass Mowing Fee/acre 2nd Time Cal Yr	\$ 300.00
Tall Grass Mowing Fee/acre 3+ Time Cal Yr	\$ 400.00
Public Works - Gas Well	
Gas Well Plan review	Actual cost + \$50 admin fee
Gas Well permit	\$ 5,500.00
Public Works - Driveway, Curb, Sidewalk, Approach Inspection Fees	
Residential	\$ 100.00
Commercial	\$ 125.00

Utility Billing	
Description	Fee
Utility Billing - Water	
Refundable water deposit for a home owner	\$ 100.00
Refundable water deposit for a renter	\$ 150.00
Refundable water deposit for commercial	\$ 200.00
Returned check fee	\$ 25.00
Residential - Water (monthly) (2,001-5,000: \$5.36 /1,000 gallons (5,001-Above: \$9.36 /1,000 gallons)	\$56.34 min/1st 2,000 gallons
Small Business - Water (monthly) (2,001-Above: \$7.91 /1,000 gallons)	\$75.41 min/1st 2,000 gallons
Retail Business - Water (monthly) (5,001 -15,000: \$7.91 /1,000 gallons 15,001 - Above: \$9.08 /1,000 gallons)	\$378.58 min/1st 5,000 gallons
Commercial - Water (monthly) (50,001 - Above: \$8.77 /1,000 gallons) Fixed Monthly Charge \$422.13	\$468.56 min/1st 50,000 gallons
Multi-Family - Water (monthly) (5,001- Above: \$9.08 /1,000 gallons)	\$1,373.80 min/1st 5,000 gallons
Residential - Sewer (monthly)	\$68.64 minimum
Small Business - Sewer (monthly) (10,001 - Above: \$11.60 /1,000 gallons)	\$105.55 min/1st 10,000 gallons
Retail Business - Sewer (monthly) (15,001 - Above: \$11.60 /1,000 gallons)	\$ 160.86 min/1st 15,000 gallons
Commercial - Sewer (monthly) (50,001 - Above: \$11.60 /1,000 gallons)	\$527.50 min/1st 50,000 gallons
Multi-Family - Sewer (monthly) (5,001 - Above: \$11.60 /1,000 gallons)	\$560.64 min/1st 5,000
Monthly charge for Commerical Irrigation	\$ 422.13
Bulk water base	\$ 25.00
Water late fee	10% of balance
Disconnect fee	\$ 25.00
After hours Reconnect or Call Out Fee	\$ 100.00
Tamper Fee	\$ 50.00
Leak Check	\$ 50.00
Meter Testing	\$ 50.00
Re-read request	\$ 25.00

Utility Billing - Garbage	
Residential Polycart	\$ 17.38
Residential Extra Polycart	\$ 6.25
Commerical Load	\$ 22.57
Extra Commerical Load	\$ 13.55
Dumpster 2 yard dumped 1x a week	\$ 70.28
Dumpster 2 yard dumped 2x a week	\$ 122.06
Dumpster 2 yard dumped 3x a week	\$ 218.21
Dumpster 3 yard dumped 1x a week	\$ 88.77
Dumpster 3 yard dumped 2x a week	\$ 159.03
Dumpster 3 yard dumped 3x a week	\$ 282.94
Dumpster 4 yard dumped 1x a week	\$ 107.26
Dumpster 4 yard dumped 2x a week	\$ 196.00
Dumpster 4 yard dumped 3x a week	\$ 312.53
Dumpster 6 yard dumped 1X a week	\$ 144.23
Dumpster 6 yard dumped 2x a week	\$ 257.05
Dumpster 6 yard dumped 3x a week	\$ 355.05
Dumpster 8 yard dumped 1x a week	\$ 181.23
Dumpster 8 yard dumped 2x a week	\$ 301.43
Dumpster 8 yard dumped 3x a week	\$ 423.49

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF VENUS, JOHNSON & ELLIS COUNTY, TEXAS, REPEALING THE “MASTER FEE SCHEDULE” IN ITS ENTIRETY AND REPLACING IT WITH A NEW MASTER FEE SCHEDULE WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT A, PROVIDING FOR THE AMOUNT OF ALL FEES ASSESSED BY THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Venus (“City”) has established fees for various services, permits and necessary items and which are contained in the Master Fee Schedule; and

WHEREAS, after reviewing said fees, the City has determined certain fees are inappropriate and should be amended; and

WHEREAS, the City Council has determined that it is more appropriate to repeal the previous Master Fee Schedule in its entirety and replace it with a new Master Fee Schedule.

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

SECTION 1. That the City of Venus’ current “Master Fee Schedule” established by Resolution No. 08-2024-03 should be repealed in its entirety and replaced by this Master Fee Schedule which is attached hereto and incorporated herein for all purposes as Exhibit “A”, is hereby adopted.

SECTION 2. That all provisions of any resolution of the City of Venus, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. That should any word, phrase, paragraph, or section of this Resolution be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Resolution as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Resolution as a whole.

SECTION 4. That this Resolution shall take effect on and after its adoption by the City Council of the City of Venus.

SECTION 5. The recitals to this Resolution are incorporated herein by reference as if fully recited.

PASSED AND APPROVED this 8th day of September 2025.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Green, City Secretary

**EXHIBIT “A”
MASTER FEE SCHEDULE**

ITEM REPORT

To: City Council
From: Joshua Jones, City Administrator
Subject: Budget Workshop: Review & discuss the Proposed Annual Operating Budget for Fiscal Year 2025-26
Department/Office: City Administrator

Summary:

Review & Discuss the proposed annual operating budget for Fiscal Year 2025-26.

The proposed budget has been revised to make typo corrections and include personnel additions requested by the city council during the August 25, 2025, meeting:

- Added another full-time firefighter for a total of three (3) new personnel. (Offset in part by additional revenue provided by the Johnson County ESD #1 incentive program.)
- Added two (2) full-time personnel to the Streets division of Public Works.

Recommended Action:

Discuss and provide direction.

Budget:

N/A

Attachments:

1. FY 2025-2026 PROPOSED ANNUAL BUDGET (Revised)



**PROPOSED ANNUAL BUDGET
(Revised)**

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**

**City of Venus
Fiscal Year 2025-2026
Proposed Annual Budget**

This budget will raise more revenue from property taxes than last year's budget by an amount of \$285,560, which is a 6.7% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$418,115.

THE MEMBERS OF THE GOVERNING BODY VOTED ON THE BUDGET AS FOLLOWS:

FOR:
AGAINST:
PRESENT AND NOT VOTING:
ABSENT:

PROPERTY TAX RATE COMPARISON

	2025-2026	2024-2025
PROPOSED TAX RATE:	\$0.766485/100	\$0.738059/100
NO-NEW REVENUE TAX RATE:	\$0.766485/100	\$0.682136/100
NO-NEW REVENUE M&O TAX RATE:	\$0.634481/100	\$0.575976/100
VOTER-APPROVAL TAX RATE:	\$0.771480/100	\$0.738059/100
DE MINIMUS RATE:	\$0.820253/100	\$0.799847/100
DEBT TAX RATE:	\$0.132004/100	\$0.139954/100

**TOTAL DEBT OBLIGATION FOR CITY OF VENUS
SECURED BY PROPERTY TAXES: \$946,695**

CITY OF VENUS
FY 2025-2026
PROPOSED ANNUAL BUDGET

CITY COUNCIL



ALEJANDRO GALAVIZ
MAYOR
TERM EXPIRES
05/2027

TERESA HOFFMAN
PLACE 1
TERM EXPIRES
05/2027

TONY BOVINICH
PLACE 2
MAYOR PRO-TEM
TERM EXPIRES
05/2027



SHERYL KISER
PLACE 3
TERM EXPIRES
05/2026

MICHELLE HAMM
PLACE 4
TERM EXPIRES
05/2026

DREW WILSON
PLACE 5
TERM EXPIRES
05/2026

APPOINTED OFFICIALS

JOSHUA JONES CITY ADMINISTRATOR
CALLIE GREEN CITY SECRETARY
MICHAEL HALLA CITY ATTORNEY
BILL SCOTT MUNICIPAL COURT JUDGE

BUDGET DOCUMENT PREPARATION

JOSHUA JONES CITY ADMINISTRATOR
BECKY WILKINS FINANCE DIRECTOR
MELISSA WESTEN HUMAN RESOURCES DIRECTOR

CITY OF VENUS
FY 2025-2026
PROPOSED ANNUAL BUDGET
TABLE OF CONTENTS

Introduction

Letter from City Administrator	1
Proposed Tax Rate	2
No-New Revenue Rate	2
No-New Revenue Maintenance & Operations Tax Rate	2
Voter-Approval Rate	2
Property Tax Levies & Collections – General Fund Operations	2
Sales Tax Revenue Analysis	3
General Fund Expenditures	4
Special Revenue Summary	

Organizational Chart	6
-----------------------------	---

Statement of Revenues & Expenditures – All Funds	7
---	---

General Fund

Budget Summary	8
Revenues by Source	9
Expenditures by Classification	10
Department Budget Detail	
Non-departmental	11
City Council	12
Administration	13
Permits & Inspections	14
Planning & Development	15
Police	16
Code Enforcement/Animal Control	17
Municipal Court	18
Fire	19
Public Works – Streets & Drainage	20
Parks & Recreation	21

Debt Service Fund

Budget Summary	23
Expenditure Detail	24
5-Year Debt Service Schedule	25

VENUS COMMUNITY SERVICES DEVELOPMENT CORPORATION (VCSDC) SUMMARY

Budget Summary	29
Expenditures Detail	30

Special Revenue Funds

Street Maintenance Tax Fund	34
Court Security Fund	35
Court Technology Fund	35

Enterprise Fund

Budget Summary	37
Revenues by Source	38
Department Budget Detail	
Non-departmental	39
Administration	40
Water	41
Sewer	42
Sanitation	43

APPENDICES

Truth-in-Taxation	44
Financial Policies	54
Budgeted Personnel/Staffing	66
Classification and Compensation Schedule	TBD



Proposed (Revised): August 28, 2025

To the Members of the City Council, and the citizens of Venus:

In accordance with the Civil Statutes of the State of Texas, on behalf of Mayor Alejandro Galaviz, the proposed budget for the fiscal for beginning October 1, 2025, is herein finalized per direction and adoption of the City Council. The budget is intended to present, in financial terms, the overall plan for providing municipal services during the forthcoming year. This budget provides funding for planned expenditures, net contingency appropriations, for all governmental operating funds totaling \$8.0M, and proprietary operating funds totaling \$6.9M.

The FY 2025-2026 budget is balanced with the use of fund balances from prior years. The use of any fund balance is in accordance with the City's Fund Balance Policy.

Highlights of the major operating funds are as follows:

GENERAL FUND

The General Fund is used to account for most of the day-to-day operations of the City which are financed from property taxes and other general revenues. Activities funded by the General Fund include those of all staff departments within the City, except for activities of debt service, proprietary and special revenue fund types. Overall, taxable property values are expected to increase over FY 2025 values by 7.3%. The Property Tax Rate is proposed to be increased from the Current Rate of \$0.738059/100 to the **No-New-Revenue Rate*** of **\$0.7664850** /100 of assessed valuation in FY 2026.

*The “No-New-Revenue” Tax Rate is the property tax rate that would provide the city about the same amount in property tax revenue from the same properties taxed in the prior year. In other words, it is rate that “holds revenue steady”. If the city adopts the proposed rate, a taxpayer will be paying (approximately) the same total amount as they did the previous year.

General Fund Revenue Sources

Property Taxes

The annual revenue generated by this source is the product of the property tax rate established by the City Council and the appraised value of the property within the city limits. Property taxes are

the largest single source of revenue for the General Fund, representing 52% of the budgeted FYE 2026 revenues.

The Proposed Tax Rate dedicated to general operations is \$0.766485/100 assessed valuation and the rate dedicated to debt service is \$0.132004/100.

**City of Venus
FY 2025-2026 Budget
Property Tax Revenue & Proposed Rates**

2025 Estimated Total Tax Base*:	\$	637,714,857
FY2025-2026 M&O Tax Rate:	\$	0.634481
FY2025-2026 Debt Tax Rate:	\$	0.132004
FY2025-2026 Total Tax Rate:	\$	0.766485
FY2025-2026 Tax Levy:	\$	4,887,989
Estimated FY2025-2026 Tax Revenue: (99% of Tax Levy)	\$	4,839,109

FY2025-2026 No-New Revenue Tax Rate:	\$	0.766485
FY2025-2026 Voter Approval Tax Rate:	\$	0.771480
FY2025-2026 De Minimus Tax Rate:	\$	0.820253
FY2025-2026 No-New Revenue M&O Tax Rate:	\$	0.634481

**Property Taxes Levies and Collections
General Fund Operations
Five-Year Analysis**

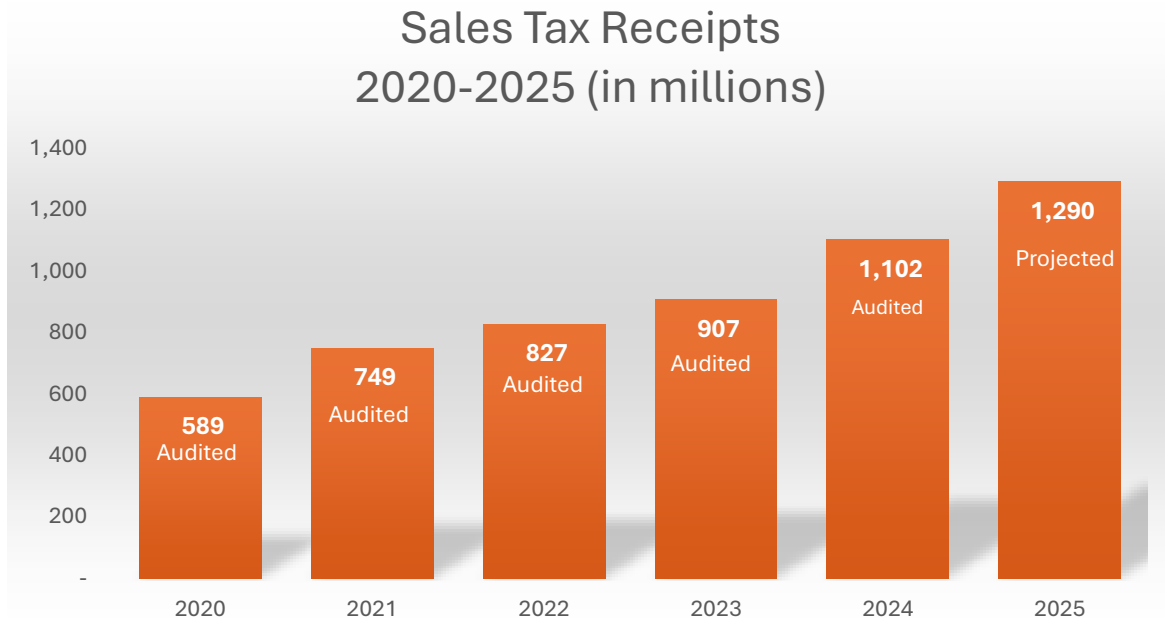
Tax Year	Fiscal Year Ending	Proposed Tax Rate	Municipal Levy October 1	Total Tax Collections	Ratio of Total Tax Collections to Current Tax Levy
2020	2021	\$ 0.838991	\$ 1,971,564	\$ 1,996,476	101%
2021	2022	\$ 0.807224	\$ 2,617,702	\$ 2,623,743	100%
2022	2023	\$ 0.754842	\$ 3,201,998	\$ 3,236,722	101%
2023	2024	\$ 0.754842	\$ 3,689,936	\$ 4,052,641	109%
2024	2025	\$ 0.738059	\$ 3,708,947	TBD	TBD

The year-to-year increases in property tax revenues from FYE 2025 to FYE 2026 has been due in large part to the current and ongoing growth pattern of the region which has affected both new construction as well as increased market values according to appraisals from the Johnson County & Ellis County Appraisal Districts. According to North Texas Council of Governments population estimates, from 2020 to 2025, the City of Venus has experienced a population increase of approximately 72%.

The rate of growth is expected to continue during the 2026 tax year due to the completion of new phases of existing residential subdivisions as well as new subdivisions that have completed the review and approval phases and are likely to begin construction during in the year. Commercial construction has also contributed to growth with several new projects occurring during the current 2024-2025 fiscal year, a trend that is also expected to continue into 2025-2026.

Sales Taxes

The annual revenue generated by this source is the product of the city's local general sales tax rates of 1% and property tax relief $\frac{1}{4}\%$, respectively, and combined, are the next largest source of revenue for the General Fund, representing 21% of the budgeted FYE 2026 revenues (an 4% increase from the previous year) and, when combined with Property Taxes, fund over 73% of all General Fund expenditures. The city continues to experience considerable growth in the private commercial sector that has contributed to an average increase in sales tax revenue since FYE 2022 of 92%. This has resulted in an increase of approximately 60% above budgeted amounts for FYE 2025. Several commercial businesses in the Retail and Food industries that began construction in fiscal years 2024 and 2025, will be opening for business on fiscal year 2025-2026, which will contribute to the trend of increased sales tax receipts.



The main contributors to this growth are in the Retail, Manufacturing, General Services, Food and Professional Services industries, which is a continuing trend from fiscal year 2023-2024. For the prior 2024-2025 fiscal year, the city's Top 10 sales taxpayers contributed 48% of the city's total annual collections and the Top 20 contributed approximately 60%.

Top 10 Sales Taxpayers (YTD as of August 2025)

- 1 Chilsom Trail Redi-Mix, LLC
- 2 Amazon.com Services, LLC (Marketplace)
- 3 Liquor Depot Venus, LP
- 4 BNSF Railway Company
- 5 Whataburger Restaurants, LLC
- 6 Amazon.com Services, LLC
- 7 Home Depot U.S.A, Inc.
- 8 Sureguard Lawn & Pest, LLC
- 9 Dollar General
- 10 Sungrow USA Corporation

General Fund Expenditures

General Fund expenditures for FYE 2026, including Transfers, are proposed to be a total of \$8.1M. This represents an overall increase of 14% compared to Adopted expenditures for the FYE 2025. The increase is *primarily* due to:

- 1) Addition of three (3) FTE fire fighters.
- 2) Addition of one (1) FTE fire marshal.
- 3) Addition of two (2) public works employees for the Street Department.
- 4) Implementation of a city-wide Classification & Compensation Update.
- 5) Increased funds allocation for street and drainage repair funds to supplement funds used for these purposes in the Street Maintenance Tax Fund.
- 6) Major accounting change related to the how the City accounts for Interfund Transfers for operational cost-sharing.

Expenditures are expected to balance with revenues, including *use of fund balance*.

DEBT SERVICE FUND

The Debt Service Fund is a legally restricted fund utilized to account for revenues recognized to liquidate the debt service requirements for the City's general obligation debt and to account for short-term Notes Payable. This fund is budgeted to have Revenues of \$985,445, including Transfers In, and Expenditures of \$946,695.

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for revenue allocated for restricted purposes or as specified by law.

Economic Development Funds

Economic Development funds give the city the ability to finance new and expanded business enterprises within the community through economic development corporations (EDCs). Chapters 501, 504 and 505 of the Local Government Code outline the characteristics of Type A and Type B EDCs and authorize cities to adopt sales Taxes to fund the corporations and define projects EDCs are allowed to undertake. These funds are used to account for revenue allocated for restricted purposes or as specified by law.

The budget for the VSCDC (Type B) provides revenues of \$508,725. Expenditures budgeted for FYE 2026 include increased funds for a new Business Retention & Expansion Program that was Proposed last year, appropriations for Special Events within the community and for Park Improvements and Transfers Out totaling \$537,595.

Municipal Court Technology & Building Security Funds

The Municipal Court Technology Fund is a fund established by law to assist in the funding of expenditures related to the purchase of or to maintain technological enhancements for the municipal court. The Municipal Court Building Security Fund is also a fund established by law and accounts for the expenditures related to security for the municipal court. Total revenues for these funds are projected to be \$6,000 with expenditures of \$4,000.

Street Maintenance Tax Fund

The Street Maintenance Tax Fund is a fund approved by voters in 2022 to assist in the funding of expenditures related to street maintenance and renewal projects. Total revenues for this fund, which are restricted for this sole use, are projected to be \$282,165 with expenditures of \$450,000.

SUMMARY & ACKNOWLEDGMENTS

The FY 2025-2026 Annual Operating Budget for the City of Venus is the product of many hours of deliberation and consideration. I would like to express my sincere appreciation to Finance Director Becky Wilkins, who was the driving force being the drafting of this year's budget, and Human Resources Director Melissa Westen for their assistance in researching and data-gathering for this budget.

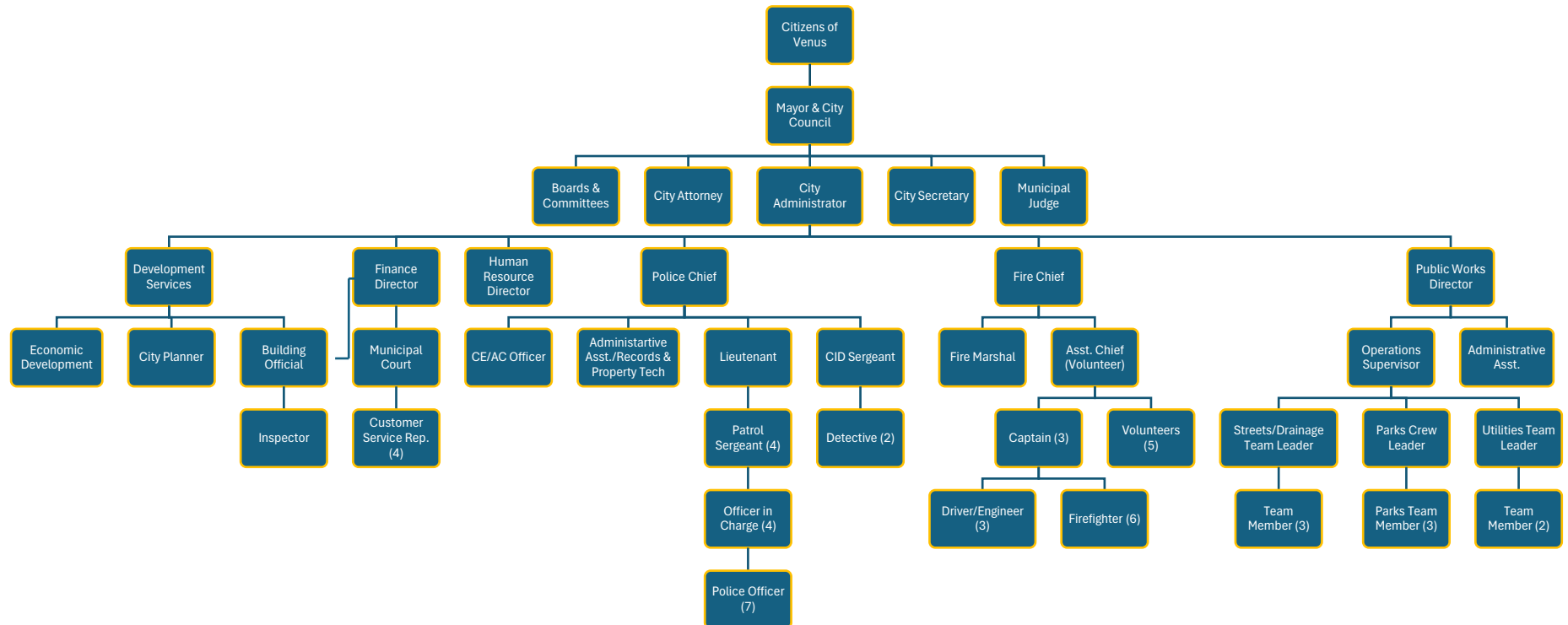
Respectfully submitted,



Joshua Jones
City Administrator



ORGANIZATION





**GOVERNMENTAL FUNDS
FY 2025-2026 PROPOSED BUDGET**

Governmental Funds

Total Government Funds

	General Fund	Debt Service Fund	VCSDC Fund	Street Maintenance Tax Fund	Other Funds	Proposed FYE 2026	Adopted FYE 2025	% Increase (Decrease)
BEGINNING FUND BALANCE \$	3,583,481	(34,308)	1,050,333	286,070	20,250	4,905,826	4,818,389	2%
REVENUES								
Taxes	5,423,635	807,845	498,655	282,165	-	7,012,300	5,575,975	26%
Franchise Fees	172,350	-	-	-	-	172,350	164,555	5%
Licenses, Permits & Fees	637,885	-	-	-	-	637,885	588,635	8%
Charges for Services	30,275	-	-	-	-	30,275	39,690	-24%
Fines & Forfeitures	116,180	-	-	-	6,200	122,380	98,645	24%
Intergovernmental	996,280	-	-	-	-	996,280	885,960	12%
Investment Earnings	125,000	-	10,070	-	-	135,070	140,559	-4%
Contributions and donations	38,500	-	-	-	-	38,500	45,000	-14%
Miscellaneous	10,500	-	-	-	-	10,500	5,450	93%
Total Revenues	7,550,605	807,845	508,725	282,165	6,200	9,155,540	7,544,469	21%
EXPENDITURES								
General Government	2,240,830	650	-	-	-	2,241,480	1,629,156	38%
Public Safety	4,807,095	-	-	-	4,000	4,811,095	3,758,792	28%
Public Works	559,040	-	-	450,000	-	1,009,040	815,615	24%
Economic Development	-	-	133,865	-	-	133,865	283,750	-53%
Development Services	347,045	-	-	-	-	347,045	365,535	-5%
Debt Service	-	946,045	-	-	-	946,045	1,283,228	-26%
Capital Outlay	-	-	180,000	-	-	180,000	180,000	100%
Total Expenditures	7,954,010	946,695	313,865	450,000	4,000	9,668,570	8,316,076	16%
OTHER SOURCES (USES)								
Issuance of Debt								
Transfers In	370,580	177,600	-	-	-	548,180	127,600	3.2960815
Transfers (Out)	-	-	-	-	-	-	(50,000)	-100%
Total Other Uses	370,580	177,600	-	-	-	548,180	77,600	100%
ENDING FUND BALANCE \$	3,550,656	4,442	1,245,193	118,235	22,450	4,940,976	4,124,382	20%



**GENERAL FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES
5-YR COMPARISON**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
BEGINNING FUND BALANCE \$	2,359,349	2,287,854	3,211,955	3,569,668	3,583,481	0%
REVENUES						
Taxes	2,871,093	3,340,689	3,838,879	4,518,100	5,423,635	20%
Franchise Fees	128,593	159,629	169,916	164,555	172,350	5%
Licenses, Permits & Fees	486,945	561,702	570,484	588,635	637,885	8%
Fines & Forfeitures	97,051	113,863	104,121	92,445	116,180	26%
Charges for Services	33,572	314,241	33,853	39,690	30,275	-24%
Intergovernmental	291,149	634,687	648,693	885,960	996,280	12%
Contributions and donations	306,881	108,918	8,756	45,000	38,500	-14%
Investment Earnings	30,628	129,539	196,013	130,259	125,000	-4%
Miscellaneous	6,209	43,332	34,767	5,450	10,500	93%
TOTAL REVENUES	4,252,121	5,406,600	5,605,482	6,470,094	7,550,605	17%
EXPENDITURES						
General Government	1,104,592	1,327,211	1,321,656	1,629,156	2,240,830	38%
Public Safety	2,062,691	2,767,199	3,086,564	3,758,792	4,807,095	28%
Public Works	246,013	242,247	262,075	365,615	559,040	53%
Economic Development	386,762	222,455	290,566	365,535	347,045	-5%
Debt Service	149,105	214,798	239,630	337,183	-	-100%
Capital Outlay	352,568	319,110	47,278	-	-	0%
TOTAL EXPENDITURES	4,301,731	5,093,020	5,247,769	6,456,281	7,954,010	23%
OTHER SOURCES (USES)						
Issuance of Debt	-	-	-	-	-	0%
Sale of Capital Assets	-	610,521	-	-	-	0%
Transfers In	-	-	-	-	370,580	100%
Transfers Out	(21,885)	-	-	-	-	0%
TOTAL OTHER SOURCES (USES)	(21,885)	610,521	-	-	370,580	100%
ENDING FUND BALANCE \$	2,287,854	3,211,955	3,569,668	3,583,481	3,550,656	-1%



**GENERAL FUND
REVENUES BY SOURCE
5-YR COMPARISON**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
TAXES						
Property Taxes - Current	\$ 2,017,192	2,402,996	2,700,910	3,528,010	3,846,900	9%
Property Taxes - P&I	12,902	20,145	25,353	17,640	19,555	11%
Property Taxes - Delinquent	13,872	10,897	10,502	10,585	11,890	12%
Sales Taxes - General	664,221	725,321	881,691	769,490	1,235,565	61%
Sales Taxes - PT Relief	162,906	181,330	220,423	192,375	352,675	61%
TOTAL TAXES	2,871,093	3,340,689	3,838,879	4,518,100	5,423,635	20%
FRANCHISE FEES	128,593	159,629	169,916	164,555	172,350	5%
LICENCES, PERMITS & FEES						
Alarm Fines	850	1,500	800	500	100	-80%
Alcohol Permits	438	558	498	400	500	25%
Licenses & Permits	485,082	550,117	492,848	572,550	575,230	0%
Plan Review Fees	-	8,927	66,638	7,685	60,555	688%
Parks Fees	575	600	9,700	7,500	1,500	-80%
TOTAL LICENCES, PERMITS & FEES	486,945	561,702	570,484	588,635	637,885	8%
FINES & FORFEITURES						
Restitutions	1,522	913	818	1,800	1,000	-44%
Administrative/Other Fees	34,943	13,623	14,883	14,230	18,965	33%
Fines	59,813	98,093	87,678	75,330	95,115	26%
Time Payment	773	1,234	742	1,085	1,100	1%
TOTAL FINES & FORFEITURES	97,051	113,863	104,121	92,445	116,180	26%
CHARGES FOR SERVICES						
Community Center Rentals	6,270	12,995	18,335	16,675	16,675	0%
Park Rentals	7,105	1,925	4,455	5,585	6,000	7%
Special Event Applications	1,120	5,602	260	5,200	1,000	-81%
Building Inspection Fees	-	290,358	350	6,000	-	-100%
Animal Registration	180	320	130	150	100	-33%
Plat Fees	15,572	1,500	6,058	2,680	5,000	87%
Residential Rental Property	3,325	1,541	4,265	3,400	1,500	-56%
TOTAL CHARGES FOR SERVICES	33,572	314,241	33,853	39,690	30,275	-24%
INTERGOVERNMENTAL						
Payment in Lieu of Taxes	122,696	122,696	-	125,000	-	-100%
Drug Interdiction Grants	-	3,074	-	-	-	0%
TML WC ins Proceeds	6,504	-	-	-	-	0%
Grant Revenue	1,025	-	33,537	35,000	15,000	-57%
VVFD Grant Revenue	25,735	-	-	-	-	0%
ESD Johnson County - Contract	124,768	402,501	535,729	229,530	743,280	224%
ESD Johnson County - Incentives	10,421	-	-	438,750	175,000	-60%
ESD Ellis County	-	50,786	76,577	55,000	60,000	9%
Texas A&M Forest Service	-	4,845	2,850	2,680	3,000	12%
TOTAL INTERGOVERNMENTAL	291,149	583,902	648,693	885,960	996,280	12%
CONTRIBUTIONS & DONATIONS						
VCSDC Contributions	158,944	95,593	6,264	35,000	35,000	0%
VVFD Contributions	50,158	-	-	-	-	0%
VVFD Donations	50,000	-	-	-	-	100%
Zoning Fees	3,000	13,325	2,492	10,000	2,500	-75%
Developer Contributions	14,779	-	-	-	-	0%
Donations	30,000	-	-	-	1,000	0%
TOTAL CONTRIBUTIONS & DONATIONS	306,881	108,918	8,756	45,000	38,500	-14%
INTEREST	30,628	129,539	196,013	130,259	125,000	-4%
MISCELLANEOUS						
Accident Reports	425	360	434	400	450	13%
Copy Machine	114	50	335	50	50	0%
Insurance Proceeds	2,004	4,325	32,126	-	-	0%
Miscellaneous	3,412	24,345	1,872	5,000	5,000	0%
Cash Over/Short	254	11,854	-	-	-	0%
AMR	-	2,398	-	-	-	0%
Proceeds from Sale of Assets	-	-	-	-	5,000	100%
TOTAL MISCELLANEOUS	6,209	43,332	34,767	5,450	10,500	93%
TOTAL REVENUES	\$ 4,252,121	5,355,815	5,605,482	6,470,094	7,550,605	17%



**GENERAL FUND SUMMARY
STATEMENT OF EXPENDITURES BY CLASSIFICATION**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
GENERAL GOVERNMENT	\$					
Non-Departmental	194,724	199,416	226,924	423,729	417,070	-2%
Mayor & City Council	7,607	8,040	4,468	27,160	21,750	-20%
Administration	514,965	584,495	717,136	699,844	1,177,965	68%
Planning	435	141,275	135,658	149,315	150,830	1%
Animal Control	82,473	80,382	49,424	109,505	128,020	17%
Parks & Recreation	201,463	271,090	188,046	219,603	345,195	57%
TOTAL GENERAL GOVERNMENT	1,001,667	1,284,698	1,321,656	1,629,156	2,240,830	38%
PUBLIC SAFETY						
Police Department	1,400,375	1,964,709	2,121,534	2,455,020	2,868,475	17%
Fire Department	664,800	731,904	849,958	1,180,750	1,788,370	51%
Municipal Court	96,121	91,196	115,072	123,562	150,250	22%
TOTAL PUBLIC SAFETY	2,161,296	2,787,809	3,086,564	3,759,332	4,807,095	28%
PUBLIC WORKS						
Public Works - Streets & Drainage	246,166	242,247	262,075	365,615	559,040	53%
TOTAL PUBLIC WORKS	246,166	242,247	262,075	365,615	559,040	53%
ECONOMIC DEVELOPMENT						
Permits & Inspections	387,339	214,084	279,311	365,535	347,045	-5%
TOTAL ECONOMIC DEVELOPMENT	387,339	214,084	279,311	365,535	347,045	-5%
DEBT SERVICE						
Non-Dept. Debt Service	149,105	85,051	-	50,620	-	-100%
Economic Development Debt Service	802	-	11,255	15,710	-	-100%
Police Dept. Debt Service	-	118,038	-	166,615	-	-100%
Streets Dept. Debt Service	-	-	-	46,155	-	-100%
Fire Dept. Debt Service	-	-	-	46,250	-	-100%
Parks Dept. Debt Service	-	-	-	11,833	-	-100%
TOTAL DEBT SERVICE	149,907	203,089	11,255	337,183	-	-100%
CAPITAL OUTLAY						
Non-Dept. Capital Outlay	201,771	300,951	-	-	-	0%
Police Dept. Capital Outlay	-	-	-	-	-	0%
Streets Dept. Capital Outlay	-	-	-	-	-	0%
Fire Dept. Capital Outlay	28,080	128,333	-	-	-	0%
Parks Dept. Capital Outlay	-	-	-	-	-	0%
TOTAL CAPITAL OUTLAY	229,851	429,284	-	-	-	0%
TOTAL EXPENDITURES BY CLASSIFICATION	\$ 4,176,226	5,161,211	4,960,861	6,456,821	7,954,010	23%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
NON-DEPARTMENTAL - 95**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	8,160	31,419	34,108	35,830	39,085	9%
Social Security Taxes	511	1,976	2,032	2,220	2,430	9%
State Unemployment Taxes	8	11	383	250	50	-80%
Medicare	119	462	475	520	570	10%
Retirement (TMRS)	881	3,003	3,785	3,940	4,500	14%
Overtime	51	489	160	250	-	-100%
Worker's Comp	-	-	76	100	125	25%
Health Insurance	1,524	9,374	10,623	11,155	12,000	8%
HRA	-	-	-	500	500	0%
Employee Training	1,941	17	1,005	-	-	0%
Dues & Memberships	3,386	4,417	3,486	6,000	6,000	0%
TOTAL PERSONNEL	16,581	51,168	56,133	60,765	65,260	7%
MATERIALS & SUPPLIES						
Uniforms	388	727	536	1,000	1,200	20%
Office Supplies	2,469	2,926	979	5,000	7,500	50%
Postage	1,447	1,872	5,471	2,345	2,500	7%
Copiers	3,217	3,208	3,825	4,000	4,500	13%
Gas & Oil	236	850	633	500	750	50%
Department Supplies	7,177	9,026	8,103	10,000	15,000	50%
TOTAL MATERIALS & SUPPLIES	14,934	18,609	19,547	22,845	31,450	38%
REPAIRS & MAINTENANCE						
Building Maintenance	30,024	8,345	11,030	35,000	35,000	0%
Vehicle R&M	12	99	-	1,000	1,000	0%
Vehicle Maintenance Plan	-	-	-	3,265	660	-80%
Equipment R&M	-	714	-	500	500	0%
TOTAL REPAIRS & MAINTENANCE	30,036	9,158	11,030	39,765	37,160	-7%
CONTRACTED SERVICES						
Cell Phones/MIFI	891	750	1,096	1,055	1,200	14%
Telephone Landlines	7,403	11,032	10,519	13,000	15,000	15%
Utilities	20,175	17,583	20,002	25,680	30,000	17%
Other Contracted Services	483	5,354	476	-	-	0%
Legal Services	-	-	-	72,000	75,000	4%
Information Technology	57,112	67,005	88,219	82,000	97,000	18%
Liability & Property	13,491	13,955	19,164	20,000	20,000	0%
TOTAL CONTRACTED SERVICES	99,555	115,679	139,476	213,735	238,200	11%
DEPARTMENTAL						
Small Equipment	-	560	1,172	-	-	0%
Rental Equipment	33,618	-	-	1,000	1,000	0%
Miscellaneous	-	10	(434)	-	1,000	100%
Special Projects	-	4,232	-	35,000	35,000	100%
TOTAL DEPARTMENTAL	33,618	4,802	738	36,000	37,000	100%
DEBT PAYMENTS						
Capital Lease - Principal	77,785	79,908	-	-	-	0%
Capital Lease - Interest	6,546	5,143	-	-	-	0%
Vehicle Lease Payments	4,087	-	-	50,620	8,000	-84%
Loan Principle	35,732	-	-	-	-	0%
Lease Payment	13,544	-	-	-	-	0%
Loan Interest	7,475	-	-	-	-	0%
Lease Interest Expense	3,936	-	-	-	-	0%
Note Principal Expense	-	-	-	-	-	0%
Note Interest Expense	-	-	-	-	-	0%
Notes Payable - Admin	-	-	-	-	-	0%
TOTAL DEBT PAYMENTS	149,105	85,051	-	50,620	8,000	-84%
CAPITAL OUTLAY						
Capital Expenditures	201,771	300,951	-	-	-	0%
TOTAL CAPITAL OUTLAY	201,771	300,951	-	-	-	0%
TOTAL EXPENDITURES	545,600	585,418	226,924	423,729	417,070	-2%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
CITY COUNCIL - 05**

		FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
TRAINING & TRAVEL							
Training & Travel	\$	-	-	3,170	10,000	10,000	0%
Dues & Memberships		2,667	-	-	250	-	-100%
TOTAL TRAINING & TRAVEL		2,667	-	3,170	10,250	10,000	-2%
SUPPLIES							
Office Supplies		-	-	-	200	-	-100%
Postage		-	-	-	50	-	-100%
Copiers		-	-	-	50	-	-100%
TOTAL SUPPLIES		-	-	-	300	-	100%
UTILITIES							
Cell Phones/MIFI		-	-	-	3,110	3,250	5%
TOTAL UTILITIES		-	-	-	3,110	3,250	5%
DEPARTMENTAL							
Mayor's Projects		4,589	8,040	673	10,000	5,000	-50%
Council Miscellaneous		351	-	625	3,500	3,500	0%
TOTAL DEPARTMENTAL		4,940	8,040	1,298	13,500	8,500	-37%
TOTAL EXPENDITURES		7,607	8,040	4,468	27,160	21,750	-20%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
ADMINISTRATION DEPARTMENT - 40**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL COSTS						
Salaries & Wages	\$ 280,094	305,773	303,785	335,615	654,120	95%
Social Security Taxes	16,994	18,810	18,004	20,810	40,555	95%
State Unemployment Taxes	230	53	1,537	1,000	500	-50%
Medicare	4,215	4,398	4,210	4,865	9,485	95%
Retirement (TMRS)	29,873	31,228	35,190	36,920	75,225	104%
Overtime	7,046	257	-	800	2,500	213%
Worker's Comp	5,945	6,123	2,598	620	750	21%
Stipend	-	-	6,400	-	32,080	21%
Health Insurance	18,285	24,179	34,697	51,764	63,750	23%
HRA	2,512	-	638	2,500	2,500	0%
Employee Training	4,834	4,988	2,954	9,500	10,000	5%
Dues & Memberships	1,728	1,259	1,801	4,535	6,000	32%
TOTAL PERSONNEL	371,756	397,068	411,814	468,929	897,465	91%
MATERIALS & SUPPLIES						
Uniforms	53	-	-	-	750	0%
Office Supplies	2,228	1,676	1,896	2,145	3,500	63%
Postage	969	777	948	1,200	1,500	25%
Copiers	-	626	-	210	-	0%
Gas & Oil	390	233	-	-	-	0%
Department Supplies	1,306	2,506	(8,921)	1,325	1,500	13%
TOTAL MATERIALS & SUPPLIES	4,946	5,818	(6,077)	4,880	7,250	49%
REPAIRS & MAINTENANCE						
Building R&M	-	-	-	-	-	0%
Vehicle R&M	348	-	-	-	-	0%
Vehicle Maintenance Plan	42	809	1,835	-	-	0%
TOTAL REPAIRS & MAINTENANCE	390	809	1,835	-	-	0%
CONTRACTED SERVICES						
Cell Phone & MIFI	2,162	2,288	4,779	2,185	2,250	3%
Utilities	-	-	-	-	-	0%
Annual Audit	12,760	7,000	13,700	20,500	25,000	22%
Other Contracted Services	2,727	39,824	72,735	71,880	75,000	4%
Legal Services	62,400	61,649	58,800	-	-	0%
Appraisal/Collection Fees	8,125	31,647	57,500	42,000	55,000	31%
Information Technology	10,081	-	12,677	44,470	50,000	12%
Election Expenses	6,263	10,542	10,356	13,000	15,000	15%
Codification	3,655	4,375	6,019	6,500	6,500	0%
TOTAL CONTRACTED SERVICES	108,173	157,325	236,566	200,535	228,750	14%
DEPARTMENTAL						
Board Member Screening	-	-	31	500	500	0%
Employee Relations	6,340	10,544	9,149	15,000	25,000	67%
New Hire Screening	7,805	2,628	1,625	5,000	5,000	0%
Legal Notices	-	365	1,340	2,000	2,500	100%
Filing Fees	61	61	-	1,000	1,000	0%
Special Projects	8,622	7,468	1,194	-	5,000	100%
Small Equipment	4,378	1,192	-	-	3,500	100%
Late Fees	2,494	1,217	59,659	2,000	2,000	100%
TOTAL DEPARTMENTAL	\$ 29,700	23,475	72,998	25,500	44,500	75%
TOTAL EXPENDITURES	\$ 514,965	584,495	717,136	699,844	1,177,965	68%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
PERMITS & INSPECTIONS - 20**

	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2025
	Audited	Audited	Audited	Adopted	Proposed Budget	Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	167,004	119,587	170,149	193,040	207,035	7%
Social Security Taxes	9,854	7,112	9,480	11,970	12,835	7%
State Unemployment Taxes	296	28	383	700	105	-85%
Medicare	2,305	1,663	2,217	2,800	3,000	7%
Retirement (TMRS)	17,854	11,156	18,148	21,235	23,835	12%
Overtime	638	363	72	2,500	2,500	0%
Worker's Comp	460	347	1,258	400	400	0%
Health Insurance	30,986	17,596	38,268	39,415	38,740	-2%
HRA	1,500	-	-	1,500	1,500	0%
Employee Training	4,115	-	554	2,500	4,500	80%
Dues & Memberships	138	274	94	400	500	25%
TOTAL PERSONNEL	235,150	158,126	240,623	276,460	294,950	7%
MATERIALS & SUPPLIES						
Office Supplies	3,425	1,295	93	3,500	2,500	-29%
Postage	1,813	38	18	890	500	-44%
Gas & Oil	773	1,028	1,077	2,000	2,250	13%
Department Supplies	508	1,042	306	1,000	1,500	50%
TOTAL MATERIALS & SUPPLIES	6,519	3,403	1,494	7,390	6,750	-9%
REPAIRS & MAINTENANCE						
Vehicle R&M	-	-	119	-	350	#DIV/0!
Vehicle Maintenance Plan	577	401	675	1,000	295	-71%
TOTAL REPAIRS & MAINTENANCE	577	401	794	1,000	645	-33%
CONTRACTED SERVICES						
Cell Phones/MIFI	1,285	863	1,391	685	1,200	75%
Other Contracted Services	35,480	-	-	-	-	0%
Legal Services	6,552	4,192	-	-	-	0%
Engineering Services	9,606	-	-	-	-	0%
Non-Civil Inspections	24,160	25,385	-	45,000	15,000	100%
Health Inspections	-	4,915	4,770	5,000	9,000	80%
Information Technology	5,825	14,412	26,276	25,000	12,000	-52%
Liability & Property	10,732	620	-	1,000	3,000	100%
Merchant Fees	1,887	1,017	3,858	2,000	3,500	75%
Legal Notices	627	-	-	500	-	100%
Recording Fees	48	-	-	-	-	0%
TOTAL CONTRACTED SERVICES	96,202	51,404	36,295	79,185	43,700	-45%
DEPARTMENTAL						
Special Projects	47,095	-	-	-	-	0%
Small Equipment	1,796	750	105	1,500	1,000	-33%
TOTAL DEPARTMENTAL	\$ 48,891	750	105	1,500	1,000	-33%
DEBT SERVICE						
Vehicle Lease Payment	802	8,371	11,255	15,710	8,400	-47%
TOTAL DEBT SERVICE	802	8,371	11,255	15,710	8,400	-47%
TOTAL EXPENDITURES	\$ 388,141	222,455	290,566	381,245	355,445	-7%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
PLANNING & DEVELOPMENT - 45**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	435	82,851	86,271	90,280	95,175	5%
Social Security Taxes	-	4,560	4,485	5,595	5,900	5%
State Unemployment Taxes	-	9	2,171	250	50	-80%
Medicare	-	1,067	1,049	1,310	1,380	5%
Retirement (TMRS)	-	7,880	9,510	9,930	10,945	10%
Worker's Comp	-	32	190	200	220	10%
Health Insurance	-	19,977	20,686	21,880	14,290	-35%
HRA	-	-	-	500	500	0%
Employee Training	-	435	400	2,200	2,200	0%
Dues & Memberships	-	255	896	1,100	1,100	0%
TOTAL PERSONNEL	435	117,066	125,658	133,245	131,760	-1%
MATERIALS & SUPPLIES						
Office Supplies	-	1,414	(9)	1,100	1,100	0%
Postage	-	84	121	1,250	1,250	0%
Department Supplies	-	460	44	500	500	0%
TOTAL MATERIALS & SUPPLIES	-	1,958	156	2,850	2,850	0%
CONTRACTED SERVICES						
Cell Phones/MIFI	-	613	864	720	720	0%
Legal Services	-	6,052	6,000	-	-	0%
Engineering Services	-	12,543	-	10,000	10,000	0%
Information Technology	-	468	1,262	1,000	1,000	0%
TOTAL CONTRACTED SERVICES	-	19,676	8,126	11,720	11,720	0%
DEPARTMENTAL						
Legal Notices	-	931	1,086	1,000	1,000	0%
Recording/Filing Fees	-	-	156	-	-	0%
Recording/Filing Fees	-	329	476	500	500	0%
Planning & Development	-	-	-	-	-	-
Small Equipment	-	1,315	-	-	3,000	0%
TOTAL DEPARTMENTAL	-	2,575	1,718	1,500	4,500	200%
TOTAL EXPENDITURES	435	141,275	135,658	149,315	150,830	1%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
POLICE - 50**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ 816,861	1,191,565	1,254,815	1,481,330	1,638,000	11%
Social Security Taxes	49,923	72,055	72,315	91,840	101,555	11%
State Unemployment Taxes	234	179	351	6,000	6,295	5%
Medicare	11,676	16,851	16,913	21,480	23,750	11%
Retirement (TMRS)	88,486	110,491	141,134	162,945	188,370	16%
Overtime	13,832	11,587	18,443	30,000	30,000	0%
Worker's Comp	19,204	26,465	34,718	32,500	35,000	8%
Health Insurance	148,641	209,640	225,543	282,600	222,370	-21%
HRA	7,000	-	-	10,000	10,000	0%
Employee Training	8,794	10,464	9,449	16,000	16,000	0%
LEOSE Training	650	1,545	1,407	1,700	1,700	0%
Dues & Memberships	829	692	701	925	950	3%
TOTAL PERSONNEL	1,166,130	1,651,534	1,775,789	2,137,320	2,273,990	6%
MATERIALS & SUPPLIES						
Uniforms	13,589	16,712	14,576	13,000	17,500	35%
Office Supplies	3,031	4,970	5,733	5,600	6,000	7%
Postage	130	460	755	200	700	250%
Copiers	1,239	1,146	233	1,000	1,000	0%
Gas & Oil	44,891	49,678	42,091	60,000	55,000	-8%
Department Supplies	13,609	39,377	22,079	25,500	32,600	28%
TOTAL MATERIALS & SUPPLIES	76,489	112,343	85,467	105,300	112,800	7%
REPAIRS & MAINTENANCE						
Building Maintenance	404	700	1,173	1,250	1,250	0%
Vehicle R&M	15,470	33,347	13,552	13,000	16,000	23%
Vehicle Maintenance Plan	549	1,888	1,688	-	8,200	0%
Equipment R&M	370	1,353	-	750	800	7%
TOTAL REPAIRS & MAINTENANCE	16,793	37,288	16,413	15,000	26,250	75%
CONTRACTED SERVICES						
Cell Phones/MIFI	7,268	8,584	9,026	10,000	10,500	5%
Utilities	702	863	1,033	960	960	0%
Contracted Services	23,623	18,265	19,926	24,300	56,860	134%
Dispatch Services	65,609	93,358	118,522	90,210	100,000	11%
Information Technology	23,243	22,783	35,377	35,500	38,500	8%
Liability & Property	14,389	17,989	21,927	18,230	36,500	100%
TOTAL CONTRACTED SERVICES	134,834	161,842	205,811	179,200	243,320	36%
DEPARTMENTAL						
Small Equipment	6,129	354	33,537	1,200	10,500	775%
Special Projects	-	1,348	(226)	5,000	5,000	100%
National Night Out	-	-	4,743	12,000	13,000	100%
TOTAL DEPARTMENTAL	6,129	1,702	38,054	18,200	28,500	57%
DEBT SERVICE						
Vehicle Lease Payments	-	118,038	-	166,615	183,615	10%
TOTAL DEBT SERVICE	-	118,038	-	166,615	183,615	10%
TOTAL EXPENDITURES	\$ 1,400,375	2,082,747	2,121,534	2,621,635	2,868,475	9%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
CODE COMPLIANCE/ANIMAL CONTROL - 55**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	46,185	45,003	22,086	43,900	52,900	21%
Social Security Taxes	2,601	2,627	1,368	2,720	3,280	21%
State Unemployment Taxes	9	9	266	250	30	-88%
Medicare	608	614	320	635	765	20%
Retirement (TMRS)	4,923	4,282	2,904	4,830	8,500	76%
Overtime	8	-	68	-	500	0%
Worker's Comp	1,565	1,635	2,336	1,500	1,500	0%
Health Insurance	13,553	11,210	6,044	11,230	11,195	0%
HRA	500	-	-	500	500	0%
Employee Training	100	600	550	800	800	0%
Dues & Memberships	100	250	50	350	350	0%
TOTAL PERSONNEL	70,152	66,230	35,992	66,715	80,320	20%
MATERIALS & SUPPLIES						
Uniforms	4	500	-	600	600	0%
Office Supplies	39	235	-	250	300	20%
Postage	1,258	900	314	500	550	10%
Gas & Oil	1,184	2,434	1,118	2,000	2,500	25%
Department Supplies	1,159	658	100	1,300	1,200	-8%
TOTAL MATERIALS & SUPPLIES	3,644	4,727	1,532	4,650	5,150	11%
REPAIRS & MAINTENANCE						
Vehicle R&M	2,241	398	1,601	2,240	500	-78%
Vehicle Maintenance Plan	36	126	469	-	2,500	0%
Equipment R&M	-	-	-	200	200	0%
TOTAL REPAIRS & MAINTENANCE	2,277	524	2,070	2,440	3,200	31%
CONTRACTED SERVICES						
Cell Phones/MIFI	581	598	590	600	600	0%
Contracted Services	1,960	4,439	4,537	17,000	17,000	0%
Information Technology	3,394	3,395	4,196	3,600	5,000	39%
Liability & Property	465	469	507	500	1,500	200%
TOTAL CONTRACTED SERVICES	6,400	8,901	9,830	21,700	24,100	11%
DEPARTMENTAL						
Small Equipment	-	-	-	500	1,500	100%
Legal Notices	254	-	-	500	250	100%
TOTAL DEPARTMENTAL	-	-	-	500	1,750	100%
DEBT SERVICE						
Vehicle Lease Payments	-	-	-	13,500	13,500	100%
TOTAL DEBT SERVICE	-	-	-	13,500	13,500	100%
TOTAL EXPENDITURES	82,473	80,382	49,424	109,505	128,020	17%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
MUNICIPAL COURT - 60**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Unaudited	FYE 2025 Projected Actuals	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	49,182	50,281	63,006	63,455	73,775	16%
Social Security Taxes	2,959	3,164	3,719	3,934	4,575	16%
State Unemployment Taxes	9	11	1,029	250	40	-84%
Medicare	692	740	870	920	1,070	16%
Retirement (TMRS)	5,323	4,886	6,778	6,980	8,500	22%
Overtime	1,031	780	-	1,600	1,500	-6%
Worker's Comp	126	235	920	150	175	17%
Health Insurance	10,977	8,631	10,714	11,348	10,230	-10%
HRA	500	-	-	500	500	0%
Employee Training	478	-	479	1,550	1,750	13%
Dues & Memberships	110	110	55	130	185	42%
TOTAL PERSONNEL	71,387	68,838	87,570	90,817	102,300	13%
MATERIALS & SUPPLIES						
Office Supplies	458	208	188	500	750	50%
Postage	393	201	430	1,000	1,000	0%
TOTAL MATERIALS & SUPPLIES	851	409	618	1,500	1,750	17%
CONTRACTED SERVICES						
Cell Phones & MIFI	388	250	-	400	-	-100%
Contracted Services	13,200	13,000	16,200	16,200	17,200	6%
Information Technology	6,631	7,616	10,684	10,645	15,000	41%
TOTAL CONTRACTED SERVICES	20,219	20,866	26,884	27,245	32,200	18%
DEPARTMENTAL						
Small Equipment	1,000	-	-	2,000	2,000	0%
Merchant Fees	2,664	1,083	-	2,000	12,000	500%
TOTAL DEPARTMENTAL	3,664	1,083	-	4,000	14,000	250%
TOTAL EXPENDITURES	96,121	91,196	115,072	123,562	150,250	22%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
FIRE - 70**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	141,343	407,138	484,384	683,790	1,073,620	57%
Social Security Taxes	8,704	27,087	31,033	42,395	66,565	57%
State Unemployment Taxes	80	151	351	2,325	2,500	8%
Medicare	2,036	6,335	7,258	9,915	15,565	57%
Retirement (TMRS)	7,275	29,797	54,216	75,215	103,100	37%
Overtime	-	33,831	49,913	36,750	22,675	-38%
Worker's Comp	8,341	10,038	8,838	12,570	15,000	19%
Health Insurance	400	34,498	70,959	74,685	120,600	61%
Stipend Pay	-	5,760	5,112	10,950	10,950	0%
HRA	500	-	-	3,420	5,000	46%
Employee Training	6,466	10,969	2,092	12,200	13,500	11%
Dues & Memberships	4,256	1,758	2,518	2,750	2,750	0%
TOTAL PERSONNEL	179,401	567,362	716,674	966,965	1,451,825	304%
MATERIALS & SUPPLIES						
Uniforms	61,315	19,759	9,840	14,000	20,000	43%
Office Supplies	1,040	289	574	900	900	0%
Postage	1,421	56	-	50	50	0%
Gas & Oil	9,993	13,989	13,381	14,500	14,500	0%
Department Supplies	4,294	3,731	7,501	4,500	4,900	9%
TOTAL MATERIALS & SUPPLIES	78,063	37,824	31,296	33,950	40,350	19%
REPAIRS & MAINTENANCE						
Building Maintenance	12,487	16,411	3,702	10,000	35,000	250%
Vehicle R&M	44,779	38,545	38,077	30,150	45,000	49%
Vehicle Maintenance Plan	222	597	680	-	4,000	100%
Equipment R&M	9,644	9,562	6,557	9,000	9,500	6%
TOTAL REPAIRS & MAINTENANCE	67,132	65,115	49,016	49,150	93,500	90%
CONTRACTED SERVICES						
Cell Phones/MIFI	1,702	3,113	3,114	3,200	3,200	0%
Utilities	4,456	5,325	6,573	6,800	7,235	6%
Contracted Services	996	2,904	7,987	5,235	5,500	5%
Information Technology	4,654	1,577	2,335	750	2,490	232%
Liability & Property	-	6,881	6,385	8,000	15,000	88%
TOTAL CONTRACTED SERVICES	11,808	19,800	26,394	23,985	33,425	39%
DEPARTMENTAL						
Community Outreach	1,369	3,420	285	2,500	2,500	0%
Special Projects	100	-	-	2,500	2,500	0%
Fire Marshall	-	3,653	4,159	7,950	7,950	0%
Small Equipment <\$5,000	20,772	15,203	22,134	47,500	47,500	0%
TOTAL DEPARTMENTAL	22,241	22,276	26,578	60,450	60,450	0%
DEBT SERVICE						
Lease Payments	266,404	11,709	-	-	-	0%
Vehicle Make Ready	8,386	-	-	-	51,170	100%
Vehicle Lease Payments	3,285	-	-	46,250	57,650	25%
TOTAL DEBT SERVICE	278,075	11,709	-	46,250	108,820	135%
CAPITAL OUTLAY						
Capital Expenditures	-	5,616	-	-	-	0%
Lifepak Defib/Monitor	28,080	-	-	-	-	0%
TOTAL CAPITAL OUTLAY	28,080	5,616	-	-	-	0%
TOTAL EXPENDITURES	664,800	729,702	849,958	1,180,750	1,788,370	51%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
STREETS - 80**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	92,460	94,976	79,286	92,955	186,330	100%
Social Security Taxes	5,867	6,752	4,993	5,765	11,550	100%
State Unemployment Taxes	25	18	586	200	55	100%
Medicare	1,374	1,579	1,168	1,350	2,700	100%
Retirement (TMRS)	10,267	10,635	9,276	10,225	21,430	110%
Overtime	4,125	7,765	8,634	6,700	7,500	12%
Worker's Comp	4,991	4,875	2,751	6,330	6,750	7%
Health Insurance	21,151	18,678	20,892	30,280	20,435	-33%
HRA	1,250	-	-	1,250	1,000	-20%
Employee Training	2,461	1,385	57	3,000	3,000	0%
TOTAL PERSONNEL	143,971	146,663	127,643	158,055	260,750	65%
MATERIALS & SUPPLIES						
Uniforms	2,254	1,300	3,035	3,000	3,000	0%
Office Supplies	365	284	73	300	300	0%
Gas & Oil	7,613	11,858	2,106	6,500	6,500	0%
Department Supplies	5,358	2,266	4,775	20,000	25,000	25%
TOTAL MATERIALS & SUPPLIES	15,590	15,708	9,989	29,800	34,800	17%
REPAIRS & MAINTENANCE						
Building Maintenance	1,571	865	998	1,000	1,000	0%
Vehicle R&M	1,238	4,486	1,519	5,000	5,000	0%
Vehicle Maintenance Plan	53	-	-	2,535	2,535	100%
Equipment R&M	3,509	5,918	5,673	7,500	7,500	0%
Street Repairs	-	22	-	-	25,000	100%
PW Drainage	-	-	-	-	50,000	100%
TOTAL REPAIRS & MAINTENANCE	6,371	11,291	8,190	16,035	91,035	468%
CONTRACTED SERVICES						
Cell Phones/MIFI	1,623	1,497	690	2,100	2,100	0%
Utilities	39,448	44,695	45,360	45,000	45,000	0%
Contracted Services	-	281	54,800	20,000	20,000	0%
Engineering	5,765	-	-	20,000	20,000	0%
Liability & Property	2,066	1,257	3,150	1,470	4,500	206%
TOTAL CONTRACTED SERVICES	48,902	47,730	104,000	88,570	91,600	3%
DEPARTMENTAL						
Street Signs	5,862	11,053	9,200	10,000	12,000	20%
Drainage Material	6,326	2,218	597	10,000	10,000	0%
Miscellaneous	-	-	22	-	700	0%
Prison Worker Meals	-	43	-	-	-	0%
Rental Equipment	572	-	-	2,000	2,000	100%
Special Projects	-	200	-	5,000	5,000	0%
Small Equipment	3,694	7,341	2,434	-	5,000	100%
TOTAL DEPARTMENTAL	16,454	20,855	12,253	27,000	34,700	29%
DEBT SERVICE						
Lease Payments	-	-	-	-	-	0%
Vehicle Lease Payments	-	-	-	46,155	46,155	0%
TOTAL DEBT SERVICE	-	-	-	46,155	46,155	0%
PID Fund						
Legal Services	-	-	-	-	-	0%
Engineering Services	8,880	-	-	-	-	0%
Contracted Services	5,998	-	-	-	-	0%
TOTAL PID FUND	14,878	-	-	-	-	100%
TOTAL EXPENDITURES	246,166	242,247	262,075	365,615	559,040	53%



**GENERAL FUND
DEPARTMENTAL BUDGET DETAIL
PARKS & RECREATION - 90**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	111,511	144,015	98,955	70,475	157,820	124%
Social Security Taxes	7,038	9,195	5,805	4,370	9,785	124%
State Unemployment Taxes	18	35	266	650	150	-77%
Medicare	1,646	2,151	1,358	1,020	2,290	125%
Retirement (TMRS)	12,228	13,483	10,927	7,750	18,170	134%
Overtime	3,672	4,894	1,033	3,500	3,500	0%
Worker's Comp	2,582	-	3,835	2,665	3,000	13%
Health Insurance	24,266	26,430	13,209	22,740	30,380	34%
HRA	1,250	-	-	1,000	1,500	50%
Employee Training	1,302	1,002	59	1,500	1,500	0%
TOTAL PERSONNEL	165,513	201,205	135,447	115,670	228,095	97%
MATERIALS & SUPPLIES						
Uniforms	1,654	2,110	3,334	3,200	3,200	0%
Office Supplies	199	120	94	300	300	0%
Gas & Oil	5,804	5,061	1,558	5,500	5,500	0%
Department Supplies	3,676	2,869	4,039	2,500	2,500	0%
TOTAL MATERIALS & SUPPLIES	11,333	10,160	9,025	11,500	11,500	0%
REPAIRS & MAINTENANCE						
Building Maintenance	1,985	1,956	1,406	2,500	2,500	0%
Vehicle R&M	571	1,840	325	5,000	5,000	0%
Vehicle Maintenance Plan	53	-	-	-	500	0%
Equipment R&M	1,627	4,167	11,184	3,500	3,500	0%
Drainage Materials	-	-	-	-	-	0%
Park Maintenance	9,285	10,699	3,603	17,500	17,500	0%
TOTAL REPAIRS & MAINTENANCE	13,521	18,662	16,518	28,500	29,000	0%
CONTRACTED SERVICES						
Cell Phones/MIFI	1,441	1,634	1,462	2,100	2,100	0%
Utilities	3,357	7,690	6,082	20,000	20,000	0%
Other Contracted Services	-	-	-	-	-	0%
Engineering	1,295	-	-	-	-	0%
Liability & Property	1,650	4,734	4,391	-	4,500	100%
TOTAL CONTRACTED SERVICES	7,743	14,058	11,935	22,100	26,600	20%
DEPARTMENTAL						
Miscellaneous	-	-	-	-	-	0%
Rental Equipment	-	-	-	-	-	0%
Merchant Service Fees	313	-	-	-	7,500	0%
Special Projects	350	22,275	12,153	25,000	25,000	0%
Small Equipment <\$5,000	2,690	4,730	2,968	5,000	5,000	0%
TOTAL DEPARTMENTAL	3,353	27,005	15,121	30,000	37,500	25%
DEBT SERVICE						
Vehicle Lease Payments	-	-	-	11,833	12,500	100%
TOTAL DEBT SERVICE	-	-	-	11,833	12,500	100%
TOTAL EXPENDITURES BY CLASSIFICATION	201,463	271,090	188,046	219,603	345,195	21 57%



DEBT SERVICE FUND

PROPOSED ANNUAL BUDGET

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**



**DEBT SERVICE FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
BEGINNING FUND BALANCE	\$ 8,767	13,144	-	(34,308)	(34,308)	0%
REVENUES & OTHER SOURCES						
REVENUES						
Property Taxes - Current	579,777	805,090	783,810	825,540	800,345	-3%
Property Taxes - P&I	-	-	-	4,130	4,500	9%
Property Taxes - Delinquent	-	-	-	2,475	3,000	21%
Investment Earnings	-	-	-	-	-	0%
TOTAL REVENUES	579,777	805,090	783,810	832,145	807,845	-3%
EXPENDITURES						
Bond Administration	600	-	-	650	650	0%
Bond Payments - Principal	190,000	430,000	400,000	475,000	490,000	3%
Bond Payments - Interest	164,800	388,234	418,118	470,885	456,045	-3%
TOTAL EXPENDITURES	355,400	818,234	818,118	946,535	946,695	0%
OTHER FINANCING SOURCES (USES)						
Transfers In	-	-	-	127,600	177,600	39%
Transfers Out	(220,000)	-	-	-	-	0%
TOTAL TRANSFERS IN (OUT)	(220,000)	-	-	127,600	177,600	39%
ENDING FUND BALANCE	\$ 13,144	-	(34,308)	(21,098)	4,442	-121%



**DEBT SERVICE FUND
EXPENDITURES DETAIL**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
DEPARTMENTAL						
Contracted Services	\$ 600	600	550	600	650	8%
TOTAL DEPARTMENTAL						
BOND PAYMENTS - PRINCIPAL						
2018 CO Bonds	60,000	-	-	130,000	140,000	8%
2020 CO Bonds	130,000	-	-	145,000	145,000	0%
2022 CO Bonds	-	-	-	200,000	205,000	3%
TOTAL BOND PAYMENTS - PRINCIPAL	190,000	-	-	475,000	490,000	3%
BOND PAYMENTS - INTEREST						
2018 CO Bonds	86,500	-	-	144,400	139,400	-3%
2020 CO Bonds	78,300	-	-	61,370	58,470	-5%
2022 CO Bonds	-	-	-	265,115	258,175	-3%
TOTAL BOND PAYMENTS - INTEREST	164,800	-	-	470,885	456,045	-3%
TRANSFERS						
Transfers Out to W/S Fund	220,000	-	-	-	-	0%
TOTAL TRANSFERS	220,000	-	-	-	-	0%
TOTAL EXPENDITURES	\$ 575,400	600	550	946,485	946,695	0%

**Debt Schedule
General Fund
Combination Tax & Revenue Certificates of Obligation
Series 2018**

FYE 9/30	Principal	Interest	Total
2026	140,000	139,400	279,400
2027	140,000	133,800	273,800
2028	150,000	128,000	278,000
2029	155,000	121,900	276,900
2030	160,000	115,600	275,600
2031	170,000	109,000	279,000
2032 & after	2,780,000	685,400	3,465,400
Total	3,695,000	1,433,100	5,128,100

**Retires on February 15, 2043 total outstanding balance as of 09/30/2026 \$3,555,000*

Funded construction of City streets (Bull Dog and Student Drive), Type B Community currently contributes \$30,000 per year to fund annual debt service requirements.

**General Fund
Combination Tax & Revenue Certificates of Obligation
Series 2020**

FYE 9/30	Principal	Interest	Total
2026	145,000	58,470	203,470
2027	150,000	55,520	205,520
2028	150,000	52,520	202,520
2029	155,000	49,470	204,470
2030	160,000	47,040	207,040
2031	160,000	47,040	207,040
2032 & after	2,680,000	396,685	3,076,685
Total	3,600,000	706,745	4,306,745

Retires on February 15, 2045 total outstanding balance as of 09/30/26 \$3,455,000

(To fund construction of Venus parkway.)

**General Fund
Combination Tax & Revenue Certificates of Obligation
Series 2022**

FYE 9/30	Principal	Interest	Total
2026	205,000	258,174	463,174
2027	215,000	250,719	465,719
2028	225,000	242,909	467,909
2029	235,000	234,744	469,744
2030	315,000	224,981	539,981
2031	400,000	212,290	612,290
2031 & after	5,780,000	958,500	6,738,500
Total	7,375,000	2,382,316	9,757,316

Retires on February 15, 2037 total outstanding balance as of 09/30/26 \$7,375,000

(To fund construction of City Fire department.)

Debt Schedule (cont.)

TOTAL I&S PROPERTY TAX SUPPORTED DEBT

FYE 9/30	Principal	Interest	Total
2026	505,000	440,039	945,039
2027	515,000	429,229	944,229
2028	540,000	412,214	952,214
2029	630,000	393,921	1,023,921
2030	720,000	374,930	1,094,930
2031 & after	11,240,000	2,040,585	13,280,585
Total	14,150,000	4,090,918	18,240,918

Water & Sewer Combination Tax & Revenue Certificates of Obligation Series 2018

FYE 9/30	Principal	Interest	Total
2027	65,000	67,600	132,600
2028	70,000	65,100	135,100
2029	75,000	62,500	137,500
2030	75,000	59,800	134,800
2031	80,000	56,900	136,900
2031 & after	1,230,000	423,100	1,653,100
Total	1,595,000	735,000	2,330,000

Retires on February 15, 2043 total outstanding balance as of 09/30/26 \$1,720,000

(To fund public improvements.)

Series 2025 Street Bond

TBD*			
FYE 9/30	Principal	Interest	Total
2026	-	213,051	213,051
2027	-	-	-
2028	-	-	-
2029	-	-	-
2030	-	-	-
2031	-	-	-

*Not available at the posting of this proposed budget as bonds have not been sold



Venus Community Services Development Corp.

PROPOSED ANNUAL BUDGET

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**

VENUS COMMUNITY SERVICES DEVELOPMENT CORP.

FY 2024-2025

PROPOSED ANNUAL BUDGET

VCSDC BOARD

JEANNIE PRAZAK BOARD MEMBER, PLACE 1
KATIE DRAMBAREANU BOARD MEMBER, PLACE 2
MICHELLE CRANE BOARD MEMBER, PLACE 3
ELISABETH LIVINGSTONE..... BOARD MEMBER, PLACE 4
JIRA SANSOM BOARD MEMBER, PLACE 5
JOE RUSSELL (CHAIRPERSON) BOARD MEMBER, PLACE 6
RAY JACKMAN BOARD MEMBER, PLACE 7

APPOINTED OFFICIALS

JOSHUA JONES..... EDC DIRECTOR

BUDGET DOCUMENT PREPARATION

JOSHUA JONES EDC DIRECTOR



Annual Operating Budget

VENUS COMMUNITY SERVICES DEVELOPMENT CORPORATION (VCSDC) FUND SUMMARY STATEMENT OF REVENUES & EXPENDITURES

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Amended	FYE 2026 Proposed Budget	FYE 2025 Amended/2026 Proposed Change
BEGINNING FUND BALANCE	\$ 398,516	440,396	573,357	835,233	1,050,333	26%
REVENUES						
Sales Taxes	330,851	362,660	440,846	718,550	498,655	-31%
Special Events	5,920	33	851	-	-	0%
Investment Earnings	790	8,304	10,424	10,300	10,070	-2%
TOTAL REVENUES	337,561	370,997	452,121	728,850	508,725	-30%
EXPENDITURES						
Personnel	56,161	102,675	96,520	156,415	-	-100%
Materials & Supplies	2,245	4,445	1,589	3,050	5,315	74%
Repairs & Maintenance	8,900	3,974	2,030	2,950	5,000	69%
Contracted Services	73,052	27,663	38,114	30,835	33,050	7%
Departmental	82,524	43,498	49,720	90,500	90,500	0%
Capital Outlay	72,799	55,781	2,272	180,000	180,000	100%
TOTAL EXPENDITURES	295,681	238,036	190,245	463,750	313,865	-32%
OTHER FINANCING SOURCES (USES)						
Transfers (To) From Other Government	-	-	-	(50,000)	(223,730)	347%
ENDING FUND BALANCE	\$ 440,396	573,357	835,233	1,050,333	1,021,463	-3%



Annual Operating Budget

VCSDC FUND
EXPENDITURES DETAIL

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Amended	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ 55,587	102,675	68,097	108,520	-	-100%
Social Security Taxes	-	-	4,272	6,730	-	-100%
State Unemployment Taxes	-	-	-	750	-	100%
Medicare	-	-	999	1,575	-	-100%
Retirement (TMRS)	-	-	7,801	15,195	-	-100%
Worker's Comp	-	-	-	1,690	-	100%
Overtime	-	-	-	-	-	-100%
Health Insurance	-	-	15,276	19,105	-	-100%
HRA	-	-	-	800	-	-100%
Training & Travel	574	-	75	1,500	-	100%
Dues & Memberships	-	-	-	550	-	100%
TOTAL PERSONNEL	56,161	102,675	96,520	156,415	-	-100%
MATERIALS & SUPPLIES						
Uniforms	-	270	31	300	500	100%
Office Supplies	1,828	628	-	500	500	100%
Gas & Oil	65	2,200	40	750	750	100%
Department Supplies	352	1,347	1,518	1,500	3,565	138%
TOTAL MATERIALS & SUPPLIES	2,245	4,445	1,589	3,050	5,315	74%
REPAIRS & MAINTENANCE						
Building Maintenance	4,405	1,782	1,870	2,500	5,000	100%
Vehicle R&M	-	773	160	-	-	0%
Equipment R&M	-	-	-	450	-	0%
Park Maintenance	4,495	1,419	-	-	-	0%
TOTAL REPAIRS & MAINTENANCE	8,900	3,974	2,030	2,950	5,000	69%
CONTRACTED SERVICES						
Cell Phones/MIFI	331	-	489	600	600	0%
Utilities	13,593	-	12,965	12,000	12,000	0%
Contracted Services	42,101	12,354	-	-	-	0%
Audit Services	2,000	1,000	12,500	4,000	5,000	25%
Legal Services	3,600	3,000	3,000	3,600	3,600	0%
Administrative Costs	10,493	9,911	6,264	9,060	10,275	0%
Liability & Property Ins	934	1,398	2,896	1,575	1,575	0%
TOTAL CONTRACTED SERVICES	73,052	27,663	38,114	30,835	33,050	7%
DEPARTMENTAL						
Marketing & Promotional	4,451	1,451	1,444	2,500	2,500	100%
City Contr Special Events	20,000	34,706	43,396	35,000	35,000	0%
City Contr Land Purchase	50,763	769	-	-	-	100%
Economic Dev. Incentives	-	-	-	50,000	50,000	100%
Miscellaneous	7,310	296	203	500	500	0%
Small Equipment	-	-	2,843	2,500	2,500	0%
TOTAL DEPARTMENTAL	82,524	37,222	47,886	90,500	90,500	0%
DEBT SERVICE						
Vehicle Lease	-	6,276	1,834	-	-	0%
TOTAL DEBT SERVICE	-	6,276	1,834	-	-	0%
CAPITAL EXPENDITURES						
Park Improvements	72,799	55,781	2,272	180,000	180,000	100%
TOTAL CAPITAL EXPENDITURES	72,799	55,781	2,272	180,000	180,000	100%
TRANSFERS						
Transfers Out	-	-	-	50,000	223,730	100%
TOTAL TRANSFERS	-	-	-	50,000	223,730	100%
TOTAL EXPENDITURES	\$ 295,681	238,036	190,245	513,750	537,595	5%

VCSDC LINE-ITEM JUSTIFICATION

Uniforms

Vendor/Contractor	Description	Amount
Various	VCSDC logo shirts, name tags	500
	Total Line Item	500

Office Supplies

Vendor/Contractor	Description	Amount
Various	paper, pens, folders, copies	500
	Total Line Item	500

Gas & Oil

Vendor/Contractor	Description	Amount
Various	Use of City Vehicle	750
	Total Line Item	750

Department Supplies

Vendor/Contractor	Description	Amount
Various	Toilet paper, paper towels, misc.; 5% inflation factor	3,565
	Total Line Item	3,565

Building Repairs & Maintenance

Vendor/Contractor	Description	Amount
Various	Contingency for repairs/improvements at community center	5,000
	Total Line Item	5,000

Cell Phone & MIFI

Vendor/Contractor	Description	Amount
Various	Cell Phone - \$50/month x 12 months	600
	Total Line Item	600

Utilities

Vendor/Contractor	Description	Amount
Frontier Access	Garbage - \$1,000/month x 12 months	12,000
	Electricity - \$xxx/month x 12 months	
City of Venus	Water - \$xxx/month x 12 months	
	Total Line Item	12,000

Contracted Services

Vendor/Contractor	Description	Amount
N/A	EDC Coordinator	-
	Total Line Item	-

Audit Services

Vendor/Contractor	Description	Amount
PBH	Partial payment for annual financial statement audit	5,000
	Total Line Item	5,000

Legal Services

Vendor/Contractor	Description	Amount
Michael Halla	Legal Counsel	3,000
Midlothian Mirror	Legal notices	600
	Total Line Item	3,600

Administrative Services

Vendor/Contractor	Description	Amount
City of Venus	City Secretary - 8 hours/month x 12 months x \$53.44/hour	5,130
City of Venus	Finance Director - 4 hours/month x 12 months x \$55.61/hour	2,655
City of Venus	Finance Assistant - 8 hours/month x 12 months x \$25.93/hour	2,490
	Total Line Item	10,275

Liability & Property Insurance

Vendor/Contractor	Description	Amount
TML	Liability and Property Insurance	1,575
	Total Line Item	1,575

Small Equipment

Vendor/Contractor	Description	Amount
Various	Generator for events	2,500
	Total Line Item	2,500

Vehicle R&M

Vendor/Contractor	Description	Amount
Various	Vehicle maintenance	-
	Total Line Item	-

Vehicle Lease Payment

Vendor/Contractor	Description	Amount
Fleet Enterprise	EDC Vehicle	-
	Total Line Item	-

Marketing & Promotional

Vendor/Contractor	Description	Amount
Various	At discretion of EDC Director	2,500
	Total Line Item	2,500

Special Events

Vendor/Contractor	Description	Amount
Various	Contribution to City to fund community events	35,000
	Total Line Item	35,000

Miscellaneous

Vendor/Contractor	Description	Amount
Unknown	Contingency	500
	Total Line Item	500

Special Projects

Vendor/Contractor	Description	Amount
Unknown	Park Improvements	180,000
Unknown	Economic Development Incentive - Façade Improvement Grants	50,000
	Total Line Item	230,000

Transfers In/Out

Vendor/Contractor	Description	Amount
Contribution to City	EDC Director	63,145
Contribution to City	Parks Personnel - 1.5 FTE	108,535
TML	Annual Economic Development Conference	1,500
TEDC	TEDC Annual Dues	550
General Fund - Interest & Sinking Fund	Debt Service	50,000
	Total Line Item	223,730

Total Expenditures - VCSDC**\$ 537,595**



SPECIAL REVENUE FUNDS

PROPOSED ANNUAL BUDGET

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**



**STREET MAINTENANCE TAX FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
BEGINNING FUND BALANCE	63,154	173,776	144,699	438,002	286,070	-35%
REVENUES						
Sales Taxes (Street)	165,425	181,330	220,423	225,730	282,165	25%
Interest	-	-	-	-	-	0%
TOTAL REVENUES	165,425	181,330	220,423	225,730	282,165	25%
EXPENDITURES						
Street Repairs	47,178	145,444	79,052	250,000	450,000	80%
Street Materials	-	-	-	-	-	0%
Capital Outlay	7,625	64,963	-	-	-	0%
TOTAL EXPENDITURES	54,803	210,407	79,052	250,000	450,000	80%
OTHER FINANCING SOURCES (USES)						
Transfers (To) From Other Government	-	-	-	-	-	0%
ENDING FUND BALANCE	173,776	144,699	286,070	413,732	118,235	-71%



**COURT SECURITY FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
BEGINNING FUND BALANCE	\$ 3,182	6,433	10,532	8,683	13,926	60%
REVENUES						
Municipal Court Building Fees	3,251	4,099	3,394	3,200	3,200	0%
Interest	-	-	-	-	-	0%
TOTAL REVENUES	3,251	4,099	3,394	3,200	3,200	0%
EXPENDITURES						
Court Bailiff	-	-	-	1,000	2,000	100%
TOTAL EXPENDITURES	-	-	-	1,000	2,000	100%
OTHER FINANCING SHOURCES (USES)						
Transfers (To) From Other Government	-	-	-	-	-	0%
ENDING FUND BALANCE	\$ 6,433	10,532	13,926	10,883	15,126	39%



**COURT TECHNOLOGY FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
BEGINNING FUND BALANCE	\$ -	44	3,456	1,111	6,324	469%
REVENUES						
Court Technology Fees	2,716	3,412	2,868	3,000	3,000	0%
Interest	-	-	-	-	-	0%
TOTAL REVENUES	2,716	3,412	2,868	3,000	3,000	0%
EXPENDITURES						
Public Safety	2,672	-	-	1,700	2,000	18%
TOTAL EXPENDITURES	2,672	-	-	1,700	2,000	18%
OTHER FINANCING SHOURCES (USES)						
Transfers (To) From Other Government	-	-	-	-	-	0%
ENDING FUND BALANCE	\$ 44	3,456	6,324	2,411	7,324	204%



WATER & SEWER FUND

PROPOSED ANNUAL BUDGET

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**



**WATER & SEWER FUND SUMMARY
STATEMENT OF REVENUES & EXPENDITURES**

	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2025
	Audited	Audited	Audited	Adopted	Proposed Budget	Adopted/2026 Proposed Change
BEGINNING NET POSITION	\$ 5,114,907	6,473,054	8,103,410	8,509,966	8,573,124	1%
REVENUES						
Water & Sewer Service	2,902,428	4,854,349	4,122,746	4,573,477	4,734,500	4%
Sanitation Service	506,326	498,903	608,487	673,531	750,000	11%
Miscellaneous	3,537	613	620,487	128,000	3,750	-97%
TOTAL REVENUES	3,412,291	5,353,865	5,351,720	5,375,008	5,488,250	2%
EXPENDITURES						
Personnel	421,399	498,816	601,469	869,507	744,830	-14%
Materials & Supplies	100,635	152,022	77,850	179,975	189,925	6%
Contractual Services	2,353,981	2,658,920	3,812,271	4,616,119	5,012,740	9%
Debt Service	300,700	317,221	316,684	315,000	364,605	0%
TOTAL EXPENDITURES	3,176,715	3,626,979	4,808,274	5,980,601	6,312,100	6%
NONOPERATING REVENUES (EXP)						
Investment Earnings	16,697	11,542	30,757	37,895	39,030	3%
Interest Expense	(117,727)	(104,158)	(100,000)	(100,000)	(100,000)	0%
Transfers Out	(229,705)	(109,573)	-	-	(127,600)	0%
Capital Contributions	1,453,306	108,695	-	-	-	0%
TOTAL NONOPERATING REVENUES (EXP)	1,122,571	(93,494)	(69,243)	(62,105)	(188,570)	204%
ENDING NET POSITION	\$ 6,473,054	8,103,410	8,573,124	7,842,268	6,890,506	-12%



**WATER & SEWER FUND SUMMARY
REVENUES BY SOURCE**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
CHARGES FOR SERVICES						
Water						
Water Sales	1,126,850	1,255,672	1,501,626	1,599,137	1,650,000	3%
Water Taps	91,250	1,750	3,000	6,885	8,500	23%
Water Meters	2,950	1,575	-	2,000	2,000	0%
Bulk Water Sales	27,313	2,120	1,250	1,500	1,500	0%
Late Charges	16,859	35,243	47,920	46,850	50,000	7%
Reconnect Fees	2,540	1,466	20,495	25,000	20,000	-20%
4% Civil Inspection Fees	-	122,532	157,610	116,590	-	-100%
Sewer						
Sewer Sales	1,529,226	1,784,491	2,388,845	2,750,965	3,000,000	9%
Sewer Taps	-	2,000	-	-	-	0%
Sewer Connections	104,600	1,000	2,000	24,550	2,500	-90%
Irrigation Backflow Test	840	-	-	-	-	0%
Sanitation						
Commercial Garbage	506,326	449,517	248,248	249,476	275,000	10%
Residential Garbage	-	49,386	360,239	424,055	475,000	12%
Other Services						
PID Fees	-	1,632,500	-	-	-	0%
Sewer Impact Fees	-	7,000	-	-	-	0%
Water Impact Fees	-	7,000	-	-	-	0%
TOTAL CHARGES FOR SERVICES	3,408,754	5,353,252	4,731,233	5,247,008	5,484,500	5%
MISCELLANEOUS						
Garbage Miscellaneous	-	226	105	500	1,000	100%
Mtn. Peak SUD True-up (TRA)	-	-	23,872	125,000	-	-100%
Interest Earnings	-	-	30,757	-	-	100%
NSF Charges	50	395	425	500	750	100%
Miscellaneous	3,319	(8)	2,303	2,000	2,000	100%
Cash Over (Short)	-	-	(1,565)	-	-	0%
Grants (ARPA)	-	-	564,590	-	-	0%
Infrastructure Rehab Reim	168	-	-	-	-	0%
TOTAL MISCELLANEOUS	3,537	613	620,487	128,000	3,750	-97%
TOTAL REVENUES	3,412,291	5,353,865	5,351,720	5,375,008	5,488,250	2%



**WATER & SEWER FUND SUMMARY
DEPARTMENTAL BUDGET DETAIL
NONDEPARTMENTAL - 00**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ 291,140	-	-	-	-	0%
Social Security Taxes	17,432	-	-	-	-	0%
State Unemployment Taxes	1,702	-	-	-	-	0%
Medicare	4,077	-	-	-	-	0%
Retirement (TMRS)	27,890	(20,238)	1,866	-	-	0%
Overtime	7,965	-	-	-	-	0%
Worker's Comp	5,408	-	-	-	-	0%
Accrued Compensation	4,975	(1,612)	-	-	-	0%
Health Insurance	56,810	-	-	-	-	0%
HRA	4,000	-	-	-	-	0%
TOTAL PERSONNEL	421,399	(21,850)	1,866	-	-	0%
MATERIALS & SUPPLIES						
Training & Travel	3,140	-	-	-	-	0%
Dues & Memberships	394	-	-	-	-	0%
Uniforms	4,416	-	-	-	-	0%
Office Supplies	3,800	-	-	-	-	0%
Chemicals	1,611	-	-	-	-	0%
Postage	5,248	-	-	-	-	0%
Gas & Oil	11,627	-	-	-	-	0%
Department Supplies	12,428	-	-	-	-	0%
Small Equipment	1,856	-	-	-	-	0%
System Parts & Supplies	37,146	-	-	-	-	0%
Rental Equipment	1,109	-	-	-	-	0%
Information Technology	17,860	-	-	-	-	0%
AMI System	-	50,573	2,986	-	-	0%
Vac Purchase	-	60,490	-	-	-	0%
TOTAL MATERIALS & SUPPLIES	100,635	111,063	2,986	-	-	0%
REPAIRS & MAINTENANCE						
Equipment R&M	8,333	-	-	-	-	0%
Building Maintenance	-	-	-	-	-	0%
Vehicle R&M	5,821	-	-	-	-	0%
System R&M	50,931	-	-	-	-	0%
TOTAL REPAIRS & MAINTENANCE	65,085	-	-	-	-	0%
CONTRACTED SERVICES						
Dept. of TNRCC	3,656	-	-	-	-	0%
Cell Phones/MIFI	2,284	-	-	-	-	0%
Utilities	32,871	-	-	-	-	0%
Legal Fees	3,359	-	-	-	-	0%
Legal Notices	812	-	-	-	-	0%
System Parts & Supplies (Inv)	631	-	-	-	-	0%
Audit Services	26,907	-	5,000	-	-	0%
Commercial Garbage	247,507	-	-	-	-	0%
Residential Garbage	241,540	-	-	-	-	0%
Midlothian Water Purchases	679,338	-	-	-	-	0%
Engineering	70,116	-	-	-	-	0%
TRA Fees	894,332	-	-	-	-	0%
Mtn. Peak Billing Fees	67,632	-	-	-	-	0%
Water Samples	3,775	-	-	-	-	0%
Waste Removal	2,990	-	-	-	-	0%
General Liability & Property	13,396	-	-	-	-	0%
Special Projects	7,594	-	-	-	-	0%
Miscellaneous	(18,176)	14,700	1,649	-	-	0%
BNSF Railroad Leases	4,847	-	-	-	-	0%
Merchant Service Fees	3,485	-	24,184	-	-	100%
Other Capital Outlay	-	(27,523)	-	-	-	0%
TOTAL CONTRACTED SERVICES	2,288,896	(12,823)	30,833	-	-	0%
DEPRECIATION						
Depreciation Expense	210,641	227,161	230,866	315,000	-	-100%
Amortization Expense	90,059	90,060	85,818	-	-	0%
TOTAL DEPRECIATION	300,700	317,221	316,684	315,000	-	-100%
DEBT SERVICE						
Bond Principle	-	-	-	60,000	75,000	25%
Bond Interest	-	70,651	70,239	67,600	75,000	11%
Capital Lease Interest	-	370	-	-	-	0%
TRA Buy-In	-	-	-	77,500	190,030	145%
Note Payable Interest	-	33,137	25,339	24,575	24,575	0%
TOTAL DEBT SERVICE	-	104,158	95,578	229,675	364,605	59%
OTHER USES						
Transfers Out to Debt Service Fund	-	-	-	127,600	127,600	100%
Transfers Out to General Fund	-	-	-	-	-	100%
TOTAL OTHER USES	-	-	-	127,600	127,600	0%
TOTAL EXPENDITURES	\$ 3,176,715	497,769	447,947	672,275	492,205	-27%



**WATER & SEWER FUND SUMMARY
DEPARTMENTAL BUDGET DETAIL
ADMINISTRATION - 45**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ -	200,598	225,908	367,865	231,245	-37%
Social Security Taxes	-	12,891	14,019	22,810	14,335	-37%
State Unemployment Taxes	-	553	34	100	115	100%
Medicare	-	2,607	3,279	5,335	3,355	-37%
Retirement (TMRS)	-	22,274	22,254	40,465	26,595	-34%
Overtime	-	2,662	3,584	2,200	2,200	0%
Worker's Comp	-	446	116	1,400	1,500	7%
Health Insurance	-	28,787	38,542	27,247	33,460	23%
HRA	-	1,375	-	1,875	1,500	100%
Employee Training	-	672	-	500	1,500	100%
TOTAL PERSONNEL	-	272,865	307,736	469,797	315,805	-33%
MATERIALS & SUPPLIES						
Uniforms	-	593	469	150	750	400%
Office Supplies	-	2,537	2,387	500	500	0%
Postage	-	9,621	11,963	15,575	15,575	0%
Copiers	-	-	-	-	1,500	100%
Gas & Oil	-	2,142	163	250	-	-100%
Department Supplies	-	445	247	100	1,500	1400%
Small Equipment <\$5,000	-	1,100	400	12,000	12,000	0%
TOTAL MATERIALS & SUPPLIES	-	16,438	15,629	28,575	31,825	11%
REPAIRS & MAINTENANCE						
Building Maintenance	-	8,122	997	1,265	1,500	19%
Vehicle R&M	-	100	175	-	-	0%
System R&M	-	-	-	-	-	0%
Vehicle Maintenance Plan	-	42	5,074	-	-	0%
TOTAL REPAIRS & MAINTENANCE	-	8,264	6,246	1,265	1,500	19%
CONTRACTED SERVICES						
Cell Phones/MIFI	-	893	732	750	1,500	100%
Telephone	-	586	-	-	-	0%
Utilities	-	180	167	160	500	213%
Data Prose	-	6,659	8,326	10,000	15,000	50%
Audit Services	-	11,625	13,450	14,150	15,000	6%
Civil Inspections	-	-	950	-	-	0%
Information Technology	-	21,571	31,777	67,000	67,000	0%
Merchant Service Fees	-	15,045	10,063	37,825	45,000	19%
Miscellaneous	-	478	261	235	5,700	2326%
Special Projects	-	13,609	1,872	-	-	0%
Mtn. Peak Billing Fees	-	19,343	-	-	-	0%
Vehicle Lease Payments	-	-	12,534	-	-	0%
TOTAL CONTRACTED SERVICES	-	89,989	80,132	130,120	149,700	15%
TOTAL EXPENDITURES	\$ -	387,556	409,743	629,757	498,830	-21%



**WATER & SEWER FUND SUMMARY
DEPARTMENTAL BUDGET DETAIL
WATER - 65**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ -	93,665	92,791	144,885	128,215	-12%
Social Security Taxes	-	5,805	5,768	8,985	7,950	-12%
State Unemployment Taxes	-	63	41	100	65	100%
Medicare	-	1,358	1,349	2,100	1,860	-11%
Retirement (TMRS)	-	10,259	8,702	15,935	14,745	-7%
Overtime	-	2,675	10,255	6,485	7,450	15%
Worker's Comp	-	2,544	3,277	7,000	7,500	7%
Health Insurance	-	15,746	26,457	25,813	25,110	-3%
HRA	-	1,000	-	1,250	1,000	100%
Employee Training	-	2,172	2,404	5,000	5,000	100%
Dues & Memberships	-	119	1,048	1,700	2,000	18%
TOTAL PERSONNEL	-	135,406	152,092	219,253	200,895	-8%
MATERIALS & SUPPLIES						
Uniforms	-	1,854	1,979	3,000	3,000	0%
Office Supplies	-	495	413	750	750	0%
Postage	-	-	87	500	500	0%
Gas & Oil	-	5,691	2,300	7,000	7,500	7%
Department Supplies	-	2,956	946	4,000	4,000	0%
Small Equipment <\$5,000	-	332	-	5,000	5,000	0%
Rental Equipment	-	-	-	2,000	2,000	100%
Chemicals	-	-	588	1,400	1,400	0%
TOTAL MATERIALS & SUPPLIES	-	11,328	6,313	23,650	24,150	2%
REPAIRS & MAINTENANCE						
Building Maintenance	-	213	194	5,000	5,000	0%
Vehicle R&M	-	2,147	68	2,600	2,600	100%
Equipment R&M	-	4,035	4,418	8,000	8,000	0%
Contracted System R&M	-	6,453	43,400	25,000	32,000	28%
System Parts & Supplies	-	30,516	17,879	20,000	20,800	4%
Vehicle Maintenance Plan	-	74	801	-	1,500	0%
TOTAL REPAIRS & MAINTENANCE	-	43,438	66,760	60,600	69,900	15%
CONTRACTED SERVICES						
Cell Phones/MIFI	-	2,007	2,162	-	2,600	100%
Utilities	-	4,932	4,820	-	5,800	100%
Midlothian Water Purchases	-	760,368	824,499	958,254	975,000	2%
TxDOT Utility Relocation	-	-	39,620	50,000	50,000	0%
Engineering	-	7,550	17,071	20,000	20,000	0%
General Liability & Property	-	4,082	8,175	-	-	0%
Water Samples	-	3,210	4,774	3,570	6,500	82%
TCEQ Permits	-	-	14,690	550	3,500	536%
Miscellaneous	-	377	363	500	700	40%
Special Projects	-	10,500	-	-	20,000	0%
BNSF Railroad Leases	-	-	1,210	-	2,650	100%
Vehicle Lease Payments	-	-	12,984	-	12,500	0%
TOTAL CONTRACTED SERVICES	-	793,026	930,368	1,032,874	1,099,250	6%
TOTAL EXPENDITURES	\$ -	983,198	1,155,533	1,336,377	1,394,195	4%



**WATER & SEWER FUND SUMMARY
DEPARTMENTAL BUDGET DETAIL
SEWER - 85**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
PERSONNEL						
Salaries & Wages	\$ -	77,632	90,993	114,690	146,345	28%
Social Security Taxes	-	4,820	5,657	7,110	9,075	28%
State Unemployment Taxes	-	18	14	-	75	0%
Medicare	-	1,127	1,323	1,665	2,120	27%
Retirement (TMRS)	-	8,548	8,506	12,615	16,100	28%
Overtime	-	2,676	10,255	5,000	5,000	0%
Worker's Comp	-	2,544	2,041	4,200	5,000	19%
Health Insurance	-	12,182	21,883	25,777	33,715	31%
HRA	-	1,000	-	1,000	1,500	100%
Employee Training	-	1,729	969	6,700	6,700	0%
Dues & Memberships	-	119	-	1,700	2,500	47%
TOTAL PERSONNEL	-	112,395	141,641	180,457	228,130	26%
MATERIALS & SUPPLIES						
Uniforms	-	1,638	1,486	3,000	3,000	0%
Office Supplies	-	477	418	750	750	0%
Postage	-	-	4,685	500	500	100%
Gas & Oil	-	4,421	14,690	10,020	7,000	-30%
Department Supplies	-	5,606	9,598	9,000	10,000	11%
Small Equipment <\$5,000	-	551	6,315	45,000	20,000	-56%
Miscellaneous	-	-	-	-	700	100%
Capital Outlay	-	-	-	40,000	90,000	100%
Rental Equipment	-	-	-	2,000	2,000	100%
WWTP Chemicals/Samples	-	500	15,730	17,480	-	-100%
TOTAL MATERIALS & SUPPLIES	-	13,193	52,922	127,750	133,950	5%
REPAIRS & MAINTENANCE						
Building Maintenance	-	213	189	5,000	5,000	0%
Vehicle R&M	-	428	(256)	2,600	2,600	0%
Equipment R&M	-	3,510	1,429	8,000	9,000	13%
Contracted System R&M	-	23,614	32,217	50,000	50,000	0%
System Parts & Supplies	-	8,080	3,694	20,000	20,000	0%
Vehicle Maintenance Plan	-	32	-	-	2,000	0%
TOTAL REPAIRS & MAINTENANCE	-	35,877	37,273	85,600	88,600	4%
CONTRACTED SERVICES						
Cell Phones/MIFI	-	1,798	1,777	-	2,000	100%
Utilities	-	42,544	37,101	29,000	52,000	79%
TRA Fees	-	1,103,556	2,022,093	2,555,228	2,750,000	8%
Other Contracted Services	-	-	-	55,000	65,000	18%
Engineering Services	-	28,192	-	25,000	25,000	0%
General Liability & Prop Ins	-	1,527	4,433	-	13,100	100%
Chemicals	-	-	1,698	10,780	17,480	62%
TCEQ Permits	-	620	-	5,500	5,500	0%
BNSF Railroad Leases	-	4,992	3,932	-	5,300	100%
Special Projects	-	14,000	119	-	-	0%
Vehicle Lease Payments	-	-	3,191	-	12,000	100%
TOTAL CONTRACTED SERVICES	-	1,197,229	2,074,344	2,680,508	2,947,380	10%
TOTAL EXPENDITURES BY CLASSIFICATION	\$ -	1,358,694	2,306,180	3,074,315	3,398,060	11%



**WATER & SEWER FUND SUMMARY
DEPARTMENTAL BUDGET DETAIL
SANITATION - 75**

	FYE 2022 Audited	FYE 2023 Audited	FYE 2024 Audited	FYE 2025 Adopted	FYE 2026 Proposed Budget	FYE 2025 Adopted/2026 Proposed Change
CONTRACTED SERVICES						
Commercial Garbage	-	206,144	238,192	238,590	250,520	5%
Residential Garbage	-	297,776	348,123	386,562	405,890	5%
TOTAL CONTRACTED SERVICE	-	503,920	586,315	625,152	656,410	5%
TOTAL EXPENDITURES	\$ -	503,920	586,315	625,152	656,410	5%



Truth-in-Taxation

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**

2025 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Venus

972-366-3348

Taxing Unit Name

Phone (area code and number)

700 W. HWY 67, Venus, Texas 76084

<https://www.cityofvenus.org>

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 647,666,223
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 34,933,908
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 612,732,315
4.	Prior year total adopted tax rate.	\$ 0.738059 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 0 B. Prior year values resulting from final court decisions: - \$ 0 C. Prior year value loss. Subtract B from A. ³	\$ 0
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 0 B. Prior year disputed value: - \$ 0 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 0
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 0

¹ Tax, Tax Code §26.012(14)

² Tax, Tax Code §26.012(14)

³ Tax, Tax Code §26.012(13)

⁴ Tax, Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 612,732,315
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 307,515 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 1,729,137 C. Value loss. Add A and B.⁶	\$ 2,036,652
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A.⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 2,036,652
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 16,122,554
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 594,573,109
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 4,388,300
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 5,158
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 4,393,458
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹ A. Certified values: \$ 670,096,559 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.¹² - \$ 32,381,702 E. Total current year value. Add A and B, then subtract C and D.	\$ 637,714,857

⁵ Tax, Tax Code §26.012(15)⁶ Tax, Tax Code §26.012(15)⁷ Tax, Tax Code §26.012(15)⁸ Tax, Tax Code §26.03(c)⁹ Tax, Tax Code §26.012(13)¹⁰ Tax, Tax Code §26.012(13)¹¹ Tax, Tax Code §26.012, 26.04(c)-(2)¹² Tax, Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 30,258,054
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵	+ \$ 0
	C. Total value under protest or not certified. Add A and B.	\$ 30,258,054
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 40,228,049
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁷ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ¹⁸ If completing this section, the taxing unit must include supporting documentation in Section 9. ¹⁹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²⁰	\$ 627,744,862
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²¹	\$ 0
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²²	\$ 54,549,752
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 54,549,752
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 573,195,110
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²³	\$ 0.766485 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁴	\$ _____ /\$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

¹³ Tax, Tax Code §26.01(c) and (d)

¹⁴ Tax, Tax Code §26.01(c)

¹⁵ Tax, Tax Code §26.01(d)

¹⁶ Tax, Tax Code §26.012(5)(B)

¹⁷ Tax, Tax Code §§26.012(5)(C) and 26.012(1-b)

¹⁸ Tax, Tax Code §26.012(1-a)

¹⁹ Tax, Tax Code §26.04(d-3)

²⁰ Tax, Tax Code §26.012(5)

²¹ Tax, Tax Code §26.012(17)

²² Tax, Tax Code §26.012(17)

²³ Tax, Tax Code §26.04(c)

²⁴ Tax, Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.598105 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 612,732,315
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 3,664,782
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + \$ 4,135 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 180,452 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -176,317 E. Add Line 31 to 32D.	\$ 3,488,465
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 573,195,110
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.608599 /\$100
35.	Rate adjustment for state criminal justice mandate.²⁶ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
36.	Rate adjustment for indigent health care expenditures.²⁷ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²⁶ [Reserved for expansion]²⁶ Tax, Tax Code §26.044²⁷ Tax, Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	Rate adjustment for county indigent defense compensation. ²⁸ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for county hospital expenditures. ²⁹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ 0.608599 /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 218,957 B. Divide Line 41A by Line 33 and multiply by \$100. \$ 0.038199 /\$100 C. Add Line 41B to Line 40.	\$ 0.646798 /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ 0.669435 /\$100

²⁸ Tax, Tax Code §26.0442²⁹ Tax, Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08.³⁰ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ 0.000000 /\$100
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.³¹ Enter debt amount \$ 946,044 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A. \$ 946,044	\$ 946,044
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³²	\$ 59,384
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 886,660
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector.³³ 107.00 % B. Enter the prior year actual collection rate. 107.00 % C. Enter the 2023 actual collection rate. 110.00 % D. Enter the 2022 actual collection rate. 105.00 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³⁴ 107.00 %	107.00 %
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 828,654
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 627,744,862
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.132004 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.801439 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	\$ 0.000000 /\$100

³⁰ Tax, Tax Code §26.042(a)³¹ Tax, Tax Code §26.012(7)³² Tax, Tax Code §26.012(10) and 26.04(b)³³ Tax, Tax Code §26.04(b)³⁴ Tax, Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁵ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ²⁶ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ²⁷ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 188,071
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 627,744,862
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.029959 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ²⁸ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.766485 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.766485 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ²⁹ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.801439 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.771480 /\$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁰ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴¹	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 627,744,862
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100

²⁵ Tax. Tax Code §26.041(d)

²⁶ Tax. Tax Code §26.041(f)

²⁷ Tax. Tax Code §26.041(d)

²⁸ Tax. Tax Code §26.041(c)

²⁹ Tax. Tax Code §26.041(c)

⁴⁰ Tax. Tax Code §26.045(d)

⁴¹ Tax. Tax Code §26.045(f)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.771480 /\$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴² The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴³

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁴
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴⁵ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴⁶

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴⁷

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value A. Voter-approval tax rate (Line 68) B. Unused increment rate (Line 67) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2024 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.738059 /\$100 \$ 0.000000 /\$100 \$ 0.738059 /\$100 \$ 0.738059 /\$100 \$ 0.000000 /\$100 \$ 595,823,237 \$ 0
65.	Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.719639 /\$100 \$ 0.000000 /\$100 \$ 0.719639 /\$100 \$ 0.754842 /\$100 \$ -0.035203 /\$100 \$ 484,949,541 \$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0.754842 /\$100 \$ 0.000000 /\$100 \$ 0.754842 /\$100 \$ 0.754842 /\$100 \$ 0.000000 /\$100 \$ 414,217,047 \$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0 /\$100
68.	2025 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.000000 /\$100
69.	Total 2025 voter-approval tax rate, including the unused increment rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.771480 /\$100

⁴² Tax. Tax Code §26.013(b)

⁴³ Tax. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴⁴ Tax. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁴⁵ Tax. Tax Code §26.0501(a) and (c)

⁴⁶ Tax. Local Gov't Code §120.007(d)

⁴⁷ Tax. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁸ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁹

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.608599 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 627,744,862
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.079650 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.132004 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.820253 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁰

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁵¹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2024 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.738059 /\$100
76.	Adjusted 2024 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵² If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵³ Enter the final adjusted 2024 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
77.	Increase in 2024 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2024 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 594,573,109
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted 2024 taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 573,195,110
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁴	\$ 0.000000 /\$100

⁴⁸ Tax. Tax Code §26.012(b-a)

⁴⁹ Tax. Tax Code §26.063(a)(1)

⁵⁰ Tax. Tax Code §26.042(b)

⁵¹ Tax. Tax Code §26.042(f)

⁵² Tax. Tax Code §26.042(c)

⁵³ Tax. Tax Code §26.042(b)



Financial Policies

**For the Fiscal Year
Beginning October 1, 2025
Ending September 30, 2026**

TABLE OF CONTENTS

I.	Purpose Statement	58
II.	Accounting, Auditing and Financial Reporting	58
	A. Accounting	
	B. Funds	
	C. External Auditing	
	D. External Financial Reporting	
	E. Internal Financial Reporting	
III.	Internal Controls	59
	A. Written Procedures	
	B. Department Directors' Responsibilities	
	C. Cash Management	
	D. Capital Assets	
IV.	FISCAL BUDGETING	59
	A. Operating Budget	
	B. Balanced Budgets	
	C. Planning	
	D. Budgetary Control	
V.	CAPITAL PROGRAMS	60
	A. Capital Improvement Programs	
	B. Capital Budgets	
	C. Alternate Resources	
VI.	REVENUE MANAGEMENT	60
	A. Diversification and Stability	
	B. Unpredictable Revenue	
	C. Revenue Monitoring	
	D. Revenue Collections	
	E. Write-Offs of Uncollectible Accounts (Excluding Property Taxes)	
	F. Fees and Charges	
	G. One-Time Revenue	
	H. Restricted Revenues	
	I. Sufficiency	
	J. Utility Rates	
VII.	EXPENDITURE CONTROL	61
	A. Appropriations	
	B. Encumbrances	
	C. Purchasing	
	D. Prompt Payment	
	E. Department Directors' Responsibilities	

VIII. DEBT MANAGEMENT	62
A. Debt Service Requirements	
B. Self-Supporting Debt	
C. Debt Covenants	
D. Debt Capacity and Issuance	
IX. FUND BALANCE	62
A. Purpose	
B. Definitions	
C. City Policy	
X. FINANCIAL CONDITIONS AND RESERVES	64
A. Minimum Unassigned Fund Balance	
B. Replenishment of Minimum Fund Balance Reserves	
C. Order of Expenditure of Fund Balances	
D. Appropriation of Unassigned Fund Balance	
E. Monitoring and Reporting	
XI. GRANTS	65
A. Solicitation	
B. Authority	
C. Budgeting	
D. Applicable Laws	
E. Supplement Not Supplant (Federal Grants)	
F. Procurement	
G. Compliance	
H. Management	
XII. REVIEW AND REPORTING	66
A. Annual Review	
B. Reporting	

I. PURPOSE STATEMENT

The policies set forth below provide guidelines to enable City staff to achieve long-term, stable financial conditions while conducting daily operations and providing services to the community. The watchwords of the City's financial management include integrity, prudent stewardship, planning, accountability, and full disclosure.

The long-range policies regarding financial management are as follows:

1. Exercise a discipline which allows the City to retain a sound financial condition.
2. Give recognition to the community's needs and ability to pay.
3. Strive to retain the best possible rating on bonds.

The purpose of these policies is to provide guidelines for City staff in planning and directing the City's day-to-day financial affairs. The scope of these policies cover accounting, auditing, financial reporting, internal controls, fiscal budgeting, capital programs, revenue management, expenditure control, debt management, financial condition and fund reserves.

II. ACCOUNTING, AUDTING & FINANCIAL REPORTING

A. Accounting

The City's Finance Director is responsible for establishing the City's chart of accounts and for properly recording financial transactions.

B. Funds

Self-balancing groups of accounts are used to account for City financial transactions in accordance with generally accepting accounting principles (GAAP). Each fund is created for a specific purpose except the General Fund which is used to account for all transactions not accounted for in other funds. Funds are created by the Finance Director and approved by the City Council.

C. External Auditing

The City will be audited annually by independent accountants (auditors). The auditors must be a reputable CPA firm and must demonstrate experience in the field of local government auditing. They must conduct the City's audit in accordance with GAAP, governmental accounting and auditing standards (GAAS) and be knowledgeable in the Government Finance Officers Association (GFOA) Certificate of Achievement Program. The City will follow a five-year rotation of outside independent auditors. The financial statements audited should be prepared within 180 days after the close of the fiscal year.

D. External Financial Reporting

The City will prepare and publish an Annual Financial Report for each fiscal year which begins October 1st and ends September 30th.

E. Internal Financial Reporting

The Finance Department will prepare and issue timely financial reports on the City's current fiscal status. These reports include the following:

1. Monthly budget status reports to the City Administrator, all department heads and to the City Council;
 2. Mid-year budget amendments to the City Administrator and City Council; and
 3. Quarterly cash and investment reports to the Mayor and City Council.
-

III. INTERNAL CONTROLS

A. Written Procedures

The Finance Director is responsible for developing written guidelines on accounting, cash handling and other financial matters which will be approved by the City Council. The Finance Department will assist Department Directors, as needed, in tailoring such guidelines to fit each department's requirements. Financial policies will be reviewed and approved by the City Council at least every two years.

B. Department Directors' Responsibilities

Department Directors are responsible for ensuring that proper internal controls are followed throughout his or her department, that all guidelines on accounting and internal controls are implemented and that all independent auditor control recommendations are addressed.

C. Cash Management

The City's cash flow will be managed to maximize the investable cash in accordance with the City's investment policy.

D. Capital Assets

Capital assets classifications include buildings and improvements, machinery and equipment, vehicles, and infrastructure. Such assets will be reasonably safeguarded, properly accounted for and prudently used. Capital asset inventories will be updated at least annually.

1. Capital assets will be capitalized and depreciated over the useful life of the asset when the cost of the asset is \$5,000 or greater;
 2. The capitalization threshold of \$5,000 will be applied to the individual items rather than to a group of similar items (i.e., desks, chairs, computers, etc.); and
 3. To maintain control over high-risk items, such as electronic equipment and weapons, high-risk items costing \$250 - \$4,999 will be monitored tagged and tracked as part of inventory.
-

IV. FISCAL BUDGETING

A. Operating Budget

The General Fund is the operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The City's annual budgets are prepared and adopted on a basis consistent with GAAP for all governmental and proprietary funds except for capital projects fund, which adopts project-length budgets.

For external reporting purposes, account balances shall be reported on the modified accrual basis of

accounting within the General Fund and other governmental funds and the accrual basis of accounting in the proprietary funds.

B. Balanced Budgets

Currently available unassigned operating revenue shall be sufficient to support current operating expenditures. Temporary shortages or operating deficits can and do occur, however, they are not tolerated as extended trends. Measures should be developed to provide additional revenue and/or reduced expenditures to eliminate operating deficits when necessary.

C. Planning

The budget process will be coordinated to identify major policy issues for City Council consideration well in advance of the budget approval date for proper analysis and accurate decision making.

D. Budgetary Control

1. The City Administrator's level of budgetary control is at the department level for all City funds. Changes in budgeted expenditure appropriations at the department level require approval of the City Council.
2. Department Directors' level of budgetary control is at the category level. Modifications within and between a respective department's operating categories are allowed except for personnel costs and capital expenditures. Personnel costs and capital expenditure modifications require the approval of the City Administrator.

V. CAPITAL PROGRAMS

A. Capital Improvement Programs

Capital improvement programs will include plans for future years as well as future maintenance and operational costs. Capital improvement programs and planning should include a minimum of five (5) years. Capital project funds will be accounted for in multi-year funds that cross fiscal years and do not close until the project is completed.

B. Capital Budgets

Capital project budgets will include all capital project fund expenditures as well as all funding sources. Capital projects financed through bond proceeds shall be financed for a period not to exceed the useful life of the project. Unspent bond proceeds will be transferred to the Debt Service Fund at the completion of the capital project.

C. Alternate Resources

Where applicable, assessments, impact fees and/or other user-based fees should be used to fund capital projects.

VI. REVENUE MANAGEMENT

A. Diversification and Stability

A diversified and stable revenue system will be maintained to shelter the City from short-run fluctuations in any one revenue source.

B. Unpredictable Revenue

The City will try to understand its revenue sources and enact consistent collection policies so that assurances can be provided that the revenue base will materialize according to budgets and plans. Use of unpredictable revenue will depend upon management's determination whether the revenue is considered a one-time revenue or will recur annually.

C. Revenue Monitoring

Revenues actually received will be regularly compared to budgeted revenues. Significant variances will be investigated and reported in the appropriate reports.

D. Revenue Collections

The City shall maintain high collection rates for all revenues by monitoring monthly receivables. The City shall follow an aggressive, consistent, yet reasonable approach to collecting revenues to the fullest extent allowed by law for all delinquent taxpayers and others overdue in payments to the City.

E. Write-Off of Uncollectible Accounts (Excluding Property Taxes)

Uncollectible accounts shall be written off annually at year end and upon approval of the City Administrator. The write-off of uncollectible accounts is a bookkeeping entry only and does not release the debtor from the debt owed to the City.

F. Fees and Charges

The City will maximize utilization of user charges in lieu of property taxes for services that can be individually identified and where the costs are directly related to the level of service. There will be periodic review of fees and charges to ensure that fees provide adequate coverage of costs of service.

G. One-time Revenues

One-time revenues will be used only for one-time expenditures and will not be used for ongoing operations. Care will be taken not to use these revenues for budget balancing purposes.

H. Restricted Revenues

When an expenditure is incurred for purposes for which both restricted and unrestricted revenues/fund balance is available, the City considers restricted funds to have been spent first.

I. Sufficiency

The benefits of revenue shall exceed the cost of producing the revenue.

J. Utility Rates

The City shall review and adopt utility rates that shall generate revenues required to fully cover operating expenditures, meet the legal restrictions of all applicable bond covenants, and provide for an adequate level of working capital needs.

VII. EXPENDITURE CONTROL

A. Appropriations

The City adopts annual appropriations at the department level for all City funds. Any increase in budgeted appropriations at the department level must be approved by the City Council.

B. Encumbrances

All appropriations lapse at fiscal year-end. Encumbrances shall be rolled to the next fiscal year and added to the current year's budgeted appropriations.

C. Purchasing

All purchases shall be in accordance with both the City's purchasing policy and State law. In the event that State law and City policy conflict, the strictest policy will be followed.

D. Prompt Payment

All invoices will be paid upon thirty (30) days of receipt in accordance with State law. Procedures will be used to take advantage of all cost-effective purchase discounts. Payments will be processed to maximize the City's investable cash.

E. Department Directors' Responsibilities

Each Department Director is held accountable for meeting program objectives and monitoring the use of budget funds expended to ensure compliance with the annual appropriated budget approved by the City Council.

VIII. DEBT MANAGEMENT

A. Debt Service Requirements

The Finance Department will determine annual debt payment requirements as well as funding sources during the preparation of the annual budget for the Debt Service Fund and as per the City's Debt Management Policy.

B. Self-Supporting Debt

When appropriate, self-supporting revenues will pay debt service in lieu of property taxes. The Debt Service Fund's current fiscal year debt payment requirements shall not exceed debt service property tax, self-supporting revenue and balances carried forward from the prior year.

C. Debt Covenants

The Finance Department will diligently monitor the City's compliance to its bond covenants. The Finance Department will maintain ongoing communications with bond rating agencies about the City's financial condition and follow a policy of full disclosure on every financial report.

D. Debt Capacity and Issuance

The City has and will continue to retain a Financial Advisor in connection with any debt issuance.

IX. FUND BALANCE

A. Purpose

The purpose of this policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability, and it is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and other similar circumstances. This policy will ensure the City maintains adequate fund balances in the City's various operating funds with the capacity to:

1. Provide sufficient cash flow for daily financial needs,

2. Secure and maintain investment grade bond ratings,
3. Offset significant economic downturns or revenue shortfalls, and
4. Provide funds for unforeseen expenditures related to emergencies.

B. Definitions

Fund Equity

A fund's equity is generally the difference between its assets and its liabilities. Fund equity is affected by the results of each year's operations [revenues over (under) expenditures].

Fund Balance

The fund equity of a governmental fund for which an accounting distinction is made between the portions that are spendable and non-spendable. Fund balance is classified into five categories:

- 1) Non-spendable fund balance – includes the portion of net resources that cannot be spent because of their form (i.e. inventory, or prepaids) or because they must remain in-tact.
- 2) Restricted fund balance – includes the portion of net resources on which limitations are imposed by creditors, grantors, contributors, or by laws or regulations of other governments (i.e. externally imposed limitations). Amounts can be spent only for the specific purposes stipulated by external resource providers or as allowed by law through constitutional provisions or enabling legislation. Examples include grant awards, bond proceeds, street maintenance taxes, and court technology and security fees.
- 3) Committed fund balance – includes the portion of net resources upon which the City Council has imposed limitations on use. Amounts that can be used only for the specific purposes determined by a formal action of the City Council. Commitments may be charged or lifted only by the Council taking the same formal action that originally imposed the constraint. The formal action must be approved before the end of the fiscal year in which the commitment will be reflected on the financial statements.
- 4) Assigned fund balance – includes the portion of net resources for which an intended use has been established by the City Council or the City Official authorized to do so by the City Council. Assignments of fund balance are much less formal than commitments and do not require formal action for their imposition or removal. In governmental funds, other than the General Fund, assigned fund balance represents the amount that is not restricted or committed which indicates that resources are, at a minimum, intended to be used for the purpose of that fund.
- 5) Unassigned fund balance – the amounts in excess of what can properly be classified in one of the other four categories of fund balance. It is the residual classification of the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are available for any purpose. Negative residual amounts for all other governmental funds are reported in this classification.

B. City Policy

Committed Fund Balance

The City Council is the City's highest level of decision-making authority, and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the Council at the City's Council meeting. The resolution must either be approved or rescinded, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period (i.e. the Council may approve the calculation or formula for determining the amount to be committed).

Assigned Fund Balance

The City Council authorizes the City Administrator as the City Official responsible for the assignment of fund balance to a specific purpose as approved by this fund balance policy.

X. FINANCIAL CONDITIONS & RESERVES

A. Minimum Unassigned Fund Balance

The City's goal is to achieve and maintain an unassigned fund balance in the General Fund equal to one hundred twenty (120) days of total expenditures (excluding one-time expenditures and operating transfers); and, in the Water/Sewer Fund a balance equal to one hundred twenty (120) days of total expenditures (excluding one-time expenditures and operating transfers). The City considers a balance of less than one hundred twenty (120) days to be cause for concern, barring unusual or deliberate circumstances. In the event the unassigned fund balance is calculated to be less than the policy stipulates, the City shall plan to adjust budget resources in the next fiscal year to restore the balance.

B. Replenishment of Minimum Fund Balance Reserves

If unassigned fund balances in either fund *unintentionally* falls below ninety (90) days, or if it is anticipated that at the completion of any fiscal year, the projected unassigned fund balance will be less than ninety (90) days, the City Administrator shall prepare and submit a plan to restore the minimum required level as soon as economic conditions allow or within a three (3) year period, whichever comes first. The plan shall detail the steps necessary for the replenishment of fund balances as well as an estimated timeline for achieving such. If restoration of the reserve cannot be accomplished within such a period without severe hardship to the City, then the Council shall establish an extended timeline for attaining the minimum balance.

C. Order of Expenditure of Fund Balances

If an expenditure meets the criteria of multiple categories of fund balance, first spend the most restricted funds before moving down to the next most restrictive category with available funds.

D. Appropriation of Unassigned Fund Balance

Appropriation from the minimum unassigned fund balance shall require the approval of the Council and shall be utilized only for one-time expenditures, such as capital expenditures, and not for ongoing expenditures unless a viable revenue plan designed to sustain the expenditure is simultaneously adopted.

The Council may appropriate unassigned fund balances for emergency purposes, as deemed necessary, even if such use decreases the fund balance below the established minimum.

E. Monitoring and Reporting

The Finance Director shall be responsible for monitoring and reporting on the City's various reserve balances. The City Administrator is directed to make recommendations to the Council on the use of reserve funds both as an element of the annual operating budget submission and from time-to-time

throughout the fiscal year as needs may arise. Compliance with the provisions of the policy shall be reviewed as a part of the annual operating budget adoption process and subsequent review will be included in the annual audit and financial statement preparation procedures.

XI. GRANTS

A. Solicitation

It is the responsibility of City Departments to locate grant sources, determine the appropriateness of the grant, prepare council communications regarding grant applications and/or grant offers, and draft grant applications for submission for grants which would be cost beneficial and meet the City's objectives.

B. Authority

The City Council determines the goals and priorities of the City; therefore, all grant-funded activities/programs are assessed, and all grant applications are approved by the City Council to assure that (1) the activity/program is consistent with these goals and priorities; (2) grant financial assistance is needed; and (3) grant proposals and budgets accurately reflect these goals and needs. Any potential grants shall be examined for matching requirements so that the source and availability of these funds may be determined before the grant application is made.

C. Budgeting

A comprehensive needs assessment is conducted and approved by the City Council during the annual budget process. This assessment will be used for developing all Federal and State grant budgets. Depending on the type and amount of grant, the budget process may be done during the writing of the grant or after amounts are awarded.

D. Applicable Laws

Federal grants are governed by, and the City shall adhere to, the Federal Register Title 2, Subtitle A, Chapter II, Part 200 – *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

State grants are governed by, and the City shall adhere to, Local Government Code Title 7, Chapter 783 – *Uniform Grants Management Standards* issued by the Governor's Office of Budget and Planning for the State of Texas.

E. Supplement Not Supplant (Federal Grants)

The City has implemented guidelines to ensure compliance with Federal fiscal requirement of supplement, not supplant. The purpose of these procedures is to ensure that the level of State and local support for programs remain at least constant and is not replaced by Federal funds. Federal funds are used to supplement (add to, enhance, to expand, create something new, increase) the funds available from non-Federal sources, and not to supplant (replace or take the place of) the existing non-Federal funds.

F. Procurement

In addition to City procurement policies and guidelines as outlined in the City's Purchasing Policy, all applicable procurement requirements of Federal and State grant fund regulations, other applicable laws and regulations, apply to the use of grant funds.

G. Compliance

The City shall comply with *specific* terms and conditions as set forth in Federal and State Grant Award

Notices (GANs). GANs may also include *general* terms and conditions. Should there be any inconsistency between the (1) *specific* terms and conditions and (2) *general* terms and conditions, *specific* terms and conditions will govern.

If *general* and *specific* terms and conditions conflict with City policies and procedures, the most conservative term or condition will govern.

H. Management

Grant management lies within each Department of the City under the direction of the Department Director. Department Directors are accountable to the City Administrator, City Council, and Finance Department.

XII. REVIEW AND REPORTING

A. Annual Review

These financial management policies will be reviewed administratively by the City Administrator at least annually, prior to preparation of the annual budget and will be presented to the City Council for confirmation of any significant changes.

B. Reporting

The Finance Director will report annually to the City Council on compliance with these policies.



**FULL-TIME EQUIVALENTS
PROPOSED
FY 2025-2026**

Position Title	FYE 2024 Actuals	FYE 2025 Adopted	FYE 2026 Proposed
General Fund			
Administration			
City Administrator	0.5	0.5	1.0
City Secretary	1.0	1.0	1.0
Finance Director	0.5	0.5	1.0
Human Resources Director	1.0	1.0	1.0
Customer Service Rep - Accounts Payable	0.5	0.5	1.0
Total Administration	3.5	3.5	5.0
Development Services			
City Planner	1.0	1.0	1.0
Building Official	1.0	1.0	1.0
Inspector	1.0	1.0	1.0
Customer Service Rep - Permits	1.0	1.0	1.0
Total Development Services	4.0	4.0	4.0
Police			
Chief	1.0	1.0	1.0
Code Enforcement/Animal Control Officer	1.0	1.0	1.0
Administrative Assistant/Records & Property Tech	1.0	1.0	1.0
Lieutenant	1.0	1.0	1.0
Sergeant	2.0	5.0	5.0
Officer	11.0	10.0	11.0
Detective	2.0	2.0	2.0
Total Police	19.0	21.0	22.0
Court			
Court Clerk	1.0	1.0	1.0
Total Court	1.0	1.0	1.0
Fire			
Chief	1.0	1.0	1.0
Captain	1.0	3.0	3.0
Driver / Engineers	1.0	3.0	3.0
Fire Marshal	-	-	1.0
Firefighter	-	3.0	6.0
Total Fire	3.0	10.0	14.0
Public Works			
Director	0.5	0.5	0.5
Operations Supervisor	0.5	0.5	0.5
Administrative Assistant	0.5	0.5	0.5
Streets Team Leader	1.0	1.0	1.0
Parks Team Leader	0.5	0.5	0.5
Team Member	2.0	2.0	4.0
Total Public Works	5.0	5.0	7.0
Nondepartmental			
Building Maintenance Tech	1.0	1.0	1.0
Total Nondepartmental	1.0	1.0	1.0
VCSDC Fund			
Director	1.0	0.2	-
Parks Team Member	1.5	1.5	-
Total VCSDC Fund	2.5	1.7	-
Proprietary Fund			
City Administrator	0.5	0.3	-
Director	0.5	0.5	1.0
Operations Supervisor	0.5	0.5	1.0
Administrative Assistant	0.5	0.5	1.0
Finance Director	0.5	0.5	-
Human Resources Director	-	-	-
Customer Service Rep - Utility Billing	1.0	1.0	1.0
Customer Service Rep - Accounts Payable	0.5	0.5	-
Utilities Team Leader	1.0	1.0	1.0
Team Member	2.0	2.0	3.0
Total Proprietary Fund	7.0	6.8	8.0
Total Full-time Equivalents	46.0	54.0	62.0

