



FILED FOR RECORD
KAUFMAN CO. TEXAS

FEB 32 PM 1:45

LAURA A. HUGHES
COUNTY CLERK

BY:

Jackie Allen
County Judge

Terry Crow
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2

Kelly Lane
Commissioner Precinct 3

Tommy Moore
Commissioner Precinct 4

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, March 10, 2026, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG:

REMARKS FROM VISITORS; (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three-minute presentation.)

1. **ROUTINE CORRESPONDENCE**
2. **CONSENT AGENDA**
 - A. Discuss/Consider/Accept the Commissioners Court regular meeting minutes for March 3, 2026.
 - B. Discuss/Consider/Accept the Tax Assessor-Collector's monthly Property Tax Collections report for January 2026.
 - C. Discuss/Consider/Accept the Tax Assessor-Collector's monthly Auto Collections report for January 2026.
3. **Trenis Ramsey:** Discuss/Consider/Approve the attached resolution by the Juvenile Board designating all District Courts and District Judges as alternative court for Juvenile Court.
4. **Casey Morris:** Discuss/Consider/Accept setting the solid waste and recycling services fees for the 2026 fiscal year.
5. **Fabi Carrillo:** Discuss/Consider a motion to approve the final plat for Clark Vista located on Clark Lane in Precinct 1.
6. **Development Services:** Discuss/Consider/Approve the final plat of Valencia Phase 1, located on State Highway 243 and CR 102 in Precinct 1.
7. **John Casey:** Discuss/Consider/Approve City of Forney's request to amend the Kaufman County Thoroughfare Map.
8. **Lorena Diaz:** Discuss/Consider/Approve the purchase of a 2026 HAMM Roller for Road & Bridge Precinct 4 utilizing BuyBoard Contract #788-25.
9. **Judge Allen:** Discuss/Consider exiting regular meeting and enter into a public hearing.
10. **Public Hearing:** Regarding petition to Texas Commission on Environmental Quality for creation of Kaufman County Municipal Utility District 16, said hearing for Commissioners' Court to hear evidence from Applicant and other interested parties regarding proposed district.
11. **Public Hearing:** Regarding petition to Texas Commission on Environmental Quality for creation of Grand Meadows Municipal Utility District of Kaufman County, said hearing for Commissioners' Court to hear evidence from Applicant and other interested parties regarding proposed district.

12. **Judge Allen:** Discuss/Approve exiting public hearings and enter back into regular meeting.
13. **Judge Allen:** Discuss/Consider/Approve potential submission of recommendation, findings, conclusions, or other information to Texas Commission on Environmental Quality regarding petition for creation of proposed Kaufman County Municipal Utility District 16.
14. **Judge Allen:** Discuss/Consider/Approve potential submission of recommendation, findings, conclusions, or other information to Texas Commission on Environmental Quality regarding petition for creation of proposed Grand Meadows Municipal Utility District of Kaufman County.
15. **Auditor:** Discuss/Consider line item and budget transfers/corrections.
16. **Auditor:** Discuss/Consider claims for payment and/or Financial Information as provided by the County Auditor.
17. **Judge Allen:** Discuss/Consider/Approve exiting regular meeting and entering into executive session.
18. **Judge Allen:** Discuss/Consider, pursuant to Texas Government Code, Section 551.071, to consult with counsel regarding pending or contemplated litigation, subjects, or settlement offers, including but not limited to:
 - A. Price v. White; Case 3:24-CV-1387-L;
 - B. Bates v. Kaufman County; Case 116800-489;
 - C. Toombs v. Kaufman County; Case 3-24-CV00892-B;
 - D. Kaufman County, Texas v. Texas General Mechanical, et. al.;
 - E. Construction Law Matters; and
 - F. Potential claims/cases involving EEOC, Civil Rights, county issues, road damages, etc.
19. **Judge Allen:** Discuss/Consider, pursuant to Texas Government Code, Section 551.0725 regarding contract being negotiated, and Section 551.071, consultation with attorney, to consult with attorney James Allison with firm Allison Bass & Magee LLP regarding potential contract to retain firm as outside counsel for services relating to feasibility/adoption of Hotel Occupancy Tax.
20. **Judge Allen:** Discuss/Consider/Approve exiting executive session and entering back into the regular session.
21. **Judge Allen:** Discuss/Consider/Approve taking any action resulting from the executive session.
22. **Adjourn Meeting**

If during the meeting, a discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

Attorney Consultation	<i>Gov't Code §551.071</i>
Real Property	<i>Gov't Code §551.072</i>
Contract being negotiated	<i>Gov't Code §551.0725</i>
Prospective gifts or donations	<i>Gov't Code §551.073</i>
Personnel Matters	<i>Gov't Code §551.074</i>
County Advisory Body deliberations	<i>Gov't Code §551.0745</i>
Security Devices or Security Audits and Infrastructure	<i>Gov't Code §551.0761 and 551.089</i>
Economic Development negotiations	<i>Gov't Code §551.087</i>

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.

Signed this the 4th day of March, 2026.




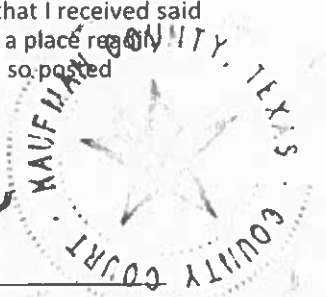

Jackie Allen, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 4th day of March, 2026, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Laura Hughes, County Clerk

By: _____

Deputy _____

ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS BEFORE THE MEETING.

**COMMISSIONERS COURT
REGULAR MEETING
March 3, 2026**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners Court Meeting Room, Kaufman Texas with the following members present: **Jakie Allen**, County Judge; **Terry Crow**, Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Kelly Lane**, Commissioner Precinct 3; **Tommy Moore**, Commissioner Precinct 4; **Bobbie Bartlett**, Chief Deputy.

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS;

CONSENT AGENDA

2. There came on to be a motion to accept the Consent Agenda.

A. Accept Commissioners Court Meeting Minutes for February 24, 2026.

B. Accept the 1st Quarter Report for Development Services.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Crow.
Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

3. There came on to be a motion to accept the 2025 Racial Profiling Report for Precinct 1.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillips

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ACCEPT REPORT

4. There came on to be a motion to accept the 2025 Racial Profiling Report for Precinct 4.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CONTRACT

5. There came on to be a motion to approve executing a Contract between Kaufman County and Doliver Enterprise, LLC dba Black Jack Disposal for RPF 2025-007 Solid Waste and Recycling Services.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE ADVERTISING

6. There came on to be a motion to approve advertise and solicit BID 2026-002 Lower East Fork Lateral Watershed Site 2 Repair.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE FINAL ALLOCATIONS

7. There came on to be a motion to approve final allocations of the Family Protection Fee to Lone Star Casa, Inc. Kaufman County Children's Emergency Shelter, The Genesis Center, and the Kaufman County Children's Advocacy Center in equal shares.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EXITING REGULAR MEETING AND ENTER INTO PUBLIC HEARING

8. There came on to be a motion to approve exiting Regular Meeting and enter into Public Hearing.

9. Public Hearing; to receive input from the public regarding not allowing Thru Trucks and placing "No Thru Truck" signs on the following County Roads in Precinct 1; Fair Road using Rand Road as an alternate route and CR 147 using Rand Road as an alternate route.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

PUBLIC HEARING

10. Public Hearing was held. No one from the Public spoke on the topic.

MOTION TO APPROVE EXITING PUBLIC HEARING AND ENTER INTO REGULAR MEETING

11. There came on to be a motion to approve exiting Public Hearing and enter into Regular Meeting.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE NO THRU TRUCK SIGNS

12. There came on to be a motion to approve not allowing Thru Trucks and placing "No Thru Truck" signs on the following County Roads within Precinct 1: Fair Road using Rand Road as an alternate route and CR 147 using Rand Road as an alternate route.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillips.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EXITING REGULAR MEETING AND ENTER INTO EXECUTIVE SESSION

13. There came on to be a motion to approve exiting Regular Meeting and enter into Executive Session. Pursuant to Texas Government Code, Section 551.087 to discuss economic development negotiations regarding Project Youngblood.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

EXECUTIVE SESSION

14. Executive Session was held. Judge has certified agenda.

MOTION TO APPROVE EXITING EXECUTIVE SESSION AND ENTER INTO REGULAR MEETING

15. There came on to be a motion to approve exiting Executive Session and enter into Regular Meeting.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE AGREEMENT

16. There came on to be a motion to approve entering into a tax abatement agreement with the City of Terrell for a business operated at the airport. Tax abatement will be made according to our schedule, which is a 5-year abatement as in our guidelines. The agreement will go to our legal department and come back in a couple of weeks and if it comes back as presented, we will make a motion to approve.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE LINE-ITEM AND BUDGET TRANSFERS/CORRECTIONS

17. There came on to be a motion to approve Line-Item and Budget Transfers/Corrections.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillips.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CLAIMS FOR PAYMENT

18. There came on to be a motion to approve Claims for Payment.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ADJOURN

19. There came on to be a motion to adjourn.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:



Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 03/10/2026	SUBMITTED BY: Bianca Antuna DEPARTMENT: Tax Office	PERSON PRESENTING: Teresa Floyd
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ITEM REQUESTED IS FOR: <input checked="" type="radio"/> Consent Agenda <input type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Teresa Floyd; Present/Accept the Tax Assessor-Collector's monthly Property Tax Collections report for January 2026 Teresa Floyd; Present/Accept the Tax Assessor-Collector's monthly Auto Collections report for January 2026

JANUARY 2026

KAUFMAN COUNTY

CURRENT	\$27,073,127.40
DELINQUENT	\$196,294.75
TOTAL COLLECTED	\$27,269,422.15
DEFERRAL (UNPAID)	\$191,696.87

ROAD & BRIDGE

CURRENT	\$6,441,294.06
DELINQUENT	\$46,944.12
TOTAL COLLECTED	\$6,488,238.18
DEFERAL (UNPAID)	\$39,578.01

TOTAL TRANSACTIONS FOR THE MONTH
25,411

ROLLBACK

	Acres
PRECINCT 1	138.9206
PRECINCT 2	15.301
PRECINCT 3	16.637
PRECINCT 4	0
TOTAL ACRES	170.8586

KAUFMAN COUNTY 2025-2026

JANUARY 2026

	CURRENT ROLL			DELINQUENT ROLL	
	M&O	I&S	%	2024 AND OLDER AMOUNT	%
GENERAL FUND					
Adjusted Tax Levy Roll	\$76,865,151.23	\$15,707,021.55	100.00%	\$3,353,712.94	100.00%
Amount to be collected	\$16,204,368.29	\$3,311,280.09	21.08%	\$2,738,679.29	81.66%
Amount collected this month	\$22,474,668.60	\$4,598,458.80		\$196,294.75	
Taxes collected year to date	\$60,660,782.94	\$12,401,390.33	78.92%	\$615,033.65	18.34%
Penalty & Interest collected	\$0.00	\$0.00		\$149,074.89	
SIT Overage	\$0.00	\$0.00		\$0.00	
Appraisal Rendition Commission	\$1,750.25	\$0.00		\$26.08	
TOTAL COLLECTIONS YEAR TO DATE	\$60,659,032.69	\$12,401,390.33		\$764,082.46	
TOTAL M&O AND I&S COLLECTIONS YTD	\$73,060,423.02				
Rollback Taxes collected this month	\$16,764.23				
Rollback Taxes collected year to date	\$86,833.10				
Attorney Fees collected	\$0.00			\$128,580.08	

KAUFMAN COUNTY ROAD & BRIDGE 2025-2026

JANUARY 2026

	CURRENT ROLL		DELINQUENT ROLL	
	2025-ONLY AMOUNT	%	2024 AND OLDER AMOUNT	%
Adjusted Tax Levy Roll	\$22,013,637.59	100.00%	\$743,867.38	100.00%
Amount to be collected	\$4,644,067.44	21.10%	\$597,445.85	80.32%
Amount collected this month	\$6,441,294.06		\$46,944.12	
Taxes collected year to date	\$17,369,570.15	78.90%	\$146,421.53	19.68%
Penalty & Interest collected	\$0.00		\$35,244.57	
SIT Overage	\$0.00		\$0.00	
Appraisal Rendition Commission	\$422.07		\$6.38	
TOTAL COLLECTIONS YEAR TO DATE	\$17,369,148.08		\$181,659.72	
Rollback Taxes collected this month	\$3,728.84			
Rollback Taxes collected year to date	\$19,214.04			
Attorney Fees collected	\$0.00		\$31,079.27	

KAUFMAN COUNTY 2024-2025

JANUARY 2025

	CURRENT ROLL			DELINQUENT ROLL	
	M&O	IBS	%	2023 AND OLDER	%
GENERAL FUND					
Adjusted Tax Levy Roll	\$70,790,726.93	\$13,425,145.14	100.00%	\$2,882,275.15	100.00%
Amount to be collected	\$14,798,153.00	\$2,806,405.46	20.90%	\$2,475,626.19	85.89%
Amount collected this month	\$19,921,023.42	\$3,779,538.34		\$125,897.85	
Taxes collected year to date	\$55,993,083.93	\$10,620,140.33	79.10%	\$409,218.96	14.20%
Penalty & Interest collected	\$0.00	\$0.00		\$113,329.36	
SIT Overage	\$0.00	\$0.00		\$0.00	
Appraisal Rendition Commission	\$1,362.29	\$0.00		\$39.61	
TOTAL COLLECTIONS YEAR TO DATE	\$55,991,721.64	\$10,620,140.33		\$522,508.71	
TOTAL M&O AND IBS COLLECTIONS YTD	\$66,611,861.97				
Rollback Taxes collected this month	\$9,360.25				
Rollback Taxes collected year to date	\$43,929.89				
Attorney Fees collected	\$0.00			\$97,321.10	

KAUFMAN COUNTY ROAD & BRIDGE 2024-2025

JANUARY 2025

	CURRENT ROLL			DELINQUENT ROLL	
	AMOUNT		%	2023 AND OLDER	%
GENERAL FUND					
Adjusted Tax Levy Roll	\$20,514,323.11		100.00%	\$617,077.10	100.00%
Amount to be collected	\$4,292,141.74		20.92%	\$523,232.04	84.79%
Amount collected this month	\$5,770,791.86			\$29,510.86	
Taxes collected year to date	\$16,722,181.37		79.06%	\$93,845.06	15.21%
Penalty & Interest collected	\$0.00			\$25,712.02	
SIT Overage	\$0.00			\$0.00	
Appraisal Rendition Commission	\$337.97			\$9.66	
TOTAL COLLECTIONS YEAR TO DATE	\$16,221,843.40			\$119,547.42	
Rollback Taxes collected this month	\$2,095.68				
Rollback Taxes collected year to date	\$9,480.93				
Attorney Fees collected	\$0.00			\$22,935.04	

STATE OF TEXAS
COUNTY OF KAUFMAN

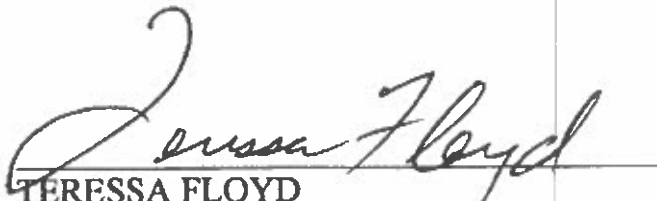
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AFFIDAVIT

RE: Kaufman County

I, the undersigned authority, TERESSA FLOYD, TAX ASSESSOR of Kaufman County, Texas, who being duly sworn do certify and say that to the best of my knowledge and belief that the attached exhibit is a true and correct report of all monies collected by this office for the period Jan. 1, 2026, to Jan. 31, 2026, as required by Title 1, Subtitle B, Chapter 6 of the Texas Property Tax Code.

Certified to on this the 6th February 2026.

A handwritten signature in cursive script that reads "Teressa Floyd". The signature is written in black ink and is positioned above a horizontal line.

TERESSA FLOYD
TAX ASSESSOR-COLLECTOR
KAUFMAN COUNTY

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
INCLUDES AG ROLLBACK

FROM 01/01/2026 TO 01/31/2026

FISCAL START: 10/01/2025 END: 09/30/2026 JURISDICTION: 000: KAUFMAN COUNTY

CENT TAXABLE VALUE ADJUSTMENTS ADJ TAX VALUE TAX RATE TAX LEVY PAID ACCTS
 CURRENT YEAR 28,173,036,748 138,928,062 28,111,964,810 00.334478 92,572,112.78 84,267

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE COLS &	YTD UNCOLL.
2024	92,243,704.13	154,851.13	328,468.65	27,068,555.99	73,056,524.40	19,515,648.38	78.92
2024	1,419,142.04	94.97	32,691.43	99,259.85	353,723.99	1,032,526.62	25.52
2023	705,752.08	215.38	5,116.73	36,450.17	130,683.35	569,952.00	18.63
2022	344,760.89	1,136.49	17,963.96	14,399.09	54,694.55	308,029.90	15.08
2021	210,882.45	90.45	13,035.39	8,827.44	52,983.73	70,934.11	23.66
2020	127,732.02	323.18	186.81	1,434.52	8,619.29	19,301.54	6.74
2019	97,943.53	.00	.00	730.39	4,730.53	93,213.00	4.83
2018	77,517.56	.00	23.00	1,702.07	1,702.07	75,839.29	2.20
2017	54,157.26	.00	24.28	406.02	2,325.11	51,856.43	4.29
2016	47,242.99	.00	24.69	423.78	1,983.16	45,284.52	4.20
2015	40,496.16	.00	110.29	329.21	895.47	39,490.42	2.22
2014	29,827.57	.00	828.63	50.53	560.36	28,438.58	1.93
2013	26,521.31	.00	2,777.82	10.23	189.92	23,553.57	.80
2012	24,881.37	.00	1,609.69	0.00	542.99	22,728.69	2.33
2011	24,717.25	.00	7,673.59	227.06	747.68	21,895.98	3.30
2010	24,567.51	.00	1,337.17	0.00	343.35	22,886.99	1.48
2009	23,079.99	.00	1,385.28	0.19	138.98	21,559.13	.64
2008	21,687.43	.00	932.36	7.15	61.99	20,693.18	.30
2007	22,979.84	.00	764.72	18.68	76.45	22,138.67	.34
2006	22,897.71	.00	368.97	8.92	10.92	22,517.82	.05
2005	16,269.20	.00	24.51	0.00	15.41	16,039.28	.10
2004	8,196.53	.00	0.00	0.00	0.00	8,196.53	0.00
****	95,614,956.84	153,180.00	309,322.39	27,225,570.07	73,671,554.00	22,252,725.23	12,164.65
CURR	92,243,704.13	154,851.13	328,468.65	27,068,555.99	73,056,524.40	19,515,648.38	0.00
DELQ	3,371,252.71	1,671.13	19,446.26	157,014.98	615,029.60	2,737,076.85	12,164.65

02/06/2026 09:52:24 5062032
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 01/01/2026 THRU 01/31/2026
 JURISDICTION: 0001 KAUFMAN COUNTY

PAGE: 1
 INCLUDES AG ROW-BACK

YEAR	FIND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY FEES	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M & O	.277726	22,475,745.16	.00	.00	.00	22,475,745.16	.00	.00	.00	22,475,745.16
	I & S	.056152	4,592,809.93	.00	.00	.00	4,592,809.93	.00	.00	.00	4,592,809.93
	TOTAL	.334478	27,068,555.09	.00	.00	.00	27,068,555.09	.00	.00	.00	27,068,555.09
2024	M & O	.279590	83,436.49	.00	19,052.65	.00	102,489.14	22,925.50	.00	.00	125,414.64
	I & S	.053023	15,823.36	.00	3,613.33	.00	19,436.69	.00	.00	.00	19,436.69
	TOTAL	.332613	99,259.85	.00	22,665.98	.00	121,925.83	22,925.50	.00	.00	144,851.33
2023	M & O	.279590	25,880.43	.00	7,013.18	.00	32,893.61	5,763.70	.00	.00	38,657.31
	I & S	.049368	4,569.74	.00	1,238.36	.00	5,808.10	.00	.00	.00	5,808.10
	TOTAL	.328958	30,450.17	.00	8,251.54	.00	38,701.71	5,763.70	.00	.00	44,465.41
2022	M & O	.279232	11,628.04	.00	2,552.28	.00	14,180.32	1,669.60	.00	.00	15,849.92
	I & S	.066558	2,771.05	.00	608.18	.00	3,379.23	.00	.00	.00	3,379.23
	TOTAL	.345850	14,399.09	.00	3,160.46	.00	17,559.55	1,669.60	.00	.00	19,229.15
2021	M & O	.311068	7,226.98	.00	1,398.10	.00	8,624.48	840.07	.00	.00	9,464.55
	I & S	.068917	1,601.06	.00	309.73	.00	1,910.79	.00	.00	.00	1,910.79
	TOTAL	.379985	8,827.44	.00	1,707.83	.00	10,535.27	840.07	.00	.00	11,375.34
2020	M & O	.346618	1,194.95	.00	635.67	.00	1,830.62	312.78	.00	.00	2,142.80
	I & S	.069704	240.17	.00	127.83	.00	368.00	.00	.00	.00	368.00
	TOTAL	.416322	1,434.52	.00	763.50	.00	2,198.62	312.78	.00	.00	2,510.80
2019	M & O	.374822	623.45	.00	488.70	.00	1,112.15	242.17	.00	.00	1,354.32
	I & S	.064903	106.94	.00	83.82	.00	190.76	.00	.00	.00	190.76
	TOTAL	.439722	730.39	.00	572.52	.00	1,302.91	242.17	.00	.00	1,545.08
2018	M & O	.428700	402.63	.00	385.78	.00	788.41	176.08	.00	.00	964.49
	I & S	.050000	46.96	.00	44.99	.00	91.95	.00	.00	.00	91.95
	TOTAL	.478700	449.59	.00	430.77	.00	880.36	176.08	.00	.00	1,056.44
2017	M & O	.432200	359.10	.00	387.18	.00	746.28	168.79	.00	.00	915.07
	I & S	.056500	46.92	.00	50.61	.00	97.53	.00	.00	.00	97.53
	TOTAL	.488700	406.02	.00	437.79	.00	843.81	168.79	.00	.00	1,012.60
2016	M & O	.434500	370.72	.00	444.19	.00	814.91	186.31	.00	.00	1,001.22
	I & S	.062200	53.06	.00	63.59	.00	116.65	.00	.00	.00	116.65
	TOTAL	.496700	423.78	.00	507.78	.00	931.56	186.31	.00	.00	1,117.87
2015	M & O	.439800	295.79	.00	390.33	.00	686.12	152.74	.00	.00	838.86
	I & S	.049700	33.42	.00	44.11	.00	77.53	.00	.00	.00	77.53
	TOTAL	.489500	329.21	.00	434.44	.00	763.65	152.74	.00	.00	916.39
2014	M & O	.449800	45.26	.00	65.18	.00	110.44	24.66	.00	.00	135.10
	I & S	.052400	5.27	.00	7.60	.00	12.87	.00	.00	.00	12.87
	TOTAL	.502200	50.53	.00	72.78	.00	123.31	24.66	.00	.00	147.97

02/06/2026 09:52:24 5062032
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 02/01/2026 THRU 01/31/2026
 JURISDICTION: 0001 KAUFMAN COUNTY

PAGE: 2
 INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2013	M & O	.452000	9.58	.00	14.95	.00	24.53	5.74	.00	.00	29.77
	I & S	.030500	.65	.00	1.01	.00	1.66	.00	.00	.00	1.66
	TOTAL	.482500	10.23	.00	15.96	.00	26.19	5.74	.00	.00	31.43
2011	M & O	.463500	210.86	.00	291.07	.00	501.93	89.27	.00	.00	591.20
	I & S	.035600	16.20	.00	22.36	.00	38.56	.00	.00	.00	38.56
	TOTAL	.499100	227.06	.00	313.43	.00	540.49	89.27	.00	.00	629.76
2009	M & O	.454500	.18	.00	.34	.00	.52	.11	.00	.00	.63
	I & S	.034000	.01	.00	.03	.00	.04	.00	.00	.00	.04
	TOTAL	.488500	.19	.00	.37	.00	.56	.11	.00	.00	.67
2008	M & O	.447000	6.68	.00	14.42	.00	21.10	4.52	.00	.00	25.62
	I & S	.031500	.47	.00	1.02	.00	1.49	.00	.00	.00	1.49
	TOTAL	.478500	7.15	.00	15.44	.00	22.59	4.52	.00	.00	27.11
2007	M & O	.460000	17.41	.00	26.85	.00	44.26	6.62	.00	.00	50.88
	I & S	.033500	1.27	.00	1.95	.00	3.22	.00	.00	.00	3.22
	TOTAL	.493500	18.68	.00	28.80	.00	47.48	6.62	.00	.00	54.10
2006	M & O	.460000	8.30	.00	82.70	.00	91.00	34.95	.00	.00	125.95
	I & S	.034200	.62	.00	6.14	.00	6.76	.00	.00	.00	6.76
	TOTAL	.494200	8.92	.00	88.84	.00	97.76	34.95	.00	.00	132.71
ALL	M & O		22,607,444.21	.00	33,078.17	.00	22,640,522.38	32,533.21	.00	.00	22,673,055.59
ALL	I & S		4,618,125.86	.00	6,212.38	.00	4,624,338.24	.00	.00	.00	4,624,338.24
ALL	TOTAL		27,225,570.07	.00	39,290.55	.00	27,264,860.62	32,533.21	.00	.00	27,297,393.83
DLO	M & O		13,699.05	.00	33,078.17	.00	164,777.22	32,533.21	.00	.00	197,310.43
DLO	I & S		25,315.93	.00	6,212.38	.00	31,528.31	.00	.00	.00	31,528.31
DLO	TOTAL		157,014.98	.00	39,290.55	.00	196,305.53	32,533.21	.00	.00	228,838.74
CURR	M & O		22,475,745.16	.00	.00	.00	22,475,745.16	.00	.00	.00	22,475,745.16
CURR	I & S		4,592,809.93	.00	.00	.00	4,592,809.93	.00	.00	.00	4,592,809.93
CURR	TOTAL		27,068,555.09	.00	.00	.00	27,068,555.09	.00	.00	.00	27,068,555.09

YEAR	GENERAL OPERATING PENALTY AMT	INTEREST AMT	INTEREST AND SINKING PENALTY AMT	INTEREST AMT	SPECIAL BOND FUND 1 PENALTY AMT	INTEREST AMT	SPECIAL BOND FUND 2 PENALTY AMT	INTEREST AMT	TOTAL PEN / INT
2025	0.00	0.00	0.00	0.00					0.00
2024	9,521.09	9,531.56	1,805.78	1,807.55					22,665.98
2023	2,214.82	4,798.36	391.04	847.32					8,251.54
2022	547.06	2,005.22	130.35	477.83					3,160.46
2021	259.75	1,138.35	57.56	252.17					1,707.83
2020	114.67	521.00	23.05	104.78					763.50
2019	67.55	421.15	11.59	72.23					572.52
2018	48.33	337.45	5.62	39.37					430.77
2017	43.08	344.10	5.64	44.97					437.79
2016	44.50	399.69	6.36	57.23					507.78
2015	35.50	354.83	4.01	40.10					434.44
2014	5.43	59.75	0.63	6.97					72.78
2013	1.15	13.80	0.08	0.93					15.96
2011	25.31	265.76	1.94	20.42					313.53
2009	0.02	0.32	0.00	0.03					0.37
2008	0.80	13.62	0.06	0.96					15.44
2007	2.08	24.77	0.16	1.79					28.80
2006	1.00-	81.70-	0.07-	6.07-					88.84-
***	12,930.14	20,148.03	2,443.80	3,768.58	0.00	0.00	0.00	0.00	39,290.55
DY	12,930.14	20,148.03	2,443.80	3,768.58	0.00	0.00	0.00	0.00	39,290.55

Jurisdiction Remittances Processed By Disbursing Tax Unit Property Tax File
For Remitted Deposit Dates 01/01/2026 thru 01/31/2026 as of 02/06/2026

Report run on: February 6, 2026 9:51 AM

5062047

Tax Unit	M & O Total	I & S Total	TIF Levy	TIF Interest	Fec Total	Batch Seq	Total
1 KAUFMAN COUNTY							
1 KAUFMAN COUNTY							
9001 WASTE DISPOSAL PERMIT KAUFMAN	3,488,563.73	712,893.89	0.00	0.00	0.00		4,201,457.62
Current							
Delq	61,268.56	11,620.92	0.00	0.00	0.00		72,889.48
Subtotal:	\$3,549,832.29	\$724,514.81	\$0.00	\$0.00	\$0.00		\$4,274,347.10
9150 RETURNED ITEM FEE	2,070.00	0.00	0.00	0.00	0.00		2,070.00
Current							
Subtotal:	\$2,070.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,070.00
9500 KAUFMAN MISC FEES	150.00	0.00	0.00	0.00	0.00		150.00
Current							
Delq	30.00	0.00	0.00	0.00	0.00		30.00
Subtotal:	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00		\$180.00
ACH 32816 Print Date: 01/15/2026							
1 KAUFMAN COUNTY							
9001 WASTE DISPOSAL PERMIT KAUFMAN	\$3,552,362.29	\$724,514.81	\$0.00	\$0.00	\$0.00		\$4,276,877.10
Current							
Delq	4,032,872.16	824,114.26	0.00	0.00	0.00		4,856,986.42
Subtotal:	\$4,069,561.40	\$831,267.25	\$0.00	\$0.00	\$0.00		\$4,900,828.65
9150 RETURNED ITEM FEE	1,080.00	0.00	0.00	0.00	0.00		1,080.00
Current							
Subtotal:	\$1,080.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,080.00
9500 KAUFMAN MISC FEES	30.00	0.00	0.00	0.00	0.00		30.00
Current							
Subtotal:	\$30.00	\$0.00	\$0.00	\$0.00	\$0.00		\$30.00
ACH 32884 Print Date: 01/21/2026							
1 KAUFMAN COUNTY							
9001 WASTE DISPOSAL PERMIT KAUFMAN	\$4,071,141.40	\$831,267.25	\$0.00	\$0.00	\$0.00		\$4,902,408.65
Current							
Delq	420.00	0.00	0.00	0.00	0.00		420.00
Subtotal:	\$470.00	\$0.00	\$0.00	\$0.00	\$0.00		\$470.00

Jurisdiction Remittances Processed By Disbursing Tax Unit Property Tax File
 For Remitted Deposit Dates 01/01/2026 thru 01/31/2026 as of 02/06/2026

Report run on: February 6, 2026 9:51 AM

Batch Seq 5062047

Tax Unit	M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
1 KAUFMAN COUNTY						
1 KAUFMAN COUNTY						
Current	14,953,232.71	3,055,801.78	0.00	0.00	0.00	18,009,034.49
Delq	66,808.64	12,754.40	0.00	0.00	0.00	79,563.04
Subtotal:	\$15,020,041.35	\$3,068,556.18	\$0.00	\$0.00	\$0.00	\$18,088,597.53
4 KAUFMAN COUNTY						
Current	0.00	5,648.87	0.00	0.00	0.00	5,648.87
Subtotal:	\$0.00	\$5,648.87	\$0.00	\$0.00	\$0.00	\$5,648.87
9001 WASTE DISPOSAL PERMIT KAUFMAN						
Current	1,340.00	0.00	0.00	0.00	0.00	1,340.00
Subtotal:	\$1,340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,340.00
9150 RETURNED ITEM FEE						
Current	390.00	0.00	0.00	0.00	0.00	390.00
Delq	30.00	0.00	0.00	0.00	0.00	30.00
Subtotal:	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$420.00
9500 KAUFMAN MISC FEES						
Current	130.00	0.00	0.00	0.00	0.00	130.00
Subtotal:	\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00
ACII J2955 Print Date: 02/05/2026	\$15,021,931.35	\$3,074,205.05	\$0.00	\$0.00	\$0.00	\$18,096,136.40
Tax Unit Subtotal:	\$22,645,435.04	\$4,629,987.11	\$0.00	\$0.00	\$0.00	\$27,275,422.15

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
I & S M & O	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$4,592,809.93 \$22,475,745.16	\$0.00 \$0.00	\$4,592,809.93 \$22,475,745.16	\$0.00 \$0.00	\$4,592,809.93 \$22,475,745.16
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$27,068,555.09	\$0.00	\$27,068,555.09	\$0.00	\$27,068,555.09
I & S M & O	\$0.00 \$22,925.50	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$15,823.36 \$83,436.49	\$3,613.33 \$19,852.65	\$0.00 \$0.00	\$19,436.69 \$102,489.14	\$19,436.69 \$102,489.14
2024	\$22,925.50	\$0.00	\$0.00	\$0.00	\$99,259.85	\$22,665.98	\$0.00	\$121,925.83	\$121,925.83
I & S M & O	\$0.00 \$5,763.70	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$4,569.74 \$25,880.43	\$1,238.36 \$7,013.18	\$0.00 \$0.00	\$5,808.10 \$32,893.61	\$5,808.10 \$32,893.61
2023	\$5,763.70	\$0.00	\$0.00	\$0.00	\$30,450.17	\$8,251.54	\$0.00	\$38,701.71	\$38,701.71
I & S M & O	\$0.00 \$1,669.60	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$2,771.05 \$11,628.04	\$608.18 \$2,552.28	\$0.00 \$0.00	\$3,379.23 \$14,180.32	\$3,379.23 \$14,180.32
2022	\$1,669.60	\$0.00	\$0.00	\$0.00	\$14,399.09	\$3,160.46	\$0.00	\$17,559.55	\$17,559.55
I & S M & O	\$0.00 \$840.07	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$1,601.86 \$7,228.38	\$309.73 \$1,398.10	\$0.00 \$0.00	\$1,910.79 \$8,624.48	\$1,910.79 \$8,624.48
2021	\$840.07	\$0.00	\$0.00	\$0.00	\$8,827.44	\$1,707.83	\$0.00	\$10,535.27	\$10,535.27
I & S M & O	\$0.00 \$312.78	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$240.17 \$1,194.35	\$127.83 \$635.67	\$0.00 \$0.00	\$368.00 \$1,830.82	\$368.00 \$1,830.82
2020	\$312.78	\$0.00	\$0.00	\$0.00	\$1,434.52	\$763.50	\$0.00	\$2,198.02	\$2,198.02
I & S M & O	\$0.00 \$242.17	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$106.94 \$623.45	\$83.82 \$488.70	\$0.00 \$0.00	\$190.76 \$1,112.15	\$190.76 \$1,112.15
2019	\$242.17	\$0.00	\$0.00	\$0.00	\$730.39	\$372.52	\$0.00	\$1,102.91	\$1,102.91
I & S M & O	\$0.00 \$176.08	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$46.96 \$482.63	\$44.99 \$385.78	\$0.00 \$0.00	\$91.95 \$788.41	\$91.95 \$788.41
2018	\$176.08	\$0.00	\$0.00	\$0.00	\$449.59	\$430.77	\$0.00	\$880.36	\$880.36
I & S M & O	\$0.00 \$168.79	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$46.92 \$359.10	\$50.61 \$387.18	\$0.00 \$0.00	\$97.53 \$746.28	\$97.53 \$746.28
2017	\$168.79	\$0.00	\$0.00	\$0.00	\$406.02	\$437.79	\$0.00	\$843.81	\$843.81
I & S M & O	\$0.00 \$186.31	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$53.86 \$370.72	\$63.59 \$444.19	\$0.00 \$0.00	\$116.65 \$814.91	\$116.65 \$814.91
2016	\$186.31	\$0.00	\$0.00	\$0.00	\$423.78	\$507.78	\$0.00	\$931.56	\$931.56
I & S M & O	\$0.00 \$152.74	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$33.42 \$795.79	\$44.11 \$390.33	\$0.00 \$0.00	\$77.53 \$486.12	\$77.53 \$486.12
2015	\$152.74	\$0.00	\$0.00	\$0.00	\$329.21	\$434.44	\$0.00	\$763.65	\$763.65
I & S M & O	\$0.00 \$24.66	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$3.27 \$45.26	\$7.60 \$65.18	\$0.00 \$0.00	\$12.87 \$118.44	\$12.87 \$118.44
2014	\$24.66	\$0.00	\$0.00	\$0.00	\$58.53	\$72.78	\$0.00	\$123.31	\$123.31

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	Attorney	TTF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
1									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$9.65	\$1.01	\$0.00	\$1.66	\$1.66
M & O	\$5.24	\$0.00	\$0.00	\$0.00	\$9.58	\$14.95	\$0.00	\$24.53	\$24.53
2013									
I & S	\$5.24	\$0.00	\$0.00	\$0.00	\$10.23	\$15.96	\$0.00	\$26.19	\$26.19
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$16.29	\$22.36	\$0.00	\$38.56	\$38.56
2011									
I & S	\$89.27	\$0.00	\$0.00	\$0.00	\$210.86	\$291.07	\$0.00	\$501.93	\$501.93
M & O	\$89.27	\$0.00	\$0.00	\$0.00	\$227.06	\$313.43	\$0.00	\$540.49	\$540.49
2009									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01	\$0.63	\$0.00	\$0.04	\$0.04
M & O	\$0.11	\$0.00	\$0.00	\$0.00	\$0.18	\$0.34	\$0.00	\$0.52	\$0.52
2008									
I & S	\$0.11	\$0.00	\$0.00	\$0.00	\$0.19	\$0.37	\$0.00	\$0.56	\$0.56
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.47	\$1.02	\$0.00	\$1.49	\$1.49
2007									
I & S	\$4.52	\$0.00	\$0.00	\$0.00	\$6.68	\$14.42	\$0.00	\$21.10	\$21.10
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$7.15	\$15.44	\$0.00	\$22.59	\$22.59
2006									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$1.27	\$1.95	\$0.00	\$3.22	\$3.22
M & O	\$6.62	\$0.00	\$0.00	\$0.00	\$17.41	\$26.85	\$0.00	\$44.26	\$44.26
TCS297F									
I & S	\$6.62	\$0.00	\$0.00	\$0.00	\$18.68	\$28.80	\$0.00	\$47.48	\$47.48
M & O	\$37,533.21	\$0.00	\$0.00	\$0.00	(\$0.62)	(\$6.14)	\$0.00	(\$6.76)	(\$6.76)
2025									
I & S	\$34,955.55	\$0.00	\$0.00	\$0.00	(\$8.30)	(\$82.70)	\$0.00	(\$91.00)	(\$91.00)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$8.92)	(\$88.84)	\$0.00	(\$97.76)	(\$97.76)
2024									
I & S	\$37,533.21	\$0.00	\$0.00	\$0.00	\$27,225,570.07	\$39,290.55	\$27,068,555.09	\$196,305.53	\$27,264,860.62
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,076.56)	(\$1,076.56)	\$0.00	(\$1,076.56)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$8.10)	\$0.00	(\$8.10)	(\$8.10)
2022									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$8.10)	\$0.00	(\$8.10)	(\$8.10)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1.40)	\$0.00	(\$1.40)	(\$1.40)
2021									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1.40)	\$0.00	(\$1.40)	(\$1.40)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.73)	\$0.00	(\$0.73)	(\$0.73)
2020									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.73)	\$0.00	(\$0.73)	(\$0.73)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.28)	\$0.00	(\$0.28)	(\$0.28)
2019									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.28)	\$0.00	(\$0.28)	(\$0.28)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.28)	\$0.00	(\$0.28)	(\$0.28)
2018									
I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.28)	\$0.00	(\$0.28)	(\$0.28)
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.27)	\$0.00	(\$0.27)	(\$0.27)

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	2015	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
I	2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.27)	\$0.00	(\$0.27)	(\$0.27)
	TCS298X	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,067.34)	(\$1,076.56)	(\$10.78)	(\$1,087.54)
	Current Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$27,068,555.09	(\$1,076.56)	\$27,067,478.53	\$0.00	\$27,067,478.53
	Prior Year Total:	\$32,533.21	\$0.00	\$0.00	\$0.00	\$157,014.98	\$39,279.77	\$0.00	\$196,294.75	\$196,294.75
	Total:	\$32,533.21	\$0.00	\$0.00	\$0.00	\$27,225,570.07	\$38,203.21	\$27,067,478.53	\$196,294.75	\$27,263,773.28

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit Page: 1 of 17

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
240649129	2025	011426CPCC	18.39	1.67	0.00	0.00	0.08	18.31
240680129	2025	011326LC	282.66	25.70	0.00	0.00	1.29	281.37
241607129	2025	011326CPECK	3,357.40	305.22	0.00	0.00	15.26	3,342.14
241882129	2025	01142026TF	580.20	50.93	0.00	0.00	2.55	557.65
3194788	2025	011326LC	46.73	4.25	0.00	0.00	0.21	46.52
3195478	2025	011226SN	36.80	3.35	0.00	0.00	0.17	36.63
62103	2025	01122026VA	95.66	8.70	0.00	0.00	0.44	95.22
73466	2025	010226CPECK	121.58	11.05	0.00	0.00	0.55	121.03
176522	2025	01122026KS	9.57	0.87	0.00	0.00	0.04	9.53
176885	2025	011326CPECK	551.88	50.17	0.00	0.00	2.51	549.38
182201	2025	011426LC	1,287.74	117.07	0.00	0.00	5.85	1,281.89
182320	2025	011526CPECK	453.18	41.20	0.00	0.00	2.08	451.10
182886	2025	011226SN	38.27	3.48	0.00	0.00	0.17	38.10
185471	2025	01162026KB	69.54	6.32	0.00	0.00	0.32	69.22
188538	2025	011626CPECK	57.40	5.22	0.00	0.00	0.26	57.14
188758	2025	01142026	47.83	4.35	0.00	0.00	0.22	47.61
189802	2025	01152026SN	9.20	0.84	0.00	0.00	0.04	9.16
190232129	2025	01142026	147.17	13.38	0.00	0.00	0.67	146.50
190688129	2025	01162026TA	284.86	25.90	0.00	0.00	1.30	283.56
194134	2025	011526CPCC	95.66	8.70	0.00	0.00	0.44	95.22
197023129	2025	01132026VA	55.19	5.02	0.00	0.00	0.25	54.94
197033129	2025	01132026KS	23.91	2.17	0.00	0.00	0.11	23.80
197650129	2025	011626CPECK	289.31	27.21	0.00	0.00	1.36	287.95

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:48:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
201125	2025	01152026TA	14.34	1.30	0.00	0.00	0.07	14.27
202809129	2025	01132026VA	66.23	6.02	0.00	0.00	0.30	65.93
203541	2025	01162026TA	1,433.10	130.28	0.00	0.00	6.51	1,426.59
209057	2025	01142026SN	2,022.83	193.69	0.00	0.00	9.19	2,013.64
208731	2025	01142026SN	18.14	1.65	0.00	0.00	0.08	18.06
210136129	2025	01132026TF	57.40	5.22	0.00	0.00	0.26	57.14
210178129	2025	01142026TF	91.96	8.38	0.00	0.00	0.42	91.56
194286129	2025	010926CFECK	323.77	29.43	0.00	0.00	1.47	322.30
197175129	2025	010726CFECK	110.37	10.03	0.00	0.00	0.50	109.87
197623129	2025	010226CPCC	47.83	4.35	0.00	0.00	0.22	47.61
198179129	2025	010526CPCC1	125.64	11.42	0.00	0.00	0.57	125.07
201258	2025	01092026VA	133.30	12.12	0.00	0.00	0.61	132.69
201511	2025	010726CPCC	47.83	4.35	0.00	0.00	0.22	47.61
203961	2025	01082026SN	1,289.97	117.27	0.00	0.00	5.86	1,284.11
204223	2025	010226CFECK	47.83	4.35	0.00	0.00	0.22	47.61
204422	2025	01082026TA	106.70	9.70	0.00	0.00	0.49	106.21
209065	2025	010526LC	1,775.20	161.38	0.00	0.00	8.07	1,767.13
209093	2025	01052026TA	553.27	50.30	0.00	0.00	2.52	550.75
210743129	2025	01072026SN	167.41	15.22	0.00	0.00	0.78	166.65
213255129	2025	010826CFECK	18.74	1.52	0.00	0.00	0.08	18.66
215012129	2025	01082026TF	4,589.08	418.10	0.00	0.00	20.91	4,578.17
216266129	2025	01072026CA	239.15	21.74	0.00	0.00	1.09	238.06
216466129	2025	01092026SN	23.91	2.17	0.00	0.00	0.11	23.80

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
219784129	2025	010826LC	288.24	26.02	0.00	0.00	1.30	284.84
220436129	2025	010826CPECK	71.74	6.52	0.00	0.00	0.33	71.41
222101129	2025	01082026TA	165.57	15.05	0.00	0.00	0.75	164.82
223130129	2025	010826	317.16	28.83	0.00	0.00	1.44	315.72
232159129	2025	010826CPECK	367.93	33.45	0.00	0.00	1.67	366.26
232462129	2025	010826CPOC	357.72	32.52	0.00	0.00	1.63	356.09
232606129	2025	010826CPECK	36.80	3.35	0.00	0.00	0.17	36.63
62837	2025	01152026VA	62.55	5.69	0.00	0.00	0.28	62.27
64011	2025	01152026VA	75.38	6.85	0.00	0.00	0.34	75.04
64697	2025	011226SN	48.91	4.45	0.00	0.00	0.22	48.69
65961	2025	01132026KM	537.17	48.83	0.00	0.00	2.44	534.73
66206	2025	01152026AR	68.96	6.09	0.00	0.00	0.30	66.66
66226	2025	01142026TF	1,426.30	129.66	0.00	0.00	6.48	1,419.82
69084	2025	01142026ML	4.47	1.30	0.00	0.00	0.07	4.40
69573	2025	011326CPECK	1,655.67	150.52	0.00	0.00	7.53	1,648.14
3194716	2025	01162025MB	23.91	2.17	0.00	0.00	0.11	23.80
182091	2025	01072026TA	232.28	21.12	0.00	0.00	1.06	231.22
184545	2025	01052025MB	263.07	23.92	0.00	0.00	1.20	261.87
185591	2025	010526CPOC1	16.74	1.52	0.00	0.00	0.08	16.66
186528	2025	01062026VA	95.66	8.70	0.00	0.00	0.44	95.22
186566	2025	01052026TF	58.83	5.35	0.00	0.00	0.27	58.56
187468	2025	010826CPECK	239.15	21.74	0.00	0.00	1.09	238.06
187574	2025	01082026AM	47.83	4.35	0.00	0.00	0.22	47.61

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
188462	2025	010526CPECK2	81.70	5.61	0.00	0.00	0.28	61.42
188608	2025	01062026TF	95.66	8.70	0.00	0.00	0.44	95.22
189929	2025	010826SK	23.91	2.17	0.00	0.00	0.11	23.80
190681129	2025	010826SE	897.82	81.62	0.00	0.00	4.08	893.74
191310129	2025	010926CPECK	81.31	7.39	0.00	0.00	0.37	80.94
193799129	2025	010526LC	23.91	2.17	0.00	0.00	0.11	23.80
213254129	2026	01132026TF	11.03	1.00	0.00	0.00	0.05	10.88
216201129	2025	011426CPECK	257.54	23.41	0.00	0.00	1.17	256.37
219780129	2025	011426AR	137.16	12.47	0.00	0.00	0.62	136.54
221310129	2025	011226CPCC	99.80	9.07	0.00	0.00	0.45	99.35
221735129	2025	011526CPECK	188.88	17.17	0.00	0.00	0.86	188.02
223118129	2025	011626CPECK	44.15	4.01	0.00	0.00	0.20	43.95
223141129	2025	01132026KM	426.79	38.80	0.00	0.00	1.94	424.85
223159129	2025	011326CPECK	228.22	20.84	0.00	0.00	1.04	228.18
232125129	2025	011526CPECK	220.76	20.07	0.00	0.00	1.00	219.76
233078129	2025	01162026SN	183.96	16.72	0.00	0.00	0.84	183.12
233639129	2025	011626CPECK	55.19	5.02	0.00	0.00	0.25	54.94
234874129	2025	011426RTNCKS	-367.93	-33.45	0.00	0.00	-1.67	-368.26
234874129	2025	011826CPECK	367.93	33.45	0.00	0.00	1.67	366.26
240366129	2025	011526CPECK	708.96	64.45	0.00	0.00	3.22	705.74
197178129	2025	013126CPCC1	71.74	6.52	0.00	0.00	0.33	71.41
197542129	2025	013026CPECK1	238.15	21.74	0.00	0.00	1.09	238.06
197604129	2025	013026CPECK1	2,297.16	208.83	0.00	0.00	10.44	2,286.72

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
197647129	2025	013126CPECK	55.32	5.03	0.00	0.00	0.25	55.07
198046129	2025	01302026SN	573.97	52.18	0.00	0.00	2.61	571.36
198493129	2025	01292026SN	19.13	1.74	0.00	0.00	0.09	19.04
198527129	2025	01232026TF	47.83	4.35	0.00	0.00	0.22	47.61
200183	2025	01222026SN	95.66	8.70	0.00	0.00	0.44	95.22
201197	2025	01202026TF	286.98	26.09	0.00	0.00	1.30	285.68
201223	2025	013126CPECK	294.34	26.76	0.00	0.00	1.34	293.00
201243	2025	01212026SN	36.80	3.35	0.00	0.00	0.17	36.63
201248	2025	01292026SN	206.45	18.77	0.00	0.00	0.94	205.51
201261	2025	012026CPC3	141.77	12.89	0.00	0.00	0.64	141.13
201262129	2025	013126CPC1	59.61	5.42	0.00	0.00	0.27	59.34
201280	2025	012926CPECK4	91.98	8.36	0.00	0.00	0.42	91.56
70020	2025	01312026TF	118.58	10.87	0.00	0.00	0.54	119.04
70231	2025	01312026TF	167.71	15.25	0.00	0.00	0.76	166.95
70235	2025	01232026MB	62.56	5.69	0.00	0.00	0.26	62.28
70241	2025	012326CPECK	5,941.00	540.09	0.00	0.00	27.00	5,914.00
70249	2025	01302026TF	233.09	21.19	0.00	0.00	1.06	232.03
73117	2025	01302026KS	370.21	33.66	0.00	0.00	1.68	368.53
73376	2025	013026CPECK1	15,231.46	1,384.68	0.00	0.00	69.23	15,162.25
73653	2025	013126CPC1	68.23	6.02	0.00	0.00	0.30	65.93
75757	2025	013026CPC	227.48	20.68	0.00	0.00	1.03	226.45
78400	2025	01212026KGB	46.50	4.23	0.00	0.00	0.21	46.28
78894	2025	012926CPECK1	358.73	32.61	0.00	0.00	1.63	357.10

KAUFMAN COUNTY

Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026

Date: 02/06/2026 09:46:47

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Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
201471	2025	01202028KGB	2.21	0.20	0.00	0.00	0.01	2.20
240508129	2025	013126CPECK	5,518.89	501.72	0.00	0.00	25.09	5,493.60
188730	2025	012926CPECK3	4,304.73	391.34	0.00	0.00	19.57	4,285.16
191771129	2025	01222026TA	417.71	37.97	0.00	0.00	1.90	415.81
191784129	2025	012926CPECK3	408.65	37.24	0.00	0.00	1.86	407.79
192398129	2025	01312026MB	19.50	1.77	0.00	0.00	0.09	19.41
192447129	2025	01292026SN	719.13	65.99	0.00	0.00	3.27	719.86
192483129	2025	01312026SN	10.26	0.93	0.00	0.00	0.05	10.21
192573129	2025	013026SK	95.66	8.70	0.00	0.00	0.44	95.22
182025129	2025	013126CPECK	81.16	7.38	0.00	0.00	0.37	80.79
192081129	2025	013126CPCC1	185.18	17.74	0.00	0.00	0.89	194.28
193824129	2025	01222026TF	189.80	15.44	0.00	0.00	0.77	189.03
193828129	2025	013026CPECK1	47.83	4.35	0.00	0.00	0.22	47.61
193842129	2025	01302026SN	95.66	8.70	0.00	0.00	0.44	95.22
233088129	2025	01072026TA	183.96	16.72	0.00	0.00	0.84	183.12
234874129	2025	010926CPECK	367.93	33.45	0.00	0.00	1.67	366.26
240437129	2025	010226CPCC	73.59	6.89	0.00	0.00	0.33	73.26
240439129	2025	010526CPECK	73.59	6.89	0.00	0.00	0.33	73.26
240659129	2025	01052026VA	18.39	1.67	0.00	0.00	0.08	18.31
240708129	2025	01092026SN	18.39	1.67	0.00	0.00	0.08	18.31
240720129	2025	010526CPCC	36.80	3.35	0.00	0.00	0.17	36.63
241577129	2025	01072026TA	183.96	16.72	0.00	0.00	0.84	183.12
241629129	2025	01062026TA	551.89	50.17	0.00	0.00	2.51	549.38

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
241687129	2025	01082026VA	275.85	25.09	0.00	0.00	1.25	274.70
241783129	2025	010526LC	254.28	23.12	0.00	0.00	1.16	253.12
3196376	2025	010926CPCC	57.02	5.18	0.00	0.00	0.26	56.78
3196408	2025	01022026TF2	847.96	77.09	0.00	0.00	3.85	844.11
3196418	2025	01082026SN	55.00	5.00	0.00	0.00	0.25	54.75
62096	2025	01092026VA	33.48	3.04	0.00	0.00	0.15	33.33
62240	2025	01062025SN	564.91	51.36	0.00	0.00	2.57	562.34
63570	2025	01062025MB	18.39	1.67	0.00	0.00	0.08	18.31
65284	2025	01062025MB	2,747.03	249.73	0.00	0.00	12.49	2,734.54
66046	2025	010726CPECK	9.20	0.84	0.00	0.00	0.04	9.16
67378	2025	010826CPECK	228.98	20.82	0.00	0.00	1.04	227.94
68518	2025	010726LC	3,573.15	324.83	0.00	0.00	16.24	3,556.91
69874	2025	010726CPECK	553.73	50.34	0.00	0.00	2.52	551.21
89440	2025	012226CPECK	2,889.82	260.89	0.00	0.00	13.04	2,886.78
234191128	2025	012926CPECK3	5,518.89	501.72	0.00	0.00	25.09	5,493.80
234822129	2025	01212026MB	183.96	16.72	0.00	0.00	0.84	183.12
234873129	2025	012226CPECK	18.39	1.67	0.00	0.00	0.08	18.31
234911129	2025	013026CPECK1	294.34	26.76	0.00	0.00	1.34	283.00
235019129	2025	012326CPECK	145.99	23.30	0.00	0.00	1.17	144.82
235256129	2025	013126CPCC1	294.34	26.76	0.00	0.00	1.34	283.00
235374129	2025	012926CPECK3	45,011.71	4,091.97	0.00	0.00	204.60	44,807.11
235375129	2025	012926CPECK3	17,444.11	1,585.83	0.00	0.00	79.29	17,364.82
235509129	2025	012926CPECK3	197.46	17.95	0.00	0.00	0.90	186.56

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
235511129	2025	01302026VA	36.80	3.35	0.00	0.00	0.17	36.63
214338129	2025	01312026TF	23.91	2.17	0.00	0.00	0.11	23.80
215180129	2025	013128CPECK	414.17	37.65	0.00	0.00	1.88	412.29
216209129	2025	012026CPCC	29.69	2.70	0.00	0.00	0.14	29.55
216228129	2025	01292026VA	234.55	21.32	0.00	0.00	1.07	233.48
216333129	2025	01212026MB	478.30	43.48	0.00	0.00	2.17	476.13
216349129	2025	012226LC	2,071.72	188.34	0.00	0.00	9.42	2,062.30
218507129	2025	013026CPECK	22.08	2.01	0.00	0.00	0.10	21.88
219768129	2025	01292026TA	239.15	21.74	0.00	0.00	1.09	238.06
220162129	2025	01212026SN	286.98	26.09	0.00	0.00	1.30	285.68
220408129	2025	013026CPCC	551.89	50.17	0.00	0.00	2.51	549.38
221850129	2025	013126CPCC	387.93	33.45	0.00	0.00	1.67	366.26
221776129	2025	01212026MB	10.12	0.92	0.00	0.00	0.05	10.07
221777129	2025	01212026MB	9.20	0.84	0.00	0.00	0.04	9.16
223088129	2025	012026CPCC	36.80	3.35	0.00	0.00	0.17	36.63
223118129	2025	012226RTNCK	-44.15	-4.01	0.00	0.00	-0.20	-43.95
223118129	2025	013126CPCC1	44.15	4.01	0.00	0.00	0.20	43.95
223832129	2025	01302026RL	917.61	83.42	0.00	0.00	4.17	913.44
225006129	2025	012926CPECK4	55.19	5.02	0.00	0.00	0.25	54.94
225118129	2025	013126CPECK	805.78	73.25	0.00	0.00	3.66	802.10
225119129	2025	012026CPECK	294.34	26.76	0.00	0.00	1.34	293.00
225160129	2025	012826CPCC	95.66	8.70	0.00	0.00	0.44	95.22
225311129	2025	01212026TA	268.59	24.42	0.00	0.00	1.22	267.37

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**Rendition Commission Distribution Detail
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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
201304	2025	012926CPECK4	71.74	6.52	0.00	0.00	0.33	71.41
202838	2025	01302026MB	573.97	52.18	0.00	0.00	2.61	571.36
203358	2025	013026CPCC	172.19	15.65	0.00	0.00	0.78	171.41
203570	2025	012926CPCC4	892.52	81.14	0.00	0.00	4.06	888.46
203574	2025	01232026VA	1,357.99	123.45	0.00	0.00	6.17	1,351.82
203933	2025	012926SK	286.98	26.09	0.00	0.00	1.30	285.68
204181	2025	013126CPECK	95.86	8.70	0.00	0.00	0.44	95.22
204187	2025	012026CPECK3	334.10	30.37	0.00	0.00	1.52	332.58
204371	2025	012926CPCC4	71.74	6.52	0.00	0.00	0.33	71.41
204414	2025	01222026VA	95.66	8.70	0.00	0.00	0.44	95.22
204779	2025	012926CPECK4	369.03	33.55	0.00	0.00	1.68	367.35
208486	2025	013026CPECK	9.57	0.87	0.00	0.00	0.04	9.53
209062	2025	01312026SN	20,339.25	1,849.02	0.00	0.00	92.45	20,246.80
209063	2025	01312026SN	147.16	13.38	0.00	0.00	0.67	146.49
209064	2025	01312026SN	4,774.14	434.01	0.00	0.00	21.70	4,752.44
209103	2025	012026CPECK3	2,938.39	267.13	0.00	0.00	13.36	2,925.03
210046129	2025	01302026AR	239.15	21.74	0.00	0.00	1.09	238.06
210056129	2025	012026CPECK1	66.23	6.02	0.00	0.00	0.30	65.93
210081129	2025	01202026TA	478.30	43.48	0.00	0.00	2.17	476.13
210565129	2025	013126CPCC	14.34	1.30	0.00	0.00	0.07	14.27
210747129	2025	013126CPECK	60.52	5.50	0.00	0.00	0.28	60.24
210751129	2025	01292026TF	11.03	1.00	0.00	0.00	0.05	10.98
210769129	2025	012926CPECK3	2,077.67	188.88	0.00	0.00	9.44	2,068.23

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
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Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
213241129	2025	01312026TF	52.89	4.79	0.00	0.00	0.24	52.45
81047	2025	013126CPCC1	180.41	17.31	0.00	0.00	0.87	188.54
194472129	2025	013126CPECK	223.00	20.27	0.00	0.00	1.01	221.99
194580129	2025	01302026TA	81.11	5.58	0.00	0.00	0.28	80.83
198871129	2025	01302026VA	85.86	8.70	0.00	0.00	0.44	85.22
188495	2025	013026CPECK1	288.98	26.09	0.00	0.00	1.30	285.88
188554	2025	01302026TA	183.96	16.72	0.00	0.00	0.84	183.12
188610	2025	01282026SE	15.82	1.44	0.00	0.00	0.07	15.75
188623	2025	013126CPCC	927.92	84.36	0.00	0.00	4.22	923.70
179843	2025	013126CPECK	174.58	15.87	0.00	0.00	0.79	173.79
182326	2025	01302026MB	128.83	128.63	0.00	0.00	6.43	122.20
182777	2025	012826CPECK3	13.86	1.28	0.00	0.00	0.06	13.80
184353	2025	01232025SN	208.90	18.99	0.00	0.00	0.95	207.95
184396	2025	012026CPCC3	47.83	4.35	0.00	0.00	0.22	47.61
184513	2025	013126CPCC	9.57	0.87	0.00	0.00	0.04	9.53
184611	2025	013126CPCC	890.86	80.99	0.00	0.00	4.05	886.81
184634	2025	01302026MB	317.89	28.88	0.00	0.00	1.44	316.25
2980	2025	013026CPECK1	29.44	2.88	0.00	0.00	0.13	29.31
3194871	2025	01312026MB	32.96	3.00	0.00	0.00	0.15	32.81
3194875	2025	012826CPECK2	44.15	4.01	0.00	0.00	0.20	43.95
3194742	2025	013126CPECK	155.82	14.17	0.00	0.00	0.71	155.11
3184773	2025	01202026KS	52.81	4.78	0.00	0.00	0.24	52.37
3195787	2025	01312026TF	18.39	1.67	0.00	0.00	0.08	18.31

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from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
61854	2025	01232026KGB	95.66	8.70	0.00	0.00	0.44	95.22
61863	2025	01202026SN	188.61	17.15	0.00	0.00	0.86	187.75
62041	2025	013026CPECK	208.23	18.93	0.00	0.00	0.95	207.28
62116	2025	01302026TA	41.33	3.76	0.00	0.00	0.19	41.14
185327	2025	01282026TA	102.07	9.28	0.00	0.00	0.48	101.61
185566	2025	01202026TF	18.39	1.67	0.00	0.00	0.08	18.31
185589	2025	01302026VA	28.97	2.63	0.00	0.00	0.13	28.84
185666	2025	01312026TF	824.82	74.88	0.00	0.00	3.75	821.07
185723	2025	01292026KM	40.47	3.68	0.00	0.00	0.18	40.29
185744	2025	013026CPECK1	1,148.30	104.39	0.00	0.00	5.22	1,143.08
186468	2025	01292026SE	770.91	70.08	0.00	0.00	3.50	767.41
235767129	2025	012926CPC4	765.14	69.56	0.00	0.00	3.48	761.66
238595129	2025	012826CPECK	239.15	21.74	0.00	0.00	1.09	238.06
238606129	2025	01312026TF	36.80	3.35	0.00	0.00	0.17	36.63
239049129	2025	013126CPC1	9.20	0.84	0.00	0.00	0.04	9.16
240385129	2025	012126CPECK	36.80	3.35	0.00	0.00	0.17	36.63
240412129	2025	012826CPECK4	579.16	52.65	0.00	0.00	2.63	576.53
240527129	2025	013126CPECK	183.96	16.72	0.00	0.00	0.84	183.12
240528129	2025	012326CPECK	919.82	83.62	0.00	0.00	4.18	915.64
240530129	2025	012326CPECK	3,679.26	334.48	0.00	0.00	16.72	3,662.54
240612129	2025	013026CPECK1	294.34	26.76	0.00	0.00	1.34	293.00
240623129	2025	01302026TA	18.39	1.67	0.00	0.00	0.08	18.31
241079129	2025	01212026	26.59	2.42	0.00	0.00	0.12	26.47

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
241341129	2025	01302026MB	73.58	6.69	0.00	0.00	0.33	73.26
241717129	2025	013126CPECK	367.93	33.45	0.00	0.00	1.67	366.26
241764129	2025	012926CPECK3	565.93	51.45	0.00	0.00	2.57	563.36
241923129	2025	012026CPECK	183.96	16.72	0.00	0.00	0.84	183.12
242009129	2025	01232026TF	36.80	3.35	0.00	0.00	0.17	36.63
242057129	2025	01232026TF	3.71	0.34	0.00	0.00	0.02	3.69
242058129	2025	01232026TF	15.90	1.45	0.00	0.00	0.07	15.83
242073129	2025	012926LC	228.12	20.74	0.00	0.00	1.04	227.08
176862	2025	013126CPCC	47.83	4.35	0.00	0.00	0.22	47.61
179738	2025	01292026KB	36.80	3.35	0.00	0.00	0.17	36.63
225411129	2025	012926LC	35.28	3.21	0.00	0.00	0.16	35.12
227068129	2025	012026CPECK3	1,471.70	133.79	0.00	0.00	6.69	1,465.01
227329129	2025	013126CPECK	551.89	50.17	0.00	0.00	2.51	549.38
230156129	2025	01292026MB	80.85	7.36	0.00	0.00	0.37	80.58
232127129	2025	013126CPCC	64.54	5.87	0.00	0.00	0.29	64.25
232163129	2025	01302026KS	55.19	5.02	0.00	0.00	0.25	54.94
232480129	2025	012126CPECK	286.07	26.01	0.00	0.00	1.30	284.77
232487129	2025	013126CPECK	275.95	25.09	0.00	0.00	1.25	274.70
233114129	2025	01302026VA	735.86	66.90	0.00	0.00	3.35	732.51
233369129	2025	012126CPECK	69.91	6.36	0.00	0.00	0.32	69.59
233802129	2025	013126CPCC1	18.39	1.67	0.00	0.00	0.08	18.31
234105129	2025	01202026SN	9.20	0.84	0.00	0.00	0.04	9.16
234148129	2025	01302026AR	25.75	2.34	0.00	0.00	0.12	25.63

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
191543129	2025	01302026IL	23.91	2.17	0.00	0.00	0.11	23.80
65639	2025	012226CPECK	786.58	71.51	0.00	0.00	3.58	783.00
65847	2025	01212026TA	830.76	75.53	0.00	0.00	3.78	827.00
68072	2025	01222026VA	154.87	14.08	0.00	0.00	0.70	154.17
66164	2025	012926CPECK3	1,078.28	98.03	0.00	0.00	4.90	1,073.38
66180	2025	012226SE	71.74	6.52	0.00	0.00	0.33	71.41
66443	2025	012126SE	74.43	6.77	0.00	0.00	0.34	74.09
66491	2025	01212026SN	737.69	67.06	0.00	0.00	3.35	734.34
68681	2025	012926SK	918.35	83.49	0.00	0.00	4.17	914.18
68990	2025	01202026KGB	2.39	0.22	0.00	0.00	0.01	2.38
87061	2025	013126CPCC	29.73	2.70	0.00	0.00	0.14	29.59
67228	2025	01222026KGB	33.48	3.04	0.00	0.00	0.15	33.33
67342	2025	013026AW	28.72	2.61	0.00	0.00	0.13	28.59
67420	2025	01212026TA	14.47	1.32	0.00	0.00	0.07	14.40
67421	2025	01292026KGM	23.91	2.17	0.00	0.00	0.11	23.80
67969	2025	01232026TA	18.39	1.67	0.00	0.00	0.09	18.31
68038	2025	01292026SE	68.87	6.26	0.00	0.00	0.31	68.56
68042	2025	01202026KGB	15.86	1.44	0.00	0.00	0.07	15.79
68584	2025	01292026SE	30.35	2.76	0.00	0.00	0.14	30.21
68666	2025	013126CPECK	289.73	24.52	0.00	0.00	1.23	288.50
68723	2025	01312026TA	2,417.06	219.73	0.00	0.00	10.99	2,406.07
68877	2026	01302026KGB	149.03	13.55	0.00	0.00	0.68	148.35
188757	2026	012126CPCC	358.73	32.61	0.00	0.00	1.63	357.10

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
64328	2025	012126CPECK	180.80	16.44	0.00	0.00	0.82	179.86
64456	2025	012226CPECK	2,869.82	260.89	0.00	0.00	13.04	2,856.75
64682	2025	01212026KB	24.78	2.25	0.00	0.00	0.11	24.66
64691	2025	013025AD	191.32	17.39	0.00	0.00	0.87	190.45
64993	2025	01262026CA	23.91	2.17	0.00	0.00	0.11	23.80
65079	2025	01302026AM	14.34	1.30	0.00	0.00	0.07	14.27
65202	2025	01302026TA	1,940.15	176.38	0.00	0.00	8.82	1,931.33
65327	2025	01302026SN	76.53	6.96	0.00	0.00	0.35	76.18
65353	2025	013026LC	765.28	69.57	0.00	0.00	3.48	761.80
65485	2025	012926CPC4	42.09	3.83	0.00	0.00	0.19	41.90
65534	2025	01302026RL	24.51	2.23	0.00	0.00	0.11	24.40
188896	2025	01202026SN	210.45	19.13	0.00	0.00	0.96	209.49
189082	2025	013126CPC	261.03	23.73	0.00	0.00	1.19	259.84
188559	2025	012126CPC	14.81	1.35	0.00	0.00	0.07	14.74
189799	2025	012126CPECK	215.24	19.57	0.00	0.00	0.98	214.26
190208	2025	01212026KGB	47.83	4.35	0.00	0.00	0.22	47.61
191119129	2025	012026CPECK1	118.01	10.73	0.00	0.00	0.54	117.47
191181129	2025	013026CPECK1	18.39	1.67	0.00	0.00	0.06	16.31
191460129	2025	01232026TF	55.19	5.02	0.00	0.00	0.25	54.94
191505129	2025	012126CPC	34.65	3.15	0.00	0.00	0.16	34.49
186469	2025	01312026TF	19.13	1.74	0.00	0.00	0.09	19.04
186583	2025	01202026KS	47.83	4.35	0.00	0.00	0.22	47.61
186750	2025	012626CPECK4	36.80	3.35	0.00	0.00	0.17	36.63

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from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
62182	2025	01222026TA	148.27	13.48	0.00	0.00	0.67	147.80
62229	2025	01302026MB	38.17	3.47	0.00	0.00	0.17	38.00
62763	2025	01202025MB	91.98	8.36	0.00	0.00	0.42	81.56
62776	2025	01302026VA	200.37	18.22	0.00	0.00	0.91	199.46
62848	2025	01232026KS	286.98	26.09	0.00	0.00	1.30	265.68
63612	2025	013026CPECK1	573.97	52.18	0.00	0.00	2.61	571.36
63649	2025	01202026TA	90.78	8.25	0.00	0.00	0.41	90.35
63650	2025	013026CPECK	69.03	6.28	0.00	0.00	0.31	68.72
63647	2025	012026CPECK3	57.40	5.22	0.00	0.00	0.26	57.14
63913	2025	013126CPECK	28.70	2.61	0.00	0.00	0.13	28.57
186751	2025	013026CPOC	239.15	21.74	0.00	0.00	1.09	238.06
187446	2025	012926CPOC	1,865.64	151.42	0.00	0.00	7.57	1,668.07
187609	2025	012026CPECK3	280.52	25.50	0.00	0.00	1.28	279.24
187640	2025	01222026	23.91	2.17	0.00	0.00	0.11	23.80
187808	2025	013026CPOC	55.19	5.02	0.00	0.00	0.25	54.94
189478	2025	013126CPECK	198.50	18.05	0.00	0.00	0.90	197.60
Total for 2025			235,411.37	21,529.04	0.00	0.00	1,076.56	234,334.81

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
188758	2024	01142028	47.56	4.32	11.41	0.00	0.22	58.75
189055	2024	011426CPCC	23.78	2.18	5.71	0.00	0.11	28.38
233639129	2024	011628CPECK	54.88	4.99	13.17	0.00	0.25	67.80
191119129	2024	012026CPECK1	142.69	12.97	34.25	0.00	0.65	176.29
194412129	2024	012026CPCC4	95.13	8.65	22.83	0.00	0.43	117.53
235048129	2024	013126CPCC	859.80	78.16	208.35	0.00	3.91	1,062.24
197043129	2024	012226CPCC	64.75	21.62	15.54	0.00	1.08	78.21
216236129	2024	010526CPCC1	18.99	3.56	4.56	0.00	0.18	23.37
187609	2024	012026CPECK3	278.96	25.36	68.95	0.00	1.27	344.84
Total for 2024			1,586.54	161.79	390.77	0.00	8.10	1,959.21

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
197043129	2023	012226CPCC	235.20	21.38	84.87	0.00	1.07	318.80
201285129	2023	010826CPCC	27.23	6.58	9.81	0.00	0.33	36.71
Total for 2023			262.43	27.96	94.68	0.00	1.40	355.51
Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
221652129	2022	012026CPCC	59.51	14.65	28.57	0.00	0.73	87.35
Total for 2022			59.51	14.65	28.57	0.00	0.73	87.35

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

1

Tax Unit Page: 17 of 17

Tax Unit: 1 KAUFMAN COUNTY

Account No.	Year	Deposit	Lever Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
186480	2016	01082025MB	60.64	5.51	72.77	0.00	0.28	133.13
Total for 2016			60.64	5.51	72.77	0.00	0.28	133.13
Account No.	Year	Deposit	Lever Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
186480	2015	01082025MB	59.76	5.43	78.88	0.00	0.27	138.37
Total for 2015			59.76	5.43	78.88	0.00	0.27	138.37
Total for Tax Unit 1 KAUFMAN COUNTY			237,440.25	21,744.38	655.47	0.00	1,087.34	237,008.38

TAX COLLECTION SYSTEM
 TAX COLLECTOR MONTHLY REPORT
 FROM 01/01/2026 TO 01/31/2026

FISCAL START: 10/01/2025 END: 09/30/2026 JURISDICTION: 0004 KAUFMAN COUNTY I&S ONLY

YEAR	TAXES DUE	MONTE ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE COLL %	YTD UNCOLL
2025	0.00	.00	8,494.88	5,648.87	5,648.87	2,846.01	0.00
****	0.00	.00	8,494.88	5,648.87	5,648.87	2,846.01	0.00
CURR	0.00	.00	8,494.88	5,648.87	5,648.87	2,846.01	0.00
DETC	0.00	.00	0.00	0.00	0.00	0.00	0.00

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
22,459,638	14,968,435	37,428,073	00.056752	8,494.88	2

02/06/2026 09:52:24 5062032
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 01/01/2026 THRU 01/31/2026
 JURISDICTION: 0304 KAJIPAN COUNTY 145 ONLY

PAGE: 7
 INCLUDES AG ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M 6 0	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	I 4 5	.056752	5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87
	TOTAL		5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87
ALL	M 6 0		.00	.00	.00	.00	.00	.00	.00	.00	.00
ALL	I 4 5		5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87
ALL	TOTAL		5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87
DLQ	M 6 0		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLQ	I 4 5		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLQ	TOTAL		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	M 6 0		.00	.00	.00	.00	.00	.00	.00	.00	.00
CURR	I 4 5		5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87
CURR	TOTAL		5,648.87	.00	.00	.00	5,648.87	.00	.00	.00	5,648.87

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
4									
1 & S	\$0.00	\$0.00	\$0.00	\$0.00	\$5,648.87	\$0.00	\$5,648.87	\$0.00	\$5,648.87
M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$5,648.87	\$0.00	\$5,648.87	\$0.00	\$5,648.87
Current Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$5,648.87	\$0.00	\$5,648.87	\$0.00	\$5,648.87
Prior Year Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$0.00	\$0.00	\$0.00	\$0.00	\$5,648.87	\$0.00	\$5,648.87	\$0.00	\$5,648.87

JANUARY 2026

KAUFMAN COUNTY

CURRENT	\$27,073,127.40
DELINQUENT	\$196,294.75
TOTAL COLLECTED	\$27,269,422.15
DEFERRAL (UNPAID)	\$191,696.87

ROAD & BRIDGE

CURRENT	\$6,441,294.06
DELINQUENT	\$46,944.12
TOTAL COLLECTED	\$6,488,238.18
DEFERAL (UNPAID)	\$39,578.01

TOTAL TRANSACTIONS FOR THE MONTH
25,411

ROLLBACK

	Acres
PRECINCT 1	138.9206
PRECINCT 2	15.301
PRECINCT 3	16.637
PRECINCT 4	0
TOTAL ACRES	170.8586

KAUFMAN COUNTY 2025-2026

JANUARY 2026

	CURRENT ROLL			DELINQUENT ROLL	
	M&O	I&S	%	2024 AND OLDER AMOUNT	%
GENERAL FUND					
Adjusted Tax Levy Roll	\$76,865,151.23	\$15,707,021.55	100.00%	\$3,353,712.94	100.00%
Amount to be collected	\$16,204,368.29	\$3,311,280.09	21.08%	\$2,738,679.29	81.66%
Amount collected this month	\$22,474,668.60	\$4,598,458.80		\$196,294.75	
Taxes collected year to date	\$60,660,782.94	\$12,401,390.33	78.92%	\$615,033.65	18.34%
Penalty & Interest collected	\$0.00	\$0.00		\$149,074.89	
SIT Overage	\$0.00	\$0.00		\$0.00	
Appraisal Rendition Commission	\$1,750.25	\$0.00		\$26.08	
TOTAL COLLECTIONS YEAR TO DATE	\$60,659,032.69	\$12,401,390.33		\$764,082.46	
TOTAL M&O AND I&S COLLECTIONS YTD	\$73,060,423.02				
Rollback Taxes collected this month	\$16,764.23				
Rollback Taxes collected year to date	\$86,833.10				
Attorney Fees collected	\$0.00			\$128,580.08	

KAUFMAN COUNTY ROAD & BRIDGE 2025-2026

JANUARY 2026

	CURRENT ROLL		DELINQUENT ROLL	
	AMOUNT	%	2024 AND OLDER AMOUNT	%
GENERAL FUND				
Adjusted Tax Levy Roll	\$22,013,637.59	100.00%	\$743,867.38	100.00%
Amount to be collected	\$4,644,067.44	21.10%	\$597,445.85	80.32%
Amount collected this month	\$6,441,294.06		\$46,944.12	
Taxes collected year to date	\$17,369,570.15	78.90%	\$146,421.53	19.68%
Penalty & Interest collected	\$0.00		\$35,244.57	
SIT Overage	\$0.00		\$0.00	
Appraisal Rendition Commission	\$422.07		\$6.38	
TOTAL COLLECTIONS YEAR TO DATE	\$17,369,148.08		\$181,659.72	
Rollback Taxes collected this month	\$3,728.84			
Rollback Taxes collected year to date	\$19,214.04			
Attorney Fees collected	\$0.00		\$31,079.27	

KAUFMAN COUNTY 2024-2025

JANUARY 2025

	CURRENT ROLL			DELINQUENT ROLL	
	2024 ONLY			2023 AND OLDER	
GENERAL FUND	M&O	IBS	%	AMOUNT	%
Adjusted Tax Levy Roll	\$70,790,726.93	\$13,425,145.14	100.00%	\$2,882,275.15	100.00%
Amount to be collected	\$14,798,153.00	\$2,806,405.46	20.90%	\$2,475,626.19	85.89%
Amount collected this month	\$19,921,023.42	\$3,779,538.34		\$125,697.85	
Taxes collected year to date	\$55,993,083.93	\$10,620,140.33	79.10%	\$408,218.96	14.20%
Penalty & Interest collected	\$0.00	\$0.00		\$113,329.36	
SIT Overage	\$0.00	\$0.00		\$0.00	
Appraisal Rendition Commission	\$1,362.29	\$0.00		\$39.61	
TOTAL COLLECTIONS YEAR TO DATE	\$55,991,721.64	\$10,620,140.33		\$522,508.71	
TOTAL M&O AND IBS COLLECTIONS YTD	\$66,611,861.97				
Rollback Taxes collected this month	\$9,360.25				
Rollback Taxes collected year to date	\$43,929.89				
Attorney Fees collected	\$0.00			\$97,321.10	

KAUFMAN COUNTY ROAD & BRIDGE 2024-2025

JANUARY 2025

	CURRENT ROLL			DELINQUENT ROLL	
	2024 ONLY			2023 AND OLDER	
	AMOUNT		%	AMOUNT	%
Adjusted Tax Levy Roll	\$20,514,323.11		100.00%	\$617,077.10	100.00%
Amount to be collected	\$4,292,141.74		20.92%	\$523,232.04	84.79%
Amount collected this month	\$5,770,791.86			\$29,510.86	
Taxes collected year to date	\$16,222,181.37		79.06%	\$93,845.06	15.21%
Penalty & Interest collected	\$0.00			\$25,712.02	
SIT Overage	\$0.00			\$0.00	
Appraisal Rendition Commission	\$337.97			\$9.66	
TOTAL COLLECTIONS YEAR TO DATE	\$16,221,843.40			\$119,547.42	
Rollback Taxes collected this month	\$2,095.68				
Rollback Taxes collected year to date	\$9,480.93				
Attorney Fees collected	\$0.00			\$22,935.04	

STATE OF TEXAS
COUNTY OF KAUFMAN

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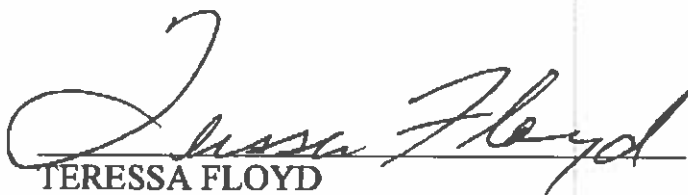
AFFIDAVIT

RE: KAUFMAN COUNTY ROAD & BRIDGE

I, the undersigned authority, TERESSA FLOYD, TAX ASSESSOR of Kaufman County, Texas, who being duly sworn do certify and say that to the best of my knowledge and belief that the attached exhibit is a true and correct report of all monies collected by this office for the period.

Jan. 1, 2026, to Jan. 31, 2026, as required by Title 1, Subtitle B, Chapter 6 of the Texas Property Tax Code.

Certified to on this the 6th February 2026.



TERESSA FLOYD
TAX ASSESSOR-COLLECTOR
KAUFMAN COUNTY

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 01/01/2026 TO 01/31/2026

FISCAL START: 10/01/2025 END: 09/30/2026 JURISDICTION: 6002 ROAD & BRIDGE

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
28,165,420.665	138,440.997	28,303,861.662	00.080635	22,013,637.59	84,259

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE COL. &	YTD UNCOLL
2025	21,934,966.92	37,366.00-	78,670.67	6,441,553.68	17,369,570.15	4,644,067.44	78.90
2024	344,887.39	13.78-	8,525.82-	24,787.94	87,051.13	249,305.44	25.88
2023	170,777.49	10.99	1,246.47-	7,439.68	32,480.28	137,050.76	19.16
2022	68,494.26	23.63	3,694.04	2,831.20	11,028.31	61,159.99	15.28
2021	43,338.39	19.62	7,816.61	1,828.79	11,281.71	34,873.29	24.44
2020	25,855.05	59.12	49.48	293.05	1,852.72	24,051.81	7.15
2019	20,775.31	.00	0.00	147.03	1,050.26	19,225.05	5.55
2018	6,166.04	.00	5.47	90.63	353.97	15,817.54	2.19
2017	0,323.42	.00	4.97	78.18	447.34	9,881.05	4.33
2016	8,421.11	.00	4.57	78.49	361.22	8,064.46	4.29
2015	6,939.27	.00	19.54-	58.29	162.88	6,756.85	2.35
2014	4,333.55	.00	122.10-	7.44	87.15	4,124.30	2.07
2013	3,988.18	.00	426.04-	1.56	28.39	3,533.75	.80
2012	2,734.22	.00	174.79-	3.03	64.27	2,495.15	2.51
2011	2,977.59	.00	278.48-	30.12	94.44	2,544.67	3.58
2010	2,381.96	.00	128.54-	3.03	33.00	2,220.42	1.46
2009	3,228.46	.00	197.27-	3.02	19.33	3,036.86	.64
2008	3,495.83	.00	151.98-	1.17	10.08	3,333.74	0.30
2007	3,177.85	.00	105.37-	2.56	10.51	3,061.97	.34
2006	3,163.61	.00	58.77-	0.81-	1.93	3,110.91	.06
2005	2,237.24	.00	29.50-	0.00	2.12	2,205.62	.10
2004	1,410.67	.00	0.00	0.00	0.00	1,410.67	0.00
****	22,683,458.77	37,048.42-	73,834.14	6,479,209.02	17,515,991.17	5,241,301.74	1,604.00-
CURR	21,934,966.92	37,366.00-	78,670.67	6,441,553.68	17,369,570.15	4,644,067.44	0.00
DELTQ	748,491.85	317.58	4,836.53-	37,655.34	146,421.02	597,234.30	1,604.00-

02/06/2026 09:52:24 5062032
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 01/01/2026 THRU 01/31/2026
 JURISDICTION: 0302 ROAD & BRIDGE

PAGE: 3
 INCLUDES AS ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	CIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M & O	.080635	6,441,553.66	.00	.00	.00	6,441,553.68	.00	.00	.00	6,441,553.68
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.080635	6,441,553.66	.00	.00	.00	6,441,553.68	.00	.00	.00	6,441,553.68
2024	M & O	.082500	24,787.94	.00	5,635.47	.00	30,423.41	5,713.66	.00	.00	36,137.07
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.082500	24,787.94	.00	5,635.47	.00	30,423.41	5,713.66	.00	.00	36,137.07
2023	M & O	.082500	7,419.68	.00	2,026.30	.00	9,445.98	1,423.71	.00	.00	10,869.69
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.082500	7,419.68	.00	2,026.30	.00	9,445.98	1,423.71	.00	.00	10,869.69
2022	M & O	.070412	2,831.20	.00	624.00	.00	3,455.20	335.89	.00	.00	3,791.09
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.070412	2,831.20	.00	624.00	.00	3,455.20	335.89	.00	.00	3,791.09
2021	M & O	.081186	1,828.79	.00	346.59	.00	2,175.38	174.79	.00	.00	2,350.17
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.081186	1,828.79	.00	346.59	.00	2,175.38	174.79	.00	.00	2,350.17
2020	M & O	.088635	2,931.05	.00	152.63	.00	445.68	62.13	.00	.00	507.81
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.088635	2,931.05	.00	152.63	.00	445.68	62.13	.00	.00	507.81
2019	M & O	.097990	1,471.03	.00	115.79	.00	262.92	49.15	.00	.00	311.97
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.097990	1,471.03	.00	115.79	.00	262.92	49.15	.00	.00	311.97
2018	M & O	.110000	90.63	.00	86.82	.00	177.45	35.49	.00	.00	212.94
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.110000	90.63	.00	86.82	.00	177.45	35.49	.00	.00	212.94
2017	M & O	.100000	78.18	.00	84.29	.00	162.47	32.51	.00	.00	194.98
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.100000	78.18	.00	84.29	.00	162.47	32.51	.00	.00	194.98
2016	M & O	.092000	78.49	.00	94.05	.00	172.54	34.52	.00	.00	207.06
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.092000	78.49	.00	94.05	.00	172.54	34.52	.00	.00	207.06
2015	M & O	.086700	58.29	.00	76.93	.00	135.22	27.06	.00	.00	162.28
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.086700	58.29	.00	76.93	.00	135.22	27.06	.00	.00	162.28
2014	M & O	.074000	7.44	.00	10.73	.00	18.17	3.64	.00	.00	21.81
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.074000	7.44	.00	10.73	.00	18.17	3.64	.00	.00	21.81

02/06/2026 09:52:24 5062032
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 01/01/2026 THRU 01/31/2026
 JURISDICTION: C3C2 ROAD & BRIDGE

PAGE: 4
 INCLUDES AS ROLLBACK

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	EIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2013	M & O	.074000	1.56	.00	2.43	.00	3.99	.80	.00	.00	4.79
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.074000	1.56	.00	2.43	.00	3.99	.80	.00	.00	4.79
2011	M & O	.057400	30.12	.00	40.18	.00	70.50	11.36	.00	.00	81.86
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.057400	30.12	.00	40.18	.00	70.50	11.36	.00	.00	81.86
2009	M & O	.068000	.02	.00	.05	.00	.07	.02	.00	.00	.09
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.068000	.02	.00	.05	.00	.07	.02	.00	.00	.09
2008	M & O	.078000	1.17	.00	2.53	.00	3.70	.74	.00	.00	4.44
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.078000	1.17	.00	2.53	.00	3.70	.74	.00	.00	4.44
2007	M & O	.068000	2.56	.00	3.96	.00	6.52	.92	.00	.00	7.44
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.068000	2.56	.00	3.96	.00	6.52	.92	.00	.00	7.44
2006	M & O	.068000	.81	.00	1.57	.00	2.38	4.68	.00	.00	5.06
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.068000	.81	.00	1.57	.00	2.38	4.68	.00	.00	5.06
ALL	M & O		6,479,209.02	.00	9,291.38	.00	6,488,500.40	7,901.71	.00	.00	6,496,402.11
	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL		6,479,209.02	.00	9,291.38	.00	6,488,500.40	7,901.71	.00	.00	6,496,402.11
DLQ	M & O		37,655.34	.00	9,291.38	.00	46,946.72	7,901.71	.00	.00	54,848.43
	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL		37,655.34	.00	9,291.38	.00	46,946.72	7,901.71	.00	.00	54,848.43
CURR	M & O		6,441,553.68	.00	.00	.00	6,441,553.68	.00	.00	.00	6,441,553.68
	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL		6,441,553.68	.00	.00	.00	6,441,553.68	.00	.00	.00	6,441,553.68

Jurisdiction Remittances Processed By Disbursing Tax Unit Property Tax File
For Remitted Deposit Dates 01/01/2026 thru 01/31/2026 as of 02/06/2026

Report run on: February 6, 2026 9:51 AM

Batch Seq 5062047

Tax Unit	M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
2 ROAD & BRIDGE						
ACH 32817	Print Date: 01/15/2026					
2 ROAD & BRIDGE						
Current	991,997.39	0.00	0.00	0.00	0.00	991,997.39
Delq	17,828.50	0.00	0.00	0.00	0.00	17,828.50
Subtotal:	\$1,009,825.89	\$0.00	\$0.00	\$0.00	\$0.00	\$1,009,825.89
ACH 32885	Print Date: 01/21/2026					
2 ROAD & BRIDGE						
Current	1,150,326.99	0.00	0.00	0.00	0.00	1,150,326.99
Delq	9,856.71	0.00	0.00	0.00	0.00	9,856.71
Subtotal:	\$1,160,183.70	\$0.00	\$0.00	\$0.00	\$0.00	\$1,160,183.70
ACH 32956	Print Date: 02/05/2026					
2 ROAD & BRIDGE						
Current	4,298,969.68	0.00	0.00	0.00	0.00	4,298,969.68
Delq	19,258.91	0.00	0.00	0.00	0.00	19,258.91
Subtotal:	\$4,318,228.59	\$0.00	\$0.00	\$0.00	\$0.00	\$4,318,228.59
Tax Unit Subtotal:	\$6,488,238.18	\$0.00	\$0.00	\$0.00	\$0.00	\$6,488,238.18

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
2									
I & S M & O	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$6,441,553.68	\$0.00 \$0.00	\$0.00 \$6,441,553.68	\$0.00 \$0.00	\$0.00 \$6,441,553.68
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$6,441,553.68	\$0.00	\$6,441,553.68	\$0.00	\$6,441,553.68
I & S M & O	\$0.00 \$5,713.66	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$24,787.94	\$0.00 \$5,635.47	\$0.00 \$0.00	\$0.00 \$30,423.41	\$0.00 \$30,423.41
2024	\$5,713.66	\$0.00	\$0.00	\$0.00	\$24,787.94	\$5,635.47	\$0.00	\$30,423.41	\$30,423.41
I & S M & O	\$0.00 \$1,423.71	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$7,419.68	\$0.00 \$2,026.30	\$0.00 \$0.00	\$0.00 \$9,445.98	\$0.00 \$9,445.98
2023	\$1,423.71	\$0.00	\$0.00	\$0.00	\$7,419.68	\$2,026.30	\$0.00	\$9,445.98	\$9,445.98
I & S M & O	\$0.00 \$335.89	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$2,831.20	\$0.00 \$624.00	\$0.00 \$0.00	\$0.00 \$3,455.20	\$0.00 \$3,455.20
2022	\$335.89	\$0.00	\$0.00	\$0.00	\$2,831.20	\$624.00	\$0.00	\$3,455.20	\$3,455.20
I & S M & O	\$0.00 \$174.79	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$1,828.79	\$0.00 \$346.59	\$0.00 \$0.00	\$0.00 \$2,175.38	\$0.00 \$2,175.38
2021	\$174.79	\$0.00	\$0.00	\$0.00	\$1,828.79	\$346.59	\$0.00	\$2,175.38	\$2,175.38
I & S M & O	\$0.00 \$62.13	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$293.05	\$0.00 \$152.63	\$0.00 \$0.00	\$0.00 \$445.68	\$0.00 \$445.68
2020	\$62.13	\$0.00	\$0.00	\$0.00	\$293.05	\$152.63	\$0.00	\$445.68	\$445.68
I & S M & O	\$0.00 \$49.15	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$147.03	\$0.00 \$115.79	\$0.00 \$0.00	\$0.00 \$262.82	\$0.00 \$262.82
2019	\$49.15	\$0.00	\$0.00	\$0.00	\$147.03	\$115.79	\$0.00	\$262.82	\$262.82
I & S M & O	\$0.00 \$35.49	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$90.63	\$0.00 \$86.82	\$0.00 \$0.00	\$0.00 \$177.45	\$0.00 \$177.45
2018	\$35.49	\$0.00	\$0.00	\$0.00	\$90.63	\$86.82	\$0.00	\$177.45	\$177.45
I & S M & O	\$0.00 \$32.51	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$78.18	\$0.00 \$84.29	\$0.00 \$0.00	\$0.00 \$162.47	\$0.00 \$162.47
2017	\$32.51	\$0.00	\$0.00	\$0.00	\$78.18	\$84.29	\$0.00	\$162.47	\$162.47
I & S M & O	\$0.00 \$34.52	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$78.49	\$0.00 \$94.85	\$0.00 \$0.00	\$0.00 \$172.54	\$0.00 \$172.54
2016	\$34.52	\$0.00	\$0.00	\$0.00	\$78.49	\$94.85	\$0.00	\$172.54	\$172.54
I & S M & O	\$0.00 \$27.86	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$58.29	\$0.00 \$76.93	\$0.00 \$0.00	\$0.00 \$135.22	\$0.00 \$135.22
2015	\$27.86	\$0.00	\$0.00	\$0.00	\$58.29	\$76.93	\$0.00	\$135.22	\$135.22
I & S M & O	\$0.00 \$3.64	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$7.44	\$0.00 \$10.73	\$0.00 \$0.00	\$0.00 \$18.17	\$0.00 \$18.17
2014	\$3.64	\$0.00	\$0.00	\$0.00	\$7.44	\$10.73	\$0.00	\$18.17	\$18.17

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
2	I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	M & O	\$0.00	\$0.00	\$0.00	\$1.56	\$2.43	\$0.00	\$3.99	\$3.99
2013	I & S	\$0.00	\$0.00	\$0.00	\$1.56	\$2.43	\$0.00	\$3.99	\$3.99
	M & O	\$11.36	\$0.00	\$0.00	\$30.12	\$40.38	\$0.00	\$70.50	\$70.50
2011	I & S	\$11.36	\$0.00	\$0.00	\$30.12	\$40.38	\$0.00	\$70.50	\$70.50
	M & O	\$0.02	\$0.00	\$0.00	\$0.02	\$0.05	\$0.00	\$0.07	\$0.07
2009	I & S	\$0.02	\$0.00	\$0.00	\$0.02	\$0.05	\$0.00	\$0.07	\$0.07
	M & O	\$0.74	\$0.00	\$0.00	\$1.17	\$2.53	\$0.00	\$3.70	\$3.70
2008	I & S	\$0.74	\$0.00	\$0.00	\$1.17	\$2.53	\$0.00	\$3.70	\$3.70
	M & O	\$0.92	\$0.00	\$0.00	\$2.56	\$3.96	\$0.00	\$6.52	\$6.52
2007	I & S	\$0.92	\$0.00	\$0.00	\$2.56	\$3.96	\$0.00	\$6.52	\$6.52
	M & O	(\$4.60)	\$0.00	\$0.00	(\$0.81)	(\$1.57)	\$0.00	(\$12.38)	(\$12.38)
2006	I & S	(\$4.60)	\$0.00	\$0.00	(\$0.81)	(\$1.57)	\$0.00	(\$12.38)	(\$12.38)
	M & O	\$7,901.71	\$0.00	\$0.00	\$6,479,209.02	\$9,291.38	\$6,441,553.68	\$46,946.72	\$6,488,500.40
TCS2987	I & S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$259.62)	(\$259.62)	\$0.00	(\$259.62)
2025	I & S	\$0.00	\$0.00	\$0.00	\$0.00	(\$259.62)	(\$259.62)	\$0.00	(\$259.62)
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.00)	\$0.00	\$0.00	(\$2.00)
2024	I & S	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.00)	\$0.00	(\$2.00)	(\$2.00)
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.35)	\$0.00	\$0.00	(\$0.35)
2023	I & S	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.35)	\$0.00	(\$0.35)	(\$0.35)
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.15)	\$0.00	\$0.00	(\$0.15)
2022	I & S	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.15)	\$0.00	(\$0.15)	(\$0.15)
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.05)	\$0.00	\$0.00	(\$0.05)
2016	I & S	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.05)	\$0.00	(\$0.05)	(\$0.05)
	M & O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Multiple batches found for this date range.
 For Deposit Dates 01/01/2026 thru 01/31/2026
 File Type: PROPERTY TAX

TCS297F Detail

Report run on: February 6, 2026 9:49 AM
 Ver. 1.3

Tax Unit	2015	Attorney	TIF Levy	TIF Penalty/ Interest	Fees/ Refunds	Levy	Penalty/ Interest	Current Year Total	Prior Year Total	Disburse Total
TCS298X		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.05)	\$0.00	(\$0.05)	(\$0.05)
Current Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$262.22)	(\$259.62)	(\$2.60)	(\$262.22)
Prior Year Total:		\$7,901.71	\$0.00	\$0.00	\$0.00	\$6,441,553.48	(\$3259.62)	\$6,441,294.06	\$0.00	\$6,441,294.06
Total:		\$7,901.71	\$0.00	\$0.00	\$0.00	\$6,479,209.02	\$9,029.16	\$6,441,294.06	\$46,944.12	\$6,488,238.18

KAUFMAN COUNTY

Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026

Date: 02/06/2026 09:46:47

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Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
191543128	2025	01302026IL	5.76	0.52	0.00	0.00	0.03	5.73
65639	2025	012226CPECK	189.63	17.24	0.00	0.00	0.86	188.77
65647	2025	01212026TA	200.28	18.21	0.00	0.00	0.91	199.37
66072	2025	01222026VA	37.33	3.39	0.00	0.00	0.17	37.16
66164	2025	012626CPECK3	259.95	23.63	0.00	0.00	1.18	258.77
66180	2025	012226SE	17.29	1.57	0.00	0.00	0.08	17.21
66443	2025	012126SE	17.94	1.63	0.00	0.00	0.08	17.86
66481	2025	01212026SN	177.84	16.17	0.00	0.00	0.81	177.03
66681	2025	012626SK	221.36	20.13	0.00	0.00	1.01	220.36
66890	2025	01202026KGB	0.57	0.05	0.00	0.00	0.00	0.57
67061	2025	013126CPC	7.17	0.65	0.00	0.00	0.03	7.14
67342	2025	013026AW	6.92	0.63	0.00	0.00	0.03	6.89
67420	2025	01212026TA	3.49	0.32	0.00	0.00	0.02	3.47
67421	2025	01292026KOM	5.76	0.52	0.00	0.00	0.03	5.73
67869	2025	01232026TA	4.43	0.40	0.00	0.00	0.02	4.41
68036	2025	01292026SE	16.60	1.51	0.00	0.00	0.08	16.52
68042	2025	01202026KGB	3.83	0.35	0.00	0.00	0.02	3.81
68584	2025	01292026SE	7.32	0.67	0.00	0.00	0.03	7.29
68666	2025	013126CPECK	65.02	5.91	0.00	0.00	0.30	64.72
68723	2025	01312026TA	562.70	52.97	0.00	0.00	2.65	560.05
68877	2025	01302026KGB	35.93	3.27	0.00	0.00	0.16	35.77
166623	2025	013126CPC	223.70	20.34	0.00	0.00	1.02	222.68
166730	2025	012926CPECK3	1,037.77	94.34	0.00	0.00	4.72	1,033.05

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit Page: 2 of 17

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
188757	2025	012128CPCC	86.48	7.86	0.00	0.00	0.39	86.09
64328	2025	012128CPECK	43.58	3.96	0.00	0.00	0.20	43.38
64458	2025	012228CPECK	691.85	62.90	0.00	0.00	3.15	688.70
64882	2025	01212028KB	5.97	0.54	0.00	0.00	0.03	5.94
64891	2025	013025AD	46.12	4.19	0.00	0.00	0.21	45.91
64983	2025	01282028CA	5.76	0.52	0.00	0.00	0.03	5.73
65079	2025	01302028AM	3.46	0.31	0.00	0.00	0.02	3.43
65202	2025	01302028TA	467.73	42.52	0.00	0.00	2.13	465.60
65327	2025	01302028SN	18.45	1.68	0.00	0.00	0.08	18.37
65353	2025	013026LC	184.49	16.77	0.00	0.00	0.84	183.65
65465	2025	012826CPCC4	10.14	0.92	0.00	0.00	0.05	10.09
65534	2025	01302028RL	5.91	0.54	0.00	0.00	0.03	5.88
188896	2025	01202028SN	50.73	4.61	0.00	0.00	0.23	50.50
189082	2025	013126CPCC	62.93	5.72	0.00	0.00	0.28	62.64
189559	2025	012126CPCC	3.56	0.33	0.00	0.00	0.02	3.56
189799	2025	012126CPECK	51.89	4.72	0.00	0.00	0.24	51.65
190206	2025	01212028KGB	11.53	1.05	0.00	0.00	0.05	11.48
191119129	2025	012026CPECK1	28.45	2.59	0.00	0.00	0.13	28.32
191181129	2025	013026CPECK1	4.43	0.40	0.00	0.00	0.02	4.41
191480129	2025	01232026TF	13.31	1.21	0.00	0.00	0.06	13.25
191505129	2025	012126CPCC	8.36	0.76	0.00	0.00	0.04	8.32
188468	2025	01292026SE	185.85	16.90	0.00	0.00	0.85	185.00
186469	2025	01312026TF	4.61	0.42	0.00	0.00	0.02	4.59

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
186683	2025	01202026KS	11.53	1.05	0.00	0.00	0.05	11.48
186750	2025	012828CPECK4	8.87	0.81	0.00	0.00	0.04	8.83
62116	2025	01302026TA	9.97	0.91	0.00	0.00	0.05	9.92
62182	2025	01222026TA	35.75	3.25	0.00	0.00	0.16	35.59
62229	2025	01302026MB	9.21	0.84	0.00	0.00	0.04	9.17
62763	2025	01202026MB	22.18	2.02	0.00	0.00	0.10	22.08
62770	2025	01302026VA	48.30	4.38	0.00	0.00	0.22	48.08
62848	2025	01232026KS	69.19	6.29	0.00	0.00	0.31	68.88
63612	2025	013026CPECK1	138.37	12.58	0.00	0.00	0.63	137.74
63649	2025	01202026TA	21.88	1.99	0.00	0.00	0.10	21.78
63650	2025	013028CPECK	16.84	1.51	0.00	0.00	0.06	16.58
63847	2025	012026CPECK3	13.84	1.26	0.00	0.00	0.06	13.78
186751	2025	013028CPCC	57.65	5.24	0.00	0.00	0.28	57.39
187446	2025	012828CPCC	401.54	36.50	0.00	0.00	1.83	399.71
187608	2025	012026CPECK3	67.63	6.15	0.00	0.00	0.31	67.32
187640	2025	01222026	5.76	0.52	0.00	0.00	0.03	5.73
187806	2025	013028CPCC	13.31	1.21	0.00	0.00	0.06	13.25
188478	2025	013126CPECK	47.85	4.35	0.00	0.00	0.22	47.63
188485	2025	013026CPECK1	69.19	6.29	0.00	0.00	0.31	68.88
188554	2025	01302026TA	44.35	4.03	0.00	0.00	0.20	44.15
188610	2025	01292026SE	3.82	0.35	0.00	0.00	0.02	3.80
179943	2025	013126CPECK	42.09	3.83	0.00	0.00	0.19	41.90
182328	2025	01302026MB	31.01	31.01	0.00	0.00	1.55	29.46

Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026

Date: 02/06/2026 09:46:47

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraised Commission	Disbursement Amount
182777	2025	012828CPECK3	3.34	0.30	0.00	0.00	0.02	3.32
184353	2025	01232025SN	50.36	4.58	0.00	0.00	0.23	50.13
184366	2025	012026CPC3	11.53	1.05	0.00	0.00	0.05	11.48
184513	2025	013126CPC	2.31	0.21	0.00	0.00	0.01	2.30
184611	2025	013126CPC	214.76	19.52	0.00	0.00	0.98	213.78
2990	2025	013026CPECK1	7.10	0.65	0.00	0.00	0.03	7.07
3194671	2025	01312028MB	7.94	0.72	0.00	0.00	0.04	7.90
3194675	2025	012926CPECK2	10.65	0.97	0.00	0.00	0.05	10.60
3194742	2025	013126CPECK	37.57	3.42	0.00	0.00	0.17	37.40
3194773	2025	01202028KS	12.68	1.15	0.00	0.00	0.06	12.62
3195767	2025	01312028TF	4.43	0.40	0.00	0.00	0.02	4.41
61854	2025	01232028KGB	23.07	2.10	0.00	0.00	0.11	22.96
61863	2025	01202028SN	45.47	4.13	0.00	0.00	0.21	45.26
62041	2025	013026CPECK	50.20	4.56	0.00	0.00	0.23	49.97
184634	2025	01302028MB	76.59	6.96	0.00	0.00	0.35	76.24
185327	2025	01282028TA	24.81	2.24	0.00	0.00	0.11	24.50
185566	2025	01202028TF	4.43	0.40	0.00	0.00	0.02	4.41
185599	2025	01302028VA	6.99	0.64	0.00	0.00	0.03	6.96
185666	2025	01312028TF	198.85	18.08	0.00	0.00	0.90	197.95
185723	2025	01292028KM	9.76	0.89	0.00	0.00	0.04	9.72
185744	2025	013026CPECK1	276.83	25.17	0.00	0.00	1.26	275.57
23551129	2025	01302028VA	8.87	0.81	0.00	0.00	0.04	8.83
235767129	2025	012826CPC4	184.46	16.77	0.00	0.00	0.84	183.62

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

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Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
238596129	2025	012826CPECK	57.55	5.24	0.00	0.00	0.26	57.39
238606129	2025	01312026TF	8.87	0.81	0.00	0.00	0.04	8.83
239049129	2025	013126CPCC1	2.22	0.20	0.00	0.00	0.01	2.21
240385129	2025	012126CPECK	8.87	0.81	0.00	0.00	0.04	8.83
240412129	2025	012826CPECK4	139.62	12.69	0.00	0.00	0.63	138.99
240527129	2025	013126CPECK	44.35	4.03	0.00	0.00	0.20	44.15
240528129	2025	012326CPECK	221.76	20.16	0.00	0.00	1.01	220.74
240530129	2025	012326CPECK	886.99	80.64	0.00	0.00	4.03	882.96
240566129	2025	013126CPECK	1,330.48	120.95	0.00	0.00	6.05	1,324.43
240612129	2025	013026CPECK1	70.96	6.45	0.00	0.00	0.32	70.64
240623129	2025	01302026TA	4.43	0.40	0.00	0.00	0.02	4.41
241078129	2025	01212026	6.41	0.58	0.00	0.00	0.03	6.38
241341129	2025	01302026MB	17.74	1.61	0.00	0.00	0.08	17.66
241717129	2025	013126CPECK	88.70	8.06	0.00	0.00	0.40	88.30
241764129	2025	012826CPECK3	136.43	12.40	0.00	0.00	0.62	135.81
241923129	2025	012026CPECK	44.35	4.03	0.00	0.00	0.20	44.15
242009129	2025	01232026TF	8.87	0.81	0.00	0.00	0.04	8.83
242057129	2025	01232026TF	0.89	0.08	0.00	0.00	0.00	0.89
242058129	2025	01232026TF	3.83	0.35	0.00	0.00	0.02	3.81
242073129	2025	012926LC	54.99	5.00	0.00	0.00	0.25	54.74
176962	2025	013126CPCC	11.53	1.05	0.00	0.00	0.05	11.48
179738	2025	01282026XB	8.87	0.81	0.00	0.00	0.04	8.83
225311129	2025	01212026TA	64.75	5.89	0.00	0.00	0.29	64.46

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
225411129	2025	012928LC	8.50	0.77	0.00	0.00	0.04	8.46
227068129	2025	012026CPECK3	354.79	32.25	0.00	0.00	1.61	353.18
227329129	2025	013126CPECK	133.05	12.10	0.00	0.00	0.61	132.44
230156129	2025	01292028MB	19.51	1.77	0.00	0.00	0.09	19.42
232127129	2025	013126CPECK	15.55	1.41	0.00	0.00	0.07	15.48
232163129	2025	01302028KS	13.31	1.21	0.00	0.00	0.06	13.25
232480129	2025	012126CPECK	66.96	6.27	0.00	0.00	0.31	66.65
232487129	2025	013126CPECK	66.53	6.05	0.00	0.00	0.30	66.23
233114129	2025	01302026VA	177.40	16.13	0.00	0.00	0.81	176.59
233368129	2025	012126CPECK	16.85	1.53	0.00	0.00	0.08	16.77
233802129	2025	013126CPECK1	4.43	0.40	0.00	0.00	0.02	4.41
234106129	2025	01202028SN	2.22	0.20	0.00	0.00	0.01	2.21
234146129	2025	01302028AR	6.20	0.56	0.00	0.00	0.03	6.17
234191129	2025	012926CPECK3	1,330.48	120.95	0.00	0.00	6.05	1,324.43
234622129	2025	01212028MB	44.35	4.03	0.00	0.00	0.20	44.15
234673129	2025	012226CPECK	4.43	0.40	0.00	0.00	0.02	4.41
234811129	2025	013026CPECK1	70.96	6.45	0.00	0.00	0.32	70.64
235019129	2025	012326CPECK	35.20	5.62	0.00	0.00	0.28	34.92
235256129	2025	013126CPECK1	70.96	6.45	0.00	0.00	0.32	70.64
235374129	2025	012826CPECK3	10,851.29	986.48	0.00	0.00	49.32	10,801.97
235375129	2025	012826CPECK3	4,205.38	382.31	0.00	0.00	19.12	4,186.26
235509129	2025	012826CPECK3	47.61	4.33	0.00	0.00	0.22	47.39
213241129	2025	01312026TF	12.71	1.16	0.00	0.00	0.06	12.65

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
214338129	2025	01312026TF	5.76	0.52	0.00	0.00	0.03	5.73
215180129	2025	013126CPECK	99.85	9.08	0.00	0.00	0.45	99.40
216209129	2025	012026CPOC	7.16	0.65	0.00	0.00	0.03	7.13
216228129	2025	01292026VA	56.54	5.14	0.00	0.00	0.26	56.28
216333129	2025	01212026MB	115.31	10.48	0.00	0.00	0.52	114.79
216349129	2025	012226LC	499.44	45.40	0.00	0.00	2.27	497.17
219697129	2025	013026CPECK	5.32	0.46	0.00	0.00	0.02	5.30
219768129	2025	01292026TA	57.65	5.24	0.00	0.00	0.26	57.39
220162129	2025	01212026SN	69.19	6.29	0.00	0.00	0.31	68.88
220408129	2025	013026CPCC	133.05	12.10	0.00	0.00	0.81	132.44
221650129	2025	013126CPCC	88.70	8.06	0.00	0.00	0.40	88.30
221776129	2025	01212026MB	2.44	0.22	0.00	0.00	0.01	2.43
221777129	2025	01212026MB	2.22	0.20	0.00	0.00	0.01	2.21
223086129	2025	012026CPCC	8.87	0.81	0.00	0.00	0.04	8.83
223118129	2025	012226RTNCK	-10.65	-0.97	0.00	0.00	-0.05	-10.60
223118129	2025	013126CPCC1	10.65	0.97	0.00	0.00	0.05	10.60
223632129	2025	01302026RL	221.21	20.11	0.00	0.00	1.01	220.20
225006129	2025	012926CPECK4	13.31	1.21	0.00	0.00	0.06	13.25
225118129	2025	013126CPECK	194.25	17.86	0.00	0.00	0.88	193.37
225119129	2025	012026CPECK	70.96	6.45	0.00	0.00	0.32	70.64
225160129	2025	012926CPCC	23.07	2.10	0.00	0.00	0.11	22.96
201304	2025	012926CPECK4	17.29	1.57	0.00	0.00	0.08	17.21
201471	2025	01202026KGB	0.53	0.05	0.00	0.00	0.00	0.53

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
202638	2025	01302026MB	138.37	12.58	0.00	0.00	0.63	137.74
203368	2025	013026CPCC	41.51	3.77	0.00	0.00	0.19	41.32
203670	2025	012926CPCC4	215.16	19.56	0.00	0.00	0.98	214.18
203674	2025	01232026VA	327.38	29.76	0.00	0.00	1.49	325.89
203833	2025	012826SK	88.19	6.29	0.00	0.00	0.31	88.88
204161	2025	013126CPECK	23.07	2.10	0.00	0.00	0.11	22.96
204167	2025	012826CPECK3	80.54	7.32	0.00	0.00	0.37	80.17
204371	2025	012926CPOC4	17.28	1.57	0.00	0.00	0.08	17.21
204414	2025	01222026VA	23.07	2.10	0.00	0.00	0.11	22.96
204779	2025	012826CPECK4	88.97	8.09	0.00	0.00	0.40	88.57
206486	2025	013026CPECK	2.31	0.21	0.00	0.00	0.01	2.30
206062	2025	01312026SN	4,903.33	445.76	0.00	0.00	22.29	4,881.04
206063	2025	01312026SN	35.48	3.23	0.00	0.00	0.16	35.32
206064	2025	01312026SN	1,150.94	104.63	0.00	0.00	5.23	1,145.71
209103	2025	012026CPECK3	708.38	64.40	0.00	0.00	3.22	705.16
210046129	2025	01302026AR	57.65	5.24	0.00	0.00	0.26	57.39
210056129	2025	012026CPECK1	15.98	1.45	0.00	0.00	0.07	15.89
210081129	2025	01202026TA	115.31	10.48	0.00	0.00	0.52	114.79
210565129	2025	013126CPCC	3.45	0.31	0.00	0.00	0.02	3.43
210747129	2025	013126CPECK	14.59	1.33	0.00	0.00	0.07	14.52
210751129	2025	01282026TF	2.66	0.24	0.00	0.00	0.01	2.65
210768129	2025	012926CPECK3	500.87	45.53	0.00	0.00	2.28	488.59
193842129	2025	01302026SN	23.07	2.10	0.00	0.00	0.11	22.96

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
78004	2025	012926CPECK1	86.48	7.86	0.00	0.00	0.39	88.09
81047	2025	013126CPC1	45.90	4.17	0.00	0.00	0.21	45.89
194472129	2025	013126CPECK	53.76	4.89	0.00	0.00	0.24	53.52
194580129	2025	01302028TA	14.73	1.34	0.00	0.00	0.07	14.68
198971129	2025	01302028VA	23.07	2.10	0.00	0.00	0.11	22.96
197176129	2025	013126CPC1	17.29	1.57	0.00	0.00	0.08	17.21
197542129	2025	013026CPECK1	57.85	5.24	0.00	0.00	0.26	57.39
187604129	2025	013026CPECK1	553.80	50.35	0.00	0.00	2.52	551.28
197847129	2025	013126CPECK	13.33	1.21	0.00	0.00	0.06	13.77
198046129	2025	01302028SN	138.37	12.58	0.00	0.00	0.63	137.74
198483129	2025	01282028SN	4.61	0.42	0.00	0.00	0.02	4.59
198527129	2025	01232028TF	11.53	1.05	0.00	0.00	0.05	11.48
200183	2025	01222028SN	23.07	2.10	0.00	0.00	0.11	22.96
201197	2025	01202028TF	69.19	6.29	0.00	0.00	0.31	68.88
201223	2025	013126CPECK	70.96	6.45	0.00	0.00	0.32	70.64
201243	2025	01212028SN	8.87	0.81	0.00	0.00	0.04	8.83
201248	2025	01282028SN	49.76	4.52	0.00	0.00	0.23	49.53
201281	2025	012026CPC1	34.18	3.11	0.00	0.00	0.16	34.02
201282129	2025	013126CPC1	14.37	1.31	0.00	0.00	0.07	14.30
201280	2025	012926CPECK4	22.18	2.02	0.00	0.00	0.10	22.08
70020	2025	01312028TF	28.83	2.62	0.00	0.00	0.13	28.70
70231	2025	01312028TF	40.43	3.68	0.00	0.00	0.18	40.25
70235	2025	01232028MB	15.08	1.37	0.00	0.00	0.07	15.01

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
70241	2025	012326CPECK	1,432.24	130.20	0.00	0.00	6.51	1,425.73
70249	2025	01302026TF	56.19	5.11	0.00	0.00	0.26	55.93
73117	2025	01302026KS	89.24	8.11	0.00	0.00	0.41	88.83
73376	2025	013026CPECK1	3,671.97	333.82	0.00	0.00	16.69	3,655.28
73653	2025	013126CPC1	15.96	1.45	0.00	0.00	0.07	15.89
75757	2025	013026CPC	54.84	4.99	0.00	0.00	0.25	54.59
78400	2025	01212026KGB	11.21	1.02	0.00	0.00	0.05	11.16
63913	2025	013126CPECK	6.92	0.63	0.00	0.00	0.03	6.88
67226	2025	01222026KB	8.07	0.73	0.00	0.00	0.04	8.03
191771129	2025	01222026TA	100.71	9.16	0.00	0.00	0.46	100.25
191784129	2025	012926CPECK3	98.76	8.98	0.00	0.00	0.45	98.31
192398129	2025	01312026MB	4.70	0.43	0.00	0.00	0.02	4.68
192447129	2025	01292026SN	173.37	15.76	0.00	0.00	0.79	172.58
192483129	2025	01312026SN	2.48	0.23	0.00	0.00	0.01	2.47
192573129	2025	013026SK	23.07	2.10	0.00	0.00	0.11	22.96
192925129	2025	013126CPECK	19.57	1.78	0.00	0.00	0.09	19.48
192981129	2025	013126CPC1	47.06	4.28	0.00	0.00	0.21	46.85
193824129	2025	01222026TF	40.93	3.72	0.00	0.00	0.19	40.74
193828129	2025	013026CPECK1	11.53	1.05	0.00	0.00	0.05	11.48
232605129	2025	010226CPECK	8.87	0.81	0.00	0.00	0.04	8.83
233086129	2025	01072026TA	44.35	4.03	0.00	0.00	0.20	44.15
234674129	2025	010926CPECK	88.70	8.06	0.00	0.00	0.40	88.30
240437129	2025	010226CPC	17.74	1.61	0.00	0.00	0.08	17.66

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
240439129	2025	010526CPECK	17.74	1.61	0.00	0.00	0.08	17.66
240659129	2025	01052026VA	4.43	0.40	0.00	0.00	0.02	4.41
240708129	2025	01092026SN	4.43	0.40	0.00	0.00	0.02	4.41
240720129	2025	010526CPC	8.87	0.81	0.00	0.00	0.04	8.83
241577129	2025	01072026TA	44.35	4.03	0.00	0.00	0.20	44.15
241629129	2025	01082026TA	133.05	12.10	0.00	0.00	0.51	132.44
241687129	2025	01082026VA	66.53	6.05	0.00	0.00	0.30	66.23
241763129	2025	010526LC	61.30	5.57	0.00	0.00	0.26	61.02
3196375	2025	010826CPC	13.75	1.25	0.00	0.00	0.06	13.69
3195408	2025	01022026TF2	204.42	18.58	0.00	0.00	0.93	203.49
3195418	2025	01082026SN	13.26	1.21	0.00	0.00	0.06	13.20
62098	2025	01092026VA	8.07	0.73	0.00	0.00	0.04	8.03
62240	2025	01082026SN	136.19	12.38	0.00	0.00	0.62	135.57
63570	2025	01082026MB	4.43	0.40	0.00	0.00	0.02	4.41
63284	2025	01082026MB	662.24	60.20	0.00	0.00	3.01	656.23
66046	2025	010726CPECK	2.22	0.20	0.00	0.00	0.01	2.21
67376	2025	010826CPECK	55.20	5.02	0.00	0.00	0.25	54.96
68518	2025	010726LC	861.40	78.31	0.00	0.00	3.92	857.48
69674	2025	010726CPECK	133.50	12.14	0.00	0.00	0.51	132.89
69440	2025	012226CPECK	691.85	62.80	0.00	0.00	3.15	688.70
193799129	2025	010526LC	5.76	0.52	0.00	0.00	0.03	5.73
194266129	2025	010826CPECK	78.06	7.10	0.00	0.00	0.36	77.70
197175129	2025	010726CPECK	28.61	2.42	0.00	0.00	0.12	28.49

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Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
187823129	2025	010228CPCC	11.53	1.05	0.00	0.00	0.05	11.48
198179129	2025	010528CPCC1	30.29	2.75	0.00	0.00	0.14	30.15
201258	2025	01092028VA	32.13	2.92	0.00	0.00	0.15	31.98
201511	2025	010728CPCC	11.53	1.05	0.00	0.00	0.05	11.48
203981	2025	01082028SN	310.98	28.27	0.00	0.00	1.41	309.57
204223	2025	010228CPECK	11.53	1.05	0.00	0.00	0.05	11.48
204422	2025	01082028TA	25.72	2.34	0.00	0.00	0.12	25.60
209065	2025	010528LC	427.97	38.91	0.00	0.00	1.95	426.02
209083	2025	01052028TA	133.38	12.13	0.00	0.00	0.61	132.77
210743129	2025	01072028SN	40.36	3.67	0.00	0.00	0.18	40.18
213255129	2025	010828CPECK	4.04	0.37	0.00	0.00	0.02	4.02
215012129	2025	01082028TF	1,108.73	100.79	0.00	0.00	5.04	1,103.69
218288129	2025	01072028CA	57.65	5.24	0.00	0.00	0.26	57.39
218468129	2025	01092028SN	5.76	0.52	0.00	0.00	0.03	5.73
219784129	2025	010828LC	69.00	6.27	0.00	0.00	0.31	68.69
220438129	2025	010828CPECK	17.28	1.57	0.00	0.00	0.08	17.21
222101129	2025	01082028TA	39.92	3.63	0.00	0.00	0.18	39.74
223138129	2025	010828	76.46	6.95	0.00	0.00	0.35	76.11
232159129	2025	010828CPECK	88.70	8.06	0.00	0.00	0.40	88.30
232462129	2025	010928CPCC	86.24	7.84	0.00	0.00	0.39	85.85
62837	2025	01152028VA	15.08	1.37	0.00	0.00	0.07	15.01
64011	2025	01152028VA	18.17	1.65	0.00	0.00	0.08	18.09
64697	2025	011228SN	11.79	1.07	0.00	0.00	0.05	11.74

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65961	2025	01132026KM	129.50	11.77	0.00	0.00	0.59	128.91
66206	2025	01152026AR	16.15	1.47	0.00	0.00	0.07	16.08
66226	2025	01142026TF	343.85	31.28	0.00	0.00	1.56	342.29
69084	2025	01142026ML	1.08	0.31	0.00	0.00	0.02	1.06
69573	2025	011326CPECK	399.15	36.29	0.00	0.00	1.81	397.34
182091	2025	01072026TA	55.99	5.09	0.00	0.00	0.25	55.74
184645	2025	01052025MB	63.42	5.77	0.00	0.00	0.29	63.13
185591	2025	010526CPC1	4.04	0.37	0.00	0.00	0.02	4.02
186528	2025	01062026VA	23.07	2.10	0.00	0.00	0.11	22.96
186566	2025	01052026TF	14.18	1.29	0.00	0.00	0.06	14.12
187468	2025	010826CPECK	57.65	5.24	0.00	0.00	0.26	57.39
187574	2025	01062026AM	11.53	1.05	0.00	0.00	0.05	11.48
188462	2025	010526CPECK2	14.87	1.35	0.00	0.00	0.07	14.80
188808	2025	01062026TF	23.07	2.10	0.00	0.00	0.11	22.96
189829	2025	010826SK	5.76	0.52	0.00	0.00	0.03	5.73
190661129	2025	010826SE	216.45	19.68	0.00	0.00	0.98	215.47
191310129	2025	010926CPECK	19.80	1.78	0.00	0.00	0.09	19.51
213254129	2025	01132026TF	2.66	0.24	0.00	0.00	0.01	2.65
216201129	2025	011426CPECK	62.08	5.64	0.00	0.00	0.28	61.80
219780129	2025	011426AR	33.07	3.01	0.00	0.00	0.15	32.92
221310129	2025	011226CPC	24.06	2.19	0.00	0.00	0.11	23.95
221735129	2025	011526CPECK	45.54	4.14	0.00	0.00	0.21	45.33
223118129	2025	011626CPECK	10.65	0.97	0.00	0.00	0.05	10.60

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

2

Tax Unit Page: 14 of 17

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
223141129	2025	01132028KM	102.89	9.35	0.00	0.00	0.47	102.42
223159129	2025	011326CPECK	55.26	5.02	0.00	0.00	0.25	55.01
232125129	2025	011526CPECK	53.22	4.84	0.00	0.00	0.24	52.98
233078129	2025	01162026SN	44.35	4.03	0.00	0.00	0.20	44.15
233639129	2025	011626CPECK	13.31	1.21	0.00	0.00	0.06	13.25
234874129	2025	011426RTNCKS	-88.70	-8.06	0.00	0.00	-0.40	-88.30
234874129	2025	011626CPECK	88.70	8.06	0.00	0.00	0.40	88.30
240366129	2025	011526CPECK	170.92	15.54	0.00	0.00	0.78	170.14
240649129	2025	011426CPC	4.43	0.40	0.00	0.00	0.02	4.41
240980129	2025	011326LC	68.15	6.20	0.00	0.00	0.31	67.84
241607129	2025	011326CPECK	809.39	73.58	0.00	0.00	3.68	805.71
241862129	2025	01142026TF	135.05	12.28	0.00	0.00	0.61	134.44
3194716	2025	01162025MB	5.76	0.52	0.00	0.00	0.03	5.73
3194788	2025	011326LC	11.26	1.02	0.00	0.00	0.05	11.21
3195478	2025	011226SN	8.87	0.81	0.00	0.00	0.04	8.83
62103	2025	01122026VA	23.07	2.10	0.00	0.00	0.11	22.96
73486	2025	010226CPECK	29.32	2.67	0.00	0.00	0.13	28.19
176522	2025	01122026KS	2.31	0.21	0.00	0.00	0.01	2.30
178865	2025	011326CPECK	133.05	12.10	0.00	0.00	0.61	132.44
182201	2025	011426LC	310.44	28.22	0.00	0.00	1.41	309.03
182320	2025	011526CPECK	109.24	9.93	0.00	0.00	0.50	108.74
182866	2025	011226SN	9.23	0.84	0.00	0.00	0.04	9.19
185471	2025	01162026KB	16.76	1.52	0.00	0.00	0.08	16.68

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

2

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
188538	2025	011626CPECK	13.84	1.26	0.00	0.00	0.06	13.78
188758	2025	01142028	11.53	1.05	0.00	0.00	0.05	11.48
189402	2025	01152028SN	2.22	0.20	0.00	0.00	0.01	2.21
190232129	2025	01142028	35.48	3.23	0.00	0.00	0.16	35.32
190988129	2025	01162028TA	68.67	6.24	0.00	0.00	0.31	68.36
194134	2025	011526CPOC	23.07	2.10	0.00	0.00	0.11	22.96
197025129	2025	01132028VA	13.31	1.21	0.00	0.00	0.06	13.25
197033129	2025	01132028KS	5.78	0.52	0.00	0.00	0.03	5.73
197650129	2025	011626CPECK	72.16	6.56	0.00	0.00	0.33	71.83
201125	2025	01152028TA	3.45	0.31	0.00	0.00	0.02	3.43
202909129	2025	01132028VA	15.96	1.45	0.00	0.00	0.07	15.89
203541	2025	01162028TA	345.49	31.41	0.00	0.00	1.57	343.82
209057	2025	01142028SN	487.66	44.33	0.00	0.00	2.22	485.44
209731	2025	01142028SN	4.37	0.40	0.00	0.00	0.02	4.35
210138129	2025	01132028TF	13.84	1.26	0.00	0.00	0.06	13.78
210178129	2025	01142028TF	22.18	2.02	0.00	0.00	0.10	22.08
Total for 2025			56,752.36	5,190.18	0.00	0.00	259.62	56,492.74

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

2

Tax Unit Page: 16 of 17

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
216238129	2024	010626CPCC1	4.71	0.88	1.13	0.00	0.04	5.80
235048129	2024	013126CPCC	213.27	19.39	51.18	0.00	0.97	283.48
239839129	2024	011626CPECK	13.62	1.24	3.27	0.00	0.06	16.83
188758	2024	01142028	11.80	1.07	2.83	0.00	0.05	14.58
181119129	2024	012026CPECK1	35.40	3.22	8.50	0.00	0.16	43.74
194412129	2024	012826CPCC4	23.60	2.15	5.66	0.00	0.11	29.15
187609	2024	012026CPECK3	69.19	6.29	18.61	0.00	0.31	85.49
197043129	2024	012226CPCC	16.06	5.36	3.66	0.00	0.27	19.65
189055	2024	011426CPCC	5.90	0.54	1.42	0.00	0.03	7.29
Total for 2024			393.55	40.14	94.46	0.00	2.00	486.01

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
201286129	2023	010626CPCC	6.83	1.65	2.48	0.00	0.08	9.21
197043129	2023	012226CPCC	56.99	5.38	21.24	0.00	0.27	79.86
Total for 2023			65.82	7.01	23.70	0.00	0.35	89.17

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
221652129	2022	012026CPCC	12.10	2.98	5.82	0.00	0.15	17.77
Total for 2022			12.10	2.98	5.82	0.00	0.15	17.77

KAUFMAN COUNTY

**Rendition Commission Distribution Detail
from 01/01/2026 to 01/31/2026**

Date: 02/06/2026 09:46:47

Tax Unit Page: 17 of 17

2

Tax Unit: 2 ROAD & BRIDGE

Account No.	Year	Deposit	Levy Collected	Rendition Penalty	P & I Collected	Rendition P & I	Appraisal Commission	Disbursement Amount
186460	2016	01092025MB	11.23	1.02	13.48	0.00	0.05	24.66
Total for 2016								
186460	2015	01092025MB	10.58	0.96	13.97	0.00	0.05	24.50

Total for 2015			10.96	0.96	13.97	0.00	0.05	24.50
Total for Tax Unit 2 ROAD & BRIDGE			57,245.64	5,242.29	151.43	0.00	262.22	57,134.85



Kaufman County
Tax Assessor/Collector
 Teresa Floyd
 100 N. Washington
 PO Box 339
 Kaufman, Texas 75142

Registration and Title System
 Month - to - Date Fees Report

TITLES	January		Current year		2026		Prev. Year		2025	
	Quantity	Monies Collected	Quantity	Monies Collected	Quantity	Monies Collected	Quantity	Monies Collected	Quantity	Monies Collected
Title Application Fee	2097	\$27,261.00	2255	\$29,315.00						
Other Fees Collected	38	\$2,470.00	39	\$2,535.00						
Total		\$29,731.00		\$31,850.00						
REGISTRATION										
Windshield Sticker	9439	\$522,024.68	11031	\$608,303.70						
Plate Sticker	1354	\$63,120.83	1577	\$72,267.25						
County Road Bridge Add-On Fee	10670	\$106,700.00	12391	\$123,910.00						
Other Fees Collected	58399	\$301,844.50	70620	\$335,812.58						
Total		\$993,690.01		\$1,140,293.53						
SALES TAX										
Sales Tax Fee	2028	\$1,772,906.30	2221	\$1,997,384.31						
Texas Mobility Fund Fee (TERP)	2097	\$41,295.00	2255	\$44,330.00						
Other Fees Collected	311	\$15,385.99	37	\$4,747.89						
Total		\$1,829,587.29		\$2,046,462.20						
GRAND TOTAL		\$2,853,008.30		\$3,218,605.73						

The County received \$476,535.04 of the \$2,853,008.30 collected in January of 2026

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 03/10/2026	SUBMITTED BY: Trenis Ramsey DEPARTMENT: Juvenile Probation	PERSON PRESENTING: Trenis Ramsey
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/consider/ approve the attached resolution by the juvenile board designating all District Courts and District Judges as alternative court for Juvenile Court
--

A RESOLUTION OF THE KAUFMAN COUNTY JUVENILE BOARD DESIGNATING THE 86th JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS AS AN ALTERNATE JUVENILE COURT AND THE 86th JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS JUDGE CASEY BLAIR AS AN ALTERNATE JUVENILE COURT JUDGE

WHEREAS, the Kaufman County Court at Law is the designated Juvenile Court in Kaufman County, Texas; and

WHEREAS, the Kaufman County Court at Law Judge, Joseph Russell, is the designated Juvenile Judge in Kaufman County, Texas; and

WHEREAS, pursuant to Texas Family Code, §51.04, the Kaufman County Juvenile Board may designate an alternate Juvenile Court and alternate Juvenile Judge; and

WHEREAS, the Kaufman County Juvenile Board designates the 86th Judicial District Court of Kaufman County, Texas as an alternate Juvenile Court; and

WHEREAS, the Kaufman County Juvenile Board designates the 86th Judicial District Court of Kaufman County, Texas Judge Casey Blair as an alternate Juvenile Judge.

NOW, THEREFORE, BE IT RESOLVED BY THE KAUFMAN COUNTY JUVENILE BOARD:

1. That the 86th Judicial District Court of Kaufman County, Texas is designated as an alternate Juvenile Court; and
2. That the 86th Judicial District Court of Kaufman County, Texas Judge Casey Blair is an alternate Juvenile Judge

DULY RESOLVED AND ADOPTED by the KAUFMAN COUNTY JUVENILE BOARD on this the ____ day of February 2026.

KAUFMAN COUNTY


JOSEPH RUSSELL, KAUFMAN COUNTY
COURT AT LAW JUDGE AND JUVENILE JUDGE

ATTEST:

LAURA HUGHES, COUNTY CLERK

A RESOLUTION OF THE KAUFMAN COUNTY JUVENILE BOARD DESIGNATING THE 422ND JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS AS AN ALTERNATE JUVENILE COURT AND THE 422ND JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS JUDGE SHELTON GIBBS AS AN ALTERNATE JUVENILE COURT JUDGE

WHEREAS, the Kaufman County Court at Law is the designated Juvenile Court in Kaufman County, Texas; and

WHEREAS, the Kaufman County Court at Law Judge, Joseph Russell, is the designated Juvenile Judge in Kaufman County, Texas; and

WHEREAS, pursuant to Texas Family Code, §51.04, the Kaufman County Juvenile Board may designate an alternate Juvenile Court and alternate Juvenile Judge; and

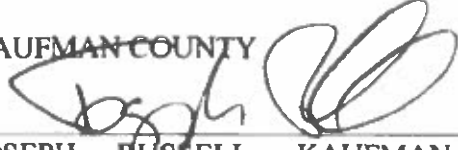
WHEREAS, the Kaufman County Juvenile Board designates the 422nd Judicial District Court of Kaufman County, Texas as an alternate Juvenile Court; and

WHEREAS, the Kaufman County Juvenile Board designates the 422nd Judicial District Court of Kaufman County, Texas Judge Shelton Gibbs as an alternate Juvenile Judge.

NOW, THEREFORE, BE IT RESOLVED BY THE KAUFMAN COUNTY JUVENILE BOARD:

1. That the 422nd Judicial District Court of Kaufman County, Texas is designated as an alternate Juvenile Court; and
2. That the 422nd Judicial District Court of Kaufman County, Texas Judge Sheldon Gibbs is an alternate Juvenile Judge

DULY RESOLVED AND ADOPTED by the KAUFMAN COUNTY JUVENILE BOARD on this the ____ day of February 2026.

KAUFMAN COUNTY


JOSEPH RUSSELL, KAUFMAN COUNTY
COURT AT LAW JUDGE AND JUVENILE JUDGE

ATTEST:

LAURA HUGHES, COUNTY CLERK

A RESOLUTION OF THE KAUFMAN COUNTY JUVENILE BOARD DESIGNATING THE 489th JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS AS AN ALTERNATE JUVENILE COURT AND THE 489th JUDICIAL DISTRICT COURT OF KAUFMAN COUNTY, TEXAS JUDGE TRACY GRAY AS AN ALTERNATE JUVENILE COURT JUDGE

WHEREAS, the Kaufman County Court at Law is the designated Juvenile Court in Kaufman County, Texas; and

WHEREAS, the Kaufman County Court at Law Judge, Joseph Russell, is the designated Juvenile Judge in Kaufman County, Texas; and

WHEREAS, pursuant to Texas Family Code, §51.04, the Kaufman County Juvenile Board may designate an alternate Juvenile Court and alternate Juvenile Judge; and

WHEREAS, the Kaufman County Juvenile Board designates the 489th Judicial District Court of Kaufman County, Texas as an alternate Juvenile Court; and

WHEREAS, the Kaufman County Juvenile Board designates the 489th Judicial District Court of Kaufman County, Texas Judge Tracy Gray as an alternate Juvenile Judge.

NOW, THEREFORE, BE IT RESOLVED BY THE KAUFMAN COUNTY JUVENILE BOARD:

1. That the 489th Judicial District Court of Kaufman County, Texas is designated as an alternate Juvenile Court; and
2. That the 489th Judicial District Court of Kaufman County, Texas Judge Tracy Gray is an alternate Juvenile Judge

DULY RESOLVED AND ADOPTED by the KAUFMAN COUNTY JUVENILE BOARD on this the ____ day of February 2026.

KAUFMAN COUNTY



JOSEPH RUSSELL, KAUFMAN COUNTY COURT AT LAW JUDGE AND JUVENILE JUDGE

ATTEST:

LAURA HUGHES, COUNTY CLERK

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.


COURT DATE REQUESTED: 3/10/26	SUBMITTED BY: Casey Morris DEPARTMENT: Facilities - 173	PERSON PRESENTING: Casey Morris
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ITEM REQUESTED IS FOR:

- Consent Agenda
- Action/Consideration
- Discussion/Report
- Executive Session
- Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

Casey Morris: Discuss/Consider/Accept setting the Solid Waste and recycling services fees for the 2026 fiscal year.



KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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COURT DATE REQUESTED: 3/10/26	SUBMITTED BY: Fabi Carrillo DEPARTMENT: Development Services	PERSON PRESENTING: Fabi Carrillo
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Motion to approve the final plat for Clark Vista located on Clark Lane in Precinct 1.
--

STATE OF TEXAS
COUNTY OF KAUFMAN

AFFIDAVIT
INSTALLATION OF FIRE SERVICE FEATURES

Project Name: CLARK VISTA.
Project Location: 14225 CLARK LN WILLS POINT TX.

The Kaufman County Fire Marshal's Office requires the installation of fire service features, including fire apparatus access roads and water supply for fire suppression, for all commercial establishments, public buildings, and multi-family residential dwellings consisting of four or more units. In addition, *if proposed lots do not front an existing road; then all new infrastructure must conform with adopted Fire Code.*

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED THE AFFIANT HEREIN, WHO, BEING DULY SWORN, STATED UPON AFFIANT'S OATH THE FOLLOWING:

_____ This plat will require new infrastructure (See definition, in the Kaufman County Subdivision and Land Development Regulations) and/or is designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

- OR -

X This plat **WILL NOT** require any new infrastructure and **IS NOT** designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

WHEREFORE, the Affiant acknowledges that any changes to the design of the plat or its intended use will require a new submittal and/or replat.

Williams Izquierdo
Affiant Signature

SUBSCRIBED AND SWORN TO before me by said affiant on this 4th day of Feb, 2026
A.D., at 10:29 a.m./p.m.



BWN
Notary Public in and for The State of Texas

7-2-29
My commission expires on:

Office Use only:

Is Fire Flow Required: YES NO

Fire Marshal Reviewed: J. Cabrera #113 Date of Review: 2026.02.12

STATE OF TEXAS
COUNTY OF KAUFMAN

All that contain lot, tract or parcel of land, part of the Levin Private Survey, Abstract No. 371, in the County of Kaufman, Texas, as recorded in the Public Records of Kaufman County, Texas, and being more completely described as follows, to-wit:

BEARING to a point at the Southeast corner of the above mentioned 2.69 acre tract, at the Southwest corner of the Ricardo Lande Area 1.31 acre tract, recorded in Vol. 4881 page 100 of the Public Records of Kaufman County, Texas and being more completely described as follows, to-wit:

THENCE S 89 deg. 25 min. 42 sec. W, with the complete of Clark Lane, a distance of 358.80 feet to the point of beginning, containing 2.684 acres of land.

THENCE N 0 deg. 35 min. 25 sec. E, with the East line of said 1.31 acre tract, a distance of 320.74 ft. to the point of beginning, containing 2.684 acres of land.

THENCE S 89 deg. 16 min. 43 sec. E, with the South line of said 1.31 acre tract, a distance of 320.74 ft. to the point of beginning, containing 2.684 acres of land.

THENCE S 0 deg. 35 min. 25 sec. E, with the West line of said 1.31 acre tract, a distance of 320.74 ft. to the point of beginning, containing 2.684 acres of land.

I, Greg Stevens, Registered Professional Land Surveyor No. 5944, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of October, 2025.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of February, 2026.

PRELIMINARY
FOR REVIEW ONLY

GREG STEVENS, R.P.L.S. NO. 5944

STATE OF TEXAS
COUNTY OF KAUFMAN

The power of the land shown on this plat and whose name is subscribed hereon and in person, or through an agent, is hereby acknowledged by the undersigned, and the same is hereby acknowledged in consideration of the cash, easements and public places thereon shown for the purposes and considerations therein expressed.

Witness my hand and seal, this the _____ day of _____, 2026.

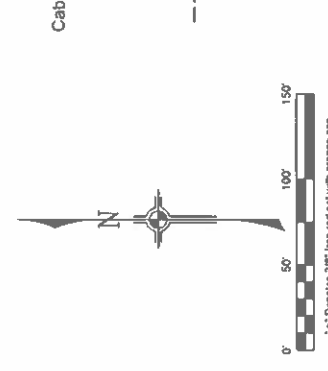
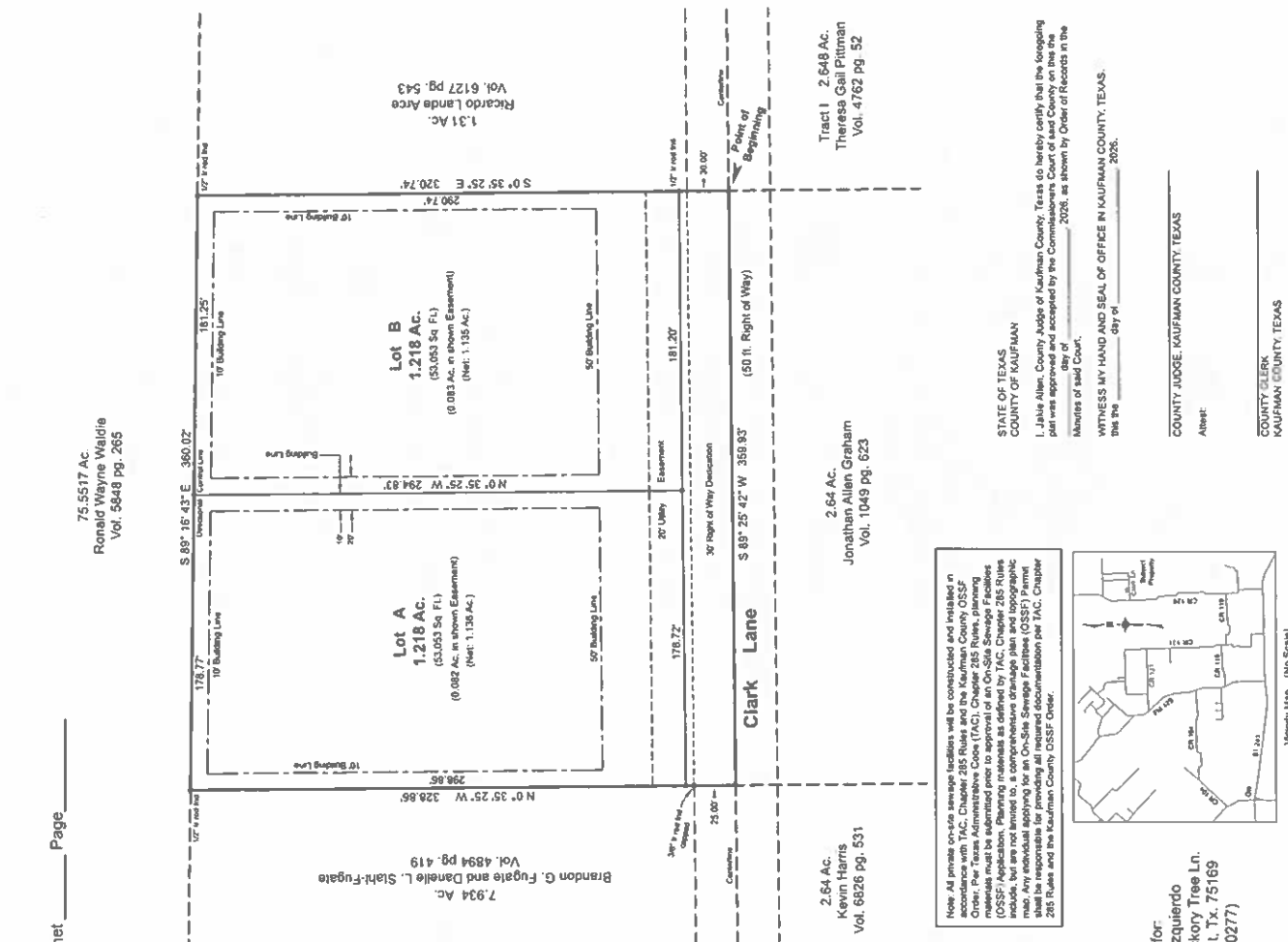
NOTARY PUBLIC, STATE OF TEXAS

"Final Plat"
Clark Vista

(Lot A and Lot B)
(2 Total Lots)

PART OF THE
LEVI PRUETT SURVEY, ABSTRACT NO. 371
KAUFMAN COUNTY, TEXAS

(Date: February 5, 2026)



- Notes:
- Blocking the flow of water or construction improvements at drainage easements and filling or obstruction of the roadway is prohibited.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage easements along or across said lots.
 - Kaufman County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion.
 - Kaufman County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 - Kaufman County will not be responsible for the availability or delivery of any private well water in a subdivision.
 - All covenants within any Right of Way shall require County permit approval and meet minimum County standards.
 - No road, street, or public improvement dedicated by this plat shall be subject to any special assessment or tax levied by an interest owner of the Commissioners Court, unless of record in the minutes of the Commissioners Court of Kaufman County, specifically identifying any such road, street, or public improvement and specifically accepting such for County Maintenance.
 - According to the Kaufman County Thoroughfare Plan (adopted August 2, 2022, there is no classification for Clark Lane.
 - Easements. Any public utility, including the county, shall have the right to install, maintain, repair, replace, and use any underground utility lines, overhead lines or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filled by separate instrument that is recorded in the minutes of the Commissioners Court) and the county shall have the right at all times to ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and siding to or removing all or part of its respective systems without the necessity of obtaining any other approval or permission. The county can remove trees or any other improvements and does not have the responsibility to replace them.

Prepared for:
Williams Izquierdo
14411 Hickory Tree Ln.
Willis Point, Tx. 75169
(214-434-0277)

Statewide Surveying Service
208 N. Washington St.
Kaufman, Tx. 75142
972-962-6481
Firm No. 10009100

Note: According to Flood Insurance Rate Map No. 48257C0350 dated July 3, 2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, the property is within Zone X.

Cabinet _____ Page _____

75.5517 Ac.
Ronald Wayne Waldie
Vol. 5848 pg. 265

1.31 Ac.
Ricardo Lande Area
Vol. 6127 pg. 543

7.934 Ac.
Brandon G. Fugate and Danielle L. Slah-Fugate
Vol. 4894 pg. 419

1.218 Ac.
Lot A
(53,053 Sq. Ft.)
(0.682 Ac. in shown Easement)
(Net: 1.136 Ac.)

1.218 Ac.
Lot B
(53,053 Sq. Ft.)
(0.682 Ac. in shown Easement)
(Net: 1.136 Ac.)

2.64 Ac.
Jonathan Allen Graham
Vol. 1049 pg. 623

2.64 Ac.
Kevin Harris
Vol. 6826 pg. 531

2.64 Ac.
Theresa Gail Pittman
Vol. 4762 pg. 52

Tract 11 2.648 Ac.
Theresa Gail Pittman
Vol. 4762 pg. 52

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Jubie Allen, County Judge of Kaufman County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commission on _____, 2026, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS, this the _____ day of _____, 2026.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Attest:

COUNTY CLERK
KAUFMAN COUNTY, TEXAS

County of Kaufman, Texas

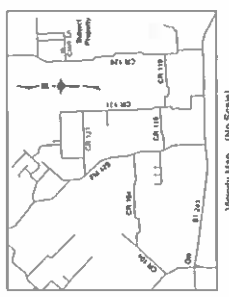
County of Kaufman, Texas

County of Kaufman, Texas

County of Kaufman, Texas

County of Kaufman, Texas

County of Kaufman, Texas



Vicinity Map (No Scale)



Kaufman County
Development Services

101 N. Houston St
Kaufman, TX 75142

Date: 2/17/2026

To whom it may concern:

The Designated Representative of the Texas Commission of Environmental Quality (TCEQ), Jerry L. Martin (OS0034064), has reviewed the submitted Final Plat. Based on the information provided, the lot sizes appear to have met the minimum requirements and are in compliance with the Kaufman County OSSF Ordinance for the placement of any On-Site Sewage Facility (OSSF) on or at the identified locations of:

CLARK VISTA; Lot A and LOT B (2 Total Lots)

Part of Meadow Wood Estates PH 1, LOT 52 (UNRECORDED ADDITION)

A handwritten signature in black ink, appearing to read "J. L. Martin", is written over a faint circular stamp.

Jerry Martin
Kaufman County DR
#0034064



Kaufman County
Development Services
101 N. Houston St
Kaufman, TX 75142
469-376-4127

February 13, 2026

Re: Clark Vista – PID 31393 – Final Plat - Floodplain

To whom it may concern:

Kaufman County, Development Services has reviewed this final plat and determined the area of **this plat does not contain a FEMA designated special flood hazard area (SFHA).** No Floodplain Development permit or Pre-Determination will be required.

Respectfully,

Jeremy Mungin

Jeremy Mungin
Kaufman County Engineer



www.tnpsc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY
THE WOODLANDS
HOUSTON

February 24, 2026

Ms. Monique Hunter
Kaufman County – Development Services
101 N. Houston St.
Kaufman, TX 75142

**RE: Clark Vista – Final Plat
First Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated February 5, 2026, submitted by Statewide Surveying on behalf of William Izquierdo. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024), unless otherwise noted.

Final Plat

1. Based upon our review, the Final Plat is in general conformance with the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024).

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,
tnp
teague nall & perkins

Moksha Nedungadi, PE

Historical Commission
469-376-4140



3001 S. Washington
Kaufman, Texas 75142

February 12, 2026

Reference: Tract of Land Described

For: Williams Izquierdo

REFERENCE:

Property described in the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I permit this project to proceed. If cultural materials are encountered during construction work shall immediately cease in the area of discovery, and the Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you,

A handwritten signature in cursive script that reads "Pam Corder". The signature is written in black ink and is positioned below the typed name.

Pam Corder
Kaufman County Historical Commission
3001 S. Washington Street
Kaufman, TX 75142

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

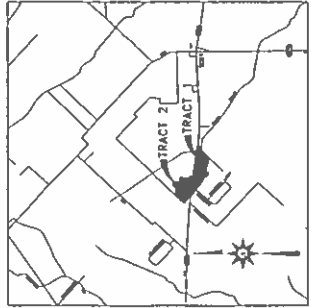
COURT DATE REQUESTED: 3/10/26	SUBMITTED BY: Shannon Roden DEPARTMENT: Development Services	PERSON PRESENTING: Development Services
---	---	---

ITEM REQUESTED IS FOR:

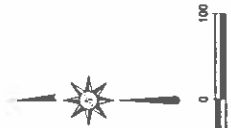
- Consent Agenda
- Action/Consideration
- Discussion/Report
- Executive Session
- Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

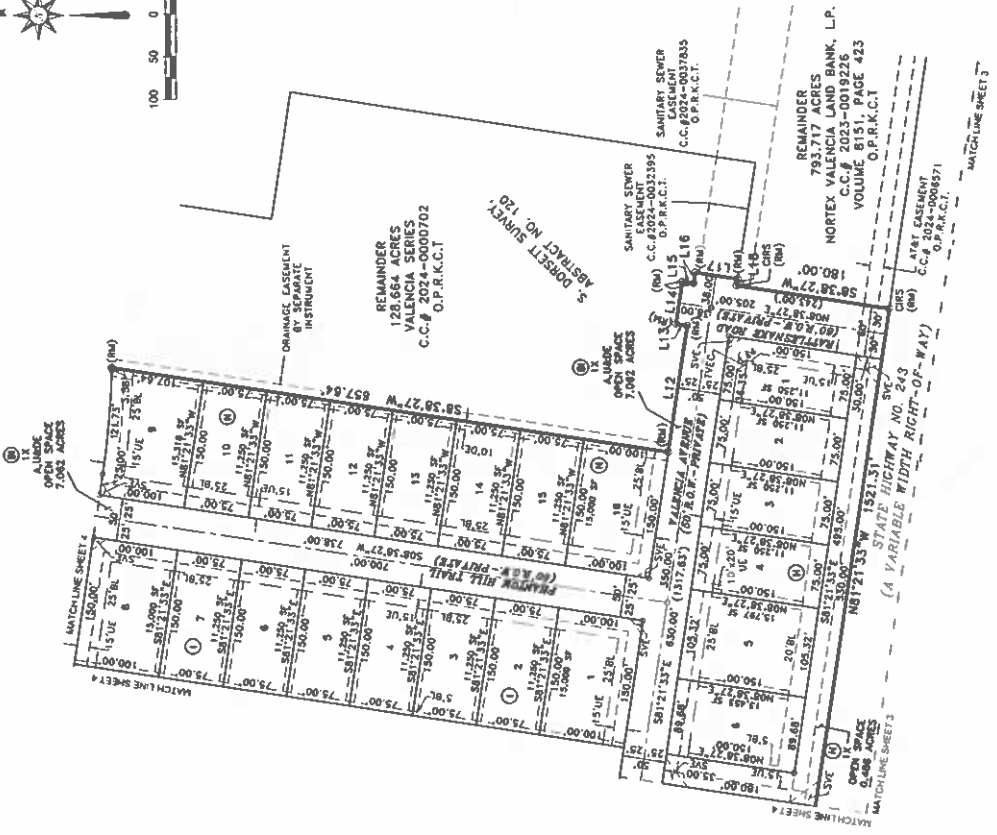
Discuss/Consider/Approve the final plat of Valencia Phase 1, located on State Highway 243 and CR 102 in Precinct 1.



VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L12	S81°21'33"E	150.00'
L13	N8°38'27"E	13.00'
L14	S81°21'33"E	50.00'
L15	S81°21'33"E	13.00'
L16	S81°21'33"E	13.00'
L17	S81°21'33"W	50.00'
L18	N81°21'33"W	8.00'
L44	S53°35'28"E	33.70'



FINAL PLAT
OF
VALENCIA, PHASE 1
(A PRIVATE ROAD SUBDIVISION)
TRACT 1: 47.361 ACRES
TRACT 2: 41.616 ACRES
196 RESIDENTIAL LOTS
11 OPEN SPACES

IN THE
S. DORSETT SURVEY, ABSTRACT NO. 120
KAUFMAN COUNTY, TEXAS
OWNER/DEVELOPER
NORTEX VALENCIA PHASE 1, L.P.
ADDRESS: 11410 NORTH F.M. 493
DONNA, TEXAS 78537
PHONE: 966-464-4431



6060 North Central Expressway Phone 466-621-0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Form No. 1019-082
JOB NO. 0267 SHEET 5 OF 6

- LEGEND**
- DETAIL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 - PLAT RECORDS, KAUFMAN COUNTY, TEXAS
 - P.R.K.C.T. RECORDS, KAUFMAN COUNTY, TEXAS
 - SURVEY MONUMENT
 - CAP STAMPED "LJA SURVEYING" SET
 - IRON ROD FOUND
 - RECORD MONUMENT
 - CONCRETE MONUMENT
 - SQUARE FOOT
 - BUILDING LINE
 - ACCESS EASEMENT
 - UTILITY AND DRAINAGE EASEMENT
 - DRAINAGE EASEMENT
 - FLOODPLAIN AND DRAINAGE EASEMENT
 - EASEMENT
 - SANITARY SEWER EASEMENT
 - SHORT VISIBILITY EASEMENT
 - WATERLINE EASEMENT
 - STREET NAME CHANGE



Plan Review Letter



Kaufman County Fire Marshal's Office

101 N. Houston Street

Kaufman, Texas 75142

469-376-4122

firemarshal@kaufmancounty.net



March 28, 2024

LJA Engineering

Attn: Adam Niraula

2150 S Central Expressway

McKinney, Texas 75070

To whom it may be concerned,

This letter is in regards to the site/civil plans that were resubmitted on March 21, 2024 for Valencia Phase 1 Residential Development at 8051 State Hwy 243 Kaufman, Texas 75142 (Permit #2024-0077). I have reviewed the documents provided and have determined that the plans satisfy the requirements of the adopted fire code. Permit #20240-0077 is approved.

Referenced Codes and Standards

- International Fire Code (2018 edition with Kaufman County Amendments)
- International Building Code (2018 edition with Kaufman County Amendments)
- International Existing Building Code (2018 edition with Kaufman County Amendments)
- Adopted National Fire Protection Association Standards

Site / Civil Plan Review Comments

- The site address shall be visible from the public roadway at all times during construction. Provide details for the method of posting the address.
- Unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of any building are within 150-feet (as the hose lays) of a fire apparatus access road. This may be increased to 250-feet if the structure is protected in accordance with NFPA 13.

- Must be minimum of 20-feet wide (24-feet wide if inside Forney FD response area), and 26 feet wide at the location of any fire hydrant.
- Fire apparatus access roads must be marked "NO PARKING – FIRE LANE" with road paint or with signage as described in Appendix D of the 2018 IFC.
- Dead end fire apparatus access roads in excess of 150-feet shall be provided with a turnaround approved in Appendix D of the 2018 IFC.
- **An approved key box shall be provided for the emergency access road that connects to County Road 102. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys or be equipped with a key switch to gain necessary entry to the residential subdivision and gated entry.**
- The minimum inside turn radius of all curves on a fire apparatus access road must be a minimum of 25-feet. Contractors may elect to use AutoTURN CAD Software or other similar software to show that the fire apparatus of the applicable jurisdiction will be capable of making a turn that is less than a 25-foot radius. Contractors should contact the responding fire department to determine the wheelbase of their apparatus.
- The grade of a fire apparatus access road may not exceed 10 percent.
- Fire apparatus access roads must consist of an all-weather surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
- Two means of fire apparatus access shall be provided for developments consisting of one or two-family dwellings where the number of dwelling units exceeds 30, and in multiple-family residential developments where the number of dwelling units exceeds 100. Two means of fire apparatus access is also required where any structure is greater than 30 feet in height or exceeds 62,000 square feet. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- Gated access that crosses a fire apparatus access road shall be reviewed & approved by the Fire Marshal (See Guidelines for Access Control - Gates).
- An all-weather walkway shall lead from the fire apparatus access road to all exterior doors.
- Provide details on water supply available to the site for fire suppression purposes (location of fire hydrants, size of mains, flow rate in GPM at 20 psi, tank locations and sizes, etc.). The fire code official will utilize Appendix B of the 2018 International Fire Code to determine fire flow requirements. If an adequate and reliable water supply system does not exist in the vicinity of the site, the fire code official may choose to use the current edition of NFPA 1142 or ISO Fire Flow calculations.

- Fire Hydrants shall be located within 250-feet of any point on the fire apparatus access road, with an average spacing of 500-feet between hydrants. This is applicable to:
 - Type IA & IB (Fire Resistive) structures up to 30,200 ft² ;
 - Type IIA & IIIA (Protected Non-Combustible & Ordinary) structures up to 17,000 ft² ;
 - Type IV & VA (Heavy Timber & Protected Wood Frame) structures up to 10,900 ft² ;
 - Type IIB & IIIB (Unprotected Non-Combustible & Ordinary) structures up to 7,900 ft² ;
 - Type VB (Unprotected Wood Frame) structures up to 4,800 ft² ;
 - Consult Appendix B and C of the 2018 IFC or the Fire Marshal's Office for larger structures.
- Hydrants shall be within 400-feet as measured by an *approved* route around the exterior of the facility or building.
- Specify the presence of any vehicle impact protection around fire hydrants and remote FDCs. Provide details of the impact protection.

Architectural Plan Review Comments

- The cover page shall identify the name and address of the development; the applicable codes; construction type(s); total number of floors; square footage of each occupancy type; occupant load of each occupancy type; total occupant load; total square footage of the structure; and total volume of the structure.
- **Any public amenities or commercial buildings will require a Building permit for review/approval.**

Additional Documentation Required

- **A fire flow test will be required to determine total GPM's from the newly proposed hydrants. Provide fire flow test report for evaluation.**

General Comments

- The site address shall be visible from the public roadway at all times during construction.
- NFPA 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations requires a designated Fire Prevention Program Manager (FPPM) who is responsible for implementing a Fire Prevention Program. The following items shall be addressed in the Fire Prevention Program:
 - a. Development of a pre-incident plan in accordance with NFPA 1620;

- b. Emergency contacts;
- c. Site emergency communication procedures;
- d. Site personnel responsibilities during an incident;
- e. Signage for site address(es) and building identification acceptable to the AHJ;
- f. Site hot work operations;
- g. Fire protection systems, as follows:
 - i. For construction operations, installation of new fire protection systems as construction progresses;
 - ii. For alteration operations, preservation of existing fire protection systems during alteration;
 - iii. For demolition operations, preservation of existing fire protection systems during demolition;
 - iv. Procedure for the FPPM to notify the installing contractor when changes need to be made to previously installed temporary protection;
- h. Procedures for reporting specific emergency incident location to first responders;
 - i. Emergency evacuation procedures for site personnel;
 - j. Good housekeeping;
 - k. Waste disposal;
 - l. On-site security;
- m. Consideration of special hazards;
- n. Protection of existing structures and equipment from exposure fires;
- o. Documentation for applicable project fire-related inspections, tests, training, and drills, as required by this standard;
- p. A life safety plan that emphasizes the need to do all of the following:
 - i. Alert personnel of emergencies
 - ii. Provide clear egress paths to safety
 - iii. Ensure lighting and markings are provided to enable safe personnel travel
- q. Temporary utilities, as follows:
 - i. Safety plan for gas supplies on site in accordance with NFPA 55 and NFPA 58

- ii. Verification that direct-fired heaters used for drying and temporary heat do not discharge unsafe levels of carbon monoxide
- iii. Periodic leak checks and condition checks for temporary piping and hoses used for distribution of fuels
- iv. Periodic review and verification of temporary bonding and grounding of electrical systems

Additional Permits May Be Required

- Please ensure that you have submitted other applications as necessary to Kaufman County Development Services. This may include applications for 911 addressing, on-site septic facilities, a culvert permit, and a floodplain permit.
- If a temporary fuel tank will be brought to the site during construction, please obtain a Flammable / Combustible Liquid operational permit prior to bringing the tank to the site.

Pre-Construction Meeting Required

Please contact our office at 469-376-4122 or firemarshal@kaufmancounty.net to schedule a pre-construction meeting. Please invite your superintendent, general contractor, or project manager to discuss the project's schedule and ensure that necessary inspections are added to the construction timeline/calendar.

Inspections Required

Final approval is subject to inspection and field verification by Kaufman County Fire Marshal's Office. It is often necessary for the inspector to conduct a visual inspection of systems and components prior to covering or making inaccessible. A final acceptance test is required for fire protection systems to verify proper operational condition. To schedule any inspections and/or final acceptance testing, log into www.kaufmancountypermits.com and request an inspection. Alternatively, you may contact our office at 469-376-4122 or firemarshal@kaufmancounty.net.

Obtaining a Utility Meter Release

If your utility provider requires an inspection prior to turning on your meter, a [Utility Meter Release](#) form is available on our website. Please have a licensed contractor conduct an inspection of the electrical or gas system. The form will ask the contractor to verify that the work performed at your project is in compliance with applicable standards and does not constitute a hazard. Once we receive this form from the contractor, we will forward it to the applicable utility provider.

Plan Reviewer:
Gabriel Cabrera

Chief Inspector
Fire Marshal's Office
Kaufman County, Texas

**STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYOR**

GREG SJERVEN, R.P.L.S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

www.statewidesurveyingservice.com

METRO PHONE: (972) 962-6481

February 26, 2026

Development Services Kaufman
106 W. Grove
Kaufman, Texas 75142
Attn: Monique Hunter
469-376-4751

The plat of Valencia, Phase 1 (dated 2.11.26) was checked and approved* by the County Surveyor of Kaufman County, Texas on this the 26th day of February, 2026.



Greg Sjerven, Registered Professional Surveyor No. 5244
County Surveyor of Kaufman County, Texas

Owner: Nortex Valencia Phase 1, L.P.
11410 North FM 493
Donna, Texas 78537
956-464-4431

Surveyor: LJA Surveying, Inc.
6060 North Central Expressway, Ste. 400
Dallas, Texas 75206
469-621-0710

*This plat approved in accordance with the subdivision regulations approved on Dec. 23, 2019, and amended Aug. 8, 2023, as directed by Development Services.



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY
THE WOODLANDS

February 25, 2026

Ms. Monique Hunter
Kaufman County – Development Services
101 N. Houston St.
Kaufman, TX 75142

**RE: Valencia – Final Plat
Second Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated February 11, 2026 submitted by LJA on behalf of Nortex Valencia. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024), unless otherwise noted.

Final Plat

1. Based upon our review, the Final Plat is in general conformance with the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024).

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,
tnp
teague nall & perkins

Moksha Nedungadi, PE



**Texas
Water Utilities**

2150 Town Square Place
Suite 400
Sugar Land, TX 77479
Phone: 281.207.5800
www.swwc.com/texas

January 7, 2026

**RE: Wastewater Service "Will Serve"
Valenica Phase I**

Tract 1: 47.361 acres out of the S. Dorsett Survey, Abstract No. 120

Tract 2: 41.616 acres out of the S. Dorsett Survey, Abstract No. 120

Kaufman County, Texas

Valenica Development

Dear Mr. Robinson:

On January 6, 2026, you requested Texas Water Utilities (TWU) to supply a serviceability letter to provide wastewater service for the Valencia Development.

TWU entered into an Agreement with Cayetano Development, LLC (Developer) on March 31, 2023, to provide Wastewater services for the Valencia Development (the Agreement). TWU shall provide wastewater service to Valenica phases, as set forth in the Agreement and in accordance with all applicable laws, requirements and regulations.

If you have any questions regarding this information, please feel free to contact me.

Sincerely,

Clayton Nicolardi
Vice President, Operations
Texas Water Utilities

CC: Erice Sabolsice, Kristina McGee, Clayton Nicolardi, Mark Wang, Jason Carlisle



Kaufman County
Development Services
101 N. Houston St
Kaufman, TX 75142
469-376-4127

February 26, 2026

Re: Valencia Phase 1 – PID 238441 & 72439 – Final Plat - Floodplain

To Whom It May Concern:

Kaufman County Development Services has reviewed the Final plat and determined that the area within this plat does contain a FEMA-designated Special Flood Hazard Area (SFHA). This development applied for and received an approved floodplain permit in 2023.

This letter serves as approval from the Certified Floodplain Manager that it has met all of the Floodplain Management Order's Requirements.

Respectfully,

Jeremy Mungin

Jeremy Mungin
Kaufman County Engineer
Certified Floodplain Manager

Historical Commission
469-376-4140



3003 S. Washington
Kaufman, Texas 75142

February 16, 2024

Reference: Tract of Land Described

For: Nortex Valencia Land Bank, L.P.

REFERENCE:

Property described in the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I permit this project to proceed. If cultural materials are encountered during construction work shall immediately cease in the area of discovery, and the Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you,

A handwritten signature in blue ink that reads "Pam Corder". The signature is written in a cursive style.

Pam Corder
Kaufman County Historical Commission
3003 S. Washington Street
Kaufman, TX 75142

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0033079

**Billable Pages: 19
Number of Pages: 20**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/22/2025 at 11:38 AM</p> <p>Document Number: <u>2025-0033079</u></p> <p>Receipt No: <u>25-29662</u></p> <p>Amount: \$ <u>97.00</u></p> <p>Vol/Pg: <u>V:9187 P:236</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Jacklyn Salazar, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

BENNETT SERVICING
P O BOX 365
LA BLANCA, TX 78558



1.03 The term "Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots. The term "Residence" includes the term "Manufactured Home."

1.04 The term "Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

1.05 The term "Structure" means any improvement on a Lot (other than a Residence), including a fence, wall, tennis court, swimming pool, outbuilding, or recreational equipment.

1.06 The term "Manufactured Home" means a HUD-code manufactured home or a mobile home.

1.07 The term "Declarant" includes the Declarant and an authorized agent of the Declarant.

1.08 The term "Violation Notice" has the meaning assigned in Section 5.01(b) of this Declaration.

1.09 The term "Association" refers to **"NORTEX VALENCIA OWNERS ASSOCIATION, INC., a Texas non-profit corporation"**.

1.10 The term "Member" refers to an Owner.

1.11 The term "Board" refers to the Board of Directors of the Association.

1.12 The term "Bylaws" refers to the bylaws of the Association.

1.13 The term "Assessment" means any amount due to the Association by an Owner or levied against an Owner by the Association under this Declaration.

1.14 The term "Governing Documents" shall mean this Declaration, as the same may be amended from time to time, together with any rules, committee rules, the Certificate of Formation, and the Bylaws, as the same may be amended from time to time.

ARTICLE 2 EXTERIOR MAINTENANCE

Every Owner shall exercise reasonable care to keep buildings, streets, alleys, curbs, fences, sprinklers, signs, landscaping, lighting, and other related improvements and fixtures, whether enumerated or not, in neat and orderly condition, normal wear and tear excepted. If any Owner fails to perform any of the maintenance or repair obligations set forth in this Article, and if such failure continues for a period of thirty (30) days after written notice thereof is given to the defaulting Owner, the Declarant, any agent of the Declarant, or any other Owner shall have the right to perform the required maintenance and repair and to recover the reasonable cost thereof from the defaulting Owner. Specifically, but not in limitation of the preceding, such right to maintain and repair shall include the right to cut any overgrown grass or weedy vegetation. The costs of any such work performed due to the default of an Owner in its maintenance obligations set forth in this Article shall be charged as a continuing lien upon that Lot until paid in full by the defaulting Owner.

ARTICLE 3 EASEMENTS

3.01 Provisions Applicable to All Lots. All easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat. No shrubbery, fence, or other obstruction shall be placed in any easement. Right of use for ingress and egress shall be available at all times over any dedicated easement for purposes of installing, operating, maintaining, repairing, or removing any utility or any obstruction placed in such easement or alleyway that would interfere with the installation, maintenance, operation, or removal of such utility. No utility company, water district, political subdivision, or other authorized entity using these easements shall be liable for any damage done by them or their assigns, agents, employees, or servants, to fences, shrubbery, trees, flowers, or to other property of the Owner situated within the easement.

ARTICLE 4 USE RESTRICTIONS AND ARCHITECTURAL STANDARDS

4.01 Use. All Lots in the Subdivision shall be used for residential purposes only. Lots designated for residential use may only be used for an approved Residence or Manufactured Home. For residential lots, no building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed two stories in height.

4.02 Building/Construction Restrictions.

(a) No used homes may be moved onto any Lot except for a Manufactured Home with a minimum of 800 square feet of living area and with the written consent of Declarant.

(b) Any residential building constructed on any Lot shall be of masonry or frame construction and have a minimum of 800 square feet of living area. All Manufactured Homes must have a minimum of 800 square feet of living area.

(c) No Manufactured Home for which a manufacturer's certificate of origin was first issued earlier than **six (6) years** before the date the Owner places the Manufactured Home on the Lot may be installed on any Lot. **Approvals for homes older than six (6) years old will not be given.**

(d) Any Manufactured Home must be skirted within thirty (30) days of installation.

(e) Each Structure and each fence constructed on a Lot shall adhere to the setbacks shown on the Plat. Every fence shall be constructed out of new material, **and such fences must be constructed from new wood or chain link fencing.**

(f) No Structure of temporary character, including but not limited to, a bus, tent, shack, garage, barn, travel trailer or other outbuildings may be used on any Lot as a Residence, either temporarily or permanently. In addition, no Structure of temporary character, including but not limited to, a bus, tent, shack, or travel trailer may be used on any Lot for storage, either temporarily or permanently. **Using a travel trailer, camper, or recreational vehicle as a temporary residence during the construction of a home is**

strictly prohibited.

(g) Before any building or other structure is erected on a Lot, a building permit must first be obtained for the construction of said improvement.

(f) In certain cases, exceptions to the aforementioned Building/Construction Restrictions may be allowed when approved in writing by the Declarant.

(g) All driveways, parking areas, and sidewalks must be constructed out of new material. The use of debris or salvaged construction material for driveways, parking areas, and sidewalks is expressly prohibited.

(h) Restrictions Applicable to Lots 1 through 6, Block C. The following restrictions apply to Lots 1 through 6, Block C:

(1) No Residence other than a double-wide Manufactured Home or a site-built home may be placed on Lots 1 through 6, Block C.

(2) Each Owner of a Lot in Lots 1 through 6, Block C shall construct a split-rail fence to enclose the back yard of such Lots and shall maintain such fencing in a manner consistent with the standards of other fencing in the Subdivision.

(3) No playscapes, clutter, or junk shall be permitted in the backyards of any of Lots 1 through 6, Block C.

4.03 Noxious or Offensive Activities Prohibited/Maintenance. No noxious or offensive activity shall be conducted on any Lot, nor shall anything be done upon any Lot which may be or become an annoyance or nuisance to the neighborhood. **No Lot shall be used or maintained as a dumping ground for rubbish or trash. No garbage or other waste material shall be kept on any Lot except in sanitary containers.** All incinerators or other equipment for the storage or disposal of such waste materials shall be kept in a clean and sanitary condition. Lots shall be maintained in a neat and orderly condition. Weeds and grass on each Lot shall be mowed at regular intervals and the Lot shall be maintained in a neat and orderly manner. No junk cars shall be kept on any Lot.

4.04 Signs. No signs of any type shall be allowed on any Lot except one sign of not more than five (5) square feet advertising the property for sale or rent and political signage not prohibited by law. However, any person engaged in the construction and sale of a residence on a Lot shall have the right, during the construction and sales period, to construct and maintain signs larger than five (5) square feet for the purpose of advertising the construction and sale. Declarant or its assigns shall have the right to remove any sign, advertisement, or billboard structure that does not comply with the above, and in so doing shall not be subject to any liability for trespass or other sort in the connection therewith or arising with such removal. With the prior written consent of Declarant, a builder of a residence on any Lot may place a sign larger than five (5) square feet during the construction period.

4.05 Garbage, Equipment, Etc. No Lot shall be used or maintained as a dumping ground for rubbish or trash, and all garbage and other waste shall be kept in sanitary containers. There shall be no burning or incineration of trash, garbage, leaves, brush, or other debris. All equipment for the storage and disposal of such materials shall be kept in a clean and sanitary

condition. All construction debris must be contained by the Owner and properly disposed of. All garbage cans, equipment, coolers, wood/brush piles or storage piles shall be walled or fenced in to conceal them from the view of the neighboring Lots, roads or streets. No clothes lines are permitted unless the clothes line is less than six feet (6') in height and is not visible from the street or adjacent Lots.

4.06 Animals. No farm animals or livestock or poultry (except as otherwise provided herein) shall be raised, bred, or kept on any Lot. A reasonable number of dogs, cats, or other household pets may be kept, provide they are not kept, bred, or maintained for any commercial purpose. Such animals must be kept behind a fence or on a leash at all times. Notwithstanding the foregoing, backyard poultry may be kept, provided they are not kept, bred, or maintained for any commercial purpose. Notwithstanding anything to the contrary herein, a maximum of twelve (12) hens are allowed per Lot. Roosters are not permitted under any circumstances. The keeping of hens shall not involve any commercial activity, including, but not limited to sales or regular outside visitors. All coops must be located in the rear yard only and shall not exceed one hundred (100) square feet in size. Coops must be securely fenced, and the entire setup must be kept clean and maintained in a manner that does not cause a nuisance due to odor, noise, or pests. Compliance with all applicable city, county, and state regulations is required.

4.07 Prohibited Parking Practices. Except for the purpose of loading and unloading, which must occur within a reasonable time, no person shall park a vehicle with a gross vehicle rating of 26,001 pounds or more, or a vehicle designed to transport sixteen (16) or more passengers (including the driver), in the Subdivision or upon any Lot. Specifically, no 18-wheelers or similarly large commercial vehicles may be parked or stored on a Lot or anywhere in the Subdivision overnight.

4.08 Split-Rail Fencing. Owners whose lots are bordered by split-rail fencing (the "Fence") may not take any action to block or obstruct the Fence. Notwithstanding the foregoing, an Owner may install no-climb mesh on the Fence, subject to the written approval of Declarant, for the purpose of complying with Section 4.06.

ARTICLE 5 ASSOCIATION

5.01 Establishment and Governance. The filing of this Declaration establishes the Association as a non-profit corporation that is governed by this Declaration and the Bylaws. The Association has the powers of a non-profit corporation and a property owners association for the Subdivision under the Texas Business Organizations Code, the Texas Property Code, and the Dedicatory Instruments.

5.02 Rules and Bylaws. The Board may adopt rules and Bylaws that do not conflict with local, state, or federal law, or the other Governing Documents. On request, Owners will be provided with a copy of any rules. Further, the Board will cause any rules and Bylaws to be recorded in the Official Records of Medina County, Texas.

5.03 Membership and Voting Rights. The right to cast votes, and the number of votes which may be cast, for election of members to the Board, and on all other matters to be voted on by the Members, shall be calculated as provided below. Any person, upon becoming an Owner, shall automatically become a Member of the Association. Every Owner is a Member of the Association. Membership is appurtenant to, and shall run with the property interest which qualifies the Owner thereof for membership, and may not be separated, severed, transferred, pledged,

mortgaged, or alienated from ownership of a Lot. The Association has two classes of voting Members:

(a) Class A. Class A Members are all Owners, other than Declarant. Class A Members have one vote per Lot. When more than one person is an Owner, each is a Class A Member, but only one vote may be cast for a Lot.

(b) Class B. The Class B Member shall be the Declarant, which shall be entitled to five (5) votes for each Lot owned by all Class B Members. The Class B membership shall cease, and each Class B Member shall become a Class A Member, on the tenth (10th) anniversary of the date the Declaration was recorded in the Office of the County Clerk of Medina County, Texas.

ARTICLE 6 ASSESSMENTS

6.01 Authority. The Association may levy Assessments to fund operating expenses of the Association and to improve and maintain the Common Areas (which specifically consist of the roads in the Subdivision and the drainage infrastructure of the Subdivision). The right to assess a Fine is specifically reserved for the Declarant, as provided for in Article 9.

6.02 Personal Obligation. An Assessment is a personal obligation of each Owner when the Assessment accrues.

6.03 Creation of Lien. Assessments are secured by a continuing vendor's lien and contractual lien on each Lot, which lien is reserved by the Declarant and assigned to the Association. By acceptance of a deed to a Lot, each Owner grants the lien, together with the power of sale, to the Association to secure Assessments.

6.04 Commencement. A Lot becomes subject to Assessments on conveyance of the Lot by Declarant.

6.05 Regular Assessments.

(a) Rate. Regular Assessments are levied by the Board, annually, to fund the anticipated operating and maintenance expenses of the Association. The initial Regular Assessment shall be \$400.00 per year.

(b) Changes to Regular Assessments. Regular Assessments may be changed annually by the Board. Written notice of the Regular Assessment will be sent to every Owner at least thirty (30) days before its effective date.

(c) Collections. Regular Assessments will be collected yearly in advance, payable on the first day of January of each year.

6.06 Special Assessments. In addition to the Regular Assessments, the Board may levy Special Assessments for the purpose of funding the cost of any construction, reconstruction, repair, or replacement of any capital improvement on the Common Area or for any other purpose benefitting the Subdivision but requiring funds exceeding those available from the Regular Assessments, which purposes include, but are not limited to, maintenance of the decorative medians at the entrance to the Subdivision. Special Assessments related to the maintenance,

repair, and replacement of the roads in the Subdivision and the drainage infrastructure of the Subdivision shall only require approval by the Board. Written notice of the terms of the Special Assessment will be sent to every Owner.

6.07 Approval of Special Assessments. Except as provided in Section 6.06, any Special Assessment must be approved by a two-thirds (2/3) majority vote at a meeting of the Members in accordance with the Bylaws.

6.08 Subordination of Lien to Mortgages. The lien granted and reserved to the Association is subordinate to any lien granted by an Owner against a Lot not prohibited by the Texas Constitution. The foreclosure of a superior lien extinguishes the Association's lien as to Assessments due before the foreclosure.

6.10 Delinquent Assessments. Any Assessment not paid within thirty (30) days after it is due is delinquent.

6.11 Declarant Not Subject to Assessments. Lots owned by Declarant shall not be subject to Regular Assessments or Special Assessments.

ARTICLE 7 REMEDIAL RIGHTS

7.01 Late Charges and Interest. A late charge of \$5.00 is assessed for Delinquent Assessments. If a Delinquent Assessment remains unpaid, additional late charges of \$10.00 per month will be assessed until payment is received by the Association. Delinquent Assessments accrue interest at the rate of ten percent (10%) per year. The Board may change the late charge and the interest rate.

7.02 Costs, Attorney's Fees, and Expenses. If the Association complies with all applicable notice requirements, an Owner is liable to the Association for all costs and reasonable attorney's fees incurred by the Association in collecting delinquent Assessments, foreclosing the Association's lien, and enforcing the Governing Documents.

7.03 Enforcement.

(a) Enforcement by Legal Proceeding. The Declarant (until such time as Declarant no longer owns an interest in any Lot in the Subdivision), the Association, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations imposed by this Declaration. In addition to the remedies for enforcement provided for above, the violation or attempted violation of the provisions of this Declaration, or any amendment hereto, by any Owner, his family, guests, lessees or licensees shall authorize any Owner, the Association, and/or Declarant, the right to seek injunctive or any other relief provided or allowed by law against such violation and to recover from such Owner all its expenses and costs in connection therewith, including but not limited to fees charged by any property manager for the Subdivision hired by the Association and/or Declarant, attorney's fees and court costs. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. No Owner shall have the right to compel or require the filing of suit by the Association and/or Declarant. The rights created by this section do not create a duty on the part of the Association and/or Declarant

to file suit to enforce a violation of this Declaration.

(b) Enforcement by Fines. In lieu of the actions allowed under Section 7.03(a), the Association and/or Declarant shall have the right to enforce certain restrictions, conditions, and reservations imposed by this Declaration by imposing a fine, as described below, against any Owner found to be in violation of the specified provision of this Declaration. No Owner shall have the right to compel or require the levying of a fine by the Association and/or Declarant. The rights created by this section do not create a duty on the part of the Association and/or Declarant to levy a fine to enforce a violation of this Declaration.

(1) Fines. The following fines may be levied by Declarant:

(i) For any violation of Article 4 of this Declaration, the Association and/or Declarant may impose a fine against an Owner in the amount of **FIVE HUNDRED AND NO/100THS DOLLARS (\$500.00)** for each month the violation remains uncorrected.

(2) Procedure for Levying a Fine. Before the Association and/or Declarant may levy a fine for a violation of the provisions of this Declaration described above, the Association and/or Declarant must give written notice to the Owner by certified mail (the "Violation Notice"). The Violation Notice must:

(i) Describe the violation that is the basis for the fine and state the amount due the Declarant from the Owner;

(ii) Inform the Owner that the Owner:

(A) Is entitled to a reasonable period to cure the violation and avoid the fine;

(B) May request a hearing before a panel of three (3) persons appointed by the Association and/or Declarant on or before the 30th day after the date that the Violation Notice was mailed to the Owner; and

(C) May have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. § 501, et seq.), if the Owner is serving on active military duty;

(iii) Specify the date by which the Owner must cure the violation;
and

(iv) Be sent via verified mail to the Owner's last known address, as shown in the Association's and/or Declarant's records.

If the Owner cures the violation before the expiration of the period for cure described in the Violation Notice, a fine may not be levied for the violation. Neither the Association nor Declarant shall be required to send an additional Violation Notice for violations of the provisions of this Declaration for which the Owner has

been previously given notice and the opportunity exercise any of the rights available under this Section 5.01(b) in the preceding six (6) months.

If the Owner fails to cure the violation before the expiration of the period for cure described in the Violation Notice, the Association and/or Declarant may levy an additional fine against the Owner in the amount of **ONE THOUSAND AND NO/100THS DOLLARS (\$1,000.00)**.

(3) Expiration of Right to Levy Fines. Declarant's right to levy a fine, as described in this Section 7.03(b), shall expire on the date that Declarant no longer maintains a fee simple interest in, or a lien against or upon, any Lot in the Subdivision according to the Official Records of Kaufman County, Texas.

7.04 Remedy of Violations. The Association may access an Owner's Lot to remedy a violation of the Governing Documents.

7.05 Damage to Property. An Owner is liable to the Association for damage to Common Areas caused by the Owner or the Owner's family, guests, agents, independent contractors, and invitees in accordance with law.

ARTICLE 8 COMMON AREA

8.01 Common Area Easements. Each Owner has an easement in and to the Common Area, subject to the right of the Association to:

- (a) grant an easement approved by the Board over the Common Area for utility, drainage, or other purposes; and
- (b) dedicate or convey any of the Common Area for public purposes.

8.02 Unauthorized Improvements in Common Area. An Owner may not erect or alter any Structure on, or clear, landscape, or disturb, any Common Area except as approved by the Board.

8.03 Conveyance of the Common Area to the Association. Once Declarant has sold all of Declarant's Lots, Declarant will convey the Common Area to the Association.

ARTICLE 9 GENERAL PROVISIONS

9.01 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

9.02 Covenants Running With the Land. These easements, restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the Property in whole or in part, and their heirs, successors, and assigns. These easements, covenants, conditions, and restrictions shall be for the benefit of the Property, each Lot, and each Lot Owner.

9.03 Duration and Amendment.

(a) The covenants, conditions, and restrictions of this Declaration shall be effective for a term of twenty-five (25) years from the date this Declaration is recorded, after which period the covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years subject to termination by an instrument signed by Owners owning more than fifty percent (50%) of the Lots.

(b) **SO LONG AS DECLARANT OWNS OR MAINTAINS AN INTEREST OR LIEN IN OR UPON ANY LOT (ACCORDING TO THE OFFICIAL RECORDS OF KAUFMAN COUNTY, TEXAS), DECLARANT SHALL HAVE AND RESERVE THE RIGHT, AT ANY TIME AND FROM TIME TO TIME, WITHOUT THE JOINDER OR CONSENT OF ANY OTHER PARTY, TO AMEND THIS DOCUMENT BY ANY INSTRUMENT IN WRITING DULY SIGNED, ACKNOWLEDGED, AND FILED FOR RECORD IN THE OFFICIAL RECORDS OF KAUFMAN COUNTY, TEXAS, FOR THE PURPOSE OF CORRECTING, AMENDING, MODIFYING, CHANGING OR ELIMINATING, IN WHOLE OR IN PART, THESE RESTRICTIONS, AND BY DOING SO MAY IMPAIR AND/OR AFFECT THE VESTED PROPERTY OR OTHER RIGHTS OF AN OWNER OR HIS MORTGAGEE.**

(c) Upon the date that Declarant's right to amend this document terminates, the Owners of seventy-five percent (75%) of the Lots shall have the right, at any time thereafter, and from time to time, without the joinder or consent of any other party, to amend this document by any instrument in writing, duly signed, acknowledged, and filed for record in the Official Records of Kaufman County, Texas, for the purpose of amending, modifying, changing or eliminating in whole or part, these restrictions. However, such Owners may not impair and/or affect the vested property rights of an Owner or his mortgagee in that Owner's Lot(s), but may impair and/or affect such rights of an Owner or his mortgagee in Lots belonging to other Owners.

9.04 Attorneys' Fees. If any controversy, claim, or dispute arises relating to this instrument, its breach, or enforcement, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.

9.05 Applicable law. This Declaration shall be construed in accordance with the laws of the State of Texas.

9.06 Captions. The captions employed in this Declaration are for convenience only and are not intended to limit or amplify the terms and provisions of this Declaration.

9.07 Effective Date. This Declaration shall become effective the date that it is filed of record in the Official Public Records of Real Property of Kaufman County, Texas.

9.08 Annexation of Additional Property. Additional land(s) may become subject to this Declaration in any of the following manners:

(a) The Declarant may add or annex additional real property (whether owned by Declarant or others) to the scheme of this Declaration by filing of record a Supplemental Declaration of Covenants, Conditions, and Restrictions ("Supplemental Declaration") which shall extend the scheme of the Covenants of this Declaration to such property;

provided, however, that such Supplemental Declaration may contain such additions and modifications of the Covenants contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as may be approved by Declarant.

(b) In the event any person or entity other than the Declarant desires to add or annex additional residential and/or common areas to the scheme of this Declaration, such proposed annexation must have the prior written consent and approval of the majority of the outstanding votes within each voting class of the Property Owners Association, as evidenced by a certificate or document executed by an officer of the Property Owners Association and recorded in the Real Property Records of Kaufman County, Texas.

(c) Any additions made pursuant to Paragraphs (a) and (b) of this Section 9.08, when made, shall automatically extend the jurisdiction, functions, duties and membership of the Property Owners Association to the properties added.

(d) The Declarant shall have the right and option without the joinder, approval or consent of any person(s) or entity(ies) to cause the Property Owners Association to merge or consolidate with any similar association then having jurisdiction over real property located (in whole or in part) within one-half (½) mile of any real property then subject to the jurisdiction of the Property Owners Association. Upon a merger or consolidation of the Property Owners Association with another association, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Property Owners Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the Covenants established by this Declaration within the Subdivision together with the covenants and restrictions established upon any other properties as one scheme.

(e) Notwithstanding the fact that the Declarant may not be an Owner by virtue of its sale, transfer or conveyance of all of its right, title, and interest in the Subdivision, the Declarant shall continue to be entitled to implement and exercise all its rights under and pursuant to this Section 9.08 and all of the subsections hereof. Even though the Declarant may not be a Class A or Class B Member prior to an annexation, merger or consolidation permitted by this Section 9.08, subsequent to such annexation, merger or consolidation, the Declarant shall be reinstated and become a Class B Member with respect to the Lots owned by it within the Subdivision, as such Subdivision has been expanded or increased by the annexation, merger or consolidation. The Declarant's rights as a Class B Member shall be governed by and set forth in this Declaration and the Certificate of Formation and Bylaws of the Property Owners Association, as same may be amended or altered by, and in accordance with, the annexation, merger or consolidation.

[Signature pages follow.]

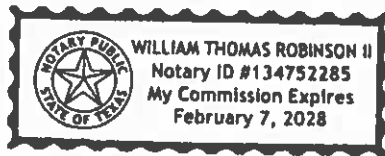
CONSENTED TO BY LIENHOLDER:

NORTEX VALENCIA PHASE I INVESTORS, LLC, a Texas limited liability company

By: 
KYNDEL W. BENNETT, Manager

THE STATE OF TEXAS §
COUNTY OF Travis §
§

This instrument was acknowledged before me on the 21st day of October, 2025, by KYNDEL W. BENNETT, Manager of NORTEX VALENCIA PHASE I INVESTORS, LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Eugene R. Vaughan, III
JONES, GALLIGAN, KEY & LOZANO, L.L.P.
2300 West Pike Blvd., Suite 300
P.O. Drawer 1247
Weslaco, Texas 78599-1247

AFTER RECORDING RETURN TO:

CAYETANO DEVELOPMENT, LLC
11410 North F.M. 493
Donna, Texas 78537

Exhibit "A"
The Property

TRACT 1:

BEING A 47.361 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A 47.361 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO CAYETANO DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-0019225 AND IN VOLUME 8151, PAGE 412, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 47.361 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 68.165 ACRE TRACT OF LAND CONVEYED TO LOUIS VASQUEZ, AS RECORDED IN VOLUME 1537, PAGE 280, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 243, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 42 DEGREES 50 MINUTES 04 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 68.165 ACRE TRACT, A DISTANCE OF 1104.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 23.747 ACRE TRACT OF LAND CONVEYED TO MICKEY FLYNN LAGOW AND WIFE, LINDA KAY LAGOW, AS RECORDED IN VOLUME 578, PAGE 519, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 73 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.361 ACRE TRACT, THE COMMON NORTH LINE OF SAID 23.747 ACRE TRACT AND THE NORTH LINE OF A 25.012 ACRE TRACT OF LAND CONVEYED TO MICKEY F. LAGOW, AS RECORDED IN VOLUME 3569, PAGE 153, DEED RECORDS, KAUFMAN COUNTY, TEXAS, WITH COUNTY ROAD NO. 102, (A PRESCRIPTIVE RIGHT-OF-WAY), A DISTANCE OF 1768.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 47.361 ACRE TRACT, THE COMMON NORTHWEST CORNER OF SAID 25.012 ACRE TRACT AND THE COMMON EAST CORNER OF A 9.231 ACRE TRACT OF LAND CONVEYED TO RONALD REED AND PEGGY REED, AS RECORDED IN VOLUME 7317, PAGE 472, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 51 DEGREES 52 MINUTES 48 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 9.231 ACRE TRACT, THE COMMON NORTHEAST LINE OF THE REMAINDER OF A 9.966 ACRE TRACT OF LAND CONVEYED TO KENNETH J. EDWARDSSEN, AS RECORDED IN VOLUME 5371, PAGE 489, DEED RECORDS, KAUFMAN COUNTY, TEXAS, THE NORTHEAST LINE OF LA QUINTA ESTATES, AN ADDITION TO THE COUNTY OF KAUFMAN, AS RECORDED IN CABINET 1, SLEEVE 741, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AND THE NORTHEAST LINE OF A 5.097 ACRE TRACT OF LAND CONVEYED TO JERRY W.

CONDRA, JR. ET AL, AS RECORDED IN VOLUME 7325, PAGE 113, DEED RECORDS, KAUFMAN COUNTY, TEXAS, WITH SAID COUNTY ROAD NO. 102, A DISTANCE OF 1364.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 47.361 ACRE TRACT. SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 243;

THENCE, ALONG THE NORTH LINE OF SAID 47.361 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 243, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 2111.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 94.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 1300.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 54.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,063,036 SQUARE FEET OR 47.361 ACRES OF LAND.

TRACT 2:

BEING A 41.616 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 128.664 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO CAYETANO DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-0019225 AND IN VOLUME 8151, PAGE 412, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 41.616 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3/8" IRON ROD FOUND FOR THE WEST CORNER OF SAID 128.664 ACRE TRACT AND THE COMMON NORTH CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JACKIE O. BROWN AND PATRICIA A. BROWN, AS RECORDED IN VOLUME 828, PAGE 793, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF A 42.31 ACRE TRACT OF LAND CONVEYED TO HILL REALTY COMPANY, AS RECORDED IN VOLUME 2371, PAGE 260, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 43 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 128.664 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 42.31 ACRE TRACT, A DISTANCE OF 611.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT ON THE NORTHWEST LINE OF SAID 128.664 ACRE TRACT. SAID POINT BEING THE EAST

CORNER OF SAID 42.31 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO MARK D. WARREN, AS RECORDED IN VOLUME 1084, PAGE 555, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE AND THE COMMON SOUTHEAST LINE OF SAID 41.928 ACRE TRACT, A DISTANCE OF 328.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 128.664 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 132.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 212.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 66.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 93.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 150.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 319.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 434.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 185.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 17 SECONDS, A RADIUS OF 975.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 115.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 115.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 36 SECONDS, A RADIUS OF 1025.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 88 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF 3.76 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 3.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 657.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON A SOUTHERLY LINE OF SAID 128.664 ACRE TRACT;

THENCE, NORTH 81 DEGREES 21 MINUTES 33 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 8.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 128.664 ACRE TRACT;

THENCE, SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID 128.664 ACRE TRACT, A DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 128.664 ACRE TRACT. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 243, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 81 DEGREES 21 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 128.664 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 243, A DISTANCE OF 1521.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWESTERLY CORNER OF SAID 128.664 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 1.49 ACRE TRACT OF LAND CONVEYED TO SHARON E. JENNINGS, AS RECORDED IN VOLUME 3482, PAGE 566, DEED RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A METAL FENCE POST FOUND BEARS SOUTH 59 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 2.90 FEET;

THENCE, NORTH 47 DEGREES 12 MINUTES 16 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 128.664 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 1.49 ACRE TRACT, PASSING AT A DISTANCE OF 412.76 FEET A T-POST FOUND FOR THE NORTH CORNER OF SAID 1.49 ACRE TRACT AND THE COMMON EAST CORNER OF A 0.993 ACRE TRACT OF LAND CONVEYED TO JOAQUIN AMED ARELLANO SANCHEZ, AS RECORDED IN VOLUME 6885, PAGE 115, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND CONTINUING ALONG SAID SOUTHWEST LINE AND THE COMMON NORTHEAST LINE OF SAID 0.993 ACRE TRACT, AND THE NORTHEAST LINE OF AFORESAID 1.00 ACRE BROWN TRACT, IN ALL A TOTAL DISTANCE OF 633.32 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1,812,811 SQUARE FEET OR 41.616 ACRES OF LAND.

TRACT 3:

BEING A 5.351 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 794.102 ACRE TRACT OF LAND, CONVEYED TO JEFF L. HARLOW AND JEANETTE HARLOW, AS RECORDED IN VOLUME 1112, PAGE 597, DEED RECORDS, KAUFMAN COUNTY, TEXAS.

SAID 5.351 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 794.102 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 30.33 ACRE TRACT OF LAND CONVEYED TO JOHN MERRIFIELD AND KATARI MERRIFIELD, AS RECORDED IN VOLUME 7598, PAGE 425, DEED RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 80 DEGREES 21 MINUTES 30 SECONDS WEST, A DISTANCE OF 2.35 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 794.102 ACRE TRACT AND A COMMON EAST CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO DAVID WINSTON WARREN, AS RECORDED IN VOLUME 1084, PAGE 557, DEED RECORDS, KAUFMAN COUNTY, TEXAS BEARS NORTH 46 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 49.62 FEET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 41.928 ACRE TRACT AND A COMMON EAST CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO BRUCE WILLIAM WARREN, AS RECORDED IN VOLUME 1084, PAGE 559, DEED RECORDS, KAUFMAN COUNTY, TEXAS BEARS SOUTH 43 DEGREES 21 MINUTES 38 SECONDS WEST, A DISTANCE OF 674.78 FEET;

THENCE, NORTH 66 DEGREES 49 MINUTES 58 SECONDS EAST, OVER AND ACROSS SAID 794.102 ACRE TRACT, A DISTANCE OF 524.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING OVER AND ACROSS SAID 794.102 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 56 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 860.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 67 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 432.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 56 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 435.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 06 DEGREES 08 MINUTES 26 SECONDS EAST, A DISTANCE OF 404.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 233,100 SQUARE FEET OR 5.351 ACRES OF LAND.

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2025-0033693

Billable Pages: 28
Number of Pages: 29

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/27/2025 at 02:37 PM</p> <p>Document Number: <u>2025-0033693</u></p> <p>Receipt No: <u>25-30193</u></p> <p>Amount: \$ <u>133.00</u></p> <p>Vol/Pg: <u>V:9194 P:78</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Torres, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

BENNETT SERVICING
P O BOX 365
LA BLANCA, TX 78558



AFTER RECORDING RETURN TO:

**Cayetano Development, LLC
2211 Hancock Drive
Austin, Texas 78756**

BYLAWS OF

**NORTEX VALENCIA OWNERS ASSOCIATION, INC., a
Texas non-profit corporation**

Subject Property:

See Exhibit "A"

**Bylaws of
NORTEX VALENCIA OWNERS ASSOCIATION, INC.**

Basic Information

- Association:** NORTEX VALENCIA OWNERS ASSOCIATION, INC., established by the certificate of formation filed with the secretary of state of Texas on August 20, 2025, under file number 806179068, and operating as VALENCIA POA.
- Principal Office:** 2211 Hancock Drive, Austin, Texas 78756. The Association may have other offices.
- Declaration:** Declaration of Covenants, Conditions, and Restrictions for the Valencia, Phase I Subdivision, recorded under Document No. 2025-003074 in the Official Records of Kaufman County, Texas.
- Definitions:** Capitalized terms used but not defined herein have the meaning set forth in the Declaration.
- Voting Members:** Members entitled to vote or their proxies. Except as otherwise provided herein, any Member delinquent in payment of any Assessment is not a Voting Member.
- Purpose:** The purpose for which the Association is formed is to provide for the maintenance, management, preservation, care, and control of certain common areas and related improvements provided in the area of that certain real property located in Kaufman County, Texas, and described in the Declaration (the "Property").
- Parties:** All present or future Owners, tenants, or future tenants of any Lot, or any other person who might use in any manner the facilities of the Property are subject to the provisions and regulations set forth in the Governing Documents of the Association. The mere acquisition, lease, or rental of any Lot or the mere act of occupancy of a Lot will signify the acceptance, approval, ratification, and agreement to comply with these Bylaws.

**ARTICLE I
MEMBERS**

1.01 **Membership.** Every Owner is a Member of the Association, subject to the terms of the Governing Documents. Membership is appurtenant to and may not be separated from ownership of a Lot. Ownership of any portion of a Lot shall be the sole qualification for being a Member; provided however, a Member's voting rights, as herein described, or privileges of the Common Areas, or both, may be regulated or suspended as provided in the Governing Documents. Persons or entities shall be Members by reason of ownership of land dedicated and accepted by the local public authority and devoted to public use or Common Areas and such land shall be owned and subject to all of the terms and provisions of the Declaration. No person or entity shall be a Member by reason of ownership of any easement, right-of-way, or mineral interest. In addition, any person or entity that holds an interest in and to all or any part of the Property merely as security for the performance of an obligation shall not be a Member. The Association has two (2) classes of voting Members:

- (a) **Class A.** Class A Members are all Owners, other than Declarant. Class A Members have one (1) vote per Lot. When more than one person is an Owner, each is a Class A Member, but only one (1) vote may be cast for a Lot.

(b) Class B. The Class B Member is Declarant and has five (5) votes for each Lot owned. The Class B membership ceases and converts to Class A membership on the earlier of-

- (1) when the total number of votes outstanding in the Class A membership is eight (8) times greater than the total number of votes outstanding in the Class B membership; or
- (2) when the Class B Member no longer owns record title to any of the Lots; or
- (3) on the tenth (10th) anniversary of the date the Declaration was recorded in the Office of the County Clerk of Kaufman County, Texas.

1.02 Place of Meeting. Members meetings will be held in Kaufman County, Texas, unless another place is designated for meetings in the manner provided in Sections 1.03 and 1.04.

1.03 Annual Meetings. The first meeting of the Members will be held within one (1) year after the formation of the Association. Thereafter, the Board will hold an annual Members' meeting at a time and place designated by the Board and stated in the notice of the meeting or in a duly-executed waiver of notice of such meeting. At the annual meeting, the Members will elect directors and transact any other business that may come before the meeting. If, in any year, the election of directors is not held on the day designated for the annual meeting, or at any adjournment of the annual meeting, the Board will call a special meeting of the Members, as soon as possible, to elect directors.

1.04 Special Meetings. Special meetings of the Members may be called by the president of the Association, the Board, or not less than one-tenth of the voting Members entitled to cast votes at such meeting. The date, time and place of the special meeting are to be designated by the person(s) calling the meeting and must be stated in the notice of the special meeting or in a duly-executed waiver of notice of such meeting. Only the business stated or indicated in the notice of the special meeting may be conducted at the special meeting.

1.05 Notice of Meetings, Election, and Vote. Written notice stating the place, day, and hour of each Members meeting, other than a reconvened meeting, must be given to each Member not less than ten (10) nor more than sixty (60) days before the meeting. For voting not at a meeting, notice must be given not later than the twentieth (20th) day before the latest day on which a ballot may be submitted to be counted. The special Members' meeting notices must also state the meeting's purpose, and no business may be conducted except as stated in the notice. Notice to a Member must state the purpose of an Association-wide election or vote and is deemed given when hand delivered or mailed. If mailed, notice is deemed given (whether actually received or not) when deposited with the United States Postal Service, postage prepaid.

1.06 Waiver of Notice. A Member may, in writing, waive notice of a meeting. Attendance at a meeting is a waiver of notice of the meeting, unless the Member objects to lack of notice when the meeting is called to order.

1.07 Quorum. With respect to any matter, a quorum is present at a meeting of Members if the Members holding ten percent (10%) of the votes entitled to vote on the affairs of the

Association are represented at the meeting in person or by proxy. If a quorum is not present at any meeting of Members, the Members represented in person or by proxy at such meeting may adjourn the meeting until a time and to a place determined by a majority vote of the Members represented in person or by proxy at that meeting. The quorum required at such subsequent meeting shall be one-half the quorum required at the prior meeting if the subsequent meeting is held within sixty (60) days of such adjournment. Once a quorum is present at a meeting of Members, the Members represented in person or by proxy at the meeting may conduct such business as may be properly brought before the meeting until it is adjourned, and the subsequent withdrawal from the meeting of any Member or the refusal of any Member represented in person or by proxy to vote will not affect the presence of a quorum at the meeting.

1.08 Majority Vote. Voting by Members may be at a meeting or outside of a meeting. Voting must be as required by law. Votes representing more than fifty percent (50%) of the Voting Members present at a meeting at which a quorum is present are a majority vote.

1.09 Proxies. A Member entitled to vote at a meeting of the Members of the Association may vote by proxy. All proxies must be in writing, bear the signature of the Member giving the proxy, and must specify the date on which they are executed. No proxy is valid after eleven (11) months from the date of its execution, unless the proxy specifically states a later date. Proxies are not valid if they purport to be valid until an indefinite date in the future or if they purport to be valid for more than three (3) years from their date of execution.

1.10 Conduct of Meetings. The president will preside over Members meetings. The secretary will keep minutes of the meetings and will record in a minutes book the votes of the members. Members will try to take action by consensus. However, if a consensus is not available, the vote of a majority of Members present and voting at a meeting at which a quorum is present is enough to constitute the act of the Members unless the act of a greater number is required by statute or by some other provision of these Bylaws. Electronic voting shall be permitted in conjunction with any and all meetings of the Members.

1.11 Voting Members. All Members of the Association are Voting Members; however, any Member who is delinquent in the payment of any Assessment shall not be entitled to vote at a meeting of the Members, except Members who are delinquent in the payment of any Assessment shall be permitted to vote in the election of directors to the Board and in any election regarding any matter that affects the rights and responsibilities of the Owners.

1.12 Transfer. Membership may not be severed from the Property nor may it be in any way transferred, pledged, mortgaged, or alienated except upon the sale or assignment of the Owner's interest in all or any part of a Lot and then only to the purchaser or assignee as the new Owner thereof. Membership shall not be severed by the encumbrance by an Owner of all or any part of a Lot. Any attempt to make a prohibited severance, transfer, pledge, mortgage, or alienation shall be void and of no force and effect, and will be so reflected upon the books and records of the Association. Any transfer of the fee title to a Lot, tract, or parcel of real property out of or part of the Subdivision shall automatically operate to transfer membership to the new Owner thereof. In the event an Owner shall fail or refuse to transfer the membership registered in such Owner's name to the transferee, the Association shall have the right to record the transfer upon its books and records.

1.13 Electronic Voting. Electronic voting may be used in connection with both meetings of Members and the solicitation of written consents as follows:

(a) For purposes of electronic votes solicited in connection with a meeting of the Members at which a quorum was present, the requisite number votes that would have been required at such meeting to pass an action shall be required to pass an action via this electronic voting provision. Only those Members in attendance at the meeting shall be permitted to vote with respect to this Section 1.13(a). The deadline for receipt of electronic votes with respect to any such vote shall be no sooner than one (1) week from the date of the meeting, as announced prior to adjournment of such meeting.

(b) For purposes of taking action without a meeting, solicitation via electronic balloting and voting shall be permitted hereunder. Such procedure shall be initiated by the electronic distribution of ballots and all related materials for consideration to all Members at the time of such distribution. Thereafter, the Members shall be permitted to cast their votes electronically in response to the distributed ballots. The deadline for receipt of such electronic votes cast by the Members shall be no less than thirty (30) days from the date of distribution of such balloting materials. The quorum requirements of Section 1.07 shall apply to any such action without a meeting and a vote cast shall be read to equate with presence in determining a quorum for purposes of this Section 1.13(b).

1.14 Telephone and Similar Meeting. Members may participate in and hold meetings by means of conference telephone calls or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in the meeting will constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

1.15 Action Without Meeting by Written Consent. Except as otherwise provided by law or by the Certificate of Formation of the Association, any action required to be taken, or which may be taken, by law or the Certificate of Formation or these Bylaws, or the Declaration, at any annual or special meeting of the Members, may be taken without a meeting, without prior notice, and without a vote, if a consent in writing, setting forth the action so taken, shall be signed by all the Members entitled to vote with respect to the subject matter thereof. Every written consent signed in the manner provided for herein must bear the date of the signature of each Member who signs the consent. The Board of Directors may fix a reasonable period from the record date for the execution and return of a Member's consent. The signed consents of Members shall be placed in the minutes book of the Association. Electronic voting shall be permitted in conjunction with the solicitation of written consents.

ARTICLE II BOARD

2.01 Governing Body; Composition. The affairs of the Association are governed by the Board. Each director has one (1) vote. The initial Board is composed of the directors appointed in the certificate of formation. Each director must be a Member or, in the case of an entity Member, a person designated in writing to the secretary.

2.02 Number of Directors. The Board initially consists of three (3) directors. The number of directors shall not be less than three (3) and shall not exceed seven (7). Within those limits, the Board may change the number of directors. No decrease may shorten the term of a director.

2.03 Term of Office. The initial directors serve until the first annual meeting of Members.

The terms of directors will be staggered so that the terms of two (2) of the directors will begin in even-numbered years, and the term of one (1) of the directors will begin in an odd-numbered year. The initial Board will determine the initial term, not to exceed two (2) years, of each director. At the expiration of the initial term of a director, each successor will have a term of two (2) years. Directors may serve consecutive terms.

2.04 Election. At the first annual meeting of Members, the Voting Members will elect directors to succeed the initial directors. At subsequent annual Members meetings, successors for each director whose term is expiring will be elected. Cumulative voting is prohibited. The candidate or candidates receiving the most votes will be elected. The directors elected by the Voting Members will hold office until their respective successors have been elected.

2.05 Removal of Directors and Vacancies.

(a) Removal and Resignation. Any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. Any director may resign at any time. A resignation must be made in writing and will take effect at the time specified therein, or if no time is specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation will not be necessary to make it effective, unless expressly so provided in the resignation.

(b) Vacancies. Any vacancy occurring in the Board may be filled (1) by the Members at any annual or special meeting of the Members called for that purpose; or (2) by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors.

(c) Successors. If a director is removed or a vacancy exists, a successor will be elected by the remaining directors for the remainder of the term.

2.06 Compensation. Directors will not receive salaries for their services. The Board may adopt a resolution for paying directors a fixed sum and expenses of attendance, if any, for attending each Board meeting. A director may serve the Association in any other capacity and receive compensation for those services. Any compensation that the Association pays to a director will be reasonable and commensurate with the services performed.

2.07 Powers. The Board has all powers necessary to administer the Association's affairs.

2.08 Management. The Board may employ a managing agent. Declarant, or an affiliate of Declarant, may be the managing agent.

2.09 Accounts and Reports. Accounting and controls must conform to good accounting practices applied uniformly. Accounts will not be commingled with accounts of other persons. The following financial reports will be prepared at least annually:

(a) An income statement reflecting all income and expense activity for the preceding period.

(b) A statement reflecting all cash receipts and disbursements for the preceding period.

(c) A variance report reflecting the status of all accounts in an "actual" versus "approved" budget format.

(d) A balance sheet as of the last day of the preceding period.

(e). A delinquency report listing all Owners who are delinquent by more than sixty (60) days in paying any Assessment and describing the status of any action to collect those delinquent Assessments.

2.10 Borrowing. The Board may borrow money for any purpose, subject to the approval of the Members. Borrowing must be approved by the Members in the same manner as approving a Special Assessment (see Section 6.07 of the Declaration).

2.11 Rights of Association. With respect to the Common Area, and in accordance with the Declaration, the Association will have the right to contract with any person for the performance of various duties and functions. Such agreements shall require the approval of the Board.

2.12 Enforcement Procedures.

(a) Notice. Before the Board may (1) suspend an Owner's right to use a Common Area, (2) file a suit against an Owner other than a suit to collect any Assessment, (3) foreclose the Association's lien, (4) charge an Owner for property damage, or (5) levy a fine for a violation of the Dedicatory Instruments, the Association or its agent must give written notice to the Owner as required or permitted by law. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Association from the Owner. The notice must also (1) inform the Owner that if the violation is curable and does not pose a threat to public health or safety, which means it could not materially affect the health or safety of an ordinary resident, the Owner is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; (2) indicate that the Owner may request a hearing in accordance with Texas Property Code section 209.007 on or before the thirtieth day after the date the notice was mailed to the Owner, (3) state that the Owner may have special rights if the Owner is serving on active military duty, and (4) state the date by which the Owner must cure a curable violation that does not pose a threat to public health and safety.

(b) Hearing. If the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before a committee appointed by the Board or before the Board if the Board does not appoint a committee. If a hearing is to be held before a committee, the notice must state that the Owner has the right to appeal the committee's decision to the Board by written notice to the Board.

The Association must hold a hearing under this section not later than the thirtieth (30th) day after the date the Board receives the Owner's request for a hearing and must notify the Owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement will be granted for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties. The Owner or the Association may make an audio recording of the meeting.

The hearing will be held in executive session affording the alleged violator a reasonable opportunity to be heard. Before any sanction hereunder becomes effective, proof of proper notice will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered the notice. The notice requirement will be satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may, but will not be obligated to, suspend any proposed sanction if the violation is cured within a 30-day period. Such suspension will not constitute a waiver of the right to sanction violations of the same or other provisions and rules by any person.

(c) Appeal. Following hearing before a committee, if any, the violator will have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the managing agent, if any, president, or secretary within fifteen (15) days after the hearing date.

(d) Changes in Law. The Board may change the enforcement procedures set out in this section to comply with changes in law.

ARTICLE III BOARD MEETINGS

3.01 Meetings. Except as permitted by law, all regular and special meetings of the Board must be open to the Owners. Except for a meeting held by electronic or telephonic means, a Board meeting must be held in a county in which all or part of the property in the Subdivision (as that term is defined in the Declaration) is located or in a county adjacent to that county. A board meeting may be held by electronic or telephonic means, provided all Owners and Board Members have access to the communication at the meeting as required by law.

3.02 Notice. Owners and Board Members must be given notice of the date, hour, place, and general subject of a regular or special Board meeting, including a general description of any matter to be brought up for deliberation in executive session. Notice must be given as required by law.

3.03 Waiver of Notice. The actions of the Board at any meeting are valid if (a) a quorum is present and (b) either proper notice of the meeting was given to each director or a written waiver of notice is given by any director who did not receive proper notice of the meeting. Proper notice of a meeting will be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of proper notice.

3.04 Quorum of Board. At all meetings, a majority of the Board will constitute a quorum, and the votes of a majority of the directors present at a meeting at which a quorum is present constitutes the decision of the Board. The directors present at a duly-called or held meeting at which a quorum is present may continue to transact business even if enough directors leave the meeting so that less than a quorum remains; however, no action may be approved without the vote of at least a majority of the number of directors required for a quorum. If the Board cannot act because a quorum is not present, a majority of the directors who are present may adjourn the meeting to a date not less than ten (10) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business that may

have been transacted at the meeting originally called may be transacted without further notice.

3.05 Conduct of Meetings. At meetings of the Board, business will be transacted in the order as the Board may determine from time to time. The President will preside at all meetings of the Board. In the absence or inability to act of the President, the Vice President or any other officer will conduct the meeting. The Secretary will prepare minutes of the meeting unless the Board appoints another person to act as secretary of the meeting. The regular minutes of the proceedings must be placed in the minute book of the Association.

3.06 Proxies. Directors may vote by written proxy. All proxies must be in writing, must bear the signature of the director giving the proxy, and must bear the date on which the proxy was executed by the director. No proxy is valid after three (3) months from the date of its execution.

3.07 Duties of Directors. Directors will discharge their duties, including any duties as committee members, in good faith, with ordinary care, and in a manner they reasonably believe to be in the Association's best interest. In this context, the term "ordinary care" means that care that ordinarily prudent persons in similar positions would exercise under similar circumstances. In discharging any duty imposed or power conferred on directors, directors may, in good faith, rely on information, opinions, reports, or statements, including financial statements and other financial data, concerning the Association or another person that has been prepared or presented by a variety of persons, including officers and employees of the Association, professional advisors or experts, such as accountants or legal counsel. A director is not relying in good faith if he or she has knowledge concerning a matter in question that renders reliance unwarranted.

3.08 Duty to Avoid Improper Distributions. Directors who vote for or assent to improper distributions are jointly and severally liable to the Association for the value of improperly distributed assets, to the extent that, as a result of the improper distribution(s), the Association lacks sufficient assets to pay its debts, obligations, and liabilities. Any distribution made when the Association is insolvent, other than in payment of corporate debts, or any distribution that would render the Association insolvent, is an improper distribution. A distribution made during liquidation without payment and discharge of or provision for payment and discharge of all known debts, obligations, and liabilities is also improper. Directors present at a Board meeting at which the improper action is taken are presumed to have assented, unless they dissent in writing. The written dissent must be filed with the secretary of the Association before adjournment of the meeting in question or mailed to the secretary by registered mail immediately after adjournment.

A director is not liable if, in voting for or assenting to a distribution, the director (1) relies in good faith and with ordinary care on information, opinions, report, or statements, including financial statements and other financial data, prepared or presented by one or more officers or employees of the Association; legal counsel, public accountants, or other persons as to matters the director reasonably believes are within the person's professional or expert competence; or a committee of the Board of which the director is not a member; (2) while acting in good faith and with ordinary care, considers the Association's assets to be at least that of their book value; or (3) in determining whether the Association made adequate provision for paying, satisfying, or discharging all of its liabilities and obligations, relied in good faith and with ordinary care on financial statements or other information concerning a person who was or became contractually obligated to satisfy or discharge some or all of these liabilities or obligations. Furthermore, directors are protected from liability if, in exercising ordinary care, they acted in good faith and in reliance on the written opinion of any attorney for the Association.

Directors held liable for an improper distribution are entitled to contribution from persons

who accepted or received the improper distributions knowing they were improper. Contribution is in proportion to the amount received by each such person.

3.09 Presumption of Assent. A director who is present at any meeting of the Board of directors at which action on any Association matter is taken will be presumed to have assented to the action unless his or her dissent is entered in the minutes of the meeting or unless he or she files his or her written dissent to such action with the person acting as secretary of the meeting before the adjournment thereof or forwards any dissent by certified or registered mail to the Secretary immediately after, but in no event more than two (2) business days after, the adjournment of the meeting. Such right to dissent does not apply to a director who voted in favor of such action.

3.10 Actions of Directors. Directors will try to take action by consensus. However, if a consensus is not available, the vote of a majority of directors present and voting at a meeting at which a quorum is present is enough to constitute the act of the Board unless the act of a greater number is required by statute or by some other provision of these Bylaws. Electronic voting shall be permitted in conjunction with any and all meetings of the Board.

3.11 Interested Directors. Contracts or transactions between directors, officers, or Members who have a financial interest in the matter are not void or voidable solely for that reason. Nor are they void or voidable solely because the director, officer, or Member is present at or participates in the meeting that authorizes the contract or transaction, or solely because the interest party's votes are counted for the purpose. However, every director with any personal interest in the transaction must disclose all material facts concerning the transaction, including all potential personal benefits and potential conflicts of interest, to the other members of the Board or other group authorizing the transaction. The transaction must be approved by a majority of the uninterested directors or other group with the authority to authorize the transaction.

3.12 Actions Without Meeting. Unless otherwise restricted by the Governing Documents or the Certificate of Formation of the Association, any action required or permitted to be taken at a meeting of the Board or any committee thereof, *except for the actions listed in Section 209.0051(h)(1) through (15) of the Texas Property Code*, may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the members of the Board or committee, as the case may be. Such consent will have the same force and effect, as of the date stated therein, as a unanimous vote of such members of the Board or committee, as the case may be, and may be stated as such in any document or instrument filed with the Secretary of State of Texas or in any certificate or other document delivered to any person. The signed consent must be placed in the minute books of the Association. Electronic voting shall be permitted in conjunction with the solicitation of written consents. Further, such action will be summarized orally, including an explanation of any known actual or estimated expenditures approved in the written consent, and documented in the minutes of the next regular or special meeting of the Board.

3.13 Electronic Voting. Electronic voting may be used in connection with both meetings of the Board and the solicitation of written consents as follows:

- (a) For purposes of electronic votes solicited in connection with a meeting of the Board at which a quorum was present, the requisite number of votes that would have been required at such meeting to pass an action shall be required to pass an action via this electronic voting provision. Only those directors in attendance at the meeting shall be permitted to vote pursuant to this Section 3.13(a). The deadline for receipt of electronic

votes with respect to any such vote shall be no sooner than one (1) week from the date of the meeting, as announced prior to adjournment of such meeting.

(b) For purposes of taking action without a meeting, solicitation via electronic balloting and voting shall be permitted hereunder. Such procedure shall be initiated by the electronic distribution of ballots and all related materials for consideration to all of the directors at the time of such distribution. Thereafter, the directors shall be permitted to cast their votes electronically in response to the distributed ballots. The deadline for receipt of such electronic votes cast by the directors shall be no less than one (1) week from the date of distribution of such balloting materials.

3.14 Telephone and Similar Meeting. Directors may participate in and hold meetings by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in the meeting will constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened. If a meeting of the Board will be conducted entirely by phone, the Board will ensure that Members wishing to listen to the meeting (other than any portion of the meeting to be conducted in executive session) have the means to do so.

ARTICLE IV OFFICERS

4.01 Officers. The officers of the Association are a president, vice president, secretary, and treasurer, to be elected from the Board. The Board may appoint other officers having the authority and duties prescribed by the Board. Any two or more offices may be held by the same person, except the offices of president and secretary.

4.02 Election, Term of Office, and Vacancies. Officers will be elected annually by the Board at the first meeting of the Board following each annual meeting of the Voting Members. A vacancy in any office may be filled by the Board for the unexpired portion of the term.

4.03 Removal and Resignation. Any officer, agent or member of a committee elected or appointed by the Board may be removed by the Board whenever in its judgment the best interests of the Association will be served thereby. Election or appointment of an officer, agent or member of a committee will not of itself create contract rights. An officer may resign at any time upon written notice to the Association. The acceptance of a resignation will not be necessary to make it effective unless so provided in the resignation.

4.04 Authority. Officers will have authority to, and shall, perform duties in the management of the Association as provided in these Bylaws or as may be determined by resolution of the Board not inconsistent with these Bylaws.

4.05 President. The President is the Association's chief executive officer. He or she will supervise and control all of the Association's business and affairs and will preside at all meetings of the Members and of the Board. The President may execute any deeds, mortgages, bonds, contracts, or other instruments that the Board authorizes to be executed. However, the President may not execute instruments on the Association's behalf if this power is expressly delegated to another officer or agent of the Association by the Board, these Bylaws, or statute. The President will perform other duties prescribed by the Board and all duties incident to the office of President.

4.06 Vice President. When the President is absent, cannot act, or refuses to act, a vice president will perform the President's duties. When acting in the President's place, the Vice President has all the powers of and is subject to all the restrictions on the President. A Vice President will perform other duties as assigned by the President or the Board.

4.07 Treasurer. The Treasurer will have the responsibility over all of the Association's funds and must deposit them in such banks or other depositories as the Board or any officer(s), or any officer and agent jointly, duly-authorized by the Board, direct or approve. He or she must keep a full and accurate account of all monies received and paid on account of the Association and must render a statement of accounts whenever the Board so requires. Except as otherwise provided by the Board, the Treasurer must perform all other necessary acts and duties in connection with the administration of the Association's financial affairs and generally perform all of the duties usually pertaining to the office of treasurer of a corporation. Whenever required by the Board, the Treasurer must give bonds for the faithful discharge of his or her duties in the sums and with the sureties as the Board may approve. In the absence of the Treasurer, the person designated by the Board, if any, will perform the Treasurer's duties.

4.08 Secretary. The Secretary will:

- (a) Give all notices as provided in these Bylaws or as required by law;
- (b) Take minutes of the meetings of the Members and the Board and keep the minutes as part of the corporate records of the Association;
- (c) Maintain custody of the corporate records and seal;
- (d) Affix the corporate seal to all documents as authorized;
- (e) Keep a register of the mailing address of each Member, director, officer, and employee of the Association;
- (f) Perform duties as assigned by the President or the Board; and
- (g) Perform all duties incident to the office of Secretary.

ARTICLE V COMMITTEES

5.01 Committees. The Board may establish committees by resolution and authorize the committees to perform the duties described in the resolution. The Board may appoint or remove the members of the committees established by the Board. A committee will include two (2) or more directors and may include persons who are not directors; however, the majority of committee members must always be directors. The number of committee members may be increased or decreased by resolution adopted by a majority of the entire Board. If the Board delegates any of its management authority to a committee, the majority of the committee must consist of directors. The Board may also delegate to the President its power to appoint and remove members of a committee that has not been delegated any management authority of the Board. The Board may establish qualifications for membership on a committee.

Establishing a committee or delegating authority to it will not relieve the Board, or any

individual director, of any responsibility imposed by these Bylaws or otherwise imposed by law. No committee has the authority of the Board to:

- (a) Amend the Certificate of Formation;
- (b) Adopt a plan of merger or of consolidation with another corporation or association;
- (c) Authorize the sale, lease, exchange, or mortgage of all or substantially all of the Association's property and assets;
- (d) Authorize voluntary dissolution of the Association;
- (e) Revoke proceedings for voluntary dissolution of the Association;
- (f) Adopt a plan for distributing the assets of the Association;
- (g) Amend, alter, or repeal these Bylaws;
- (h) Elect, appoint, or remove a member of a committee or a director or officer of the Association;
- (i) Approve any transaction to which the Association is a party and that involves a potential conflict of interest as herein defined; or
- (j) Take any action outside the scope of authority delegated to the committee by the Board.

At a minimum, the Board shall appoint an Architectural Control Committee to administer the architectural standards established by Article 4 of the Declaration.

5.02 Architectural Control Committee. The Association shall have an Architectural Control Committee, and it shall have all of the powers and duties ascribed to it by the Board as are necessary to administer the architectural standards established by Article 4 of the Declaration. As long as Declarant holds title to any of the Lots, the Architectural Control Committee (the "ACC") shall be composed of three (3) or more individuals selected and appointed by the Declarant. At such time as neither Declarant owns any Lots, the ACC shall be composed of such individuals selected by a vote of the Board. The Board shall have the authority to remove any member(s) of the ACC as it deems appropriate, in its sole and absolute discretion.

A majority of the ACC may designate a representative to act for it. In the event of the death or resignation of any member of the ACC, the remaining members shall have full authority to designate and appoint a successor. No member of the ACC shall be entitled to any compensation for services performed hereunder nor be liable for claims, causes of action or damages (except where occasioned by gross negligence or arbitrary and capricious conduct) arising out of services performed, actions take, or inactions in connection with any undertaking, responsibility, or activity hereunder or request for action hereunder. At any time, the Declarant may delegate and assign to the Board, all of the Declarant's power and right to change the membership of the ACC, to withdraw or add powers and duties from or to the ACC, or to restore the powers and duties of the ACC. Such action by the Declarant shall be effective upon recordation of a written instrument properly reflecting same in the Office of the County Clerk of

Kaufman County, Texas.

5.03 Term of Office. Each committee member shall serve as such until the earliest of (a) the expiration of his or her term as a director, (b) his or her resignation as a committee member or as a director; or (c) his or her removal as a committee member or director.

5.04 Regular Meeting. Regular meetings of any committee may be held without notice to the committee members at such time and place as may be designated by the committee and communicated to all of its members.

5.05 Special Meetings. Special meetings of any committee may be held whenever called by the chair of the committee and after delivering notice of such special meeting, including the time and place of such special meeting, to each committee member at least two (2) days before such special meeting. Neither the business to be transacted at, nor the purpose of, any special meeting of any committee need be specified in the notice or waiver of notice of any special meeting.

5.06 Actions of Committee. Committees will try to take action by consensus. However, if a consensus is not available, the vote of a majority of committee members present and voting at a meeting at which a quorum is present is enough to constitute the act of the committee unless the act of a greater number is required by statute or by some other provisions of these Bylaws.

5.07 Proxies. A committee member may not vote by proxy.

5.08 Telephone and Similar Meeting. Committee members may participate in and hold meetings by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in the meeting will constitute presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

5.09 Compensation. Committee members may not receive salaries for their services. The Board may adopt a resolution providing for paying committee members a fixed sum and expenses of attendance, if any, for attending each meeting of the committee. A committee member may serve the Association in any other capacity and receive compensation for those services. Any compensation that the Association pays to a committee member will be reasonable and commensurate with the services performed.

5.10 Rules. Each committee may adopt its own rules, consistent with these Bylaws or with other rules that may be adopted by the Board.

ARTICLE VI MISCELLANEOUS

6.01 Fiscal Year. The Board may establish the Association's fiscal year by resolution. In the absence of a Board resolution determining otherwise, the Association's fiscal year is a calendar year.

6.02 Rules for Meeting. The Board may adopt rules for the conduct of meetings of Members, Board, and committees.

6.03 Conflict. In the case of any conflict between the Certificate of Formation and these Bylaws, the Certificate of Formation shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control. In the case of any conflict between the Declaration and the laws of the State of Texas governing non-profit corporations or Chapter 209 of the Texas Property Code, the enumerated laws of the State of Texas shall control; provided, however, to the extent reasonably practical, the Certificate of Formation, these Bylaws, and the Declaration shall be construed and interpreted together as consistent and non-conflicting documents, such being the intent thereof.

6.04 Books and Records; Inspection of Books and Records.

(a) Required Books and Records. The Association, by and through its Secretary, will keep correct and complete books and records of account. The books and records include:

(1) A file-endorsed copy of all documents filed with the Texas Secretary of State relating to the Association, including but not limited to the Certificate of Formation, and any certificate of amendment, restated certificate, certificate of merger, certificate of consolidation, and statement of change of registered office or agent;

(2) A copy of the Declaration, and any amended versions or amendments to the Declaration;

(3) A copy of all bylaws, including these Bylaws, and any amended versions or amendments to them;

(4) Minutes of the proceedings of the Members, Board, and committees having any of the authority of the Board;

(5) A list of the names and addresses of the Members, directors, officers, and any committee members of the Association;

(6) A financial statement showing the Association's assets, liabilities, and net worth at the end of the three (3) most recent fiscal years;

(7) A financial statement showing the Association's income and expenses for the three (3) most recent fiscal years;

(8) All rulings, letter, and other documents relating to the Association's federal, state, and local tax status; and

(9) The Association's federal, state, and local tax information or income tax returns for each of the Association's three (3) most recent tax years.

(b) Inspection and Copying by Member. After a written request to the Association, a Member may examine and copy, in person or by agent, any Association books and records relevant to that purpose. The Board may establish rules concerning the (1) written request; (2) hours, days of the week, and place; and (3) payment of costs related to a Member's inspection and copying of books and records.

(c) Inspection and Copying by Director. A director has the right, at any reasonable time, and at the Association's expense, to (i) examine and copy the Association's books and records at the Association's Principal Office and (ii) inspect the Association's properties.

(d) Audits. Any Member may have an audit of the Association's books conducted. Such Member will bear the expense of the audit unless the Members vote to authorize payment of audit expenses. The Member requesting the audit may select the accounting firm to conduct it. A Member may not exercise these rights so as to subject the Association to an audit more than once in any fiscal year.

6.05 Notices. Any notice required or permitted by the Dedicatory Instruments must be in writing. Notices regarding enforcement actions must be given as required or as permitted by law. All other notices may be given by regular mail. Notice by mail is deemed delivered (whether actually received or not) when properly deposited with the United States Postal Service, addressed to (a) a Member at the Member's last known address according to the Association's records; and (b) the Association, the Board, or a managing agent at the Association's Principal Office or another address designated in a notice to the Members. Unless otherwise required by law or the Dedicatory Instruments, actual notice, however delivered, is sufficient.

(a) Whenever any notice is required by law or under the Certificate of Formation or these Bylaws, a written waiver signed by the person entitled to receive such notice is considered the equivalent to giving the required notice. A waiver of notice is effective whether signed before or after the time stated in the notice being waived.

(b) A person's attendance at a meeting constitutes waiver of notice of the meeting unless the person attends for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called or convened.

6.06 Amendment. These Bylaws may be altered, amended, or repealed, and new bylaws may be adopted by a majority vote of the Board. To be effective, each amendment must be in writing, reference the name of the Subdivision and the Association, and be executed by a majority of the directors on the Board. Further, if these Bylaws are publicly recorded, the amendment must recite the recording data for the Bylaws and be recorded in the Official Public Records of Kaufman County, Texas. The notice of any meeting at which these Bylaws are altered, amended, or repealed, or at which new bylaws are adopted will include the text of the proposed bylaw provisions as well as the text of any existing provisions proposed to be altered, amended, or repealed. Alternatively, the notice may include a fair summary of those provisions.

6.07 Registered Agent. The Association will maintain a registered office and registered agent in Texas. The registered office may, but need not, be identical with the Association's principal office in Texas. The Board may change the registered office and the registered agent as permitted in the TBOC.

6.08 Legal Authorities Governing Construction of Bylaws. These Bylaws will construed under Texas law. All references in these Bylaws to statutes, regulations, or other sources of legal authority will refer to the authorities cited, or their successors, as they may be amended from time to time.

6.09 Legal Construction. To the greatest extent possible, these Bylaws shall be construed to conform to all legal requirements and all requirements under Chapter 209 of the

Texas Property Code, as well as obtaining and maintaining all tax exemptions that may be available to non-profit corporations. If any provision is held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision, and these Bylaws will be construed as if they had not included the invalid, illegal, or unenforceable provision.

6.10 Headings. The headings used in these Bylaws are for convenience and may not be considered in construing the Bylaws.

6.11 Number. All singular words include the plural, and all plural words include the singular.

6.12 Power of Attorney. A person may execute any instrument related to the Association by means of a power of attorney if an original executed copy of the power of attorney is provided to the Secretary to be kept with the corporate records of the Association.

6.13 Parties Bound. These Bylaws will bind and inure to the benefit of the Members, directors, officers, committee members, employees, and agents of the Association and their respective heirs, executors, administrators, legal representatives, successors, and assigns, except as these Bylaws otherwise provide.

ARTICLE VII INDEMNIFICATION AND INSURANCE

7.01 When Indemnification is Required, Permitted, and Prohibited.

(a) The Association will indemnify a director, officer, committee member, employee, or agent of the Association who was, is, or may be named defendant or respondent in any proceeding as a result of his or her actions or omissions within the scope of his or her official capacity in the Association. For purposes of this Article VII, an agent includes one who is or was serving at the Association's request as a director, officer, partner, venturer, proprietor, trustee, partnership, joint venture, sole proprietorship, trust, employee benefit plan, or other enterprise.

(b) The Association will indemnify a person only if he or she acted in good faith and reasonably believed that his or her conduct was in the Association's best interests. In the case of a criminal proceeding, the person may be indemnified only if he or she had no reasonable cause to believe that the conduct was unlawful. The Association will not indemnify a person who is found liable to the Association or is found liable to another on the basis of improperly receiving a personal benefit from the Association. A person is conclusively considered to have been found liable in relation to any claim, issue, or matter if the person has been adjudged liable by a court of competent jurisdiction and all appeals have been exhausted. Termination of a proceeding by judgment, order, settlement, conviction, or on a plea of nolo contendere or its equivalent does not necessarily preclude indemnification by the Association.

(c) The Association will pay or reimburse expenses incurred by a director, officer, committee member, employee, or agent of the Association in connection with the person's appearance as a witness or other participation in a proceeding involving or affecting the Association when the person is not a named defendant or respondent in the proceeding.

(d) In addition to the situations otherwise described in this paragraph, the Association may indemnify a director, officer, committee member, employee, or agent of the Association to the extent permitted by law. However, the Association will not indemnify any person in any situation in which indemnification is prohibited by any of the foregoing provisions.

(e) The Association may advance expenses incurred or to be incurred in the defense of a proceeding to a person who might eventually be entitled to indemnification, even though there has been no final disposition of the proceeding. Advancement of expenses may occur only when the procedural conditions specified in Section 7.03(c) have been satisfied. Furthermore, the Association will never advance expenses to a person before final disposition of a proceeding if the person is a named defendant or respondent in a proceeding brought by the Association or if the person is alleged to have improperly received a personal benefit or to have committed other willful or intentional misconduct.

7.02 Extent and Nature of Indemnity. The indemnity permitted under these Bylaws includes indemnity against judgments, penalties (including excise and similar taxes), fines, settlements, and reasonable expenses (including attorney's fees) actually incurred in connection with the proceeding. If the proceeding was brought by or on behalf of the Association, the indemnification is limited to reasonable expenses actually incurred by the person in connection with the proceeding.

7.03 Procedures Relating to Indemnification Payments.

(a) Before the Association may pay any indemnification expenses (including attorney's fees), the Association must specifically determine that indemnification is permissible, authorize indemnification, and determine that expenses to be reimbursed are reasonable, except as provided in Section 7.03(c). The Association may make these determinations and decisions by any one of the following procedures:

(1) Majority vote of a quorum consisting of directors who, at the time of the vote, are not named as defendants or respondents in the proceeding;

(2) If such quorum cannot be obtained, by a majority vote of a committee of the Board, designated to act in the matter by a majority vote of all directors, consisting solely of two (2) or more directors who at the time of the vote are not named as defendants or respondents in the proceeding;

(3) Determination by special legal counsel selected by the Board by the same vote as provided in subparagraphs (1) and (2) above, or if such a quorum cannot be obtained and such a committee cannot be established, by a majority vote of all directors; or

(4) Majority vote of the Members, excluding directors or other Members who are named as defendants or respondents in the proceeding.

(b) The Association will authorize indemnification and determine that expenses to be reimbursed are reasonable in the same manner that it determines whether indemnification is permissible. If special legal counsel determines that indemnification is

permissible, authorization of indemnification and determination of reasonableness of expenses will be made as specified by Section 7.03(a)(3). A provision contained in the Certificate of Formation, or a resolution of the Board that requires the indemnification permitted above constitutes sufficient authorization of indemnification even though the provision may not have been adopted or authorized in the same manner as the determination that indemnification is permissible.

(c) The Association will advance expenses before final disposition of a proceeding only after it determines that the facts then known would not preclude indemnification. The determination that the facts then known to those making the determination would not preclude indemnification and authorization of payment will be made in the same manner as a determination that indemnification is permissible under Section 7.03(a).

In addition to this determination, the Association may advance expenses only after it receives a written affirmation and undertaking from the person to receive the advance. The person's written affirmation will state that he or she has met the standard of conduct necessary for indemnification under these Bylaws. The written undertaking will provide for repayment of the amounts advanced by the Association if it is ultimately determined that the person has not met the requirements for indemnification. The undertaking will be an unlimited general obligation of the person, but it need not be secured and may be accepted without reference to financial ability to repay.

(d) Any indemnification or advance of expenses will be reported in writing to the Members. The report will be made with or before the notice or waiver of notice of the next meeting of the Members, or with or before the next submission to Members of a consent to action without a meeting. In any case, the report will be sent within the 12-month period immediately following the date of the indemnification or advance.

7.04 Insurance. The Association may purchase and maintain insurance or another arrangement on behalf of any person who is or was a Member, director, officer, employee, or agent of the Association or who is or was serving at the request of the Association as a director, officer, partner, venturer, proprietor, trustee, employee, agent, or similar functionary of another foreign or domestic corporation, employee benefit plan, other enterprise, or other entity, against any liability asserted against him or her and incurred by him or her in such a capacity or arising out of his or her status as such a person, whether or not the Association would have the power to indemnify him or her against that liability. Without limiting the power of the Association to procure or maintain any kind of insurance or other arrangement, the Home Association may, for the benefit of persons indemnified by the Association, (a) create a trust fund; (b) establish any form of self-insurance; (c) secure its indemnity obligation by grant of a security interest or other lien on the assets of the Association; or (d) establish a letter of credit, guaranty, or surety arrangement. The insurance or other arrangement may be procured, maintained, or established within the Association or with any insurer or other person deemed appropriate by the Board regardless of whether all or part of the stock or other securities of the insurer or other person are owned in whole or part by the Association. In the absence of fraud, the judgment of the Board as to the terms and conditions of the insurance or other arrangement and the identity of the insurer or other person participating in an arrangement shall be conclusive and the insurance or arrangement shall not be voidable and shall not subject the directors approving the insurance or arrangement to liability, on any ground, regardless of whether directors participating in the approval are beneficiaries of the insurance or arrangement.

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CERTIFICATE OF SECRETARY

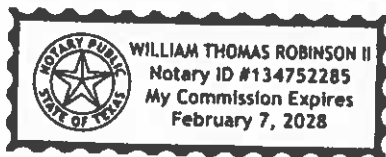
I certify that I am the duly-elected and acting Secretary of **NORTEX VALENCIA OWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation, and that these Bylaws were approved by the Board of **NORTEX VALENCIA OWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation, and constitute the Bylaws of the Association.

DATED to be EFFECTIVE this 17th day of October, 2025.

By: 
FREDERICK GARRETT FORTHUBER,
Secretary

STATE OF TEXAS)
COUNTY OF TRAVIS)
)

This instrument was acknowledged before me on October 17th, 2025, by **FREDERICK GARRETT FORTHUBER**, Secretary, of **NORTEX VALENCIA OWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation, on behalf of said nonprofit corporation.





Notary Public, State of Texas

Exhibit "A"
Subject Property

TRACT 1:

BEING A 47.361 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A 47.361 ACRE TRACT OF LAND, CONVEYED AS "TRACT 2", TO CAYETANO DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-0019225 AND IN VOLUME 8151, PAGE 412, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 47.361 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 68.165 ACRE TRACT OF LAND CONVEYED TO LOUIS VASQUEZ, AS RECORDED IN VOLUME 1537, PAGE 280, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 243, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 42 DEGREES 50 MINUTES 04 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 68.165 ACRE TRACT, A DISTANCE OF 1104.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 23.747 ACRE TRACT OF LAND CONVEYED TO MICKEY FLYNN LAGOW AND WIFE, LINDA KAY LAGOW, AS RECORDED IN VOLUME 578, PAGE 519, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 73 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 47.361 ACRE TRACT, THE COMMON NORTH LINE OF SAID 23.747 ACRE TRACT AND THE NORTH LINE OF A 25.012 ACRE TRACT OF LAND CONVEYED TO MICKEY F. LAGOW, AS RECORDED IN VOLUME 3569, PAGE 153, DEED RECORDS, KAUFMAN COUNTY, TEXAS, WITH COUNTY ROAD NO. 102, (A PRESCRIPTIVE RIGHT-OF-WAY), A DISTANCE OF 1768.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 47.361 ACRE TRACT, THE COMMON NORTHWEST CORNER OF SAID 25.012 ACRE TRACT AND THE COMMON EAST CORNER OF A 9.231 ACRE TRACT OF LAND CONVEYED TO RONALD REED AND PEGGY REED, AS RECORDED IN VOLUME 7317, PAGE 472, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 51 DEGREES 52 MINUTES 48 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 47.361 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 9.231 ACRE TRACT, THE COMMON NORTHEAST LINE OF THE REMAINDER OF A 9.966 ACRE TRACT OF LAND CONVEYED TO KENNETH J. EDWARDSSEN, AS RECORDED IN VOLUME 5371, PAGE 489, DEED RECORDS, KAUFMAN COUNTY, TEXAS, THE NORTHEAST LINE OF LA QUINTA ESTATES, AN ADDITION TO THE COUNTY OF KAUFMAN, AS RECORDED IN CABINET 1, SLEEVE 741, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AND THE NORTHEAST LINE OF A 5.097 ACRE TRACT OF LAND CONVEYED TO JERRY W.

Bylaws

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CONDR, JR. ET AL, AS RECORDED IN VOLUME 7325, PAGE 113, DEED RECORDS, KAUFMAN COUNTY, TEXAS, WITH SAID COUNTY ROAD NO. 102, A DISTANCE OF 1364.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 47.361 ACRE TRACT. SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 243;

THENCE, ALONG THE NORTH LINE OF SAID 47.361 ACRE TRACT AND THE COMMON SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 243, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 2111.27 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 75 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 94.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 1300.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 54.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,063,036 SQUARE FEET OR 47.361 ACRES OF LAND.

TRACT 2:

BEING A 41.616 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 128.664 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1", TO CAYETANO DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023-0019225 AND IN VOLUME 8151, PAGE 412, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 41.616 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3/8" IRON ROD FOUND FOR THE WEST CORNER OF SAID 128.664 ACRE TRACT AND THE COMMON NORTH CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JACKIE O. BROWN AND PATRICIA A. BROWN, AS RECORDED IN VOLUME 828, PAGE 793, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF A 42.31 ACRE TRACT OF LAND CONVEYED TO HILL REALTY COMPANY, AS RECORDED IN VOLUME 2371, PAGE 260, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 43 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 128.664 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID 42.31 ACRE TRACT, A DISTANCE OF 611.68 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN ANGLE POINT ON THE NORTHWEST LINE OF SAID 128.664 ACRE TRACT. SAID POINT BEING THE EAST

CORNER OF SAID 42.31 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO MARK D. WARREN, AS RECORDED IN VOLUME 1084, PAGE 555, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE AND THE COMMON SOUTHEAST LINE OF SAID 41.928 ACRE TRACT, A DISTANCE OF 328.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 128.664 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 132.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 66.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 212.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 66.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 93.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 150.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 319.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 434.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 185.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 17 SECONDS, A RADIUS OF 975.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 115.73 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 115.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 36 SECONDS, A RADIUS OF 1025.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 88 DEGREES 03 MINUTES 32 SECONDS EAST, A DISTANCE OF 3.76 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 3.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 02 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 657.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON A SOUTHERLY LINE OF SAID 128.664 ACRE TRACT;

THENCE, NORTH 81 DEGREES 21 MINUTES 33 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 8.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 128.664 ACRE TRACT;

THENCE, SOUTH 08 DEGREES 38 MINUTES 27 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID 128.664 ACRE TRACT, A DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 128.664 ACRE TRACT. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 243, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 81 DEGREES 21 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 128.664 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 243, A DISTANCE OF 1521.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHWESTERLY CORNER OF SAID 128.664 ACRE TRACT. SAID POINT BEING ON THE NORTHEAST LINE OF A 1.49 ACRE TRACT OF LAND CONVEYED TO SHARON E. JENNINGS, AS RECORDED IN VOLUME 3482, PAGE 566, DEED RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A METAL FENCE POST FOUND BEARS SOUTH 59 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 2.90 FEET;

THENCE, NORTH 47 DEGREES 12 MINUTES 16 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 128.664 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 1.49 ACRE TRACT, PASSING AT A DISTANCE OF 412.76 FEET A T-POST FOUND FOR THE NORTH CORNER OF SAID 1.49 ACRE TRACT AND THE COMMON EAST CORNER OF A 0.993 ACRE TRACT OF LAND CONVEYED TO JOAQUIN AMED ARELLANO SANCHEZ, AS RECORDED IN VOLUME 6885, PAGE 115, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND CONTINUING ALONG SAID SOUTHWEST LINE AND THE COMMON NORTHEAST LINE OF SAID 0.993 ACRE TRACT, AND THE NORTHEAST LINE OF AFORESAID 1.00 ACRE BROWN TRACT, IN ALL A TOTAL DISTANCE OF 633.32 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,812,811 SQUARE FEET OR 41.616 ACRES OF LAND.

TRACT 3:

BEING A 5.351 ACRE TRACT OF LAND SITUATED IN THE S. DORSETT SURVEY, ABSTRACT NO. 120, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 794.102 ACRE TRACT OF LAND, CONVEYED TO JEFF L. HARLOW AND JEANETTE HARLOW, AS RECORDED IN VOLUME 1112, PAGE 597, DEED RECORDS, KAUFMAN COUNTY, TEXAS.

SAID 5.351 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 794.102 ACRE TRACT AND THE COMMON SOUTH CORNER OF A 30.33 ACRE TRACT OF LAND CONVEYED TO JOHN MERRIFIELD AND KATARI MERRIFIELD, AS RECORDED IN VOLUME 7598, PAGE 425, DEED RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 80 DEGREES 21 MINUTES 30 SECONDS WEST, A DISTANCE OF 2.35 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 794.102 ACRE TRACT AND A COMMON EAST CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO DAVID WINSTON WARREN, AS RECORDED IN VOLUME 1084, PAGE 557, DEED RECORDS, KAUFMAN COUNTY, TEXAS BEARS NORTH 46 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 49.62 FEET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 41.928 ACRE TRACT AND A COMMON EAST CORNER OF A 41.928 ACRE TRACT OF LAND CONVEYED TO BRUCE WILLIAM WARREN, AS RECORDED IN VOLUME 1084, PAGE 559, DEED RECORDS, KAUFMAN COUNTY, TEXAS BEARS SOUTH 43 DEGREES 21 MINUTES 36 SECONDS WEST, A DISTANCE OF 674.78 FEET;

THENCE, NORTH 66 DEGREES 49 MINUTES 58 SECONDS EAST, OVER AND ACROSS SAID 794.102 ACRE TRACT, A DISTANCE OF 524.88 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING OVER AND ACROSS SAID 794.102 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 56 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 860.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 67 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 432.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 56 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 435.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

NORTH 06 DEGREES 08 MINUTES 26 SECONDS EAST, A DISTANCE OF 404.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 233,100 SQUARE FEET OR 5.351 ACRES OF LAND.

The real property described above will be subdivided, and after the plat evidencing the subdivision is recorded, said real property will be described as follows:

Lots 1 through 57, and Open Space Tract, Block A; Lots 1 through 40, Block B; Lots

1 through 6, Block C; Open Space Tract, Block D; Lots 1 through 25, Lots 43 through 49, Booster Pump Station Tract and Open Space Tract, Block E; Lots 1 through 18, Block F; Lots 1 through 21 and Open Space Tract, Block G; Lots 1 through 6, and Open Space Tract, Block H; and Lots 1 through 16, Block I, VALENCIA, PHASE 1, Kaufman County, Texas, according to the map to be recorded in the Map Records of Kaufman County, Texas

Bylaws
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KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 3/10/26	SUBMITTED BY: Jeremy Mungin DEPARTMENT: Development Services	PERSON PRESENTING: John Casey
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider/Approve City of Forney's request to amend the Kaufman County Thoroughfare Map

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net, and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Wednesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 3/9/26	SUBMITTED BY: Christian Minyard DEPARTMENT: Purchasing	PERSON PRESENTING: Lorena Diaz
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider/Approve the purchase of a 2026 HAMM Roller for Road & Bridge Precinct 4 utilizing BuyBoard Contract #788-25



2/26/2026

Quote #: cgylling-2184

Barry Carter

KAUFMAN COUNTY PRECINCT 4
103 N Main

Kemp, TX 75143

Dear Barry Carter:

We are pleased to quote the following for your consideration:

HAMM HP 180i 2026 model w/ 0 hours, Unit # N.I.S., S/N Factory Order.

The following Factory and Dealer Options are included in the package:

- **HAMM HP 180i**
 - 0010 H33400 HP 180i Pneumatic-tire roller
 - 0020 Country of operation United States
 - 0030 2794385 Machine weight class: 15 sh. tn. (US)
 - 0040 2757061 Hydraulics package, standard
 - 0050 2352823 1 x set of wheels with smooth tires
 - 0060 2611578 Scraper made from brushes, folding
 - 0070 2142271 Standard painting (RAL 2004 + RAL 7015)
 - 0080 2627079 Version with CE conformity
 - 0090 2076768 Warning labels according to ANSI
 - 0100 2606839 Display of units of measurement, US system of measurement
 - 0110 2571290 Electrics package, standard
 - 0120 WX3238781 ROPS cab with non-split doors, heating and air-conditioning system (FOPS, level I)
 - 0130 2382546 Driver's seat in black imitation leather
 - 0140 2515837 Steering unit, standard
 - 0150 2471424 Multifunction armrest, right, folding
 - 0160 2470057 Steering column with comfort exit and tiltable dashboard
 - 0170 2400726 Seat operating unit, adjustable sideways and rotatable
 - 0180 2517500 Lighting package for driving on public roads
 - 0190 2611637 Version without ASC (anti-slip control)
 - 0200 WX3320451 Equipment Management
 - 0210 WX3322545 Preparation for Equipment Management
 - 0220 WX3318300 Version without WPT Compacting
 - 0230 2142336 Hydraulic oil
 - 0240 2478579 Service record book DE/EN
 - 0250 2478472 Technical documentation – North America country version (US)
 - 0260 2082887 Backrest extension for driver's seat, black imitation leather
 - 0270 2382555 Armrest comfort setting, left
 - 0280 2630523 Automatic engine stop
 - 0290 2478189 Back-up alarm
 - 0300 2478196 Guard rail on maintenance platform
 - 0310 2478197 Seat length adjustment
 - 0320 2478198 Side step to the water tank, folding

Sales Price: \$220,326.00

BUYBOARD CONTRACT 788-25

LIST PRICE \$ 259,430.00

LESS 17% BUYBOARD (-\$44,103.10)

PLUS FREIGHT AND PREP \$4,999.10



We believe the equipment as quoted will exceed your expectations. On behalf of Kirby-Smith Machinery, Inc., thank you for the opportunity to quote you this package.

Sincerely,

Chris Gylling

Chris Gylling
Governmental Sales Rep
Kirby-Smith Machinery, Inc.
Phone: 214-371-7777
Cell: 214-918-6849
Email: cgylling@kirby-smith.com

ORDER NO. _____

**ORDER OF KAUFMAN COUNTY COMMISSIONERS' COURT
RELATING TO RECOMMENDATION, FINDINGS, CONCLUSIONS, AND OTHER INFORMATION
REGARDING
KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT 16**

WHEREAS, Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

WHEREAS, Texas Water Code § 54.0161 further authorizes a commissioners court of a county to vote to submit a recommendation to the Texas Commission on Environmental Quality (hereinafter "Commission") regarding the approval of a petition, and to further present findings, conclusions, or other information that the Court thinks would assist the Commission in making a final determination on the petition; and

WHEREAS, Kaufman County has been made aware that Applicant(s) have or intend to submit a petition to the Commission for the creation of the following proposed municipal utility district:

Name: **KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT 16**

TCEQ Internal Control Number: **D11192025027**

pursuant to Chapter 54 of the Texas Water Code; and

WHEREAS, the Kaufman County Commissioners' Court has conducted a public hearing to receive information from the Applicant relating to the above proposed municipal utility district, and further to hear from any interested members of the public in order to make a recommendation and any findings, conclusions, or other information relating to the petition to the Commission.

THEREFORE, After consideration of all evidence in this matter, and upon a vote as recorded below, the Kaufman County Commissioners' Court, hereby recommends that the petition for the creation of the above proposed municipal utility district be:

APPROVED

DENIED

RESOLVED BY THE COMMISSION WITHOUT ANY FORMAL RECOMMENDATION FOR APPROVAL OR DENIAL BY THE KAUFMAN COUNTY COMMISSIONERS' COURT.

FURTHER, The Kaufman County Commissioners' Court, upon the vote recorded below, **ORDERS** the **FINDINGS, CONCLUSIONS, AND OTHER INFORMATION** be recorded in the **ORDER** and provided to the Commission during consideration of the petition.

FACTORS IDENTIFIED IN TEXAS WATER CODE § 54.021

The Kaufman County Commissioners' Court makes the following **FINDINGS, CONCLUSIONS** regarding the factors identified in Texas Water Code § 54.021 relating to the Commission's granting or refusing a petition:

1. **REGARDING** the availability of comparable service from other systems, including but not limited to water districts, municipalities, and regional authorities, the Court **FINDS** and/or **CONCLUDES**:
 - that alternate available comparable services to benefit the land **DO** exist.
 - that alternate available comparable services to benefit the land **DO NOT** exist.
 - this Court reached no consensus on any finding/conclusions on this issue.

2. **REGARDING** the reasonableness of projected construction costs, tax rates, and water and sewer rates, the Court **FINDS** and/or **CONCLUDES**:
 - that the projected construction costs, tax rates, and water/sewer rates **ARE** reasonable.
 - that the projected construction costs, tax rates, and water/sewer rates **ARE NOT** reasonable.
 - this Court reached no consensus on any finding/conclusions on this issue.

3. **REGARDING** whether or not the district and its system and subsequent development within the district will have an unreasonable effect on the following:
 - a. land elevation, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - b. subsidence, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - c. groundwater level within the region, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - d. recharge capability of a groundwater source, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - e. natural run-off rates and drainage, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

- f. water quality, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

- g. total tax assessments on all land located within a district, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

FURTHER, The Kaufman County Commissioners' Court makes the following additional **FINDINGS, CONCLUSIONS** and/or provides the following **OTHER RELEVANT INFORMATION** to the Commission for consideration in regards to the petition:

SO ORDERED by vote of the Kaufman County Commissioners' Court at a Regular Session of said Court this ____ day of _____, 2026.

 Jakie Allen, County Judge

 Terry Crow, Commissioner Pct. 1

 Skeet Phillips, Commissioner Pct. 2

 Kelly Lane, Commissioner Pct. 3

 Tommy Moore, Commissioner Pct. 4

 ATTEST, Laura Hughes, County Clerk

Texas Commission on Environmental Quality

Attn: Office of the Chief Clerk

MC-105

PO BOX 13087

Austin, Texas 78711-3087

MARCH 10, 2025

RE: Notice to Texas Commission on Environmental Quality containing Kaufman County Commissioners' Court's recommendation, findings, conclusions, and other information relating to creation of:

KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT 16

TCEQ INTERNAL CONTROL: D11192025027

Greetings,

This Notice is in regards to the Petition for creation of the above identified municipal utility district currently before the Commission. Texas Water Code § 54.0161 authorizes a commissioners court of a county to vote to submit a recommendation to the Commission regarding the approval of a petition for creation of a municipal utility district, and to further present findings, conclusions, or other information that the Court thinks would assist the Commission in making a final determination on the petition.

The Kaufman County Commissioners' Court hereby submits such recommendation, findings, conclusions, and other information.

Respectfully,

Jakie Allen, County Judge

Attachments: Copy of Commissioners' Court Order

ORDER NO. _____

**ORDER OF KAUFMAN COUNTY COMMISSIONERS' COURT
RELATING TO RECOMMENDATION, FINDINGS, CONCLUSIONS, AND OTHER INFORMATION
REGARDING
GRAND MEADOWS MUNICIPAL UTILITY DISTRICT OF KAUFMAN COUNTY**

WHEREAS, Texas Water Code § 54.0161 authorizes a commissioners court of a county in which the district is to be located may review the petition for creation and other evidence and information relating to the proposed district that the commissioners consider necessary. Petitioners for the creation of a district shall submit to the county commissioners court any relevant information requested by the commissioners court; and

WHEREAS, Texas Water Code § 54.0161 further authorizes a commissioners court of a county to vote to submit a recommendation to the Texas Commission on Environmental Quality (hereinafter "Commission") regarding the approval of a petition, and to further present findings, conclusions, or other information that the Court thinks would assist the Commission in making a final determination on the petition; and

WHEREAS, Kaufman County has been made aware that Applicant(s) have or intend to submit a petition to the Commission for the creation of the following proposed municipal utility district:

Name: **GRAND MEADOWS MUNICIPAL UTILITY DISTRICT OF KAUFMAN COUNTY**
TCEQ Internal Control Number: **D0529202500**
pursuant to Chapter 54 of the Texas Water Code; and

WHEREAS, the Kaufman County Commissioners' Court has conducted a public hearing to receive information from the Applicant relating to the above proposed municipal utility district, and further to hear from any interested members of the public in order to make a recommendation and any findings, conclusions, or other information relating to the petition to the Commission.

THEREFORE, After consideration of all evidence in this matter, and upon a vote as recorded below, the Kaufman County Commissioners' Court, hereby recommends that the petition for the creation of the above proposed municipal utility district be:

APPROVED

DENIED

RESOLVED BY THE COMMISSION WITHOUT ANY FORMAL RECOMMENDATION FOR APPROVAL OR DENIAL BY THE KAUFMAN COUNTY COMMISSIONERS' COURT.

FURTHER, The Kaufman County Commissioners' Court, upon the vote recorded below, **ORDERS** the **FINDINGS, CONCLUSIONS, AND OTHER INFORMATION** be recorded in the **ORDER** and provided to the Commission during consideration of the petition.

FACTORS IDENTIFIED IN TEXAS WATER CODE § 54.021

The Kaufman County Commissioners' Court makes the following **FINDINGS, CONCLUSIONS** regarding the factors identified in Texas Water Code § 54.021 relating to the Commission's granting or refusing a petition:

1. **REGARDING** the availability of comparable service from other systems, including but not limited to water districts, municipalities, and regional authorities, the Court **FINDS** and/or **CONCLUDES**:
 - that alternate available comparable services to benefit the land **DO** exist.
 - that alternate available comparable services to benefit the land **DO NOT** exist.
 - this Court reached no consensus on any finding/conclusions on this issue.

2. **REGARDING** the reasonableness of projected construction costs, tax rates, and water and sewer rates, the Court **FINDS** and/or **CONCLUDES**:
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 - that the projected construction costs, tax rates, and water/sewer rates **ARE NOT** reasonable.
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3. **REGARDING** whether or not the district and its system and subsequent development within the district will have an unreasonable effect on the following:
 - a. land elevation, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - b. subsidence, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - c. groundwater level within the region, the Court **FINDS** and/or **CONCLUDES**:
 - that the district and subsequent development **WILL** have an unreasonable effect.
 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
 - this Court reached no consensus on any finding/conclusions on this issue.

 - d. recharge capability of a groundwater source, the Court **FINDS** and/or **CONCLUDES**:
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 - e. natural run-off rates and drainage, the Court **FINDS** and/or **CONCLUDES**:
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 - that the district and subsequent development **WILL NOT** have an unreasonable effect.
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- f. water quality, the Court **FINDS** and/or **CONCLUDES**:
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- g. total tax assessments on all land located within a district, the Court **FINDS** and/or **CONCLUDES**:
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 - this Court reached no consensus on any finding/conclusions on this issue.

FURTHER, The Kaufman County Commissioners' Court makes the following additional **FINDINGS, CONCLUSIONS** and/or provides the following **OTHER RELEVANT INFORMATION** to the Commission for consideration in regards to the petition:

SO ORDERED by vote of the Kaufman County Commissioners' Court at a Regular Session of said Court this ____ day of _____, 2026.

 Jakie Allen, County Judge

 Terry Crow, Commissioner Pct. 1

 Skeet Phillips, Commissioner Pct. 2

 Kelly Lane, Commissioner Pct. 3

 Tommy Moore, Commissioner Pct. 4

 ATTEST, Laura Hughes, County Clerk

Texas Commission on Environmental Quality
Attn: Office of the Chief Clerk
MC-105
PO BOX 13087
Austin, Texas 78711-3087

MARCH 10, 2025

RE: Notice to Texas Commission on Environmental Quality containing Kaufman County Commissioners' Court's recommendation, findings, conclusions, and other information relating to creation of:

GRAND MEADOWS MUNICIPAL UTILITY DISTRICT OF KAUFMAN COUNTY
TCEQ INTERNAL CONTROL: **D0529202500**

Greetings,

This Notice is in regards to the Petition for creation of the above identified municipal utility district currently before the Commission. Texas Water Code § 54.0161 authorizes a commissioners court of a county to vote to submit a recommendation to the Commission regarding the approval of a petition for creation of a municipal utility district, and to further present findings, conclusions, or other information that the Court thinks would assist the Commission in making a final determination on the petition.

The Kaufman County Commissioners' Court hereby submits such recommendation, findings, conclusions, and other information.

Respectfully,

Jakie Allen, County Judge

Attachments: Copy of Commissioners' Court Order