

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION
Thursday, March 16, 2023 at 5:45 PM
City Hall | 3300 Corinth Parkway

Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.

View live stream: www.cityofcorinth.com/remotesession

- A. NOTICE IS HEREBY GIVEN** of a Workshop Session and Regular Meeting of the Corinth City Council.
- B. CALL TO ORDER**
- C. WORKSHOP AGENDA**
 - 1. Conduct a workshop on a request by the Applicant, Homeyer Engineering, Inc., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed-Use Commercial to a Planned Development with a base zoning district of MX-C Mixed Use Commercial, to accommodate a proposed expansion of the Destiny RV Resort, on approximately ±18.96 acres located at 7100 S I-35E. Case No. ZAPD22-0005 – Destiny RV.
 - 2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.
- D. ADJOURN WORKSHOP**
- E. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**
- F. PROCLAMATIONS AND PRESENTATIONS**
 - 1. Recognize and proclaim the month of March 2023 as Procurement Month to further expand the awareness of procurement professionals' role in the daily operations of the organization.
- G. CITIZENS COMMENTS**

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.
- H. CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

 - 2. Consider and act on amended minutes from the October 20, 2022, City Council Meeting.
 - 3. Consider and act on an ordinance abandoning the Drainage and Sanitary Sewer Easement, Instrument Number 2015-108322, in relation to the relocated utilities with the Ashford Park Development by Meritage Homes of Texas, LLC.

4. Consider and act on an ordinance abandoning the Sanitary Sewer Easement, Instrument Number vol. 650, page 247, in relation to the Agora Park Development and N. Corinth Street realignment by the City of Corinth.
5. Consider and act on an ordinance amending the boundary of PD-51, as adopted by Ordinance No. 20-12-17-41, by removing approximately ±13.577 acres referred to as Tract 2 from PD-51, generally located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. Case No. ZAPD22-0011 – PD-51 Boundary Amendment.
6. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development-51 (PD-51) (Tract 2) to Planned Development-65 (PD-65) with a base zoning district of MF-3 Multifamily Residential on approximately ±13.577 acres located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. ZAPD22-0007 – Village Square at Corinth)

I. BUSINESS AGENDA

7. Hold a presentation, discuss, and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.
8. Consider and act on an ordinance authorizing the issuance and sale of City of Corinth, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

J. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

K. EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.071 - Legal Advice. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

- a. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.
- b. Destiny RV Park.

Section 551.074 - Personnel Matters. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee.

- a. Discuss process for Municipal Judge/Attorney review.

Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business project.

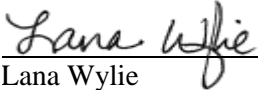
a. Project Agora

L. RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

M. ADJOURN

**The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 13th day of March 2023, at 10:30 A.M., on the bulletin board at Corinth City Hall.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title: Workshop – Discuss Destiny RV Resort Planned Development (PD) Rezoning Request (Case No. ZAPD22-0005)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission At the February 27, 2023, Regular Session, the Planning & Zoning Commission voted to recommend approval of the request as presented.	

Item/Caption

Conduct a workshop on a request by the Applicant, Homeyer Engineering, Inc., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed-Use Commercial to a Planned Development with a base zoning district of MX-C Mixed Use Commercial, to accommodate a proposed expansion of the Destiny RV Resort, on approximately ±18.96 acres located at 7100 S I-35E. Case No. ZAPD22-0005 – Destiny RV.

Item Summary/Background/Prior Action

The proposal is to expand the RV Park through the Planned Development zoning process by adding 52 new spaces for a total of 228 spaces.

The site was developed in 1967 as a KOA Campground and consists of 176 stalls. On or before July 1972, the site was zoned C-2 Commercial, and the property became a nonconforming use. In July, 2013 the City initiated Zoning Map changes along I-35E, and the RV Park was one of many parcels that were rezoned to the Mixed Use Commercial (MX-C) District. The RV Park continued to remain as a nonconforming use.

In 2014, the owner of the RV Park at that time (not the current owner), submitted a Specific Use Permit (SUP) application to allow the park to add 33 spaces in the northeast section of the property in closer proximity to I-35E. At that time, the Zoning Ordinance permitted RV Parks upon approval of a SUP. (That allowance was later removed from the Zoning Ordinance). The plan did not include the removal of the car wash.

On November 20, 2014, a Public Hearing was conducted by the City Council to consider the SUP application for the proposed expansion. The City Council unanimously voted to deny the application, citing the proposed use was not in conformance with the “Mixed Use Non Residential” designation in the Comprehensive Plan. The 2020 Comprehensive Plan designates the area as “Office/Employment.”

At their February 27, 2023, Regular Session, the Planning & Zoning Commission voted to recommend approval of the PD request as presented.

To provide an opportunity for the Applicant to outline the proposed project and address any potential concerns, the Applicant requested a Workshop Session with the City Council prior to the Public Hearing, which is scheduled for April 6, 2023.

Prior to the Planning & Zoning Commission recommendation for approval, a Workshop Session was held on February 6, 2023. As a result of that workshop session, the Applicant revised their proposal to address the Commission's concerns. For reference, please see Attachment 1 – PD Design Statement and associated exhibits that were provided to the Commission at their February 27th meeting. Key items that were discussed at the workshop and resolved by the Applicant include:

- Definitions:
 - Recreational Vehicle Park – “A parcel of land designed, improved, or intended to be used for short- or long-term occupancy by recreational vehicles (including travel trailers) in designated spaces not to exceed 24 months. Facility may include employee stalls, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.”
 - Recreational Vehicle – “A vehicle which is:
 1. Built on a single chassis;
 2. Four hundred square feet or less when measured at the chassis;
 3. Designed to be self-propelled or permanently towable by a light duty truck; and
 4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.”
- Maximum Length of Stay:
 - Maximum stay of 24 months
 - Employee-occupied stalls are exempt from maximum stay and there shall be a maximum of one (1) stall per employee
 - Once the maximum stay of 24 months is reached, an RV shall leave the RV park for minimum of 30 days, before returning
 - Existing recreational vehicles that have been at the site on or before June 30, 2021 may stay indefinitely.
 - Those who began their stay on or after July 1, 2021 will be subject to the defined maximum stay, beginning on the date of the adoption of the PD Ordinance.
 - Owner/operator of the RV park shall submit a yearly roll reporting compliance of arrival and departures.
- Updated Rent Roll with Dates:
 - The Applicant provided an updated rent roll with more details regarding the length of stay of existing stalls.

Financial Impact

N/A

Applicable Policy/Ordinance

Comprehensive Plan

Attachments

Attachment 1 – PD Design Statement

- Exhibit “A” – Legal Description
- Exhibit “B” – Zoning Map
- Exhibit “C” – Concept Plan
- Exhibit “D” – Concept Plan Overlay with Aerial
- Exhibit “E” – Conceptual Landscape Plans, Screening, and Tree Survey/Removal Plans.
- Exhibit “F” – Signage
- Exhibit “G” – Vehicle Tents
- Exhibit “H” – Rent Roll



**ATTACHMENT 1:
PD DESIGN STATEMENT
DESTINY RV RESORT PLANNED DEVELOPMENT**

**DESTINY DALLAS RV RESORT
PD DESIGN STATEMENT**

SECTION 1 - OVERVIEW

A. PROJECT NAME/TITLE: Destiny Dallas RV Resort

B. LIST OF OWNERS/DEVELOPERS:

Shorebreak Holdings 1, LLC
Boardwalk at Palm Bluffs, LP
1061 E. 4th Street
Santa Ana, California 92701

C. PROJECT ACREAGE AND LOCATION:

Site Acreage: 18.96 Total Acres
Number of Tracts/Lots: 1 Tract, 2 platted lots
Site Location: 7100 S. Interstate Highway 35E

D. PROJECT OVERVIEW: The existing Destiny Dallas RV Resort began operating in 1967 and has seen several structure additions over the years and consists of 176 full-service RV sites, an office building, recreation hall, fitness center, swimming pool and spa, laundry facilities, and a self-service RV and automobile wash center. The proposed expansion will include 52 new sites for a total of 228 RV sites. It is the developer’s desire to make an expansion investment in the RV resort to improving the fire safety/emergency access within the existing area and adding more RV sites and amenities in the proposed addition. The park is very successful and enlarging it will benefit the City of Corinth by drawing users that will frequent food and entertainment venues in the immediate area.

E. PROJECT DESCRIPTION: Destiny Dallas RV Resort is a distinctive leisure and recreation campsite community in Corinth attracting users from all over. The property is conveniently located on IH 35E and easily connects to various regional thoroughfares. The owners and employees take pride in providing a highly desirable RV Resort and the site’s amenities are enjoyed by patrons. The property is currently zoned Mixed Use Commercial (MX-C) which is intended to permit the establishment of standalone nonresidential activities and limited residential activities along Interstate Highway 35. Based on existing conditions, the Destiny Dallas RV Resort development is situated on approximately 14 acres of the overall 18.96 acre site. Since the site was developed long ago, before the property was in the city limits, zoning was applied after construction and annexation by the City of Corinth. The current MX-C zoning district does not list an “RV Park” as a permitted use. The requested Planned Development District will allow for an RV Park use and will provide development regulations for the existing resort park and proposed expansion.

The proposed PD District outlines specific features in the development regulations for the expansion area that include campsite functions/details, a landscaped detention area that will provide for open play/passive recreation areas, additional sidewalks and connections to roadways, landscape buffers, a second point of emergency fire access to Tower Ridge Drive, signage, and improved fire/emergency access.

The developer has removed the existing pole sign at the entry demonstrating the desire to be a partner with the City in aesthetic appeal. The proposed expansion will eliminate the RV/auto wash facility that is highly visible from IH 35E and it will be replaced with RV sites. The new additions will include the installation of four (4) fire hydrants, waterline to service the hydrants, and improve the accessibility for

emergency services equipment and the safety of the residents. Additionally, the landscape buffer in the expansion area will be provided adjacent to the Fairview Subdivision (Phase 2, beginning at Lot 32 and extending to Lot 34 of Block 9) even though properties along IH 35E are exempted from the Residential Adjacency Standards, Section 2.09.05 of the Corinth UDC.

SECTION 2: PROJECT DESIGN

A. BASE ZONING DISTRICT:

Destiny Dallas RV Resort is intended to provide development standards for the expansion of a high-quality recreational vehicle community resort taking advantage of its ideal location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting a unique use through design to support recommended lodging uses as described in the Office/Employment land use category. Destiny Dallas RV Resort PD currently provides 184 full-service RV sites, an office building, recreation hall, fitness center, swimming pool and spa, laundry facilities, and a self-service RV and automobile wash center. The PD for Destiny Dallas RV Resort will allow for an expansion to a total of 220 full-service sites and will remove the existing RV/automobile wash facility. Additionally, the project includes standards for suitable parking and landscape standards for the RV site along with an amenitized detention area. The base zoning district for the PD will remain Mixed Use Commercial (MX-C) and allowances are outlined herein to address the existing development and the expansion.

Except as otherwise set forth in these Development Standards the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of Subsection 2.06, Nonresidential Zoning Districts, of the UDC, for the MX-C District and all other requirements of the UDC shall apply to all development within Destiny Dallas PD.

B. DEVELOPMENT REGULATIONS:

The regulations set forth herein provide development standards for a recreational vehicle park and accessory uses within the Destiny Dallas RV Resort Planned Development. The boundaries of the PD are identified in the Legal Description, Exhibit “A” and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on Exhibit “C”, the concept presented in the Concept Plan with Aerial Imagery on Exhibit “D”, the concepts presented in the Conceptual Landscape Plans, Screening, and Tree Survey/Removal Plans on Exhibit “E, Signage as depicted on Exhibit “F”. A use that is not expressly authorized herein is expressly prohibited in the Destiny Dallas Resort Planned Development.

The “MX-C” Mixed Use Commercial District regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD Concept Plan, and/or Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

1. Permitted Uses and Use Regulations

- a. The Permitted Uses in the MX-C District as listed in Subsection 2.07.03 Use Chart, shall apply, with the addition of a Recreational Vehicle Park use. A Recreational Vehicle Park, for this PD, is defined as:

“A parcel of land designed, improved, or intended to be used for short- or long-term occupancy by recreational vehicles (including travel trailers) in designated spaces not to exceed 24 months. Facility may include employee stalls, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.”

- b. A Recreational Vehicle shall be defined as:
 - “A vehicle which is:
 - i. Built on a single chassis;
 - ii. Four hundred square feet or less when measured at the chassis;
 - iii. Designed to be self-propelled or permanently towable by a light duty truck; and
 - iv. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.”
- c. The following Use Regulations shall apply:
 - i. Employee occupied stalls are exempt from maximum stay and there shall be a maximum of one stall per employee.
 - ii. Once the maximum stay of 24 months is reached, an RV shall leave the RV park for minimum of 30 days, before returning.
 - iii. Existing recreational vehicles that have been at the site on or before June 30, 2021 may stay indefinitely. Those who began their stay on or after July 1, 2021 will be subject to the defined maximum stay, which shall begin on the date the Planned Development Ordinance is adopted by the City Council.
 - iv. Owner/operator of the RV park shall submit a yearly roll reporting compliance of arrival and departures.
- d. Accessory Uses to be permitted in addition to those listed in the proposed definition of the use “Recreational Vehicle Park”, as defined in this Planned Development, shall include the following:
 - i. Office uses for the resort;
 - ii. Maintenance facilities/structures;
 - iii. Playgrounds; and
 - iv. Incidental sales of supplies for recreational vehicles and camping activities in the existing office building.
- e. Prohibited Uses in the Destiny Dallas PD include:
 - Unoccupied Recreational Vehicle Parking/Storage, including water motorcraft, is prohibited.

Justification: The existing RV resort has been in use for over 40 years. Since the site was initially developed as a RV resort, the city has grown and developed around it. The current property owner would like to continue this historical use and expand the resort to include the current undeveloped areas.

2. Dimensional Regulations

The Dimensional Regulations described in Subsection 2.08.05, “Nonresidential Dimensional Regulations Chart” of Subsection 2.08, “Zoning Dimensional Regulations” of the UDC, for the base zoning district MX-C Mixed Use Commercial shall apply.

3. Accessory Buildings

The Accessory Buildings and Uses as described in Subsection 2.07.07 “Accessory Buildings and Uses” of the UDC, for Nonresidential Accessory Buildings shall apply, except as modified below:

- a. Existing permanent and semi-permanent structures in the development shall be allowed to remain as currently exists. Repairs or modifications to permanent and semi-permanent structures are permitted in the existing development.
- b. New permanent or semi-permanent structures, with the exception of steps or ramps to access recreational vehicles, shall not be permitted in the boundaries of this Planned Development.
- c. Temporary Vehicle Tents, as generally depicted in Exhibit “G” - Vehicle Tents, shall be permitted.

Justification: The existing site contains a number of accessory structures that will not be removed and provisions permitting them need to be provided for. The RV sites in the expansion area will not have accessory structures other than ramps or steps to serve the RV’s.

4. Landscaping Regulations

The Landscaping Regulations as described in Subsection 2.09.01 “Landscape Regulations” of the UDC, for Nonresidential Landscaping Regulations shall apply, except as modified below:

- a. The existing development shall be exempt from Landscaping Regulations and allowed to remain as it currently exists. Improvements and landscape installation in the existing development is permitted.
- b. A landscape buffer along a collector street (Tower Ridge Drive) of fifteen (15) feet per Section 2.09.01 A.1.a.i. (b) shall not be required.
- c. Landscape area protection with a raised six (6) in concrete curb per Section 2.09.01 A.2.d. shall not be required.
- d. The expansion area of the PD shall provide for landscaping as outlined below and generally depicted in Exhibit “E” Conceptual Landscape Plans, Screening, and Tree Survey/Removal Plans.
 - i. A minimum of 42 shrubs (2-inch caliper and 8-foot minimum height at 15 feet spacing) shall be required along IH 35E. Shrubs may be grouped and clustered.
 - ii. A minimum of 34 trees (3-inch caliper and 12-14-foot minimum height at 30 foot spacing) shall be required along IH 35E. Trees may be grouped and clustered.
 - iii. Landscaping and Screening along IH 35E may be staggered, grouped, and arranged for interest along the regional thoroughfare. It is not the intent to plant a wall of trees along this frontage. In no case shall the number of tree and shrub required quantities be reduced.
 - iv. A minimum of one (1) ornamental tree of a minimum of two (2) caliper inches and eight (8) foot minimum height, or one (1) shade tree of a minimum of three (3) caliper inches shall be planted between each RV parking stall.

Additional landscaping to be provided by the Developer includes: A 20 foot wide landscape buffer in the expansion area will be provided adjacent to the Fairview Subdivision (Phase 2, beginning at Lot 32 and extending to Lot 34 of Block 9).

Justification: The existing site cannot be retrofitted to meet present day requirements. An RV resort is a unique use and not a traditional commercial development with uniform parking lots and landscaping. Provisions have been made to provide adequate space between RV sites including the addition of ornamental trees. Trees and shrubs along IH 35E have been added to the Conceptual Landscape Plans to provide for an attractive and appealing view from the roadway and through the

main drive. There are existing trees east of the existing fence along Tower Ridge Drive that provide landscape edge. A sidewalk in the Tower Ridge Drive right-of-way is being constructed by the developer.

5. Tree Preservation

Tree Preservation regulations outlined in Subsection 2.09.02 “Tree Preservation” of the UDC shall apply, except as modified below:

- a. Trees in the existing development that need to be removed to provide for a suitable paving width for emergency access, the provision of fire hydrants/waterlines, and utility easements shall be exempt from mitigation requirements.
- b. Tree removal and mitigation shall be in general conformance with Exhibit “E” Conceptual Landscape Plans, Screening, and Tree Survey/Removal Plans, which may be subject to change at the time of Site Plan approval.

Justification: When the park was originally developed, fire hydrants were not required. As part of this development, an internal water line will be installed to provide fire protection to both the expansion area and existing portions of the development. As a result of the proposed water line installation in the existing development, some of the existing trees will need to be removed to allow for the excavation of the utility trench.

6. Vehicular Parking Regulations

Vehicular Parking Regulations outlined in Subsection 2.09.03 “Vehicular Parking Regulations” of the UDC shall apply, except as modified below:

- a. The parking provided in the existing development shall be permitted to remain as it presently exists.
- b. The parking for the expansion area of the PD shall be parked at one (1) space per recreational vehicle site.
- c. Parking stalls in the expansion area shall be a minimum of 14 feet wide and include a ten (10) foot wide green space on each side of the spaces.
- d. Parking for the office, visitors, laundry facilities, pool/spa area shall be twenty-one (21) spaces as identified on Exhibit “C” PD Concept Plan for the existing development and expansion area of the PD.
- e. Section 2.09.03 B.1, requiring that parking areas and driveways shall be curbed, paved concrete, shall not apply. Parking surfaces shall be permitted as outlined in Exhibit “C” PD Concept Plan. Surfaces may include concrete, asphalt pavement, and gravel.

Table B – Parking Requirements

Regulation:	Base Regulations by Use RV PARK	Proposed Parking Standards/Modifications
Parking Standard:	Two (2) spaces for each recreational vehicle space	One (1) space for each recreational vehicle space

Justification:

- a. Research establishing a suitable parking ratio is outlined below:

City	Use Title	Requirement
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Corinth	RV Park	2 spaces for each RV space
Corpus Christi	RV Park	1 space per 4 pads
Fredericksburg	Campground	1 space per camping unit
Galveston	RV Park	1 space for each lot + 1 for each 6 lots
San Antonio	RV Park	0
Fort Worth	RV Park	1 off street space

- b. **American Planning Association**
Parking Standards, Edited by Michael Davidson and Fay Dolnick
 American Planning Association
 Planning Advisory Service, PAS Report 510/511, December 2002

Recreation vehicle (RV) park (see also campground)

- 1 space per recreational vehicle space not including parking space for RV (El Paso County, Colo., pop. 516,929)
 - 1 space per vehicle (St. Cloud, Minn., pop. 59,107)
 - 1 per each unit, plus 1 guest space for every 10 recreational vehicle sites, plus 1 space for each employee (Reno, Nev., pop. 180,480)
 - 1 per camp space (Hickory, N.C., pop. 37,222)
 - 1 space for recreation vehicle stall, plus 1 space for each 2 employees (Thomasville, Ga., pop. 18,162)
 - 1.1 spaces for each recreational vehicle space (Phoenix, Ariz., pop. 1,321,045)
- c. The center pull-through sites are typically 135 feet long and will easily accommodate 2, Class A motorhome vehicles (20-40 feet, average 30 feet, max. 45 feet) with room for a parked vehicle.
 - d. The other single user sites are generally 65+ feet in length and will accommodate a Class A vehicle and a parked vehicle.
 - e. The Resort requires reservations and is booked months in advance. The staff assigns appropriate campsites based on vehicle types. They know what is coming and how to accommodate the numbers and types of vehicles.

7. Building Façade Material Standards

Building Façade Material Standards outlined in Subsection 2.09.04 “Building Façade Material Standards” of the UDC shall apply.

8. Nonresidential Architectural Standards

Nonresidential Architectural Standards outlined in Subsection 2.09.06. “Nonresidential Architectural Standards” shall apply, except as modified below:

- a. Existing structures shall be exempt from nonresidential architectural standards.
- b. New structures may be constructed similar to the existing structures.

Justification: The existing development contains structures that do not meet present requirements and retrofitting or rebuilding the structures is not desired or economically feasible.

9. Residential Adjacency Standards

Residential Adjacency Standards outlined in Subsection Section 2.09.05 “Residential Adjacency Standards” shall apply, except as modified below:

- a. Nonresidential uses adjacent to Interstate 35 are exempt from the residential adjacency standards (2.09.05. B. Applicability 3.). Destiny Dallas PD shall provide a 20 foot landscape buffer to be adjacent to Fairview Subdivision, Phase 2, beginning at Lot 32 and extending to Lot 34 of Block 9, as illustrated on Exhibit “C” Concept Plan.

10. Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties

Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties” outlined in Subsection 4.02.13 of the UDC shall apply to the Destiny Dallas PD.

11. Lighting and Glare Regulations

Lighting and Glare Regulations outlined in Subsection 2.09.07 of the UDC shall apply.

12. Sign Regulations

Sign Regulations as outlined in Section 4.01 “Sign Regulations” shall apply, except as modified below:

- a. Signage shall be permitted in accordance with Exhibit “F” Signage.

Monument Sign on IH 35E

	Base Sign Regulations	Proposed Sign Regulations
Maximum Height	8 feet	11 feet overall total 5 feet, 5 in. sign 4 feet base
Maximum Length	NA	NA
Maximum Sign Size (Overall)	160 SF	160 SF
Maximum Sign Face	80 SF	80 SF
Setback	15 feet	15 feet
Framing (masonry)	6"	0
Landscaping	1 to 1	1 to 1

Justification: The signage is comparable to the signage approved and provided to the north for the Huffines auto dealership.

13. Fence and Screening Regulations

Fence and Screening Regulations as outlined in Section 4.02, “Fence and Screening Regulations” shall apply, except as modified below:

- a. Fencing requirements for Screening Height, requiring a minimum of six (6) feet between Nonresidential and Residential requirements per Section 4.02.11.A. shall not apply.

- b. Masonry Screening Walls, per Section 4.02.11.B shall not apply. The existing wood fencing on the north, south, and west shall remain. If fifty (50) percent or more of the existing fence along Tower Ridge Drive needs to be repaired or replaced, the entire fence shall be replaced with a new board-on-board cedar fence. Entire fence replacement shall be board-on-board cedar and a minimum of eight (8) feet in height.
- c. Nonresidential Construction Abutting a Residential Zoning Classification per Section 4.02.11.C shall not apply.
- d. Residential Construction Abuts a Collector or an Arterial Street per Section 4.02.11.E, which requires a six (6) foot high masonry wall, shall not apply.

Justification: The site is an existing development and there is an existing screening fence along the southern property boundary, on the residential property and along Tower Ridge Drive. A twenty (20) foot landscape buffer along the new expansion is being provided adjacent to the single-family residential properties. Provisions have been made for required fencing when the fencing along Tower Ridge Drive needs to be replaced.

14. Other

- a. The existing development area shall be allowed a reduction in the fire lane width to 20 feet.
- b. An emergency access only connection to Tower Ridge Drive has been added as a site requirement and will be fitted with the required Knox lock, or other Fire Department approved access device. The emergency drive width shall be a minimum of 30 feet with 30 foot internal turning radii.
- c. A sidewalk, a minimum of five (5) feet in width, shall be installed by the developer within the landscape edge buffer (within the property boundary) and shall be constructed at the time of the Destiny RV Resort expansion. A pedestrian access easement shall be established at time of platting for this sidewalk.
- d. A sidewalk, a minimum of five (5) feet in width, shall be installed from the IH 35E roadway to the main office.
- e. A sidewalk meeting the standards set forth in Section 3.05.12, Sidewalks, shall be installed in the right-of-way of Tower Ridge Drive.

C. OTHER DEVELOPMENT CONSIDERATIONS:

1. Phasing

- a. The proposed expansion and proposed existing site improvements will be developed as one project.
- b. The deceleration lane at the IH 35E main entry requires TXDOT approval. The deceleration lane will be paid for by the Destiny RV Resort owner through an agreement with the City. The City will contract directly with TXDOT for the installation of the deceleration lane.

2. Impacts

- a. A Traffic Impact Assessment has been submitted to Engineering and the data is outlined on Exhibit “C” PD Concept Plan. The City of Corinth staff has requested a deceleration lane be provided at the main entry at IH 35E and the developer of the PD will pay for a deceleration lane if TXDOT approves the deceleration lane.
- b. The main entry drive is proposed to be widened and provide increased turning radii at IH 35E as illustrated on Exhibit “C” PD Concept Plan.
- c. The existing RV sites have full-service utility connections which consist of water, sewer, and electricity. The proposed expansion sites will include full-service connections. In order to provide these services, new water and sewer service lines will be installed within the limits of

the proposed development area. These service lines will be owned and operated by the developer. In addition to these services lines, a new 8-inch water line is being installed throughout the entire RV resort in order to provide for fire hydrant coverage. At the present time, the existing park does not have fire hydrant service.

- d. Drainage and Detention has been provided for onsite as required. A section of the proposed detention area has been submitted for review.
- e. Destiny Dallas RV Resort is an exceptionally safe and monitored community and police reports are very few. The employees and residents conduct themselves as caring and responsible neighbors.
- f. The Resort requires reservations.
- g. The reservation system allows the coordination of vehicle types by sites.

SECTION 3 - BACKGROUND INFORMATION

A. EXISTING SITE CONDITIONS

The site is currently developed as an RV resort with 176 full-service sites. The site has an existing office building, recreation hall, fitness center, swimming pool and spa, laundry facilities and a self-service RV and automobile wash center. The wash center will be removed to make way for the proposed expansion of the resort.

Describe and discuss all topics that apply to the subject site:

- Street boundaries: The site currently has access to the IH 35E Service Road along the eastern property boundary. There is also an existing street, Tower Ridge Drive, along the western property boundary. However, the existing site does not have access to this street.
- Surrounding properties: As stated above there are streets located on the east and west sides of the property. There are single family residential properties to the south of this site and a car dealership to the north.
- Tree cover: The existing development area is heavily treed in and around the existing RV sites. There are a few existing trees sporadically located within the limits of the proposed expansion area.
- Drainage: The site generally drains to the southeast corner of the site.
- Existing easements: There are various utility and drainage easements currently located on the property. Additional easements will be dedicated for the proposed expansion.
- Existing signage/buildings/etc.: The existing pole sign has been removed and a new monument sign will be installed as part of this PD development.
- Existing site access: The site currently has access to the IH 35E Service Road. This access point will remain with some improvements being made to widen the entry drive as well increasing the driveway radii to improve the access into and out of the property. A new emergency access only ingress/egress is being proposed onto Tower Ridge Drive. This driveway will only be used by emergency vehicles and will provide a secondary access point to the site.

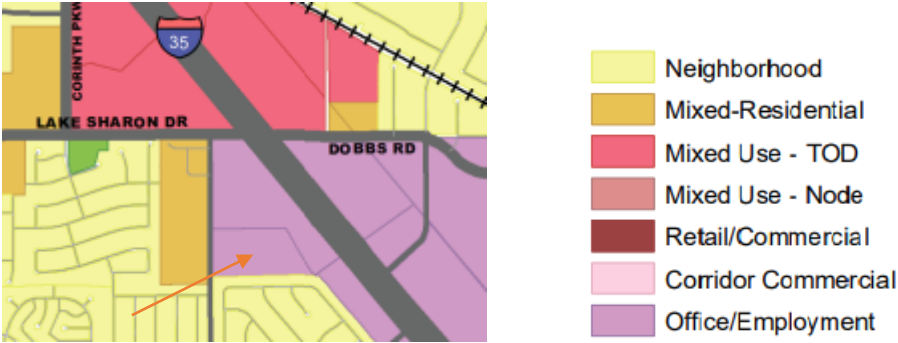
B. CURRENT ZONING

The site is currently zoned Mixed Use Commercial, MX-C which allows at least 90% nonresidential uses and a maximum of 10% residential uses.

The existing zoning on the subject site permits the following:

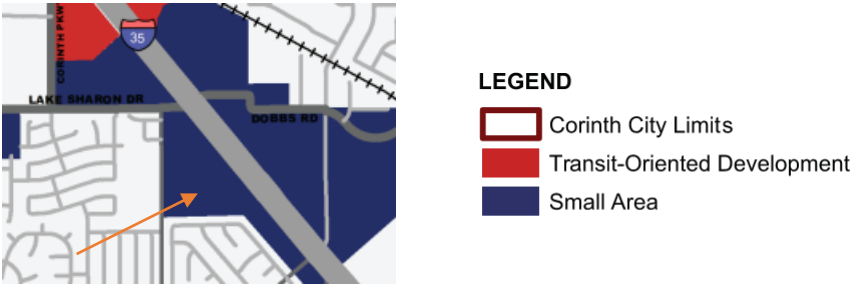
Minimum Front Yard Setback	40'
Minimum Side Yard Setback:	0'/15' adjoining residential
Interior Lot	
Corner Lot	10'/15' adjoining residential
Minimum Rear Yard Setback	20'
Minimum Lot Area	20,000 SF
Maximum Density	NA
Minimum Lot Width:	150'
Minimum Lot Depth	100'
Minimum Floor Area	NA
Maximum Height (feet/stories)	2.5 stories/40' or SUP
Maximum Building Area (all buildings)	50%

C. FUTURE LAND USE



Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

1. Strategic Focus Areas



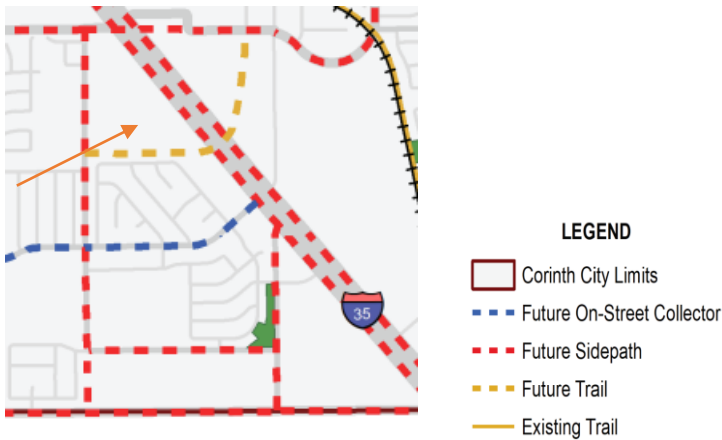
Source: [Envision Corinth 2040 Comprehensive Plan-Stratigic Focus Area \(Adopted July 2020\)](#)

2. Mobility – Master Thoroughfare Plan



Source: [Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan \(Adopted July 2020\)](#)

3. Mobility – Active Transportation Plan



A Future Sidepath on Tower Ridge Drive is indicated on the plan. A Future Trail is illustrated on the south side of the subject property.

Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

SECTION 4 - SUPPORTING APPLICATION DOCUMENTS

- | | |
|-----------|--|
| Exhibit A | Legal Description/Metes & Bounds |
| Exhibit B | Zoning Map (By City) |
| Exhibit C | Concept Plan |
| Exhibit D | Concept Plan Overlay with Aerial |
| Exhibit E | Conceptual Landscape Plans, Screening, and Tree Survey/Removal Plans |
| Exhibit F | Signage |
| Exhibit G | Vehicle Tents |
| Exhibit H | Rent Roll |

Being an 18.96 acre tract of land out of the E. A. Garrison Survey, Abstract No. 511, situated in the City of Corinth, Denton County, Texas, and being a portion of a called 19.931 acre tract of land conveyed to Shorebreak Holdings 1, LLC, by deed of record in Document Number 2021-123192 of the Official Records of Denton County, Texas, and being a portion of Lots 1 and 2, Block 1, of Dallas KOA Campground Addition, a subdivision of record in Cabinet L, Page 73 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 4567" found in the East right-of-way line of Tower Ridge Drive (60-foot right-of-way), being the Northwest corner of Lot 17, Block 9, of Fairview Subdivision, Phase II, a subdivision of record in Cabinet E, Page 67 of said Plat Records, and being the Southwest corner of said 19.931 acre tract;

THENCE, N00°09'12"E, along the East right-of-way line of Tower Ridge Drive, being the common West line of said 19.931 acre tract, a distance of 575.05 feet to a 1/2 inch iron rod with cap stamped "GNS" found at the Southwest corner of Lot 1, Block A, of Huffines Auto Addition, a subdivision of record in Document Number 2018-521 of said Official Records;

THENCE, N89°13'46"E, along the South line of said Lot 1, Block A, of Huffines Auto Addition, being the common North line of said 19.931 acre tract, a distance of 1210.61 feet to an aluminum-capped TxDOT monument found in the West right-of-way line of Interstate Highway 35-E, being the Southeast corner of said Lot 1, Block A, of Huffines Auto Addition, also being the Southwest corner of a called Parcel 14 – 1.635 acre tract of land conveyed to The State of Texas by deed of record in Document Number 2014-78948 of said Official Records, and being the Northwest corner of a called Parcel 13 – 0.119 acre tract of land conveyed to The State of Texas by deed of record in Document Number 2021-93303 of said Official Records;

THENCE, along the West right-of-way line of Interstate Highway 35-E, being in part, the common West line of said 0.119 acre tract, in part, the common West line of a called Parcel 12 – 0.472 acre tract of land conveyed to The State of Texas by deed of record in Document Number 2021-93302 of said Official Records, and in part, the common West line of a called Parcel 10 – 0.391 acre tract of land conveyed to The State of Texas by deed of record in Document Number 2021-93301 of said Official Records, the following two (2) courses and distances:

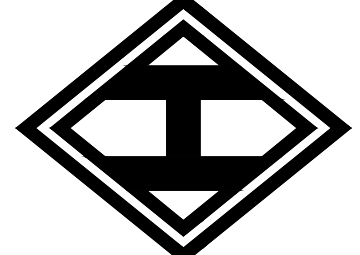
1. S40°39'42"E, a distance of 479.91 feet to an aluminum-capped TxDOT monument found;
2. S42°20'07"E, a distance of 257.37 feet to an aluminum-capped TxDOT monument found at the Southwest corner of said 0.391 acre tract, being the Northwest corner of a called Parcel 6 – 0.569 acre tract of land conveyed to the State of Texas by deed of record in Document Number 2022-71773 of said Official Records;

THENCE, S88°45'04"W, leaving the West right-of-way line of Interstate Highway 35-E, in part, along the South line of said Lot 1, Block 1, of Dallas KOA Campground Addition, and in part, along the South line of said 19.931 acre tract, being in part, the common North line of Lot 1, Block A, of Vista Academy Addition, a subdivision of record in Document Number 2015-327 of said Plat Records, in part, the common North line of Fairview Subdivision, Phase II-D, a subdivision of record in Cabinet E, Page 116 of said Plat Records, and in part, the common North line of said Fairview Subdivision, Phase II, a distance of 1698.48 feet to the **POINT OF BEGINNING**, and containing an area of 18.96 acres (825,853 square feet) of land, more or less.



**EXHIBIT B
PROPOSED ZONING
MAP CHANGE
MX-C TO PD WITH
MX-C BASE**

HOMEYER
ENGINEERING, INC.
FIRM REGISTRATION NO. F-8440
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 LEWISVILLE, TEXAS 75027
972-906-9985 PHONE 972-906-9987 FAX
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DESTINY DALLAS
LOTS 1 & 2, BLOCK 1
DALLAS KOA CAMPGROUND EDITION
18.98 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

PD CONCEPT
PLAN EAST

DRAWN: SCD
DATE: 05/01/22
HEI #: 21-0702
SHEET NO:
C2.1

DOC. NO. 2021-93302
O.R.D.C.T.

PARCEL 12
CALLED 0.472 ACRES
THE STATE OF TEXAS
DOC. NO. 2021-93302
O.R.D.C.T.

IH 35E SERVICE ROAD (SOUTHBOUND)

PAVEMENT LEGEND

- DUMPER PAVEMENT**
PROPOSED 8" 4,000 PSI CONCRETE AT 28 DAYS
W/ #4 BARS @ 18" OCEW (DOUBLE MAT).
- HEAVY DUTY PAVEMENT DRIVE AISLE**
PROPOSED 8" 3,600 PSI CONC. @ 28 DAYS WITH
#3 BARS @ 18" O.C.E.W.
- ASPHALT PAVEMENT**
PROPOSED 2" TY "D" HMAC OVER 2" TY "B" HMAC
COMPACTED TO AN OPTIMUM DENSITY OF 96% PER
LIFT IN ACCORDANCE WITH TXDOT ITEM 340. THE
HMAC SHALL BE INSTALLED ON 6" OF COMPACTED
FLEXIBLE BASE (MINIMUM 95% STANDARD PROCTOR
DENSITY) IN ACCORDANCE WITH TXDOT ITEM 247.
- GRAVEL PAVEMENT**
PROPOSED 2" WASHED STONE. THE WASHED STONE
SHALL BE INSTALLED ON 6" COMPACTED FLEXIBLE
BASE (MINIMUM 95% STANDARD PROCTOR
DENSITY) IN ACCORDANCE WITH TXDOT ITEM 247.
- SIDEWALK PAVEMENT**
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH
#3 BARS @ 18" O.C.E.W.
- EXISTING ASPHALT**

- PAVEMENT NOTES:**
- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
 - CONNECT PROPOSED ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT USING A SMOOTH SAWCUT W/TACK COAT.

LEGEND

- I.R.F.* IRON ROD FOUND
- I.R.S.* IRON ROD SET
- "X" CUT X IN CONCRETE
- F.C.P.* FENCE CORNER POST
- ASPHALT
- ⊙ TELEPHONE MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ WATER VALVE
- ⊙^{SSMH} SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙^{WM} WATER METER

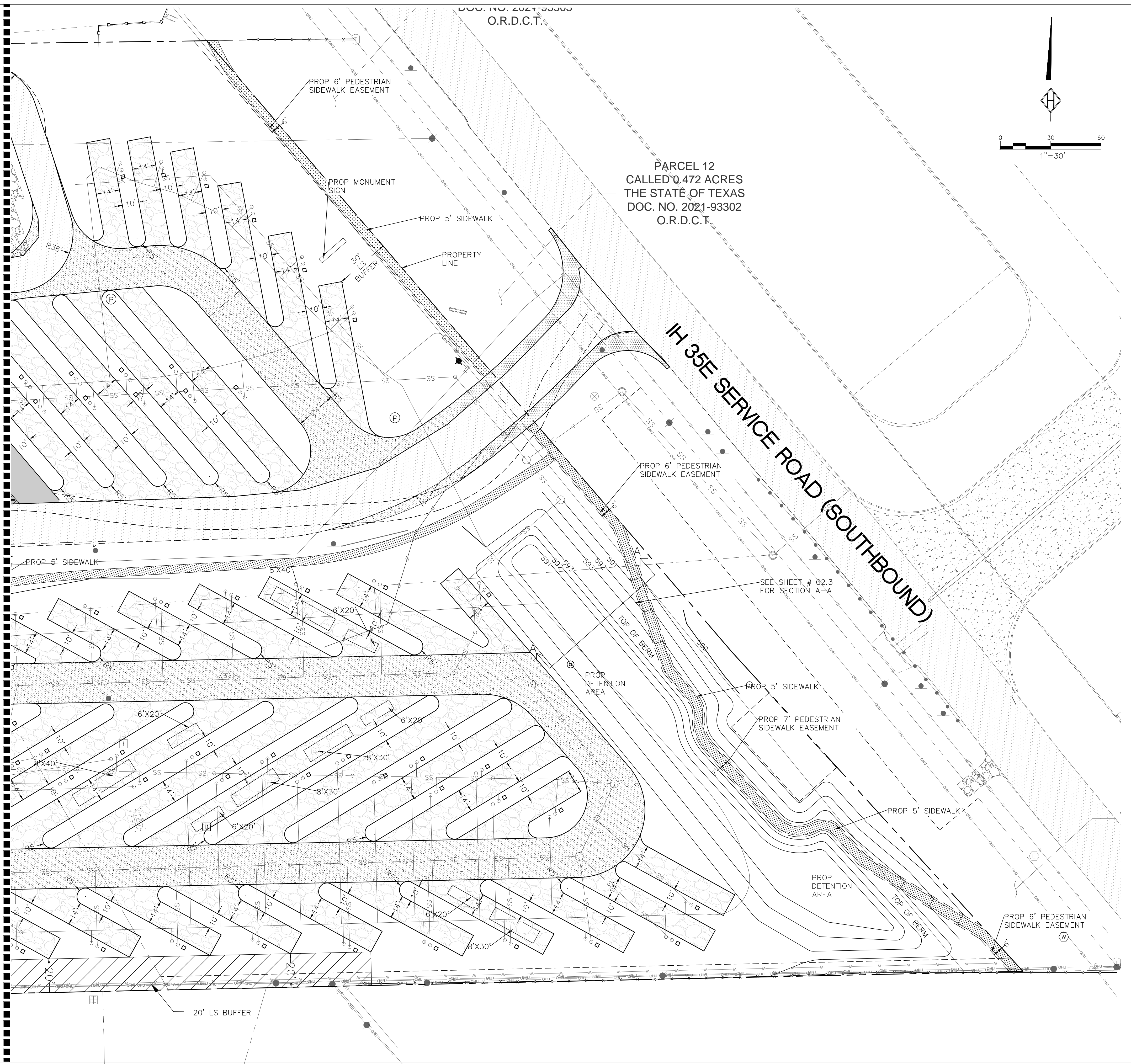
EXHIBIT C
PAGE: 2 OF 6

PRELIMINARY PLANS

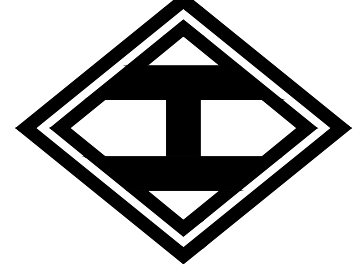
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 02/14/2023

SEE SHEET C2.2

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HOMEYER
ENGINEERING, INC.
T.B.P.E. FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 LEWISVILLE, TEXAS 75027
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM



DESTINY DALLAS
LOTS 1 & 2, BLOCK 1
DALLAS KOA CAMPGROUND EDITION
18.98 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

PD CONCEPT
PLAN WEST

DRAWN: SCD
DATE: 05/01/22
HEI #: 21-0702

SHEET NO:
C2.3

LEGEND	
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
---	ASPHALT
⊙	TELEPHONE MANHOLE
⊘	POWER POLE
⊗	LIGHT POLE
⊕	WATER VALVE
⊙ SSMH	SANITARY SEWER MANHOLE
●	FIRE HYDRANT
⊗ WM	WATER METER

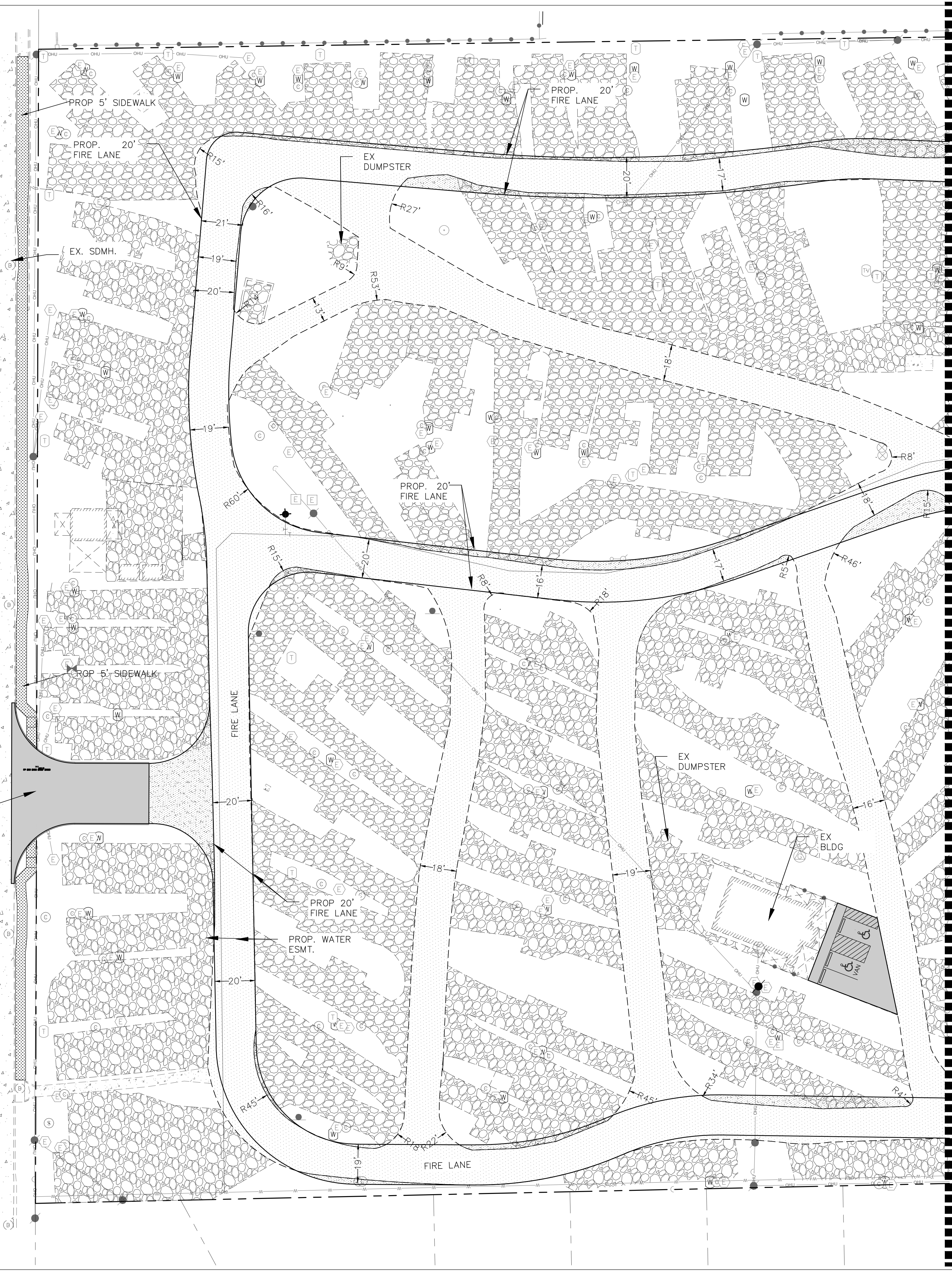
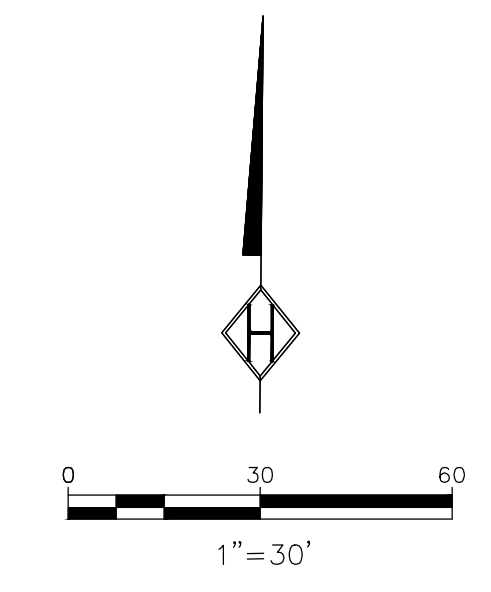
PAVEMENT LEGEND	
	DUMPER PAVEMENT PROPOSED 8" 4,000 PSI CONCRETE AT 28 DAYS W/ #4 BARS @ 18" O.C.E.W.
	HEAVY DUTY PAVEMENT DRIVE AISLE PROPOSED 8" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	ASPHALT PAVEMENT PROPOSED 2" TY "D" HMAC OVER 2" TY "B" HMAC COMPACTED TO AN OPTIMUM DENSITY OF 96% PER LIFT IN ACCORDANCE WITH TXDOT ITEM 340. THE HMAC SHALL BE INSTALLED ON 6" OF COMPACTED FLEXIBLE BASE (MINIMUM 95% STANDARD PROCTOR DENSITY) IN ACCORDANCE WITH TXDOT ITEM 247.
	GRAVEL PAVEMENT PROPOSED 2" WASHED STONE. THE WASHED STONE SHALL BE INSTALLED ON 6" COMPACTED FLEXIBLE BASE (MINIMUM 95% STANDARD PROCTOR DENSITY) IN ACCORDANCE WITH TXDOT ITEM 247.
	SIDEWALK PAVEMENT PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	EXISTING ASPHALT

PAVEMENT NOTES:

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EXHIBIT C
PAGE: 4 OF 6

PRELIMINARY PLANS
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STEVEN R. HOMEYER, PE # 86942
DATE: 02/14/2023



TOWER RIDGE DRIVE
60' RIGHT OF WAY

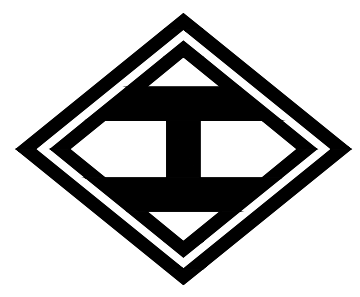
TOWER RIDGE DRIVE
60' RIGHT-OF-WAY

GATED EMERGENCY ACCESS ONLY

SEE SHEET C2.2

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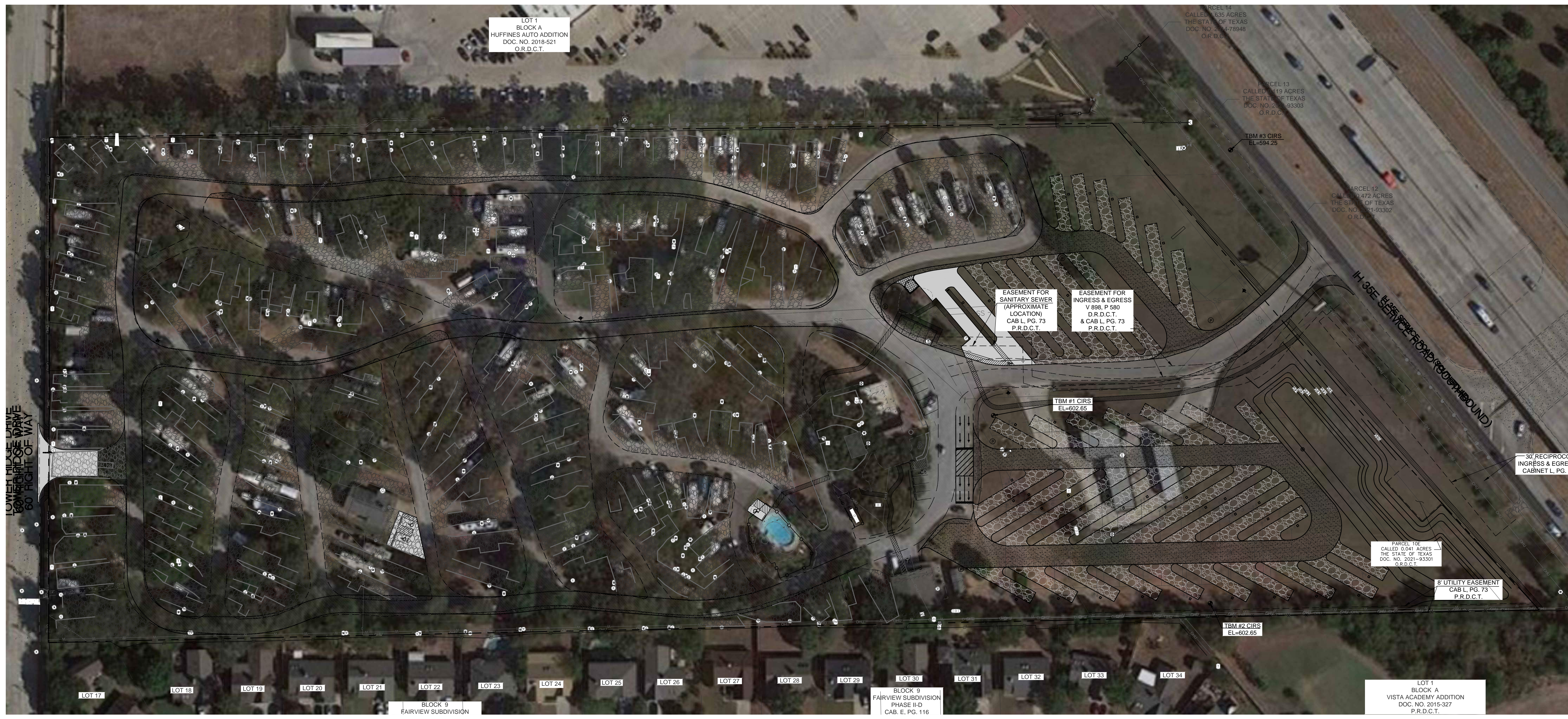
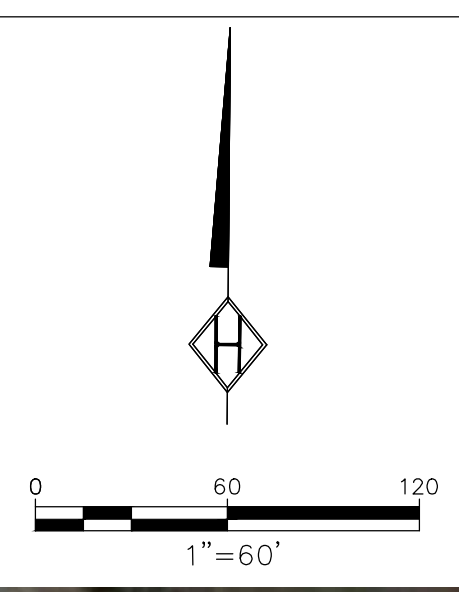
HOMEYER
ENGINEERING, INC.
T.B.P.E. FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 LEWISVILLE, TEXAS 75029
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM



DESTINY DALLAS
LOTS 1 & 2, BLOCK 1
DALLAS KOA CAMPGROUND EDITION
18.98 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

CONCEPT PLAN
OVERLAY WITH
AERIAL

DRAWN: SCD
DATE: 05/01/22
HEI #: 21-0702
SHEET NO:
C4



LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
---	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗WM	WATER METER

OWNER
Dallas RV., LLC
470 E. Herndon
Fresno, California 93720
Contact: Brett Fugman
Phon: 559-905-6151

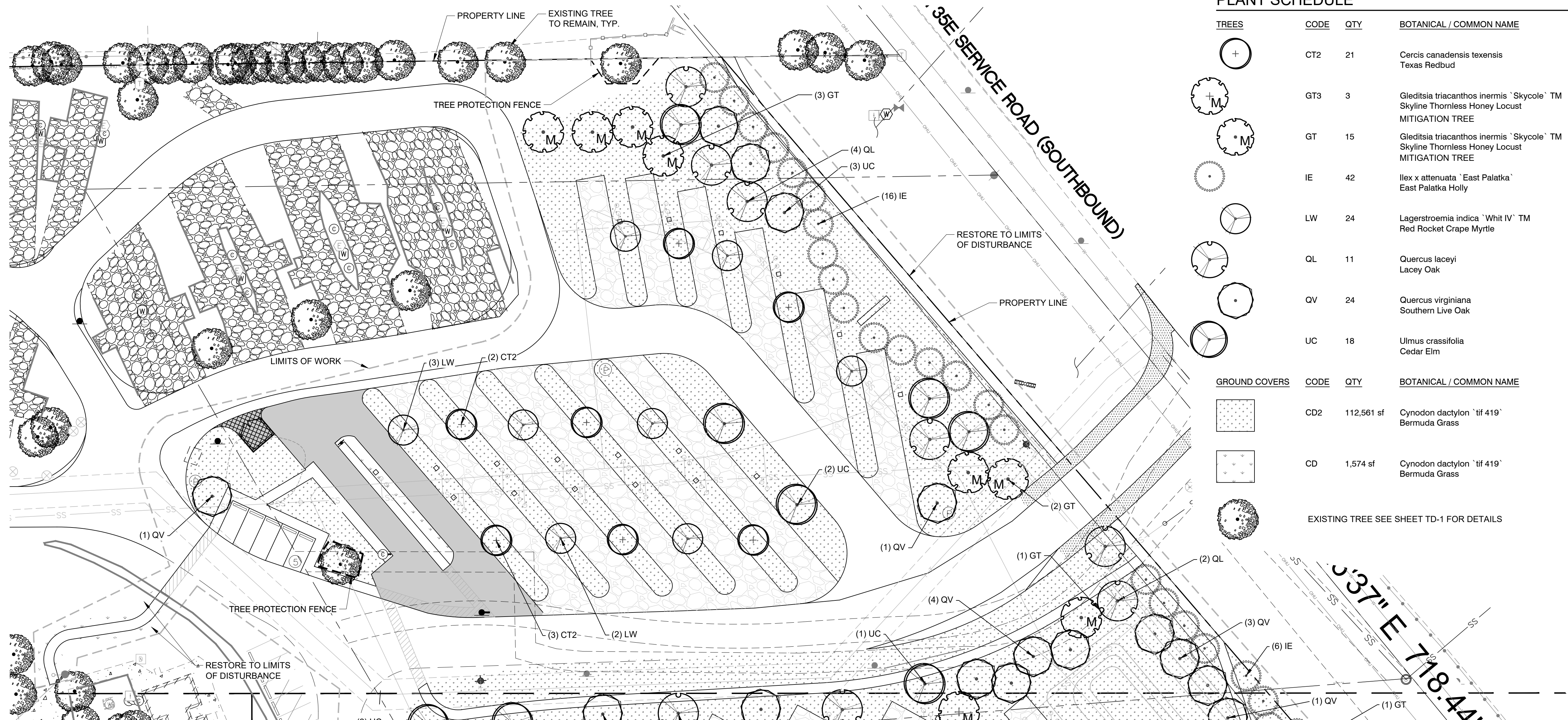
ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, Texas 76201
Contact: Mason Decker
Phone: 940-222-3009

EXHIBIT D

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 11/14/2022

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CT2	21	Cercis canadensis texensis Texas Redbud	2" Cal.	Cont. or B&B	7' Min.
	GT3	3	Gleditsia triacanthos inermis 'Skycole' TM Skyline Thornless Honey Locust MITIGATION TREE	3" Cal.	Cont. or B&B	12' -14'
	GT	15	Gleditsia triacanthos inermis 'Skycole' TM Skyline Thornless Honey Locust MITIGATION TREE	4" Cal.	Cont. or B&B	14' Min.
	IE	42	Ilex x attenuata 'East Palatka' East Palatka Holly	2" Cal.	Cont.	8' HT MIN
	LW	24	Lagerstroemia indica 'Whit IV' TM Red Rocket Crape Myrtle	3-5 CANES, 2.5" OVERALL	Cont.	8' HT MIN
	QL	11	Quercus laceyi Lacey Oak	3" Cal.	Cont. or B&B	12' -14' HT
	QV	24	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	12' -14' HT
	UC	18	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	12' -14' HT

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
	CD2	112,561 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Hydromulch		
	CD	1,574 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod		

EXISTING TREE SEE SHEET TD-1 FOR DETAILS

MATCHLINE - SEE SHEET LP-2

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE NOTES

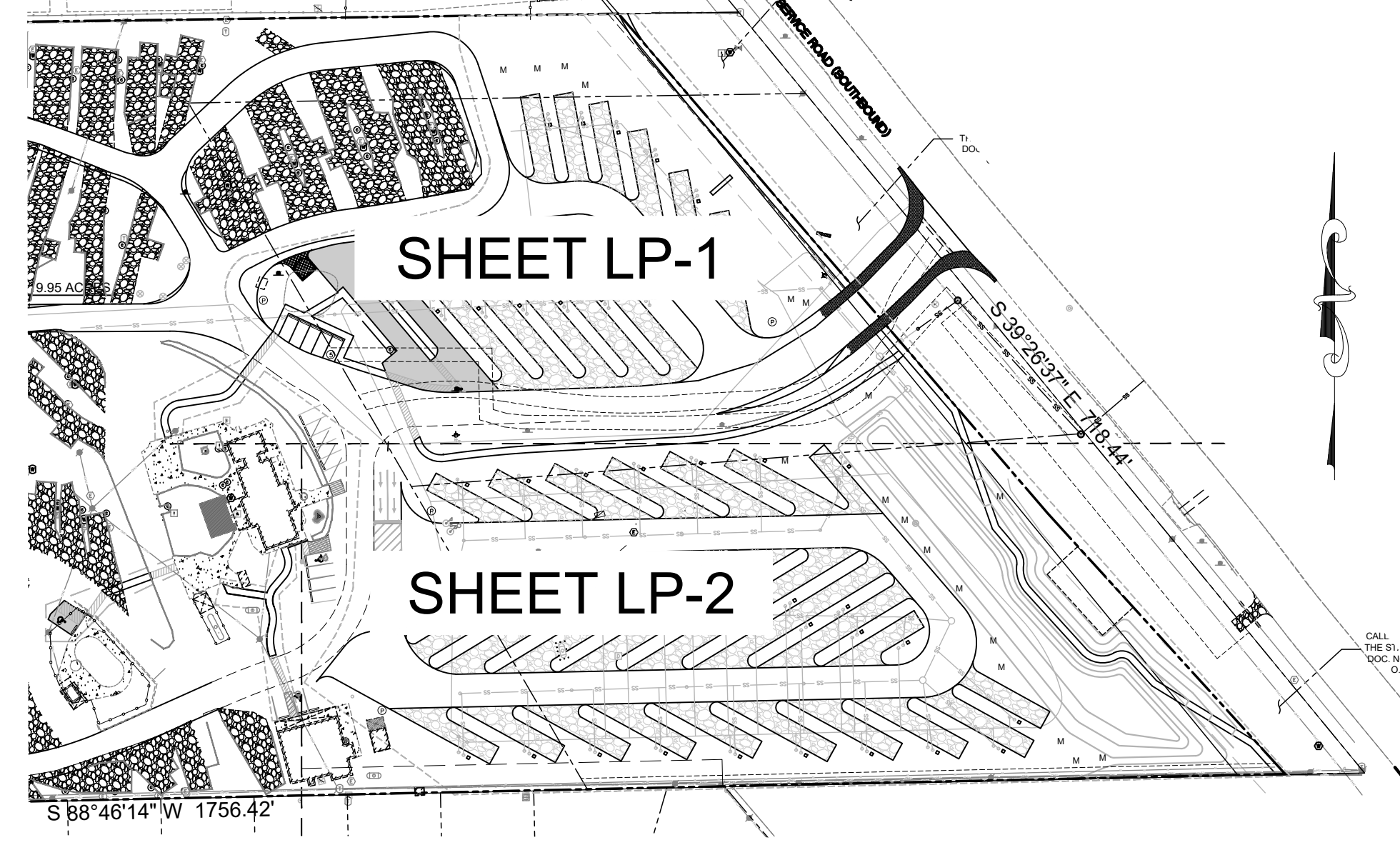
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY 12 STREET TREES REQUIRED, A LICENSED IRRIGATOR.

2. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MOCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

SHEET KEY

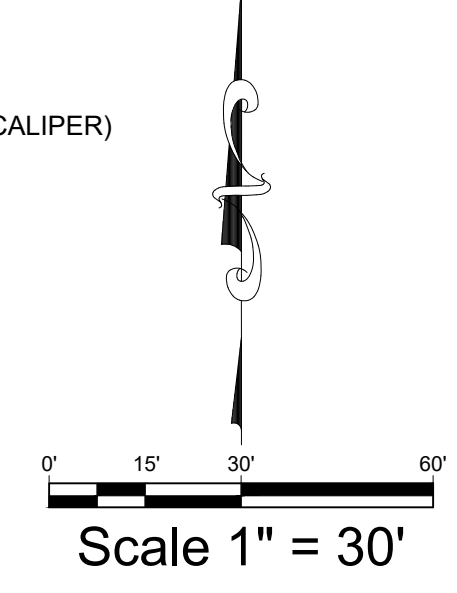


LANDSCAPE CALCULATIONS

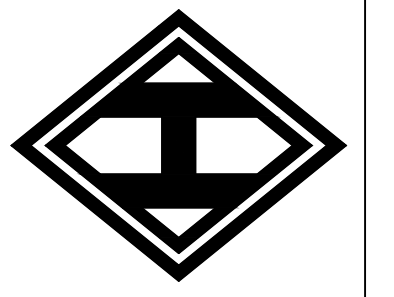
STREET TREES	
IH 35E SERVICE ROAD	737 LF
FRONTAGE LENGTH:	25 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES REQUIRED:	25 TREES
STREET TREES PROVIDED:	
PARKING LOT	5 PARKING SPACES
TREES REQUIRED:	1 TREES (1 PER 10 SPACES)
TREES PROVIDED:	1 TREES
SCREENING	
LENGTH:	207 LF
TREES REQUIRED:	8 TREES (1 PER 50 LF DOUBLE ROW)
TREES PROVIDED:	10 TREES
MITIGATION	
TREES REQUIRED:	69" (23 - 3" CALIPER)
TREES PROVIDED:	69" (15 - 4" CALIPER, 3 - 3" CALIPER)

NOTES:

- TREES AND SHRUBS MAY BE GROUPED BUT LINEAR FOOTAGE REQUIREMENTS QUANTITY SHALL NOT CHANGE.
- LANDSCAPE PLANS ARE CONCEPTUAL AND FLEXIBILITY IN LOCATION/GROUPING PERMITTED DURING CONSTRUCTION.

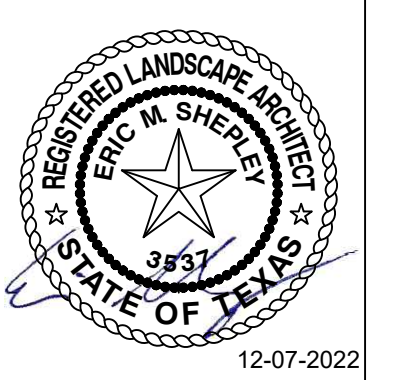


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 972-906-9985 PHONE • 972-906-9987 FAX
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DESTINY DALLAS - 2
 DALLAS KOA, BLOCK 1, LOT 1 & 2
 CAMPGROUND ADDITION
 5.89 ACRES
 CITY OF CORINTH
 DENTON COUNTY, TEXAS

CONCEPTUAL
 LANDSCAPE
 AND SCREENING PLAN



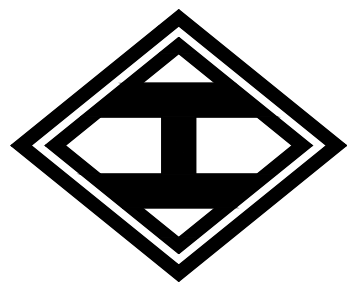
DRAWN: EMS
 DATE: 09/24/21
 HEI #: 21-0702

SHEET NO:
LP-1



EXHIBIT E
 PAGE 1 OF 6

HOMER
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DESTINY DALLAS - 2
 DALLAS KOA, BLOCK 1, LOT 1 & 2
 CAMPGROUND ADDITION
 5.89 ACRES
 CITY OF CORINTH
 DENTON COUNTY, TEXAS

LANDSCAPE
 PLANTING

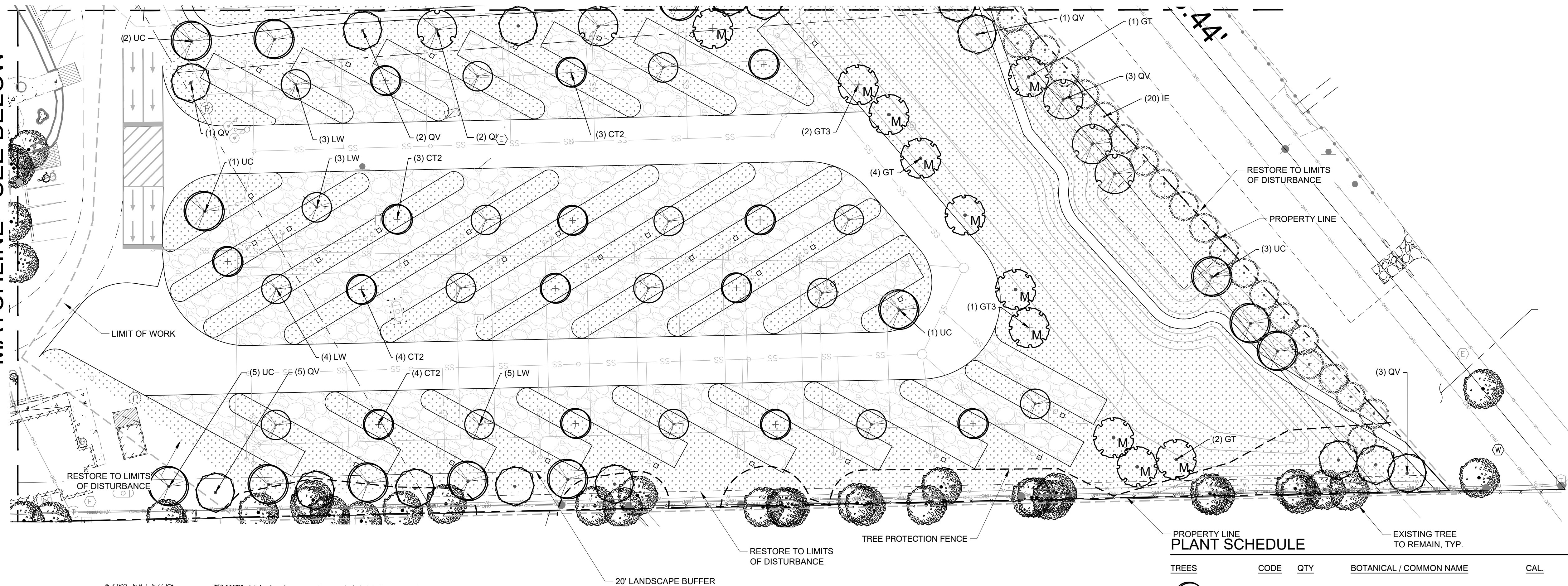


DRAWN: EMS
 DATE: 09/24/21
 HEI #: 21-0702

SHEET NO:
LP-2

MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE BELOW

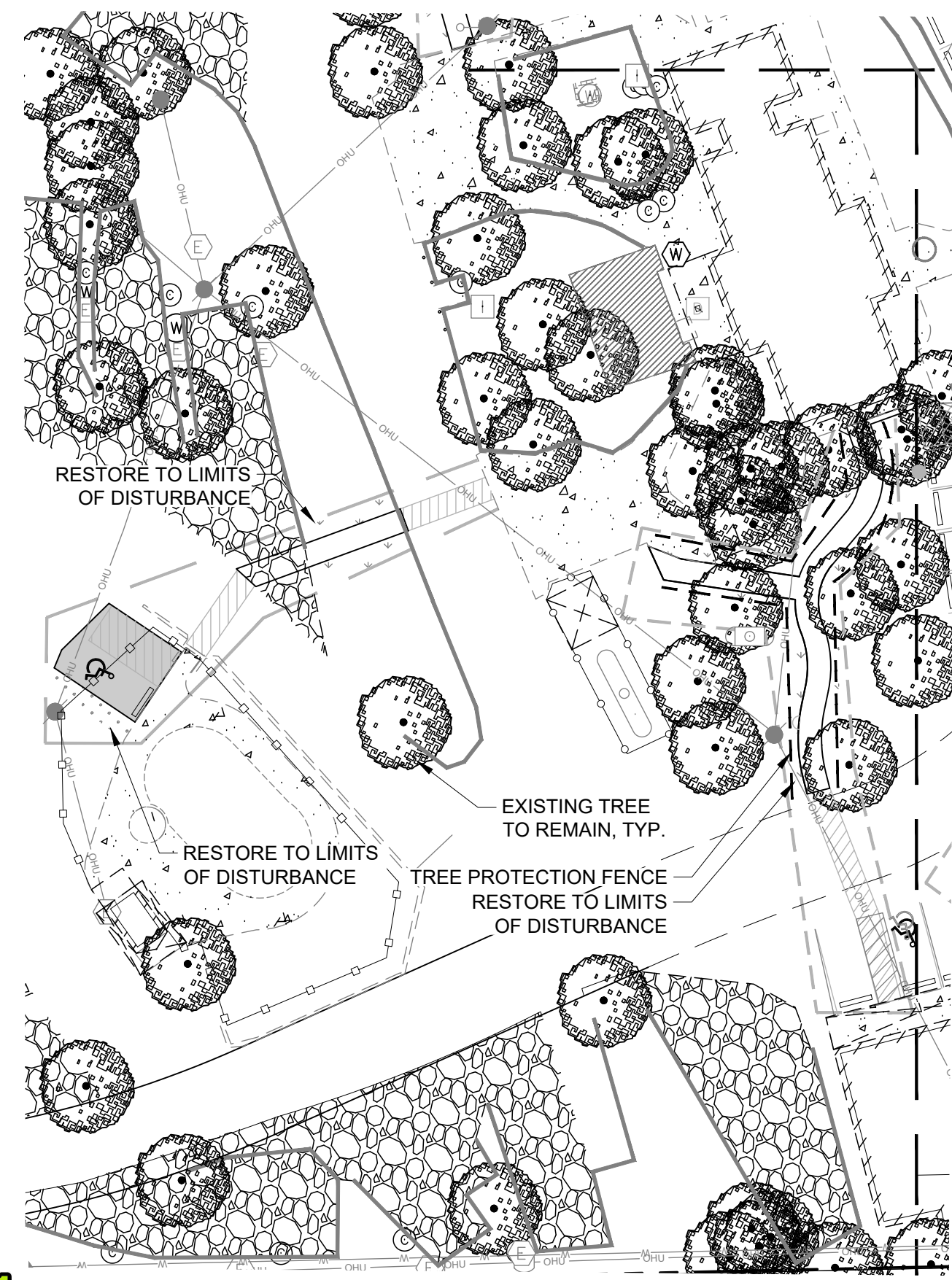
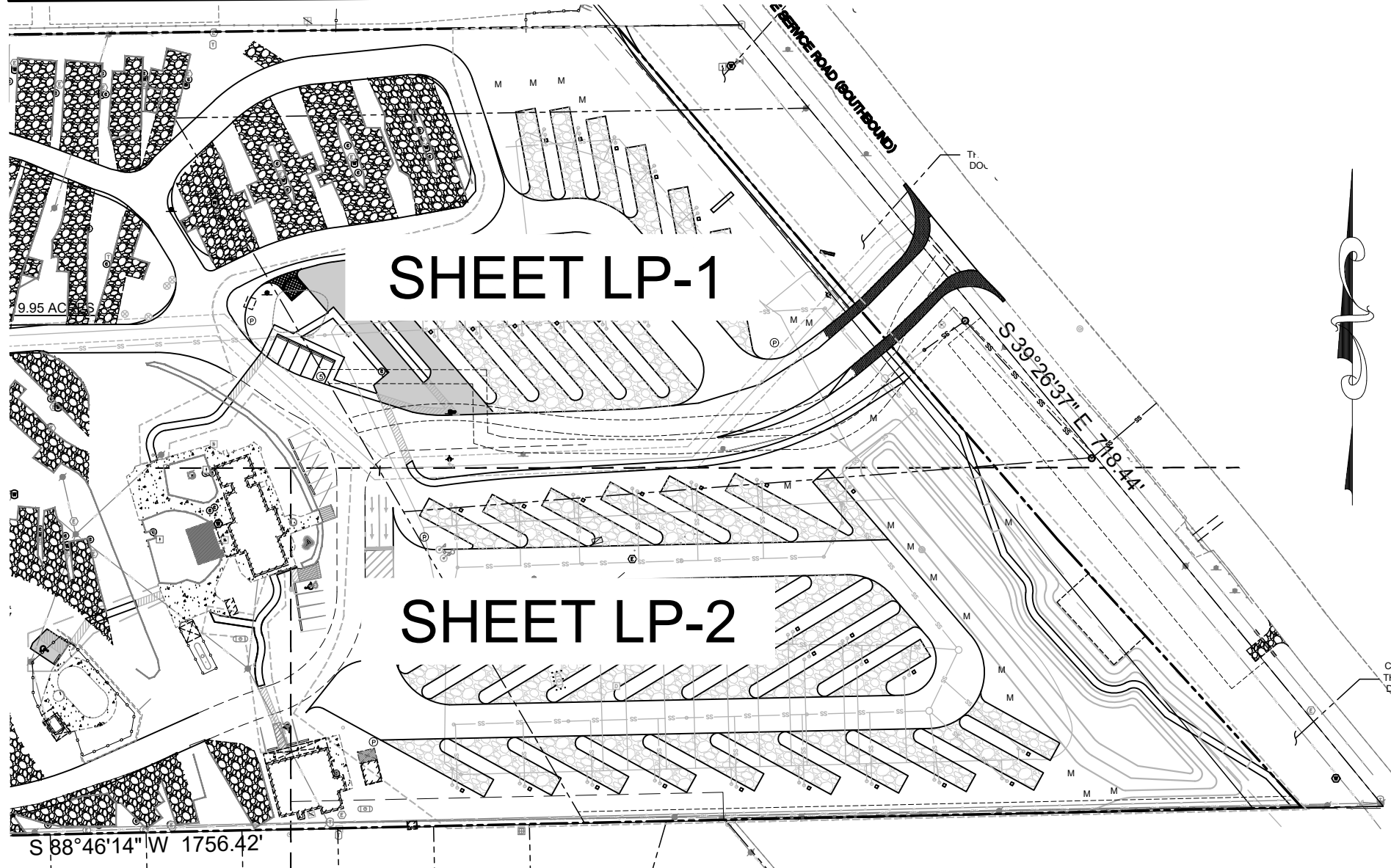


PROPERTY LINE
 PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	CT2	21	Cercis canadensis texensis Texas Redbud	2' Cal.	Cont. or B&B	7' Min.
	GT3	3	Gleditsia triacanthos inermis 'Skycole'™ Skyline Thornless Honey Locust MITIGATION TREE	3' Cal.	Cont. or B&B	12'-14'
	GT	15	Gleditsia triacanthos inermis 'Skycole'™ Skyline Thornless Honey Locust MITIGATION TREE	4' Cal.	Cont. or B&B	14' Min.
	IE	42	Ilex x attenuata 'East Palatka' East Palatka Holly	2' Cal.	Cont.	8' HT MIN
	LW	24	Lagerstroemia indica 'Whit IV'™ Red Rocket Crape Myrtle	3-5 CANES, 2.5" OVERALL	Cont.	8' HT MIN
	QL	11	Quercus laceyi Lacey Oak	3' Cal.	Cont. or B&B	12'-14' HT
	QV	24	Quercus virginiana Southern Live Oak	3' Cal.	Cont. or B&B	12'-14' HT
	UC	18	Ulmus crassifolia Cedar Elm	3' Cal.	Cont. or B&B	12'-14' HT
	CD2	112,561 sf	Cynodon dactylon 'tif 419' Bermuda Grass		Hydromulch	
	CD	1,574 sf	Cynodon dactylon 'tif 419' Bermuda Grass		Sod	

EXISTING TREE SEE SHEET TD-1 FOR DETAILS

SHEET KEY



MATCHLINE - SEE ABOVE



Scale 1" = 30'

EXHIBIT E
 PAGE 2 OF 6

EVERGREEN
 DESIGN GROUP

(800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF THE TEXAS STRUCTURAL PEST CONTROL BOARD.
4. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

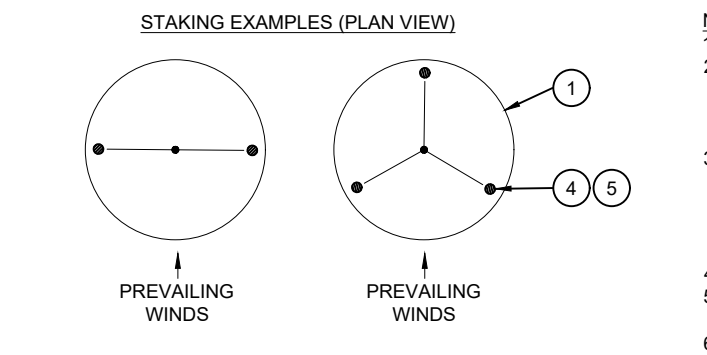
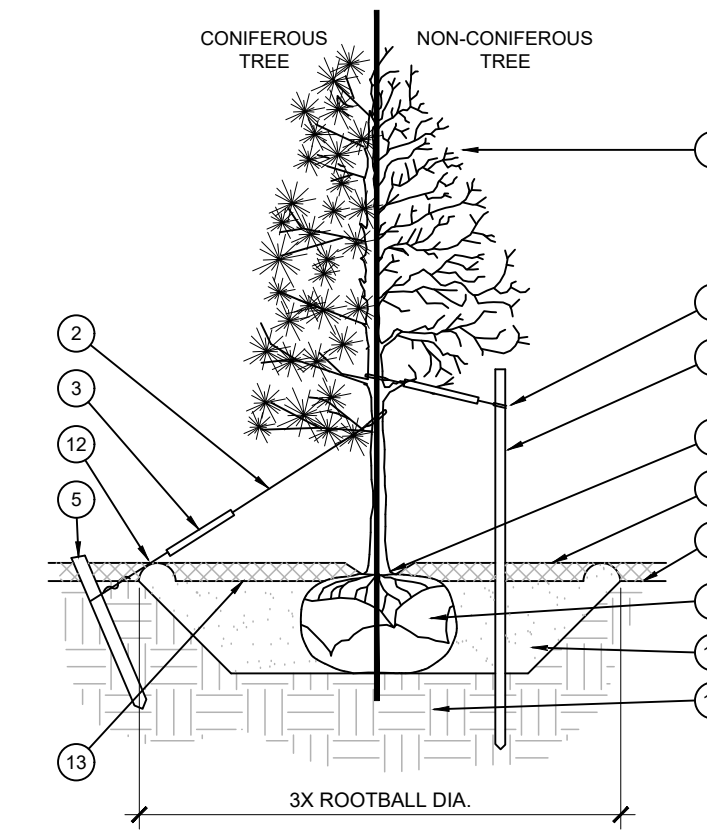
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRICLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR SINGLE TRUNK TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMERCO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP., (800) 203-7740, OR APPROVED EQUAL.
J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
K. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

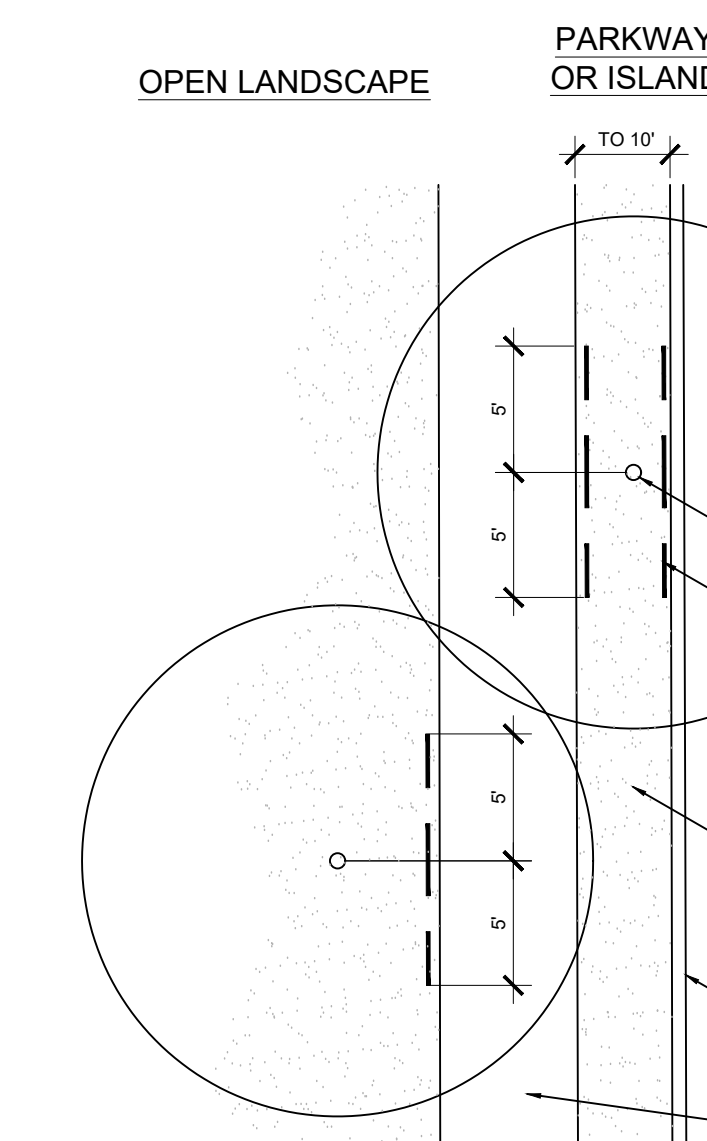
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
b. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATION OF SOIL AMENDMENTS, LANDSCAPE AREAS SHALL HAVE POSITIVE ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PRE-PLANT TURF FERTILIZER (10:20:10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
d. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIPLINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
5. TREES OVER 4" CALIPER
a. TREES OVER 4" CALIPER SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
b. 1"-2" TREES: TWO STAKES PER TREE
c. 2-1/2"-4" TREES: THREE STAKES PER TREE
d. TREES OVER 4" CALIPER: GUY AS NEEDED
e. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
f. #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
g. 36" 48" BOX TREES: THREE STAKES PER TREE
h. OVER 48" BOX TREES: GUY AS NEEDED
i. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
G. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
H. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
I. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ANY CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



A. TREE PLANTING SCALE: NOT TO SCALE



B. ROOT BARRIER - PLAN VIEW SCALE: NOT TO SCALE

- (1) TREE CANOPY.
(2) CINCH-TIES (24" BOX2" CAL TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX2.5" CAL TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
(4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
(5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
(6) TRUNK FLARE.
(7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
(8) FINISH GRADE.
(9) ROOT BALL.
(10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
(11) UNDISTURBED NATIVE SOIL.
(12) 4" HIGH EARTH WATERING BASIN.
(13) FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- (1) TYPICAL WALKWAY OR PAVING
(2) TREE TRUNK
(3) LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
(4) TREE CANOPY
(5) TYPICAL PLANTING AREA
(6) TYPICAL CURB AND GUTTER

- NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

HOMMEYER ENGINEERING, INC.
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TBE FIRM REGISTRATION NO. F-8440
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DESTINY DALLAS - 2
DALLAS KOA, BLOCK 1, LOT 1 & 2
CAMPGROUND ADDITION
5.89 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

PLANTING DETAILS & SPECIFICATIONS

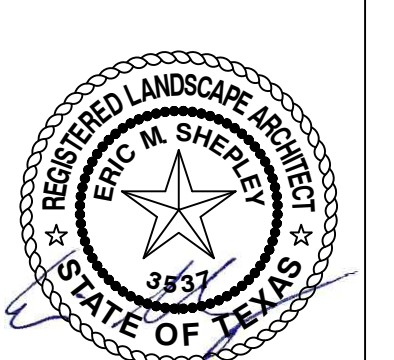


EXHIBIT E
PAGE 3 OF 6

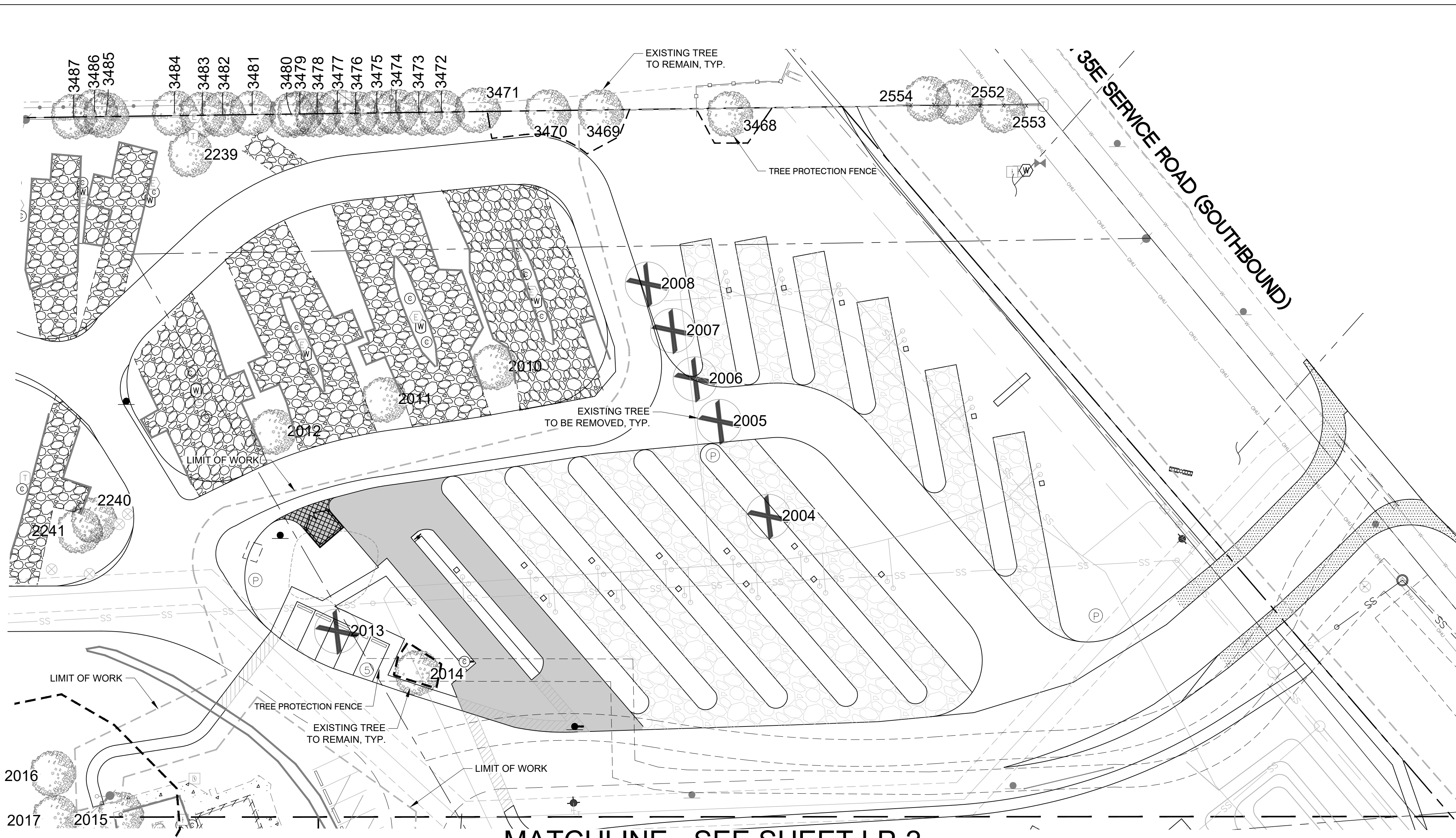
EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Duff Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

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DATE: 09/24/21
HEI #: 21-0702

SHEET NO: LP-3

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MATCHLINE - SEE SHEET LP-2

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

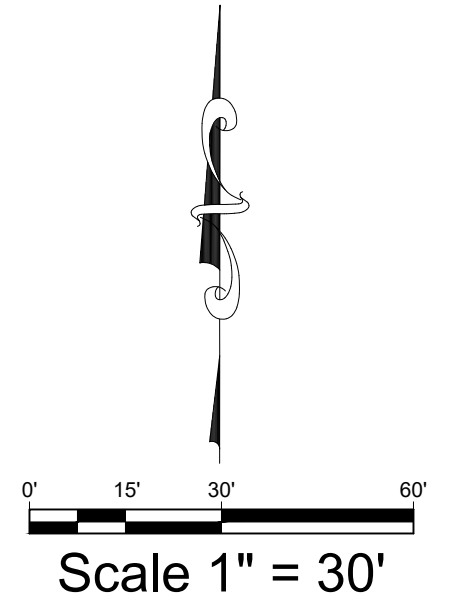
NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE LEGEND

-  **EX. TREE TO REMAIN** 110
-  **EX. TREE TO BE REMOVED** 10

MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION REQUIRED FOR REMOVAL OF 5 PROTECTED TREES: 69"
 PROPOSED TREE MITIGATION PROVIDED: 69"
 PLANTING OF 15 - 4" and 3 - 3" CANOPY TREES



TREE INVENTORY

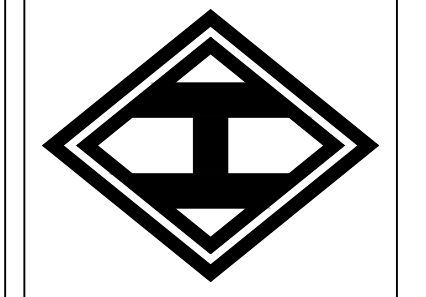
Tag #	Tree Type	Adj. DBH	Status	Tag #	Tree Type	Adj. DBH	Status
2001	Catalpa- Catalpa bignonioides	9	Remove	2046	Cedar Elm- Ulmus crassifolia	12	Remain
2002	Catalpa- Catalpa bignonioides	8	Remove	2047	Cedar Elm- Ulmus crassifolia	14	Remain
2003	Catalpa- Catalpa bignonioides	10	Remove	2048	Hackberry- Celtis occidentalis	23	Remain
2004	Mulberry- Morus alba	12	Remove	2049	Blackjack Oak- Quercus marilandica	21	Remain
2005	Mulberry- Morus alba	33	Remove	2050	Post Oak- Quercus stellata	25	Remain
2006	Mulberry- Morus alba	24	Remove	2051	Post Oak- Quercus stellata	9	Remain
2007	Mulberry- Morus alba	25	Remove	2052	Post Oak- Quercus stellata	15	Remain
2008	Maple- Acer saccharinum	28	Remove	2053	Post Oak- Quercus stellata	25	Remain
2010	Chaste tree- Vitex agnes castor	20	Remain	2054	Post Oak- Quercus stellata	16	Remain
2011	Chaste tree- Vitex agnes castor	18	Remain	2055	Post Oak- Quercus stellata	28	Remain
2012	Chaste tree- Vitex agnes castor	22	Remain	2056	Cedar Elm- Ulmus crassifolia	19	Remain
2013	Maple- Acer saccharinum	14	Remove	2057	Cedar Elm- Ulmus crassifolia	10	Remain
2014	Chinese Pistache- Pistacia chinensis	7	Remain	2058	Post Oak- Quercus stellata	25	Remain
2015	Post Oak- Quercus stellata	25	Remain	2059	Post Oak- Quercus stellata	26	Remain
2016	Post Oak- Quercus stellata	33	Remain	2239	Cedar- Juniperus virginiana	19	Remain
2017	Post Oak- Quercus stellata	18	Remain	2240	American Elm- Ulmus americana	22	Remain
2018	Post Oak- Quercus stellata	18	Remain	2241	Blackjack Oak- Quercus marilandica	23	Remain
2019	Post Oak- Quercus stellata	14	Remain	2427	Cedar Elm- Ulmus crassifolia	14	Remain
2020	Post Oak- Quercus stellata	14	Remain	2428	Cedar Elm- Ulmus crassifolia	12	Remain
2021	Post Oak- Quercus stellata	13	Remain	2429	Cedar Elm- Ulmus crassifolia	14	Remain
2022	Post Oak- Quercus stellata	20	Remain	2430	Cedar Elm- Ulmus crassifolia	24	Remain
2023	Post Oak- Quercus stellata	15	Remain	2431	Cedar Elm- Ulmus crassifolia	18	Remain
2024	Post Oak- Quercus stellata	27	Remain	2432	Cedar Elm- Ulmus crassifolia	20	Remain
2025	Post Oak- Quercus stellata	19	Remain	2433	Cedar Elm- Ulmus crassifolia	18	Remain
2027	Post Oak- Quercus stellata	12	Remain	2434	Cedar Elm- Ulmus crassifolia	12	Remain
2028	Post Oak- Quercus stellata	15	Remain	2435	Cedar Elm- Ulmus crassifolia	10	Remain
2029	Post Oak- Quercus stellata	11	Remain	2436	Cedar Elm- Ulmus crassifolia	16	Remain
2030	Post Oak- Quercus stellata	7	Remain	2437	Cedar Elm- Ulmus crassifolia	15	Remain
2031	Post Oak- Quercus stellata	16	Remain	2438	Cedar Elm- Ulmus crassifolia	12	Remain
2032	Post Oak- Quercus stellata	14	Remain	2439	Cedar Elm- Ulmus crassifolia	10	Remain
2033	Post Oak- Quercus stellata	18	Remain	2440	Cedar Elm- Ulmus crassifolia	9	Remain
2034	Post Oak- Quercus stellata	12	Remain	2441	Cedar Elm- Ulmus crassifolia	15	Remain
2035	Post Oak- Quercus stellata	18	Remain	2517	Cedar- Juniperus virginiana	8	Remain
2036	Post Oak- Quercus stellata	19	Remain	2518	Cedar- Juniperus virginiana	10	Remain
2037	Post Oak- Quercus stellata	16	Remain	2523	Cedar Elm- Ulmus crassifolia	9	Remain
2038	Post Oak- Quercus stellata	21	Remain	2524	Youpon Holly- Llex vomitoria	10	Remain
2039	Post Oak- Quercus stellata	15	Remain	2525	Hackberry- Celtis occidentalis	6	Remain
2040	Post Oak- Quercus stellata	25	Remain	2526	Cedar- Juniperus virginiana	11	Remain
2041	Post Oak- Quercus stellata	28	Remain	2527	Hackberry- Celtis occidentalis	14	Remain
2043	Post Oak- Quercus stellata	21	Remain	2528	Hackberry- Celtis occidentalis	19	Remain
2044	Post Oak- Quercus stellata	14	Remain	2529	Hackberry- Celtis occidentalis	8	Remain
2045	Bradford Pear- Pyrus calleryana	17	Remove	2530	Cedar Elm- Ulmus crassifolia	17	Remain
				2531	Cedar Elm- Ulmus crassifolia	7	Remain
				2532	Hackberry- Celtis occidentalis	13	Remain
				2533	Hackberry- Celtis occidentalis	11	Remain
				2534	Cedar- Juniperus virginiana	6	Remain
				2535	Hackberry- Celtis occidentalis	12	Remain
				2536	Chinaberry- Mia azedarach	11	Remain
				2537	Hackberry- Celtis occidentalis	7	Remain
				2538	Hackberry- Celtis occidentalis	9	Remain
				2539	Hackberry- Celtis occidentalis	11	Remain
				2540	Hackberry- Celtis occidentalis	10	Remain
				2541	Hackberry- Celtis occidentalis	8	Remain
				2542	Hackberry- Celtis occidentalis	8	Remain
				2543	Hackberry- Celtis occidentalis	9	Remain
				2544	Hackberry- Celtis occidentalis	11	Remain
				2545	Hackberry- Celtis occidentalis	15	Remain
				2546	Hackberry- Celtis occidentalis	29	Remain
				2547	Hackberry- Celtis occidentalis	7	Remain
				2548	Hackberry- Celtis occidentalis	31	Remain
				2549	Cedar- Juniperus virginiana	9	Remain
				2550	Hackberry- Celtis occidentalis	26	Remain
				2551	Bradford Pear- Pyrus calleryana	9	Remain
				2552	Hackberry- Celtis occidentalis	10	Remain
				2553	American Elm- Ulmus americana	21	Remain
				2554	American Elm- Ulmus americana	7	Remain
				3468	Hackberry- Celtis occidentalis	12	Remain
				3469	Hackberry- Celtis occidentalis	10	Remain
				3470	Hackberry- Celtis occidentalis	24	Remain
				3471	Chinese Pistache- Pistacia chinensis	9	Remain
				3472	Cedar Elm- Ulmus crassifolia	8	Remain
				3473	Hackberry- Celtis occidentalis	13	Remain
				3474	Cedar Elm- Ulmus crassifolia	6	Remain
				3475	Hackberry- Celtis occidentalis	10	Remain
				3476	Cedar Elm- Ulmus crassifolia	7	Remain
				3477	Cedar Elm- Ulmus crassifolia	9	Remain
				3478	Cedar Elm- Ulmus crassifolia	9	Remain
				3479	Hackberry- Celtis occidentalis	11	Remain
				3480	Cedar Elm- Ulmus crassifolia	11	Remain
				3481	Cedar Elm- Ulmus crassifolia	9	Remain
				3482	Cedar Elm- Ulmus crassifolia	15	Remain
				3483	Cedar Elm- Ulmus crassifolia	9	Remain
				3485	Cedar Elm- Ulmus crassifolia	17	Remain
				3486	Cedar Elm- Ulmus crassifolia	12	Remain
				3487	Cedar- Juniperus virginiana	21	Remain
				9484	Cedar Elm- Ulmus crassifolia	8	Remain

NOTE:
 UNPROTECTED TREES (PER CITY'S ZONING ORDINANCE) ALONG THE NORTHERN AND SOUTHERN PROPERTY BOUNDARY IN THE NEW PHASE ARE DESIRABLE AS A BUFFER AND TREE PROTECTION IS BEING PROVIDED. IF ANY UNPROTECTED TREES CANNOT BE PRESERVED DURING CONSTRUCTION THEY MAY BE REMOVED AND NO MITIGATION IS REQUIRED.

EXHIBIT E
 PAGE 4 OF 6



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DESTINY DALLAS - 2
 DALLAS KOA, BLOCK 1, LOT 1 & 2
 CAMPGROUND ADDITION
 5.89 ACRES
 CITY OF CORINTH
 DENTON COUNTY, TEXAS

TREE
 DISPOSITION



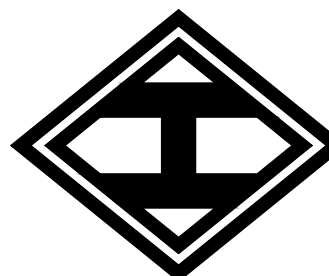
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DESTINY DALLAS - 2
DALLAS KOA, BLOCK 1, LOT 1 & 2
CAMPGROUND ADDITION
5.89 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

TREE
DISPOSITION

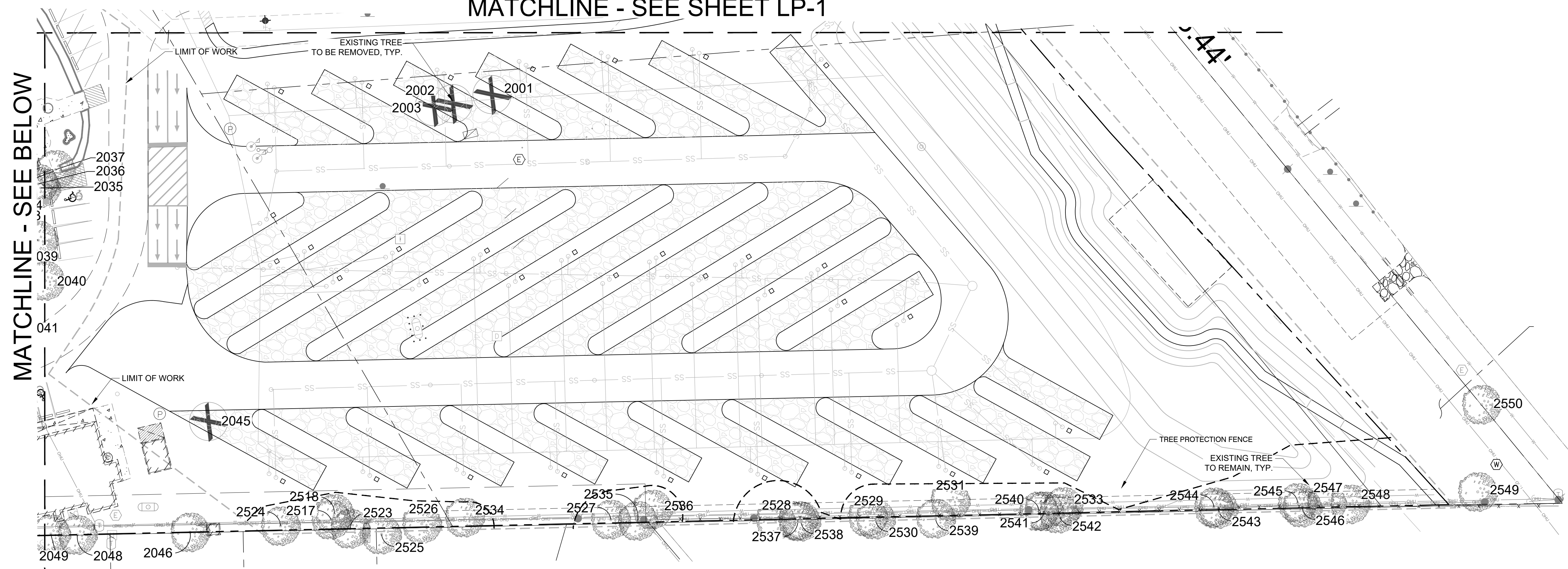


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TD-2

EXHIBIT E
PAGE 5 OF 6



MATCHLINE - SEE SHEET LP-1



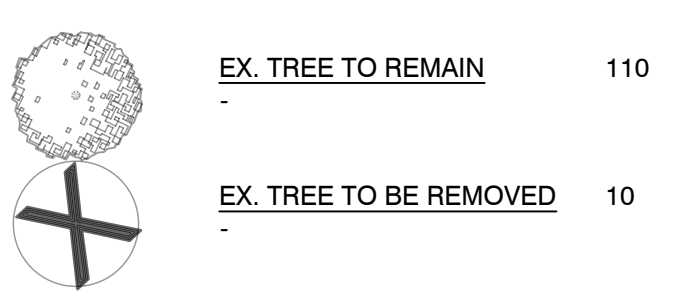
MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

TREE INVENTORY

Tag #	Tree Type	Adj. DBH	Status	Tag #	Tree Type	Adj. DBH	Status	Tag #	Tree Type	Adj. DBH	Status
2001	Catalpa- Catalpa bignonioides	9	Remove	2046	Cedar Elm- Ulmus crassifolia	12	Remain	2531	Cedar Elm- Ulmus crassifolia	7	Remain
2002	Catalpa- Catalpa bignonioides	8	Remove	2047	Cedar Elm- Ulmus crassifolia	14	Remain	2532	Hackberry- Celtis occidentalis	13	Remain
2003	Catalpa- Catalpa bignonioides	10	Remove	2048	Hackberry- Celtis occidentalis	23	Remain	2533	Hackberry- Celtis occidentalis	11	Remain
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2007	Mulberry- Morus alba	25	Remove	2052	Post Oak- Quercus stellata	15	Remain	2537	Hackberry- Celtis occidentalis	7	Remain
2008	Maple- Acer saccharinum	28	Remove	2053	Post Oak- Quercus stellata	25	Remain	2538	Hackberry- Celtis occidentalis	9	Remain
2010	Chaste tree- Vitex agnes castor	20	Remain	2054	Post Oak- Quercus stellata	16	Remain	2539	Hackberry- Celtis occidentalis	11	Remain
2011	Chaste tree- Vitex agnes castor	18	Remain	2055	Post Oak- Quercus stellata	28	Remain	2540	Hackberry- Celtis occidentalis	10	Remain
2012	Chaste tree- Vitex agnes castor	22	Remain	2056	Cedar Elm- Ulmus crassifolia	19	Remain	2541	Hackberry- Celtis occidentalis	8	Remain
2013	Maple- Acer saccharinum	14	Remove	2057	Cedar Elm- Ulmus crassifolia	10	Remain	2542	Hackberry- Celtis occidentalis	8	Remain
2014	Chinese Pistache- Pistacia chinensis	7	Remain	2058	Post Oak- Quercus stellata	25	Remain	2543	Hackberry- Celtis occidentalis	9	Remain
2015	Post Oak- Quercus stellata	25	Remain	2059	Post Oak- Quercus stellata	26	Remain	2544	Hackberry- Celtis occidentalis	11	Remain
2016	Post Oak- Quercus stellata	33	Remain	2239	Cedar- Juniperus virginiana	19	Remain	2545	Hackberry- Celtis occidentalis	15	Remain
2017	Post Oak- Quercus stellata	18	Remain	2240	American Elm- Ulmus americana	22	Remain	2546	Hackberry- Celtis occidentalis	29	Remain
2018	Post Oak- Quercus stellata	18	Remain	2241	Blackjack Oak- Quercus marilandica	23	Remain	2547	Hackberry- Celtis occidentalis	7	Remain
2019	Post Oak- Quercus stellata	14	Remain	2427	Cedar Elm- Ulmus crassifolia	14	Remain	2548	Hackberry- Celtis occidentalis	31	Remain
2020	Post Oak- Quercus stellata	14	Remain	2428	Cedar Elm- Ulmus crassifolia	12	Remain	2549	Cedar- Juniperus virginiana	9	Remain
2021	Post Oak- Quercus stellata	13	Remain	2429	Cedar Elm- Ulmus crassifolia	14	Remain	2550	Hackberry- Celtis occidentalis	26	Remain
2022	Post Oak- Quercus stellata	20	Remain	2430	Cedar Elm- Ulmus crassifolia	24	Remain	2551	Bradford Pear- Pyrus calleryana	9	Remain
2023	Post Oak- Quercus stellata	15	Remain	2431	Cedar Elm- Ulmus crassifolia	18	Remain	2552	Hackberry- Celtis occidentalis	10	Remain
2024	Post Oak- Quercus stellata	27	Remain	2432	Cedar Elm- Ulmus crassifolia	20	Remain	2553	American Elm- Ulmus americana	21	Remain
2025	Post Oak- Quercus stellata	19	Remain	2433	Cedar Elm- Ulmus crassifolia	18	Remain	2554	American Elm- Ulmus americana	7	Remain
2027	Post Oak- Quercus stellata	12	Remain	2434	Cedar Elm- Ulmus crassifolia	12	Remain	3468	Hackberry- Celtis occidentalis	12	Remain
2028	Post Oak- Quercus stellata	15	Remain	2435	Cedar Elm- Ulmus crassifolia	10	Remain	3469	Hackberry- Celtis occidentalis	10	Remain
2029	Post Oak- Quercus stellata	11	Remain	2436	Cedar Elm- Ulmus crassifolia	16	Remain	3470	Hackberry- Celtis occidentalis	24	Remain
2030	Post Oak- Quercus stellata	7	Remain	2437	Cedar Elm- Ulmus crassifolia	15	Remain	3471	Chinese Pistache- Pistacia chinensis	9	Remain
2031	Post Oak- Quercus stellata	16	Remain	2438	Cedar Elm- Ulmus crassifolia	12	Remain	3472	Cedar Elm- Ulmus crassifolia	8	Remain
2032	Post Oak- Quercus stellata	14	Remain	2439	Cedar Elm- Ulmus crassifolia	10	Remain	3473	Hackberry- Celtis occidentalis	13	Remain
2033	Post Oak- Quercus stellata	18	Remain	2440	Cedar Elm- Ulmus crassifolia	9	Remain	3474	Cedar Elm- Ulmus crassifolia	6	Remain
2034	Post Oak- Quercus stellata	12	Remain	2441	Cedar Elm- Ulmus crassifolia	15	Remain	3475	Hackberry- Celtis occidentalis	10	Remain
2035	Post Oak- Quercus stellata	18	Remain	2517	Cedar- Juniperus virginiana	8	Remain	3476	Cedar Elm- Ulmus crassifolia	7	Remain
2036	Post Oak- Quercus stellata	19	Remain	2518	Cedar- Juniperus virginiana	10	Remain	3477	Cedar Elm- Ulmus crassifolia	9	Remain
2037	Post Oak- Quercus stellata	16	Remain	2523	Cedar Elm- Ulmus crassifolia	9	Remain	3478	Cedar Elm- Ulmus crassifolia	9	Remain
2038	Post Oak- Quercus stellata	21	Remain	2524	Youpon Holly- Llex vomitoria	10	Remain	3479	Hackberry- Celtis occidentalis	11	Remain
2039	Post Oak- Quercus stellata	15	Remain	2525	Hackberry- Celtis occidentalis	6	Remain	3480	Cedar Elm- Ulmus crassifolia	11	Remain
2040	Post Oak- Quercus stellata	25	Remain	2526	Cedar- Juniperus virginiana	11	Remain	3481	Cedar Elm- Ulmus crassifolia	9	Remain
2041	Post Oak- Quercus stellata	28	Remain	2527	Hackberry- Celtis occidentalis	14	Remain	3482	Cedar Elm- Ulmus crassifolia	15	Remain
2043	Post Oak- Quercus stellata	21	Remain	2528	Hackberry- Celtis occidentalis	19	Remain	3483	Cedar Elm- Ulmus crassifolia	9	Remain
2044	Post Oak- Quercus stellata	14	Remain	2529	Hackberry- Celtis occidentalis	8	Remain	3485	Cedar Elm- Ulmus crassifolia	17	Remain
2045	Bradford Pear- Pyrus calleryana	17	Remove	2530	Cedar Elm- Ulmus crassifolia	17	Remain	3486	Cedar Elm- Ulmus crassifolia	12	Remain
								3487	Cedar- Juniperus virginiana	21	Remain
								9484	Cedar Elm- Ulmus crassifolia	8	Remain

EXISTING TREE LEGEND



NOTE:
UNPROTECTED TREES (PER CITY'S ZONING ORDINANCE) ALONG THE NORTHERN AND SOUTHERN PROPERTY BOUNDARY IN THE NEW PHASE ARE DESIRABLE AS A BUFFER AND TREE PROTECTION IS BEING PROVIDED. IF ANY UNPROTECTED TREES CANNOT BE PRESERVED DURING CONSTRUCTION THEY MAY BE REMOVED AND NO MITIGATION IS REQUIRED.



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TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

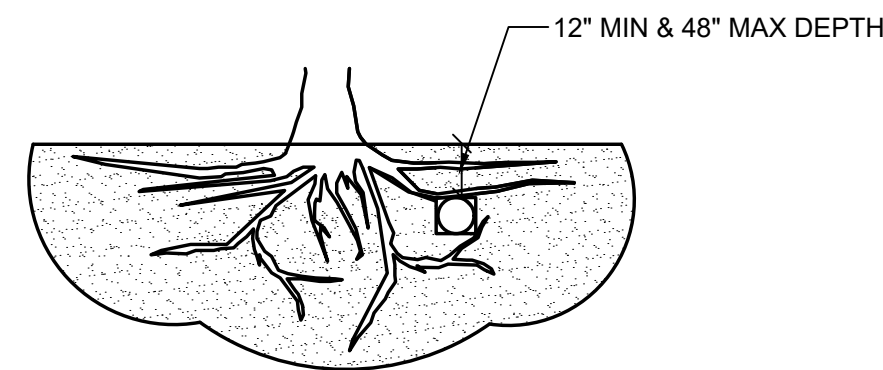
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR

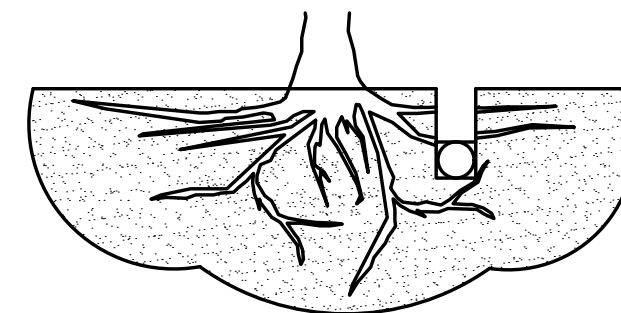
- LUMBER CUTTING). DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

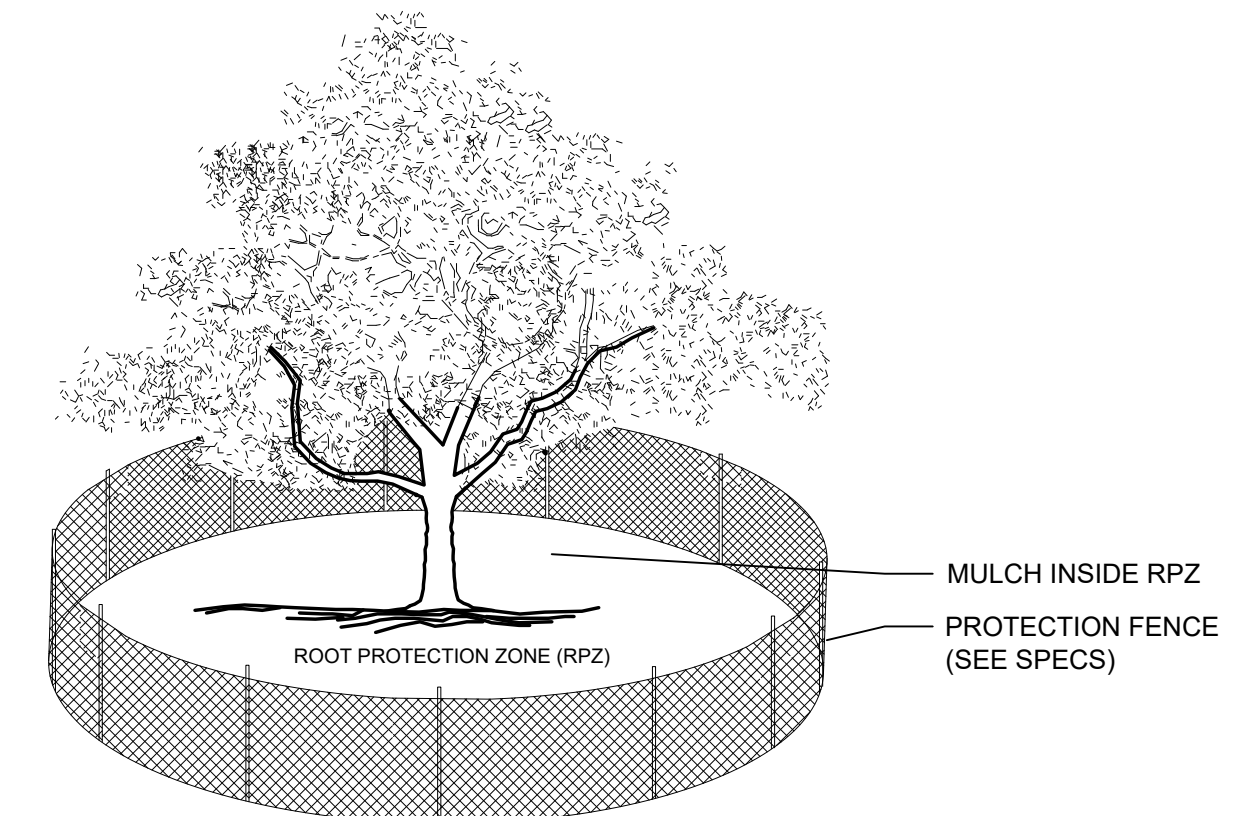
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.



NOTES:

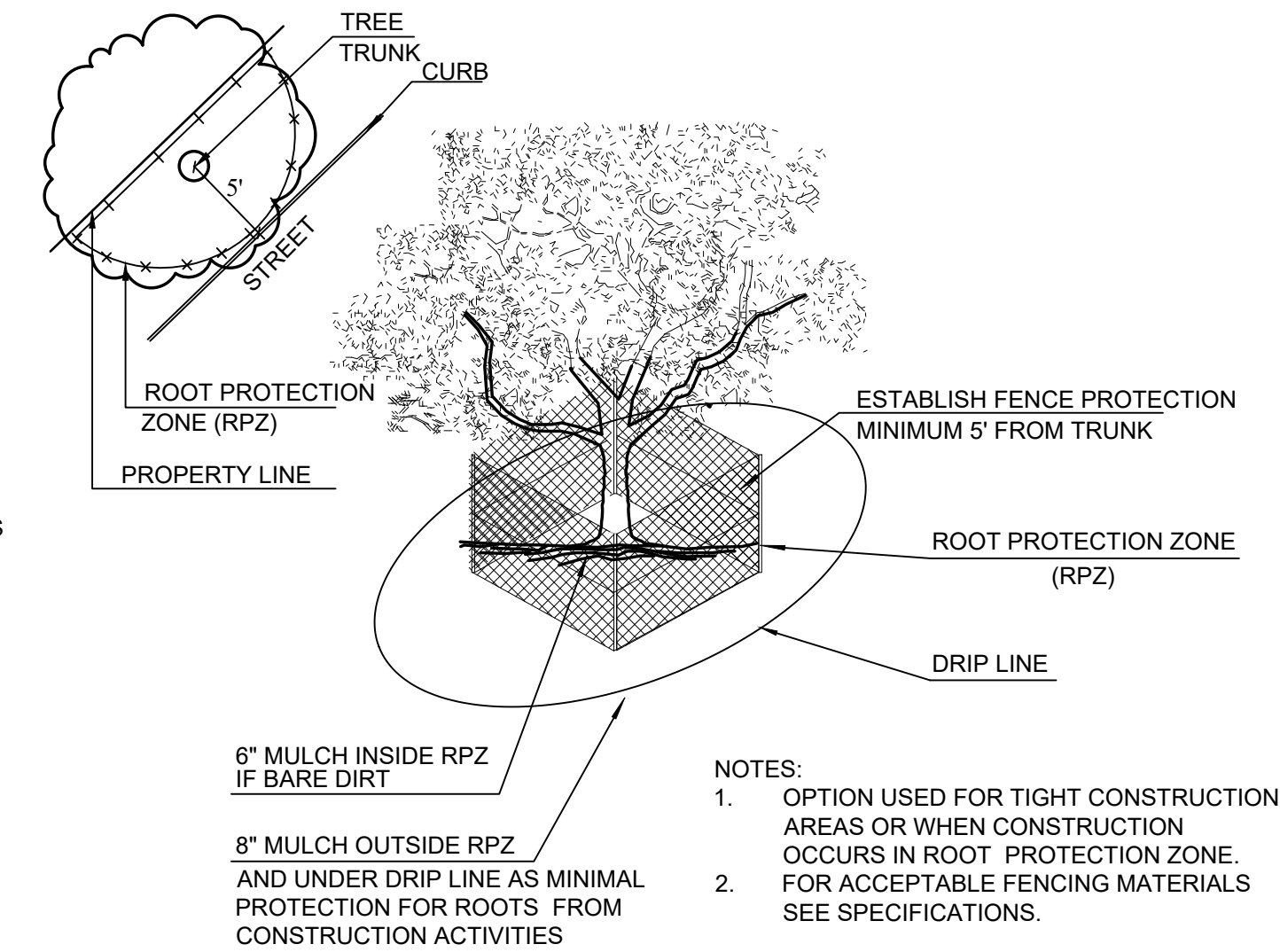
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
-

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTES

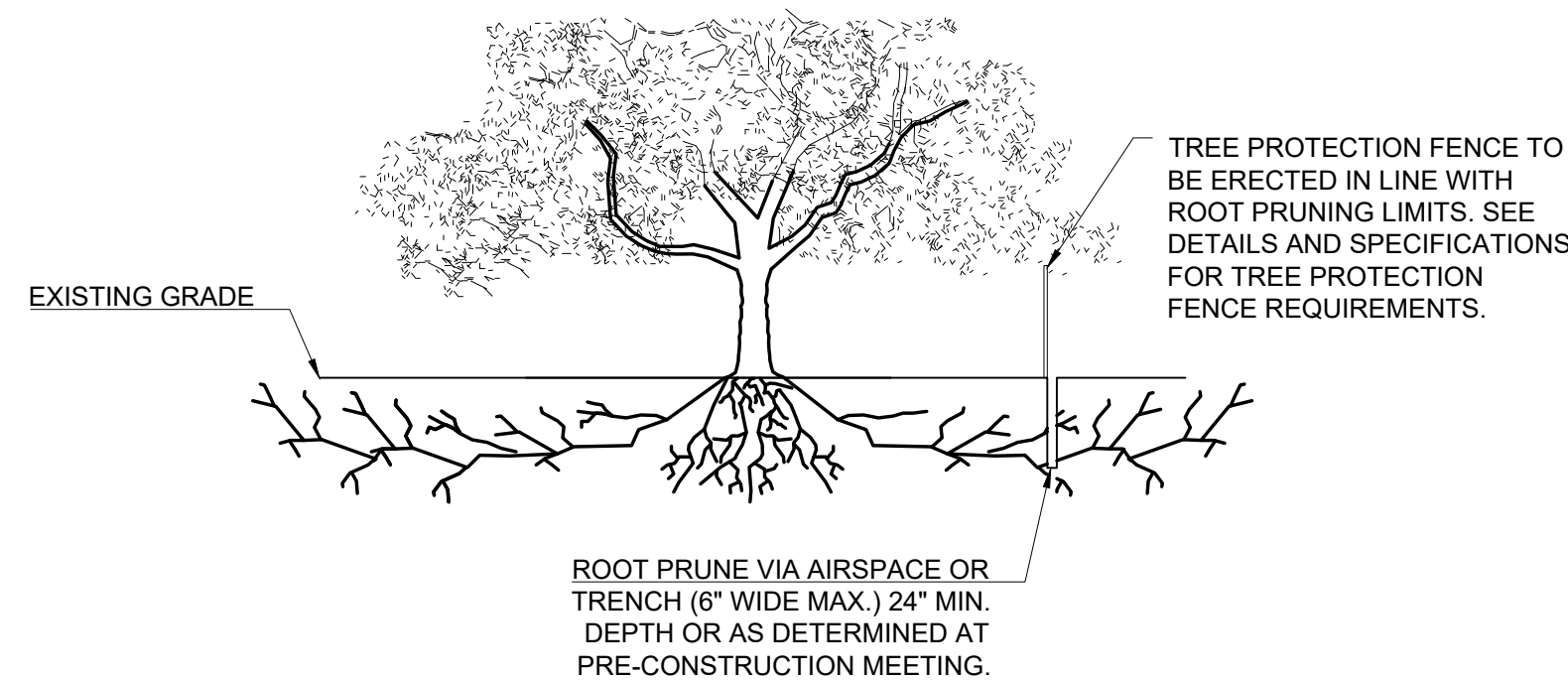
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



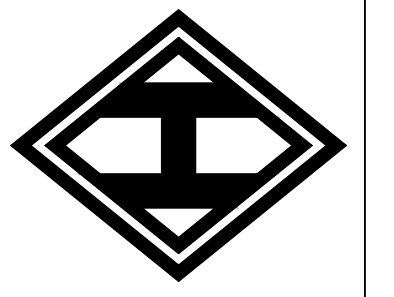
D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

HOMEYER ENGINEERING, INC.
ENGINEERING, INC.
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 • PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



DESTINY DALLAS - 2
DALLAS KOA, BLOCK 1, LOT 1 & 2
CAMPGROUND ADDITION
5.89 ACRES
CITY OF CORINTH
DENTON COUNTY, TEXAS

TREE
DISPOSITION
SPECS & DETAILS



EXHIBIT E
PAGE 6 OF 6

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

DRAWN: EMS
DATE: 09/24/21
HEI #: 21-0702

SHEET NO:
TD-3



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LEGACY SIGNS OF TEXAS

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape is an approximate representation. Section C, Item 1.

PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.

FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.



**EXHIBIT F
DESTINY DALLAS PD SIGNAGE
PAGE 1 OF 4`**

CLIENT SIGNATURE: _____

DATE: _____

7923 E. McKinney St., Denton, TX 76208
O 817.431.5700 F 817.431.5799

UL E226292 TDLR - 18933

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



7923 E. McKinney St., Denton, TX 76208

O 817.431.5700 F 817.431.5799

UL E226292 TDLR 18933

JOB DESCRIPTION	D/F MONUMENT SIGN	DATE	BY	REV	
COMPANY OR JOB NAME	DALLAS DESTINY RV RESORTS	3.23.22	MRG		
CUSTOMER CONTACT		3.24.22	MRG	R1	
ADDRESS	7100 S. 135E CORINTH, TX	10.19.22	JR	R2	REDUCE SIGN TO 160SQFT OVERALL & ID SIGN TO 80SQFT
PHONE					
EMAIL					
FILE NAME	DALLAS DESTINY RV RESORTS_CORINTH				
SALESMAN	RICK SUTTON				

PAGE



A PROPOSED ELEVATION

SCALE: NTS

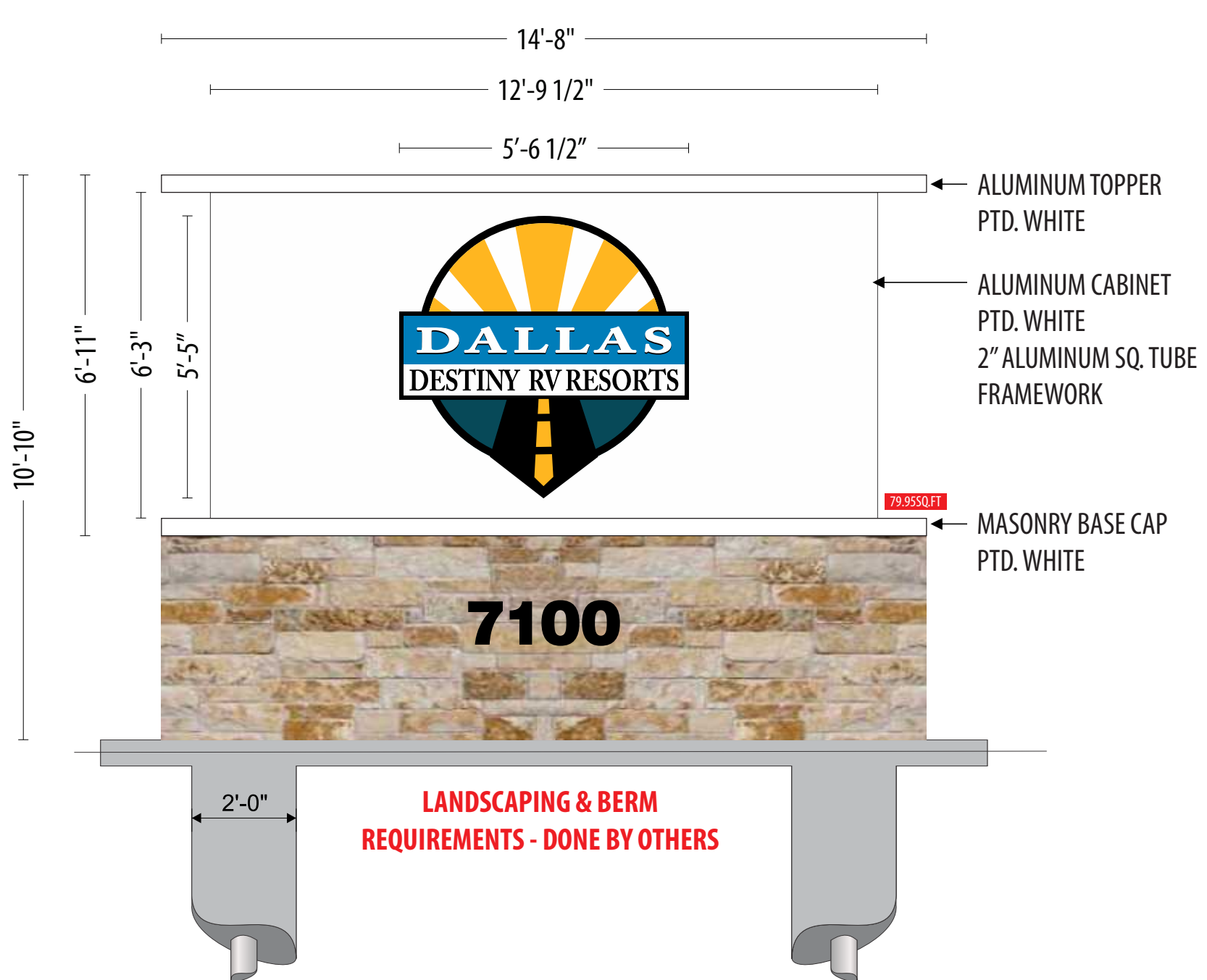
0 SQ.FT

EXHIBIT F
DESTINY DALLAS PD SIGNAGE
PAGE 3 OF 4`



7923 E. McKinney St., Denton, TX 76208
0 817.431.5700 F 817.431.5799
 UL E226292 BBB TDLR 18933

JOB DESCRIPTION	D/F MONUMENT SIGN	DATE	BY	REV	
COMPANY OR JOB NAME	DALLAS DESTINY RV RESORTS	3.23.22	MRG		
CUSTOMER CONTACT		3.24.22	MRG	R1	
ADDRESS	7100 S. 135E CORINTH, TX	10.19.22	JR	R2	REDUCE SIGN TO 160SQFT OVERALL & ID SIGN TO 80SQFT
PHONE					
EMAIL					
FILE NAME	DALLAS DESTINY RV RESORTS_CORINTH				
SALESMAN	RICK SUTTON				



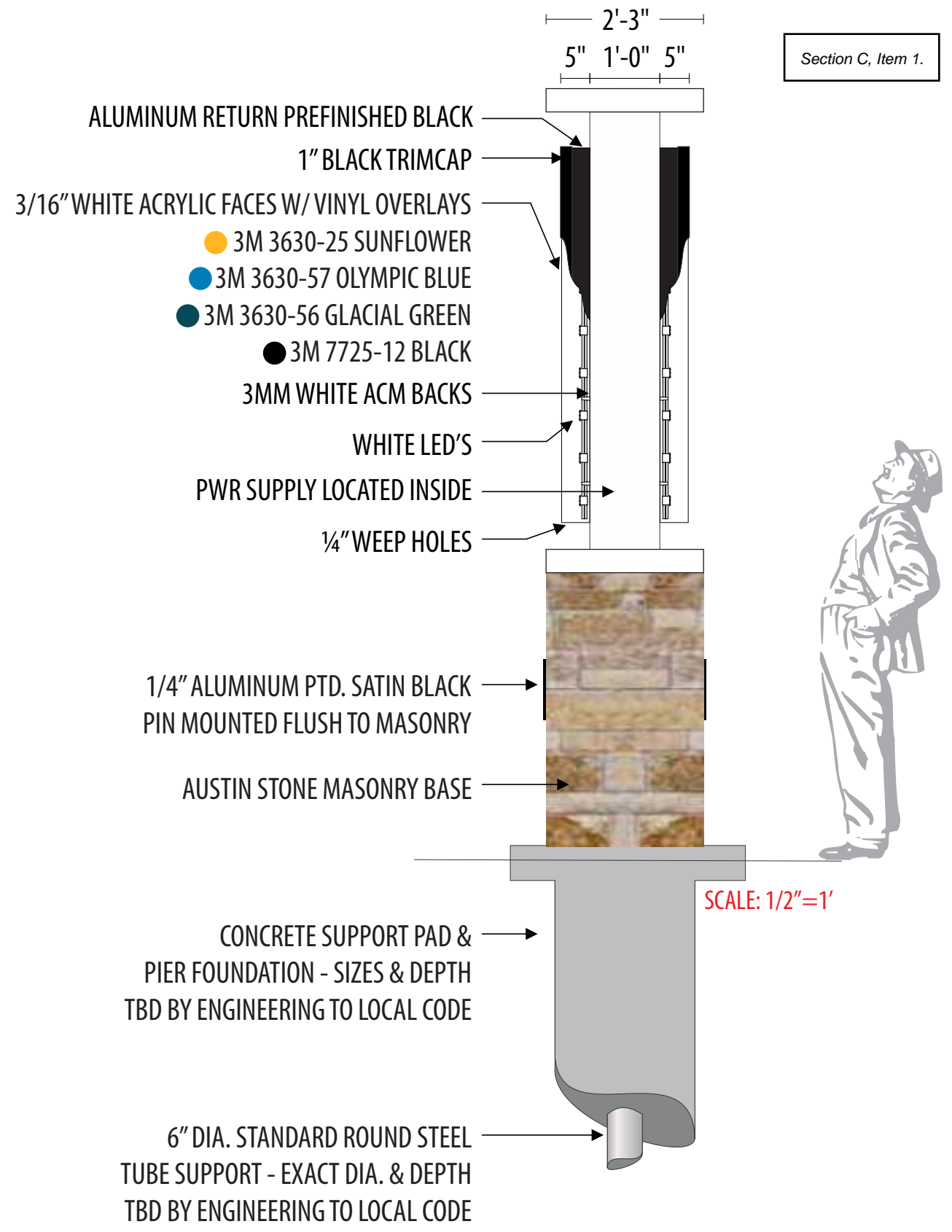
A

D/F MONUMENT

SCOPE OF WORK:
MANUFACTURE & INSTALL (1) D/F MONUMENT SIGN

SCALE: 3/8"=1'

158.89 SQ.FT



PRIMARY ELECTRICAL TO MONUMENT BY OTHERS



7923 E. McKinney St., Denton, TX 76208
0 817.431.5700 F 817.431.5799
 UL E226292 BBB TDLR 18933

JOB DESCRIPTION	D/F MONUMENT SIGN	DATE	BY	REV	
COMPANY OR JOB NAME	DALLAS DESTINY RV RESORTS	3.23.22	MRG		
CUSTOMER CONTACT		3.24.22	MRG	R1	
ADDRESS	7100 S. 135E CORINTH, TX	10.19.22	JR	R2	REDUCE SIGN TO 160SQFT OVERALL & ID SIGN TO 80SQFT
PHONE					
EMAIL					
FILE NAME	DALLAS DESTINY RV RESORTS_CORINTH				
SALESMAN	RICK SUTTON				

**EXHIBIT F
DESTINY DALLAS PD SIGNAGE
PAGE 4 OF 4**

EXHIBIT G – VEHICLE TENTS

Section C, Item 1.



EXHIBIT H - RENT ROLL

Case No. ZAPD22-0005 - Destiny RV Resort PD

DESTINY DALLAS RV RESORT - RENT ROLL
As of 12/31/22

Site Number	Customer	Customer Type	Site Type	Deposit	Rental Rate	Arrival Date	Current Date	Last Payment Date	Length of Stay in days
001	Rapp	Monthly	Premium	50.00	725.00	4/27/2018	2/1/2023	2/6/2023	1741
002	Burke	Monthly	Premium	100.00	725.00	12/31/2022	2/1/2023	2/1/2023	32
003		Monthly	Premium					Vacant	
004	Ortega	Monthly	Premium	100.00	725.00	2/3/2023	2/1/2023	2/3/2023	-2
005	Hill	Monthly	Premium	100.00	725.00	1/27/2023	2/1/2023	1/27/2023	5
006	Garrett	Monthly	Premium	100.00	725.00	1/2/2023	2/1/2023	2/2/2023	30
007	Crownover	Monthly	Premium	100.00	725.00	8/13/2022	2/1/2023	2/11/2023	172
008	Espana	Monthly	Premium	100.00	725.00	9/3/2022	2/1/2023	2/2/2023	151
009	Cooper	Monthly	Deluxe	50.00	780.00	1/1/2019	2/1/2023	2/11/2023	1492
010	Barretts	Monthly	Deluxe	50.00	780.00	1/1/2019	2/1/2023	2/11/2023	1492
011	Walker	Monthly	Deluxe	50.00	780.00	10/26/2019	2/1/2023	2/9/2023	1194
012	Burden	Monthly	Deluxe	50.00	780.00	4/29/2020	2/1/2023	2/15/2023	1008
013	Wilcox	Monthly	Premium	50.00	780.00	9/19/2011	2/1/2023	2/1/2023	4153
014	Pelz	Monthly	Premium	100.00	725.00	7/13/2022	2/1/2023	2/10/2023	203
015	Webb	Monthly	Premium	100.00	725.00	12/30/2022	2/1/2023	2/2/2023	33
016	Bellamy	Monthly	Premium	100.00	725.00	8/7/2022	2/1/2023	2/6/2023	178
017	Paris	Monthly	Premium	50.00	725.00	5/1/2020	2/1/2023	2/17/2023	1006
018	Pierson	Monthly	Standard	50.00	705.00	6/18/2021	2/1/2023	2/10/2023	593
019	Peyrot	Monthly	Standard	50.00	705.00	6/24/2021	2/1/2023	2/16/2023	587
021	Aldrich	Monthly	Premium	50.00	725.00	6/2/2021	2/1/2023	2/2/2023	609
022	Simon	Monthly	Premium	100.00	725.00	9/26/2022	2/1/2023	2/26/2023	128
023	Avalos	Monthly	Premium	100.00	725.00	2/20/2023	2/1/2023	2/20/2023	-19
024	Mancilla	Monthly	Premium	100.00	725.00	12/13/2022	2/1/2023	2/13/2023	50
025	Smith	Monthly	Premium	50.00	725.00	6/6/2018	2/1/2023	2/15/2023	1701
026	Cohen	Monthly	Premium	50.00	725.00	6/11/2021	2/1/2023	2/2/2023	600
027	Gaudette	Monthly	Premium	50.00	725.00	8/1/2016	2/1/2023	2/1/2023	2375
028	Bargabos	Monthly	Premium	50.00	725.00	2/10/2017	2/1/2023	2/10/2023	2182
029	Calzada	Monthly	Premium	100.00	725.00	11/9/2022	2/1/2023	2/9/2023	84
030	Treadwell	Monthly	Premium	100.00	725.00	9/30/2022	2/1/2023	2/1/2023	124
031	Abrahamson	Monthly	Premium	100.00	725.00	2/12/2023	2/1/2023	2/12/2023	-11
032	Poalinelli	Monthly	Premium	50.00	725.00	10/1/2020	2/1/2023	2/1/2023	853
033		Monthly	Premium					Vacant	
034	Twomey	Monthly	Premium	100.00	725.00	12/2/2022	2/1/2023	2/2/2023	61
035	Bullard	Monthly	Premium	50.00	725.00	4/9/2022	2/1/2023	2/5/2023	298
036	Mccord	Monthly	Premium	50.00	725.00	11/19/2017	2/1/2023	2/5/2023	1900
037	Dishman	Monthly	Premium	50.00	725.00	9/11/2017	2/1/2023	2/18/2023	1969
038	Bratcher	Monthly	Premium	50.00	725.00	11/16/2017	2/1/2023	2/1/2023	1903
039	Kennedy	Monthly	Premium	50.00	725.00	6/28/2019	2/1/2023	2/9/2023	1314
040	Gomez	Monthly	Premium	50.00	725.00	6/16/2009	2/1/2023	2/3/2023	4978
041	Hazard	Monthly	Premium	50.00	725.00	9/17/2022	2/1/2023	2/16/2023	137
043	Gibbs	Monthly	Premium	50.00	725.00	4/1/2020	2/1/2023	2/1/2023	1036
044	Chongdon	Monthly	Premium	100.00	725.00	9/17/2022	2/1/2023	2/16/2023	137
045	Hartline	Monthly	Premium	100.00	705.00	7/25/2022	2/1/2023	2/22/2023	191

046 Cook	Monthly	Standard	50.00	705.00	8/21/2021	2/1/2023	2/14/2023	529
048 Schoultz	Monthly	Standard	50.00	705.00	4/11/2021	2/1/2023	2/1/2023	661
049 Collis	Monthly	Standard	50.00	705.00	2/11/2022	2/1/2023	2/8/2023	355
050 Bryan	Monthly	Standard	50.00	705.00	4/25/2020	2/1/2023	2/5/2023	1012
051 Busby	Monthly	Premium	50.00	725.00	11/28/2020	2/1/2023	2/17/2023	795
052 Mcnevin	Monthly	Premium	50.00	725.00	5/1/2018	2/1/2023	2/16/2023	1737
053 Johnson	Monthly	Premium	50.00	725.00	6/4/2022	2/1/2023	2/2/2023	242
054 Astle	Monthly	Premium	100.00	725.00	11/7/2022	2/1/2023	2/7/2023	86
055 Guha	Monthly	Standard	100.00	725.00	9/3/2022	2/1/2023	2/2/2023	151
057 Clawson	Monthly	Premium	50.00	725.00	5/7/2016	2/1/2023	2/1/2023	2461
058 McGehee	Monthly	Premium	50.00	725.00	7/1/2009	2/1/2023	2/1/2023	4963
059 Railey	Monthly	Premium	50.00	725.00	10/1/2021	2/1/2023	2/2/2023	488
060 Thompson	Monthly	Premium	100.00	725.00	1/14/2023	2/1/2023	2/14/2023	18
061 Boone	Monthly	Premium	50.00	725.00	6/13/2022	2/1/2023	2/10/2023	233
062 Falcon	Monthly	Premium	100.00	725.00	2/17/2023	2/1/2023	2/17/2023	-16
063 Heasley	Monthly	Premium	50.00	725.00	3/20/2021	2/1/2023	2/10/2023	683
064 Clarke	Monthly	Premium	50.00	725.00	5/1/2016	2/1/2023	2/5/2023	2467
065 Green	Monthly	Premium	50.00	725.00	7/1/2021	2/1/2023	2/1/2023	580
066 Phillips	Monthly	Premium	100.00	725.00	9/3/2022	2/1/2023	2/1/2023	151
068 Tays	Monthly	Premium	100.00	725.00	10/3/2022	2/1/2023	2/3/2023	121
069 Prince	Monthly	Premium	50.00	725.00	8/24/2020	2/1/2023	2/12/2023	891
070 McClain	Monthly	Premium	50.00	725.00	11/29/2021	2/1/2023	2/1/2023	429
072 Cahill	Monthly	Premium	50.00	725.00	12/30/2016	2/1/2023	2/1/2023	2224
073 Brockhoff	Monthly	Premium	50.00	725.00	5/9/2022	2/1/2023	2/5/2023	268
074 Brown	Monthly	Premium	50.00	725.00	5/11/2015	2/1/2023	2/1/2023	2823
075 Nye	Monthly	Premium	50.00	725.00	7/6/2019	2/1/2023	2/15/2023	1306
076 Martin	Monthly	Premium	100.00	725.00	7/2/2022	2/1/2023	2/1/2023	214
077 Hardin	Monthly	Premium	100.00	725.00	7/2/2022	2/1/2023	2/1/2023	214
078 Delgado	Monthly	Premium	50.00	725.00	1/3/2020	2/1/2023	2/17/2023	1125
079 Cordell	Monthly	Premium	50.00	725.00	8/21/2021	2/1/2023	2/16/2023	529
080 Garcia	Monthly	Premium	100.00	725.00	10/24/2022	2/1/2023	2/23/2023	100
081 Pruitt	Monthly	Employee	100.00	725.00	9/20/2022	2/1/2023	2/19/2023	134
082 Beres	Monthly	Premium	50.00	725.00	1/3/2016	2/1/2023	2/2/2023	2586
083 Schwerdtfeger	Monthly	Premium	50.00	725.00	10/2/2014	2/1/2023	2/1/2023	3044
084 Crowell	Monthly	Premium	50.00	725.00	10/31/2020	2/1/2023	2/1/2023	823
085 Farmer	Monthly	Standard	100.00	725.00	8/12/2022	2/1/2023	2/10/2023	173
086 Williams	Monthly	Premium	100.00	725.00	11/8/2022	2/1/2023	2/8/2023	85
087 Sierocinski	Monthly	Premium	50.00	725.00	12/18/2021	2/1/2023	2/11/2023	410
088 Blackard	Monthly	Premium	50.00	725.00	10/21/2019	2/1/2023	2/5/2023	1199
090 Ferraro	Monthly	Premium	50.00	725.00	4/5/2019	2/1/2023	2/1/2023	1398
091 Fliescher	Monthly	Premium	100.00	725.00	8/13/2022	2/1/2023	2/12/2023	172
092 Wilson	Monthly	Premium	50.00	725.00	9/29/2017	2/1/2023	2/2/2023	1951
093 Wyatt	Monthly	Premium	50.00	725.00	5/13/2019	2/1/2023	2/1/2023	1360
095 Ashford	Monthly	Premium	100.00	725.00	1/1/2023	2/1/2023	2/1/2023	31
096 Estes	Monthly	Premium	50.00	725.00	11/1/2021	2/1/2023	2/1/2023	457
097 Clarke	Monthly	Premium	50.00	725.00	8/1/2020	2/1/2023	2/1/2023	914
098 Lormand	Monthly	Premium	50.00	725.00	2/10/2018	2/1/2023	2/15/2023	1817

099 Andel	Monthly	Standard	50.00	705.00	6/8/2021	2/1/2023	2/5/2023	603
100 Burden	Monthly	Premium	50.00	725.00	11/25/2020	2/1/2023	2/15/2023	798
101 Goodin	Monthly	Premium	50.00	725.00	7/24/2016	2/1/2023	2/1/2023	2383
102 Covey	Monthly	Premium	50.00	725.00	1/21/2018	2/1/2023	2/1/2023	1837
103 Pistokache	Monthly	Premium	50.00	725.00	2/29/2020	2/1/2023	2/15/2023	1068
104 Young	Monthly	Premium	50.00	725.00	5/21/2019	2/1/2023	2/12/2023	1352
105 Usher	Monthly	Premium	100.00	725.00	9/10/2022	2/1/2023	2/19/2023	144
106 Kachman	Monthly	Standard	100.00	705.00	1/2/2023	2/1/2023	2/1/2023	30
107 Owings	Monthly	Premium	50.00	725.00	9/1/2019	2/1/2023	2/14/2023	1249
108 Holder	Monthly	Premium	50.00	725.00	5/19/2022	2/1/2023	2/19/2023	258
109 Mcphearson	Monthly	Premium	50.00	725.00	1/11/2019	2/1/2023	2/1/2023	1482
110 Yancey	Monthly	Premium	50.00	725.00	7/15/2020	2/1/2023	2/1/2023	931
112 Faught	Monthly	Premium	100.00	725.00	2/13/2023	2/1/2023	2/13/2023	-12
113 Connelley	Monthly	Premium	50.00	725.00	10/26/2019	2/1/2023	2/9/2023	1194
114 Olson	Monthly	Premium	50.00	725.00	1/30/2016	2/1/2023	2/1/2023	2559
115 Valesky	Monthly	Standard	100.00	725.00	2/25/2023	2/1/2023	2/25/2023	-24
116 Johnston	Monthly	Premium	50.00	725.00	7/27/2013	2/1/2023	2/6/2023	3476
117 Ellis	Monthly	Standard	50.00	705.00	8/28/2021	2/1/2023	2/1/2023	522
118 Porter	Monthly	Standard	50.00	705.00	12/6/2021	2/1/2023	2/1/2023	422
119 Crumpton	Monthly	Premium	50.00	725.00	12/19/2020	2/1/2023	2/9/2023	774
120		Standard				vacant		
121 Garcia	Monthly	Standard	50.00	705.00	10/13/2021	2/1/2023	2/1/2023	476
122 Jones	Monthly	Standard	50.00	705.00	4/28/2021	2/1/2023	2/1/2023	644
123 Tienter	Monthly	Standard	50.00	705.00	2/7/2019	2/1/2023	2/18/2023	1455
124 Trejo	Monthly	Standard	50.00	705.00	2/22/2022	2/1/2023	2/19/2023	344
125 Lancour	Monthly	Premium	50.00	725.00	5/13/2022	2/1/2023	2/9/2023	264
126 Scarbrough	Monthly	Standard	50.00	705.00	6/13/2016	2/1/2023	2/9/2023	2424
127 Mills	Monthly	Premium	50.00	725.00	10/19/2015	2/1/2023	2/9/2023	2662
128 Taylor	Monthly	Premium	50.00	725.00	7/6/2020	2/1/2023	2/1/2023	940
129 Atkinson	Monthly	Premium	50.00	725.00	6/4/2021	2/1/2023	2/1/2023	607
130 Mayo	Monthly	Standard	100.00	705.00	7/22/2022	2/1/2023	2/19/2023	194
131 Garza	Monthly	Standard	50.00	705.00	4/4/2022	2/1/2023	2/5/2023	303
132	Weekly	Standard				vacant		
133 Roberts	Monthly	Premium	100.00	725.00	1/15/2023	2/1/2023	2/15/2023	17
134 Sebald	Monthly	Standard	100.00	705.00	1/14/2023	2/1/2023	2/14/2023	18
135 LaFrance	Monthly	Premium	50.00	725.00	1/23/2017	2/1/2023	2/1/2023	2200
136 Harding	Monthly	Premium	100.00	725.00	9/1/2022	2/1/2023	2/1/2023	153
137 Hill	Monthly	Premium	100.00	725.00	11/25/2022	2/1/2023	2/25/2023	68
138 Benson	Monthly	Standard	50.00	705.00	5/30/2018	2/1/2023	2/1/2023	1708
139 Grasso	Monthly	Premium	50.00	725.00	4/9/2018	2/1/2023	2/17/2023	1759
140 Watson	Monthly	Premium	50.00	725.00	2/8/2022	2/1/2023	2/4/2023	358
141 Wilson	Monthly	Premium	50.00	725.00	10/29/2017	2/1/2023	2/10/2023	1921
142 Nelsson	Monthly	Premium	100.00	725.00	1/16/2023	2/1/2023	2/16/2023	16
143 Golightly	Monthly	Premium	50.00	725.00	3/5/2022	2/1/2023	2/2/2023	333
144 Cox	Monthly	Standard	100.00	705.00	8/27/2022	2/1/2023	2/1/2023	158
145 Vega	Monthly	Premium	50.00	725.00	6/2/2021	2/1/2023	2/1/2023	609
146 Tischler	Monthly	Premium	50.00	725.00	2/29/2020	2/1/2023	2/2/2023	1068

	147 Lane	Monthly	Standard	50.00	705.00	9/16/2014	2/1/2023	2/3/2023	3060
	149 Sprayberry	Monthly	Standard	50.00	705.00	5/4/2022	2/1/2023	2/2/2023	273
	150 Larsen	Monthly	Premium	100.00	725.00	10/22/2022	2/1/2023	2/22/2023	102
	151 Allison	Monthly	Standard	50.00	705.00	7/22/2017	2/1/2023	2/1/2023	2020
	152 Penaluna	Monthly	Standard	100.00	705.00	9/3/2022	2/1/2023	2/1/2023	151
	153 Vermillion	Monthly	Standard	100.00	705.00	11/26/2022	2/1/2023	2/26/2023	67
	154 Coad	Monthly	Standard	50.00	705.00	7/4/2020	2/1/2023	2/1/2023	942
	155 Camizzi	Monthly	Standard	50.00	705.00	8/2/2017	2/1/2023	2/6/2023	2009
	156 McWilliams	Monthly	Premium	100.00	725.00	1/13/2023	2/1/2023	2/13/2023	19
	157 Crowder	Monthly	Premium	100.00	725.00	11/12/2022	2/1/2023	2/12/2023	81
	158 Robillard	Monthly	Standard	100.00	705.00	2/1/2023	2/1/2023	2/1/2023	0
	159 Howe	Monthly	Premium	100.00	725.00	2/1/2023	2/1/2023	2/1/2023	0
	162 Goff	Monthly	Standard	50.00	705.00	12/28/2020	2/1/2023	2/1/2023	765
	163 Powell	Monthly	Standard	100.00	705.00	12/30/2022	2/1/2023	2/1/2023	33
	164 Francis	Monthly	Standard	50.00	705.00	2/28/2022	2/1/2023	2/1/2023	338
	165 Harris	Monthly	Standard	50.00	705.00	11/7/2020	2/1/2023	2/1/2023	816
	166 Willis	Monthly	Standard	50.00	705.00	5/25/2021	2/1/2023	2/1/2023	617
	167 Hanbright	Monthly	Standard	50.00	705.00	6/20/2020	2/1/2023	2/8/2023	956
	168 Stahl	Monthly	Standard	50.00	705.00	7/13/2021	2/1/2023	2/2/2023	568
	169 Baker	Monthly	Standard	100.00	705.00	9/10/2022	2/1/2023	2/7/2023	144
	171 Hurley	Monthly	Standard	100.00	705.00	7/9/2022	2/1/2023	2/6/2023	207
	173 Stanglin	Monthly	Standard	50.00	705.00	1/30/2021	2/1/2023	2/1/2023	732
	174 Plummer	Monthly	Premium	50.00	725.00	12/10/2022	2/1/2023	2/10/2023	53
	175 Lyons	Monthly	Premium	50.00	725.00	6/1/2019	2/1/2023	2/11/2023	1341
	176 Gallagher	Monthly	Premium	100.00	725.00	9/12/2022	2/1/2023	022/11/23	142
Ranch	Delosantos	Monthly	Apartment	500.00	1050.00	8/21/2020	2/1/2023	2/22/2023	894
			TOTAL	10,950.00	117,250.00	\$128,180.00		2/15/2023	
									580 Median



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title:	Procurement Services Month
Ends:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Recognize and proclaim the month of March 2023 as Procurement Month to further expand the awareness of procurement professionals’ role in the daily operations of the organization.

Item Summary/Background/Prior Action

The National Institute of Public Procurement establishes March as Procurement Month to acknowledge all procurement professionals who make a difference in procurement efficiency and effectiveness by performing functions such as executing, implementing, and administering contracts, developing strategic procurement strategies, and cultivating working relationships with suppliers and other departments within the organization.

The City of Corinth has been awarded the prestigious Achievement of Excellence in Procurement® (AEP) for 2022 from the National Procurement Institute, Inc. The AEP Award is earned by public and non-profit agencies that demonstrate a commitment to organizational excellence in public procurement and for embracing innovation, professionalism, productivity, e-procurement, and leadership in procurement.

This is the second time that the City of Corinth has received this award. Under the direction of Purchasing Agent Cindy Troyer, the Purchasing Department procures goods and services valued in excess of \$28 million annually to support city-wide operations and manages vendor relations for 1,100 vendors.

Staff Recommendation/Motion

N/A



PROCLAMATION

Procurement Services Month

WHEREAS *the public procurement profession plays a significant role in the efficiency and effectiveness of both government and business; and*

WHEREAS *in addition to the purchase of goods and services, Procurement adds value to our organization by performing functions such as executing, implementing, and administering contracts, developing strategic procurement strategies, and cultivating working relationships with suppliers and other departments within the organization; and*

WHEREAS *the Purchasing Division and the City of Corinth recognizes, supports, and practices the Public Procurement Values and Guiding Principles of Accountability, Ethics, Impartiality, Professionalism, Service and Transparency, established by the Institute for Public Procurement (NIGP) as fundamental tenants of the public procurement profession; and*

WHEREAS *NIGP, has proclaimed the month of March 2023 as Procurement Month to further expand the awareness of procurement professionals’ role to governmental officials, the general public, business, and corporate leaders; and*

Now, Therefore, I, Bill Heidemann, Mayor of the City of Corinth, do hereby proclaim the month of March 2023, as "Procurement Services Month" in the City of Corinth, Texas and urge all citizens to join the City Council in recognizing the vital role our Purchasing Division performs in the daily operations of our City.

Signed this 16th day of March 2023.

*Bill Heidemann, Mayor
City of Corinth, Texas*



CITY OF CORINTH Staff Report

Meeting Date:	3/16/2023	Title:	Minutes Approval of Modified Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on amended minutes from the October 20, 2022, City Council Meeting.

Item Summary/Background/Prior Action

Attached are the minutes from the October 20, 2022 City Council Meeting. The original minutes were approved during the City Council Meeting on January 19, 2023, however the motion from Executive Session was not reflected in the original document.

Staff Recommendation/Motion

Staff recommends approval of the amended minutes.



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, October 20, 2022 at 5:45 PM

City Hall | 3300 Corinth Parkway

View meeting via Audio/Video: [Video](#)

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this, the 20th day of October 2022, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members Present:

- Bill Heidemann, Mayor
- Sam Burke, Mayor Pro Tem
- Scott Garber, Council Member
- Tina Henderson, Council Member
- Steve Holzwarth, Council Member
- Kelly Pickens, Council Member

Staff Members Present:

- Scott Campbell, City Manager
- Patricia Adams, City Attorney
- Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
- Jerry Garner, Police Chief
- Glenn Barker, Public Works Director
- Elise Back, Director of Economic Development
- Michelle Mixell, Development Services Manager
- Shea Rodgers, Chief Technology Officer
- Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the meeting to order at 5:45 P.M.

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on a municipal facilities security assessment.
The item was presented and discussed.
2. Receive a report, hold a discussion, and provide staff direction on the use of funds received from the American Rescue Plan.
The item was presented and discussed.
3. Receive a report, hold a discussion, and provide staff direction on the nonprofit organization, Lake Cities Focus.
The item was presented and discussed.

4. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

No items for the Regular Session were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:52 P.M. and immediately convened into Executive Session.

EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.074 - Personnel Matters. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee.

- a. Boards, Commissions, and Committees.

Mayor Heidemann recessed the Executive Session at 7:01 P.M.

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE

Mayor Heidemann called the meeting to order at 7:05 P.M. Chanthini Connor delivered the invocation.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation recognizing Antioch Christian Fellowship Church.

The item was moved to the November 17, 2022, City Council Meeting.

CITIZENS COMMENTS

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

Citizen Comments may be viewed via Audio/Video: [Video](#).

Michael King, 2610 Zachary, Corinth

CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

2. Consider and act on minutes from the September 15, 2022, City Council Meeting.
3. Consider and act on minutes from the September 22, 2022, City Council Meeting.
4. Consider and act on an Ordinance amending the City’s Unified Development Code (UDC) regarding Subsection 2.07.03 – Use Chart; Subsection 2.09.02 – Tree Preservation; Subsection 3.03.03 – Final Plat;

Subsection 4.01.15 – General Sign Requirements; and Subsection 5.02 – Words and Terms Defined (ZTA22-0001 – UDC Misc. Text Amendments)

5. Consider and act on the purchase of a Case 580SN Backhoe for the Parks Division, from Associated Supply Company, Inc., using the BuyBoard Cooperative Purchasing Agreement 597-19, in an amount not to exceed \$120,000, and authorize the City Manager to execute the necessary documents.
6. Consider and act on an Ordinance of the City Council of the City of Corinth, Texas, amending section 56.09 “Municipal Storm Water Utility System Fee Schedule” of Chapter 56 “Municipal Storm Water Utility System” of the Code of Ordinances of the City of Corinth by updating references to the Texas Local Government Code and amending the provisions for exemptions; providing for the incorporation of premises; providing for an amendment; providing a cumulative repealer clause; providing a severability clause; providing a penalty clause; providing for publication; and providing an effective date.
7. Consider and act on a contract for the installation of paint and carpet at City Hall, from Native Construction, using the BuyBoard Cooperative Purchasing Agreement 638-21, in an amount not to exceed \$209,518, and authorize the City Manager to execute the necessary documents.
8. Consider and act on a Resolution providing for the denial of a rate application submitted by Oncor Electric Delivery Company, LLC and authorizing participation in the Oncor Cities Steering Committee for review before the Public Utility Commission of Texas.
9. Consider and act on an agreement with Floyd Smith Concrete for concrete street and sidewalk repairs, utilizing the City of Denton’s Contract, in an amount not to exceed \$700,000 for the fiscal year 2022-23, and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber to approve the Consent Agenda as presented., Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

BUSINESS AGENDA

10. Consider and act on a contract with Llano Fence Services, for gate and fence supplies, including installation, utilizing the City of Grand Prairie’s Contract, in an amount not to exceed \$450,000, and authorize the City Manager to execute the necessary documents.

This item was tabled indefinitely.

11. Consider and act on an ordinance of the City Council of the City of Corinth Texas authorizing the City Manager to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of Hotel Tax Revenue.

Council Member Henderson completed a conflict of disclosure statement for this item and was not present for discussion.

Motion made by Council Member Garber to approve Ordinance No. 22-10-20-39 authorizing the City Manager to execute an agreement between the City and the Lake Cities Chamber of Commerce for the payment and use of Hotel Occupancy Tax Revenue. Seconded by Mayor Pro Tem Burke.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Pickens

Voting Abstaining: Council Member Henderson

- 12. Consider and act on an ordinance amending Chapter 130 “Offenses Against City Regulations” of Title XIII “General Offenses” of the Code of Ordinances of the City of Corinth, creating a new section 130.05 entitled “Possession of Catalytic Converters” and amending Section 130.01 “Definitions”; prohibiting the possession of used catalytic converters and providing exceptions to the same.

Motion made by Council Member Henderson to approve as presented. Seconded by Mayor Pro Tem Burke.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

- 13. Consider and act on nominations, appointments, resignations, and removal of board, commission, and committee members.

Motion made by Mayor Pro Tem Burke to appoint Adam Guck as P&Z 1st Alternate. I would further move that Bradford Harrold be appointed to Place 6 Alternate 2 on the P&Z and that Richard Weir move into the Place Mr. Bradford is vacating, Place 2, as a board member of the Board of Adjustments and the Board of Construction Appeals. Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

View comments via Audio/Video: [Video](#).

Council Member Henderson
 Council Member Pickens
 City Manager Campbell
 Mayor Heidemann

Mayor Heidemann recessed the Regular Session Meeting at 7:26 and immediately convened into Executive Session.

EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.071 - Legal Advice. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

- a. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.
- b. Interlocal Agreements.
- c. Oncor Franchise Agreement.

Section 551.072 - Real Estate. To deliberate the purchase, exchange, lease, or value of real property if deliberations in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

a. .347 acre tract of land located a portion of Lol 2, Block A, PINNELL SQUARE ADDITION, to the City of Corinth, Denton County Texas, more commonly identified, and more specifically identified herein; and BEING a 60-foot-wide strip of land situated in the L.H. BATES SURVEY, Abstract No. 204, Corinth, Denton County, Texas, and being a portion of Lol 2, Block A, PINNELL SQUARE ADDITION, to the City of Corinth, Denton County Texas according to the plat recorded in Document No. 07-22993, of the Official Public Records of Denton County, Texas, and also being a portion of the tract of land conveyed to North Texas Crossroads Investment, LLC, by the deed recorded in Document No. 2008-100464, of the Official Public Records of Denton County, Texas.

b. 251 acre tract of land located a portion of Lol 2, McClain Addition, to the City of Corinth, Denton County Texas, more commonly identified, and more specifically identified herein; and BEING a 60-foot-wide strip of land situated in the L.H. BATES SURVEY, Abstract No. 204, Corinth, Denton County, Texas, and being a portion of Lol 2, McClain Addition, to the City of Corinth, Denton County Texas according to the plat recorded in Document No. 96-R0029793, of the Official Public Records of Denton County, Texas, and also being a portion of the tract of land conveyed to Nathan McClain, by the deed recorded in Document No. 94-0078637, of the Official Public Records of Denton County, Texas.

Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business project.

a. Project Agora.

Mayor Heidemann recessed the Executive Session at 8:28 P.M. and adjourned the meeting.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

Motion made by Mayor Pro Tem Burke to approve the purchase of NCTC Way – Right of Way Parcel 1 (0.347 Ac: \$10/sf (\$151,250) and Item B: Initial Offer for Acquisition of one (1) Right of Way Parcels TOD 21-01 NCTC Way Parcel 3 / Incode # 1011 NCTC Way, City of Corinth, Texas \$13.50 per square foot (\$147,500) and authorize the City Manager to execute the necessary documents. Seconded by Council Member Garber.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:28 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2023.

Lana Wylie, City Secretary
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	3/16/2023	Title:	Ashford Park Sewer Easement Abandonment
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on an ordinance abandoning the Drainage and Sanitary Sewer Easement, Instrument Number 2015-108322, in relation to the relocated utilities with the Ashford Park Development by Meritage Homes of Texas, LLC.

Item Summary/Background/Prior Action

In 2015 Meritage Homes of Texas, LLC (Meritage) planned & constructed the Terrace Oaks subdivision. They acquired an easement from Mr. Blount across his tract to run a sanitary Serwer line as well as construct a detention basin and subsequent storm drainage lines.

With the Ashford Park subdivision, Meritage has relocated the necessareay sanitary sewer and drainage facilities. The necessary utilities will be located within the right of way of streets within the Ashford Park development.

Financial Impact

None

Staff Recommendation/Motion

Recommend approval of abandoning the Drainage and Sanitary Sewer Easement, Instrument 2015-108322, and cause the recording of said documents in the Denton County Records.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS ABANDONING PORTIONS OF DRAINAGE AND SANITARY SEWER EASEMENTS RECORDED IN THE DENTON COUNTY LAND RECORDS INSTRUMENT NUMBER 2015-108322 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE NECESSARY DOCUMENTS FOR RECORDING IN THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, TO SERVE AS A QUITCLAIM DEED AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECT THE ABANDONMENT OF THE EASEMENT; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF CORINTH AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth is a home rule municipality and pursuant to its Charter and state law, the City is authorized to own property and sell property and to divest itself of any and all interests in property, including without limitation its interest in easements granted to the City for public purposes; and

WHEREAS, Meritage Homes of Texas, LLC is the owner of Lots 1, 3 & 4, Block A of the E. Blount Subdivision, approximately 17.7 acres of land, City of Corinth, Denton County, Texas, as depicted in a Final Plat dated January 24, 2022, Instrument Number 2022-14 (the “Property” or “Dominant Estate”); and

WHEREAS, Meritage Homes of Texas, LLC (the “Property Owner”) has requested that the City abandon a portion of certain Drainage and Sanitary Sewer Easements on the Property, that fall within Lots 1 & 3 Block A such easements having been previously granted to the City of Corinth and recorded in the Denton County Land Records, Instrument Number 2015-108322, each of which are more specifically described and depicted in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein (the “Abandoned Drainage and Sanitary Sewer Easement(s)” or “Easement(s)"); and

WHEREAS, the City Council has determined that no public infrastructure is located within the Easement, and that the Easement as located upon the Property is not necessary for future use by the City for the location of public infrastructure, and thus the City Council finds that abandonment of the Easement as requested by the Property Owner is appropriate; and

WHEREAS, the City Council has determined it appropriate to adopt this Ordinance abandoning and quitclaiming to the Property Owner any and all interest in the Easement described in **Exhibit “A”** hereto;

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

SECTION 1.

That the foregoing recitals are findings of the Corinth City Council and are incorporated into this Ordinance as if written word for word.

SECTION 2.

That the City of Corinth hereby abandons the Drainage and Sanitary Sewer Easements as more specifically described in **Exhibit “A”** hereto and filed in the **Denton County Land Records Instrument Number 2015-108322**, a copy of the recorded Easement document being attached hereto and included as part of **Exhibit “B”** and the City does hereby quitclaim in favor of the property owners, such Drainage and Sanitary Sewer Easement.

SECTION 3.

That the Drainage and Sanitary Sewer Easement is abandoned, vacated, and closed, insofar as the right title and interest of the public to such easement are concerned. That the City of Corinth does not abandon any other interest other than that described in **Exhibit “A”**, but does hereby abandon all of its right, title and interest in and to that certain Easement described in **Exhibit “B”**, together with any and all improvements thereon.

SECTION 4.

That upon passage hereof, the City Secretary is authorized and directed to prepare a certified copy of this ordinance and furnish the same to Meritage Homes of Texas, LLC, and the recording of this abandonment ordinance in the real property records of Denton County, Texas shall serve as the quitclaim deed of the City of Corinth, Texas to the property owners, of all right, title, or interest of the City of Corinth in and to the Easement described in **Exhibit “A”**. The City Manager is further authorized to execute any additional documents necessary to effect the abandonment of the Easement.

SECTION 5.

As a condition of this abandonment and as a part of the consideration for the quitclaim to Grantee herein, Grantee agrees to indemnify, defend, release and hold the City of Corinth whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of or be occasioned by or from, the abandonment, closing, vacation, and quitclaim by the City of Corinth of the Easement described in **Exhibit “A”** and the Grantee hereby agrees to defend any and all suits, claims, or causes, of action brought against the City on account of the same, and to discharge any judgment or judgments that may be rendered against the City of Corinth in connection therewith.

SECTION 6.

This Ordinance shall take effect from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS on this _____ day of _____, 2023.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

EXHIBIT "A"

0.637 Acres

BEING a tract of land situated in the William Wilson Survey, Abstract No. 1383, City of Corinth, Denton County, Texas, and being a portion of Lot 1, Block A, E. Blount Subdivision, Lots 1, 2, 3 and 4, Block A, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Document Number 2022-14, Official Records, Denton County, Texas, and being a portion of a Drainage & Sanitary Sewer Easement recorded in Document Numbers 2015-108322 & 2016-55648, said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of Terrace Oaks, Phase One, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Document Number 2017-59, Plat Records of said county, same also being the northwest corner of said Drainage & Sanitary Sewer Easement, same also being on the southerly line of a called 6.000-acre tract of land described as Tract 1 in a Warranty Deed to Sterling Sacks, and spouse, Mina Sacks, as recorded in Document Number 2019-83953, said Official Records;

THENCE North 89°24'28" East, along the northerly line of said Lot 1 (2022-14), the southerly line of said 6.000-acre tract, the southerly line of Lot 1, Block A, Haislip Family Farm, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Cabinet I, Page 181, said Plat Records, and along the northerly line of said Drainage & Sanitary Sewer Easement, a distance of 582.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said Lot 1 (2022-14), common to the northwest corner of Lot 2, Block A, said E. Blount Subdivision;

THENCE South 00°25'41" East, departing the southerly line of said Haislip Family Farm and the northerly line of said Drainage & Sanitary Sewer Easement, and along the common line of said Lot 1 (2022-14) and said Lot 2, and crossing said Drainage and Sanitary Sewer Easement, a distance of 28.00 feet to a point for corner on the southerly line of said Drainage & Sanitary Sewer Easement;

THENCE, departing said common line and crossing said Lot 1 (2022-14) and along the southerly line of said Drainage & Sanitary Sewer Easement, the following courses and distances:

South 89°24'28" West, a distance of 60.52 feet to a point for corner;

North 00°35'39" West, a distance of 12.00 feet to a point for corner;

South 89°24'28" West, a distance of 196.72 feet to a point for corner;

South 00°35'32" East, a distance of 34.00 feet to the northwest corner of a Drainage Easement, recorded in Document Numbers 2015-108323 & 2016-46328, said Official Records;


South 89°24'28" West, along the northerly line of said Drainage Easement, a distance of 275.56 feet to a point for corner;

South 00°38'52" East, a distance of 132.26 feet to a point for corner;

South 89°21'08" West, a distance of 50.00 feet to the southwest corner of said Drainage & Sanitary Sewer Easement on the westerly line of said Lot 1 (2022-14), same being on the easterly line of the aforementioned Terrace Oaks, Phase One;

THENCE North 00°38'52" West, along the common line of said Lot 1 (2022-14) and said Terrace Oaks, Phase One, a distance of 182.30 feet to the **POINT OF BEGINNING** and containing 0.637 of an acre (27,738 sq. ft.) of land, more or less.

EXHIBIT A
PARTIAL EASEMENT ABANDONMENT
WILLIAM WILSON SURVEY, A-1383
CITY OF CORINTH
DENTON COUNTY, TEXAS

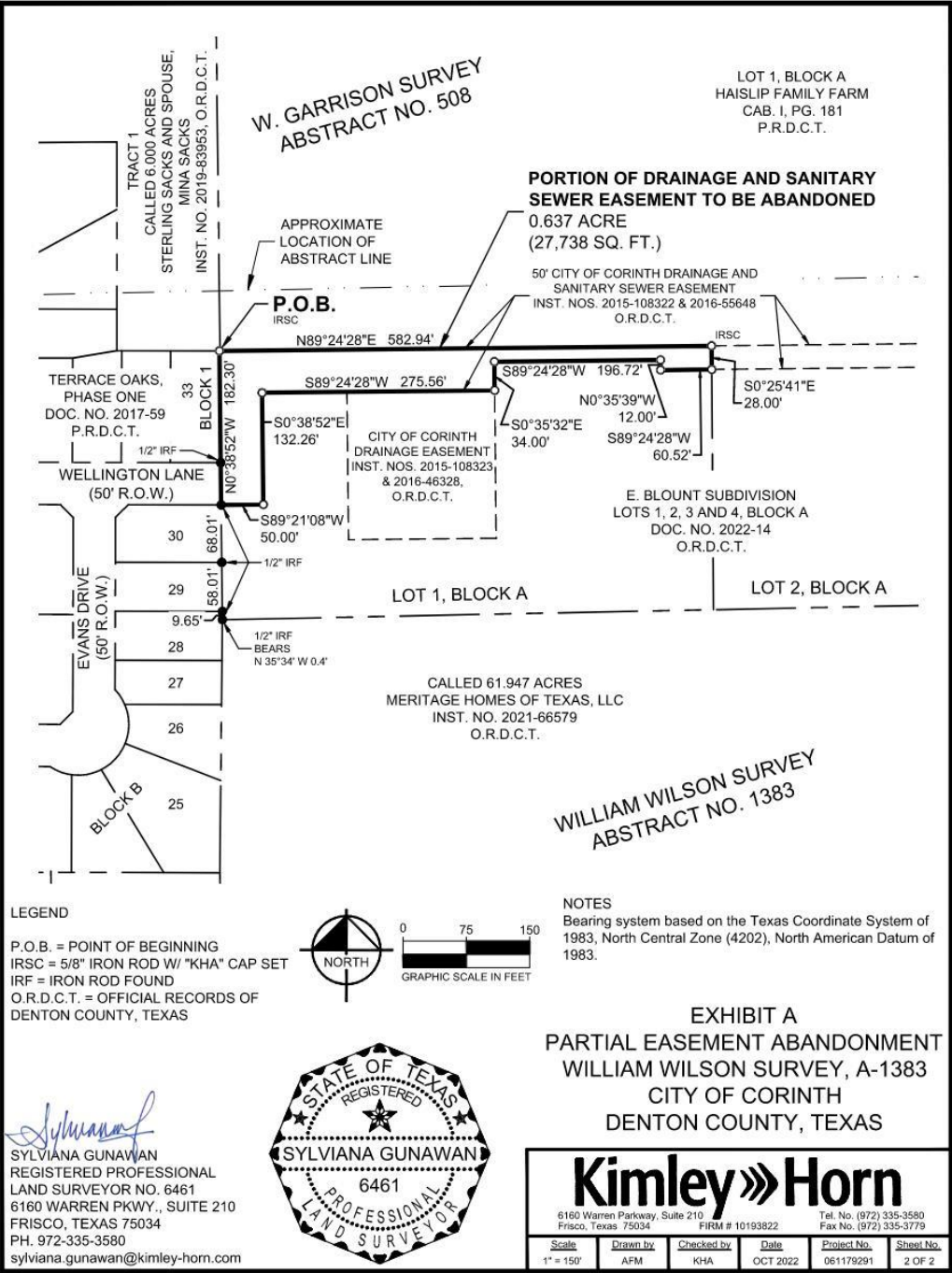

SYLVIANA GUNAWAN
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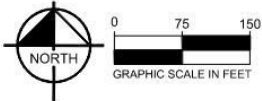
Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AFM	KHA	OCT 2022	061179291	1 OF 2

GUNAWAN, SYLVIANA 10/18/2022 11:16 AM K:\FRI\SURVEY\061179290-TAYLOR TRACT - CORINTH\DWG\061179291 EASEMENT ABANDONMENTS_50' CORINTH DRAINAGE AND SS



LEGEND
 P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND
 O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



NOTES
 Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**EXHIBIT A
 PARTIAL EASEMENT ABANDONMENT
 WILLIAM WILSON SURVEY, A-1383
 CITY OF CORINTH
 DENTON COUNTY, TEXAS**

Sylviana Gunawan
 SYLVIANA GUNAWAN
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1" = 150'	AFM	KHA	OCT 2022	061179291	2 OF 2

GUNAWAN, SYLVIANA 10/18/2022 11:16 AM K:\FRI\SURVEY\061179290-TAYLOR TRACT - CORINTH\DWG\061179291 EASEMENT ABANDONMENTS_50' CORINTH DRAINAGE AND SS

0.484 Acres

BEING a tract of land situated in the William Wilson Survey, Abstract No. 1383, City of Corinth, Denton County, Texas and being a portion of Lot 3 and Lot 4, Block A, E. Blount Subdivision, Lots 1, 2, 3 and 4, Block A, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Document Number 2022-14, Plat Records, Denton County, Texas, and being a portion of a Drainage & Sanitary Sewer Easement, as recorded in Document Numbers 2015-108322 & 2016-55648, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 4, common to the northeast corner of Lot 2, Block A, said E. Blount Subdivision, same being on the northerly line of said Drainage & Sanitary Sewer Easement, same also being on the southerly line of Lot 1, Block A, Haislip Family Farm, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Cabinet I, Page 181, said Plat Records;

THENCE North 89°24'28" East, along the common line of said Lot 3 and said Lot 4 and said Lot 1, and along the northerly line of said Drainage & Sanitary Sewer Easement, a distance of 90.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, common to an ell corner of said Lot 3;

THENCE North 44°29'10" East, departing said common line, and continuing along the northerly line of said Drainage & Sanitary Sewer Easement, and crossing said Lot 3, a distance of 117.66 feet to a point for corner on the common line of said Lot 3 and Corinth Amity Village, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Cabinet A, Page 99, said Plat Records;

THENCE North 88°50'31" East, continuing along the northerly line of said Drainage and Sanitary Sewer Easement, and along said common line, a distance of 1,042.65 feet to the northeast corner of said Drainage & Sanitary Sewer Easement, common to the northwest corner of a Permanent Sanitary Sewer Easement, recorded in Document Number 2008-80181, said Official Records;

THENCE South 01°09'29" East, departing said common line, and along the easterly line of said Drainage & Sanitary Sewer Easement and along the westerly line of said Permanent Sanitary Sewer Easement, and crossing said Lot 3, a distance of 16.00 feet to the southeast corner of said Drainage & Sanitary Sewer Easement, common to the southwest corner of said Permanent Sanitary Sewer Easement;


THENCE South 88°50'31" West, continuing across said Lot 3 and along the southerly line of said Drainage & Sanitary Sewer Easement, a distance of 1036.13 feet to a point for corner;

THENCE South 44°24'49" West, continuing across said Lot 3 and along the southerly line of said Drainage & Sanitary Sewer Easement, a distance of 134.58 feet to a point for corner;

THENCE South 89°24'28" West, continuing across said Lot 3 and along the southerly line of said Drainage & Sanitary Sewer Easement and crossing said Lot 4, a distance of 84.73 feet to a point for corner on the common line of said Lot 4 and said Lot 2;

THENCE North 00°45'29" West, departing the southerly line of said Drainage & Sanitary Sewer Easement, and along the common line of said Lot 4 and said Lot 2 and crossing said Drainage and Sanitary Sewer Easement, a distance of 28.00 feet to the **POINT OF BEGINNING** and containing 0.484 of an acre (21,104 sq. ft.) of land, more or less.

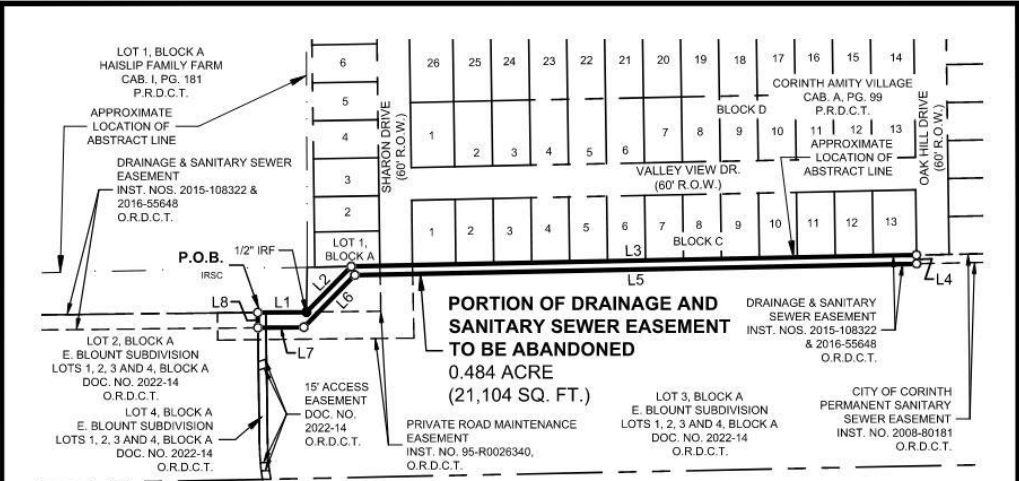
EXHIBIT A
EASEMENT ABANDONMENT
WILLIAM WILSON SURVEY, A-1383
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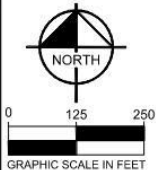
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N/A	AFM	KHA	OCT 2022	061179291	1 OF 2



WILLIAM WILSON SURVEY
ABSTRACT NO. 1383

CALLED 61.947 ACRES
MERITAGE HOMES OF TEXAS, LLC
INST. NO. 2021-66579
O.R.D.C.T.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°24'28"E	90.00'
L2	N44°29'10"E	117.66'
L3	N88°50'31"E	1042.65'
L4	S01°09'29"E	16.00'
L5	S88°50'31"W	1036.13'
L6	S44°24'49"W	134.58'
L7	S89°24'28"W	84.73'
L8	N00°45'29"W	28.00'

NOTES
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
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EXHIBIT A
EASEMENT ABANDONMENT
WILLIAM WILSON SURVEY, A-1383
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GUNAWAN, SYLVIANA 10/18/2022 11:47 AM K:\FRI_SURVEY\061179290-TAYLOR TRACT - CORINTH\DWG\061179291 EASEMENT ABANDONMENTS_LOTS 3 AND 4_SS

EXHIBIT “B”
Original Easement

Doc-108322

Exhibit B

**** Electronically Filed Document ****

Denton County
Juli Luke
County Clerk

Document Number: 2015-108322
Recorded As : ERX-EASEMENT

Recorded On: September 17, 2015
Recorded At: 10:00:56 am
Number of Pages: 6

Recording Fee: \$46.00

Parties:
Direct- BLOUNT DARLENE S
Indirect-

Receipt Number: 1339323
Processed By: Terri Bair

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.



THE STATE OF TEXAS)
COUNTY OF DENTON]

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed herein, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke

County Clerk
Denton County, Texas

Doc-108322

Exhibit B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OF YOUR DRIVER'S LICENSE NUMBER.

CITY OF CORINTH
PERMANENT DRAINAGE AND SANITARY SEWER EASEMENT

THE STATE OF TEXAS §
COUNTY OF DENTON § KNOW ALL MEN BY THESE PRESENTS

THAT, DARLENE S. BLOUNT and ELMO M. BLOUNT (collectively, "GRANTOR"), for an in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the CITY OF CORINTH ("GRANTEE"), a municipal corporation of Denton County, Texas, receipt of which is hereby acknowledged, do hereby grant, bargain and convey to said City, its successors and assigns, a temporary construction easement (the "Temporary Construction Easement") with a width of fifteen (15) feet along the western and southern boundaries of the Easement Parcel (as hereinafter defined), and a permanent, perpetual right of ingress and egress on, over, through and below the ground level of the Easement Parcel (the "Permanent Drainage and Sanitary Sewer Easement") for the construction, inspection, operation, maintenance, repair and replacement of a detention area and stormwater system, and sanitary sewer line, together with all necessary appurtenances thereto (collectively, the "Drainage and Sanitary Sewer Facilities"), and with the right and privilege at any and all times, to enter said premises, or any part thereof, as it is necessary to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said Drainage and Sanitary Sewer Facilities, and for making connections therewith, in, upon and across that certain tract or parcel of land in Denton County, Texas, being described as follows:

EXHIBIT "A", attached hereto are made a part hereof (the "Easement Parcel").

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein, any temporary or permanent structures, and it is further agreed that GRANTEE shall have the right to excavate and fill upon said Easement Parcel and to remove from said easement, any fences, buildings or other obstructions that may be found upon said Easement Parcel; provided, however, GRANTEE acknowledges that there may be additional utilities located within the Easement Parcel (the "Existing Utilities") and agrees to exercise reasonable care to avoid damage to any Existing Utilities and to restore any damage to such Existing Utilities to substantially their original condition as it existed immediately prior to such construction.

The Temporary Construction Easement shall expire upon completion of the Drainage and Sanitary Sewer Facilities. It is further intended that the Permanent Drainage and Sanitary Sewer Easement herein granted to the GRANTEE shall run with the land and forever by a right in and to the land belonging to the GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly expected from any right of revision of said premises under any prior deeds on GRANTOR'S chain of title.

Exhibit B

TO HAVE AND TO HOLD that Easement Parcel unto the Grantee for the purposes herein set forth, Grantor hereby binds itself, its successors and assigns, to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND, this the 10th day of September, 2015.

Darlene S. Blount
DARLENE S. BLOUNT

Elmo M. Blount
ELMO M. BLOUNT

STATE OF ~~Arizona~~ Texas
COUNTY OF Denton

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared DARLENE S. BLOUNT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of September, 2015.

Jennifer Earhart
Notary Public in and for The State of Texas
Commission Expires:



STATE OF Texas
COUNTY OF Denton

BEFORE ME, the undersigned authority, in and for said County, on this day personally appeared ELMO M. BLOUNT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of September, 2015.

Jennifer Earhart
Notary Public in and for The State of Texas
Commission Expires:



Doc-108322

Exhibit B

EXHIBIT "A"
EASEMENT PARCEL

Exhibit A
1 OF 2

Legal Description

THE FOLLOWING that certain tract be a portion of Lot 1, Block 1, E. Blount Subdivision, an addition to the City of Denton, Denton County, Texas, according to the plat recorded in Exhibit K, Page 768 of the Plat Records of Denton County, Texas and according to the deed to E. M. Blount & Darlene S. Blount recorded under Instrument Number 92-80001787 of the Public Records of Denton County, Texas, the subject tract being more particularly described as follows:

Reference: A 1.58 inch rebar found at the northwest corner of Lot 1, Block 1, E. Blount Subdivision, according to Exhibit K, Page 268 of the Plat Records of Denton County, Texas.

THENCE NORTH 89 degrees 25 minutes 35 seconds EAST, with the north line of said Lot 1, a distance of 1,137.60 feet to a 1.2 inch rebar found at a reentrant corner of Lot 1;

THENCE NORTH 44 degrees 25 minutes 35 seconds EAST, through the quarter of Lot 1, a distance of 118.51 feet to the north line of Lot 1;

THENCE NORTH 84 degrees 31 minutes 17 seconds EAST, with the north line of Lot 1, a distance of 1,357.15 feet to the northern corner of Lot 1;

THENCE NORTH 02 degrees 14 minutes 23 seconds EAST, with the east line of Lot 1, a distance of 50.01 feet, departing the said east line and through the interior of Lot 1 the following calls:

THENCE

- 1) SOUTH 88 degrees 51 minutes 17 seconds WEST, being 50.00 feet south and parallel with the east line of Lot 1, a distance of 1,275.94 feet;
- 2) NORTH 41 degrees 25 minutes 25 seconds WEST, a distance of 118.50 feet;
- 3) SOUTH 89 degrees 25 minutes 35 seconds WEST, being 50.00 feet south and parallel with the north line of Lot 1, a distance of 1,118.28 feet;
- 4) SOUTH 00 degrees 39 minutes 14 seconds EAST, being 50.00 feet east and parallel with the west line of Lot 1, a distance of 132.43 feet;
- 5) SOUTH 89 degrees 20 minutes 36 seconds WEST, a distance of 50.00 feet to the west line of Lot 1;

THENCE NORTH 00 degrees 39 minutes 14 seconds WEST, with the west line of Lot 1, a distance of 182.50 feet returning to the POINT OF BEGINNING and enclosing 3,194 acres (137,761 square feet).

Bearings are based on Grid North - Texas Coordinate System of 1983, North Central Zone

Jewel Chidd
Registered Professional
Land Surveyor, No. 5754
June 17, 2015
2501 East 11th Street
Denton, Texas 76205

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Suite C, Keller, Texas 76248
Telephone (972) 321-4971
www.jphsurvey.com
TBPLS Form #100192-00

See my hand with of even date



CITY OF CORINTH Staff Report

Meeting Date:	3/16/2023	Title:	Agora Sewer Easement Abandonment
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on an ordinance abandoning the Sanitary Sewer Easement, Instrument Number vol. 650, page 247, in relation to the Agora Park Development and N. Corinth Street realignment by the City of Corinth.

Item Summary/Background/Prior Action

In 1972 the City of Corinth acquired an easement from Helen J. Audrain across her tract to run a sanitary sewer line. The City never constructed a sewer line in this easement and no longer needs this easement.

With the Agora Park development, the City will construct necessary utilities within the proposed right-of-way of N. Corinth Street, Agora Way, and Main Street.

Financial Impact

None

Staff Recommendation/Motion

Recommend approval of abandoning Sanitary Sewer Easement, Instrument Number vol. 650, page 247, and cause the recording of said documents in the Denton County Records.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS ABANDONING A 10 FOOT WIDE SANITARY SEWER EASEMENT RECORDED IN THE DENTON COUNTY LAND RECORDS AT DR VOLUME 650, PAGE 247, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, TO SERVE AS A QUITCLAIM DEED AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECT THE ABANDONMENT OF THE EASEMENT; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF CORINTH AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth is a home rule municipality and pursuant to its Charter and state law, the City is authorized to own property and sell property and to divest itself of any and all interests in property, including without limitation its interest in easements granted to the City for public purposes; and

WHEREAS, the City of Corinth is the owner of an approximate 10.488 acre tract of land situated in the J.P. Walton Survey, Abstract 1389, City of Corinth, Denton County, Texas, as depicted in Document 2020-169156 dated October 21, 2020 (the “Property”); and

WHEREAS, the City of Corinth (the “Property Owner”) has determined the need to abandon a certain Sanitary Sewer Easement on the Property that was previously granted to the City of Corinth and that is recorded in the **Denton County Land Records at DR Volume 650, Page 247**, and more specifically described in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein (the “Sanitary Sewer Easement” or “Easement”); and

WHEREAS, the City Council has determined that no public infrastructure is located within the Easement, and that the Easement as located upon the Property is not necessary for future use by the City for the location of public infrastructure, and thus the City Council finds that abandonment of the Easement as requested by the Property Owner is appropriate; and

WHEREAS, the City Council has determined it appropriate to adopt this Ordinance abandoning and quitclaiming to the Property Owner any and all interest in the Easement described in **Exhibit “A”** hereto;

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

SECTION 1.

That the foregoing recitals are findings of the Corinth City Council and are incorporated into this Ordinance as if written word for word.

SECTION 2.

That the City of Corinth hereby abandons the Sanitary Sewer Easement as more specifically described in **Exhibit “A”** hereto and filed in the **Denton County Land Records at DR Volume 650, Page 247**, a copy of the recorded Easement document being included as a part of **Exhibit “A”** and the City does hereby quitclaim in favor of Property Owner City of Corinth, such Sanitary Sewer Easement.

SECTION 3.

That the Sanitary Sewer Easement is abandoned, vacated, and closed, insofar as the right title and interest of the public to such easement are concerned. That the City of Corinth does not abandon any other interest other than that described in **Exhibit “A”**, but does hereby abandon all of its right, title and interest in and to that certain Easement described in **Exhibit “A”**, together with any and all improvements thereon.

SECTION 4.

That upon passage hereof, the City Secretary is authorized and directed to prepare a certified copy of this ordinance and the recording of this abandonment ordinance in the real property records of Denton County, Texas shall serve as the abandonment of all right, title, or interest of the City of Corinth in and to the Easement described in **Exhibit “A”**. The City Manager is further authorized to execute any additional documents necessary to effect the abandonment of the Easement.

SECTION 5.

As a condition of this abandonment and as a part of the consideration for the quitclaim to Grantee herein, Grantee agrees to indemnify, defend, release and hold the City of Corinth whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of or be occasioned by or from, the abandonment, closing, vacation, and quitclaim by the City of Corinth of the Easement described in **Exhibit “A”** and the Grantee hereby agrees to defend any and all suits, claims, or causes, of action brought against the City on account of the same, and to discharge any judgment or judgments that may be rendered against the City of Corinth in connection therewith.

SECTION 6.

This Ordinance shall take effect from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS on this _____ day of _____, 2023.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

The Easement being a strip of land across the tract referred to in the J.P. Walton Survey, Abstract No. 1389, Denton County, Texas, ten (10) feet in width, more particularly described in document from Helen J. Audrain to the City of Corinth dated July 11, 1972, recorded in volume 250, Page 247, of the Deed Records of said County.

EXHIBIT "A"

DR VOL 00650 PAGE 247

THE STATE OF TEXAS X
COUNTY OF DENTON X KNOW ALL MEN BY THESE PRESENTS:

11559

THAT I, HELEN J. AUDRAIN, a single woman, of the County of Denton, State of Texas, hereinafter called Grantor, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant to the Town of Corinth, hereinafter called City, an easement and right-of-way for the purpose of constructing a sanitary sewer line, the term of such easement to end when the Town of Corinth accepts the entire sewer system when construction of the same is completed; and Grantor does also grant to said City a perpetual easement and right-of-way for the purpose of operating and maintaining such sanitary sewer line; easements and rights-of-way over and across Grantor's land as hereindescribed:

A temporary easement in the total width of 25' along, adjacent and abutting to the existing easement in favor of and held by the City of Denton, Texas as evidenced by an easement filed of record in Volume 417, Page 598, Denton County, Texas, and dated December 2, 1955. The land herein is a part of the J. P. Walter Survey, Abstract No. 1389, Denton County, Texas.

Grantee herein shall

Grantee herein shall have a permanent easement limited to a strip of land 10' in total width, parallel with, adjacent, along and next to the existing easement referred to above.

The temporary easement shall terminate, and the title of Grantee created herein as to the remaining 15' shall revert to Grantor without any further action by Grantor upon completion of the installation and acceptance of the entire sewer system as set forth above.

The remaining 10' easement shall be perpetual so long as such easement is used for the purposes herein stated. Should such easement ever be used for any purpose other than that herein stated, the entire title to such easement, together with all improvements placed therein or thereon, shall revert to Grantor, her heirs or assigns, by operation of law and without any necessity of re-entry. It is understood that during the existence of these easements, Grantee shall have the right to construct, improve, reconstruct, repair, inspect, maintain and remove and replace said sewer line and appertnances, and shall further have the right to relocate said line within the permanent 10' easement. Grantor shall not have the right to make any permanent improvements, except fencing across such easement, nor shall Grantor interfere with the reasonable uses intended for Grantee in this easement. Grantor may use the surface of such land for grazing purposes and other purposes not inconsistent with the use by Grantee. Grantee agrees to restore the surface of the land to the same condition as it was prior to the installation of such sewer main and shall further bury all pipes to a sufficient depth, so as not to interfere with the cultivation of soil. Grantee further agrees to pay for all damages occasioned by the rupture and overflowing into other property owned by Grantor in the event such occasion should occur.

TO HAVE AND TO HOLD the above described easement and rights-of-way under the said Town of Corinth, its successors and assigns forever. And Grantor does hereby bind herself, her heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto said town, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 19th day of April, 1972.

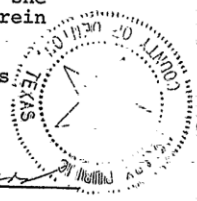
Helen J. Audrain
(Helen J. Audrain)

THE STATE OF TEXAS X
COUNTY OF DENTON X

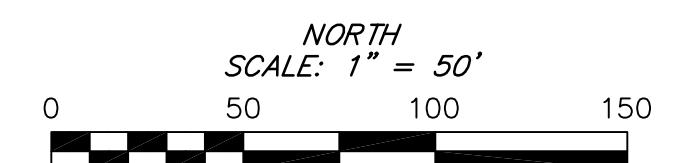
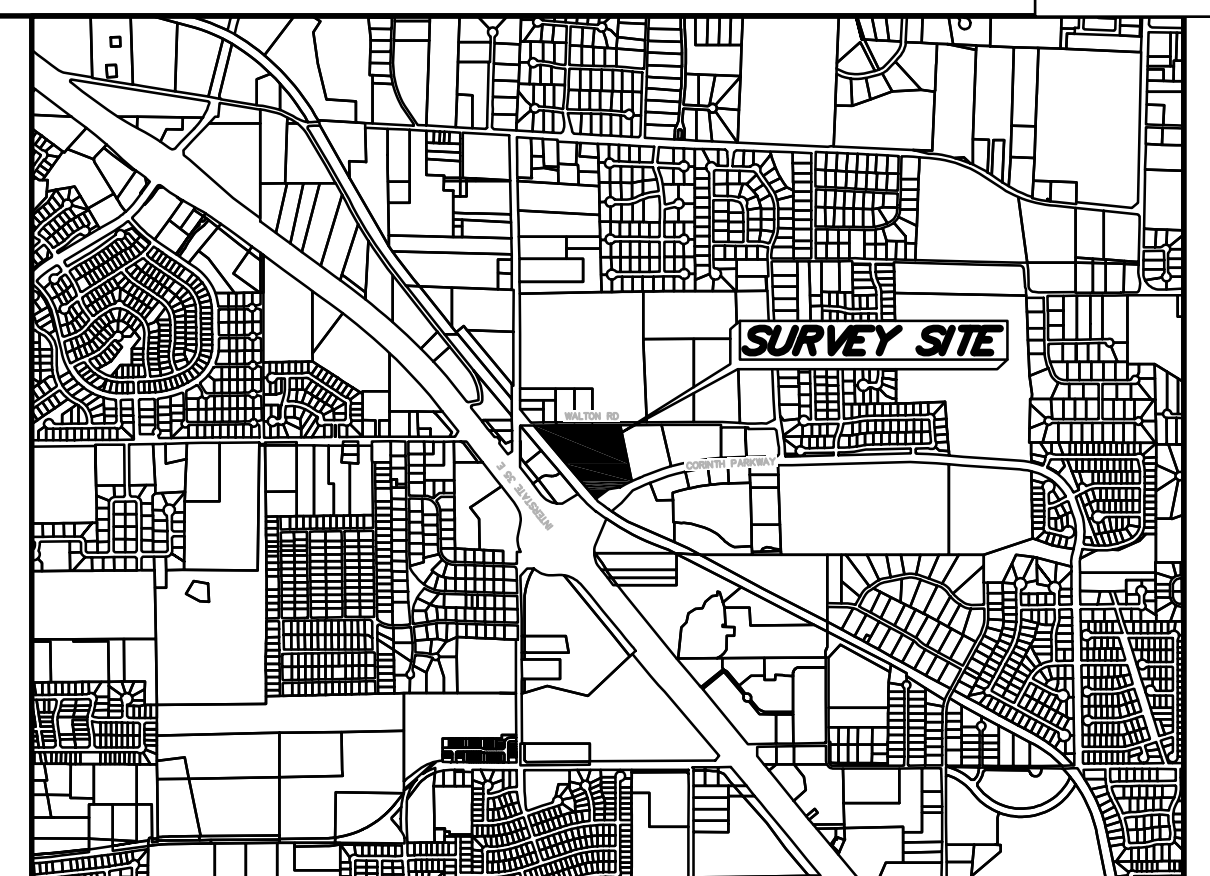
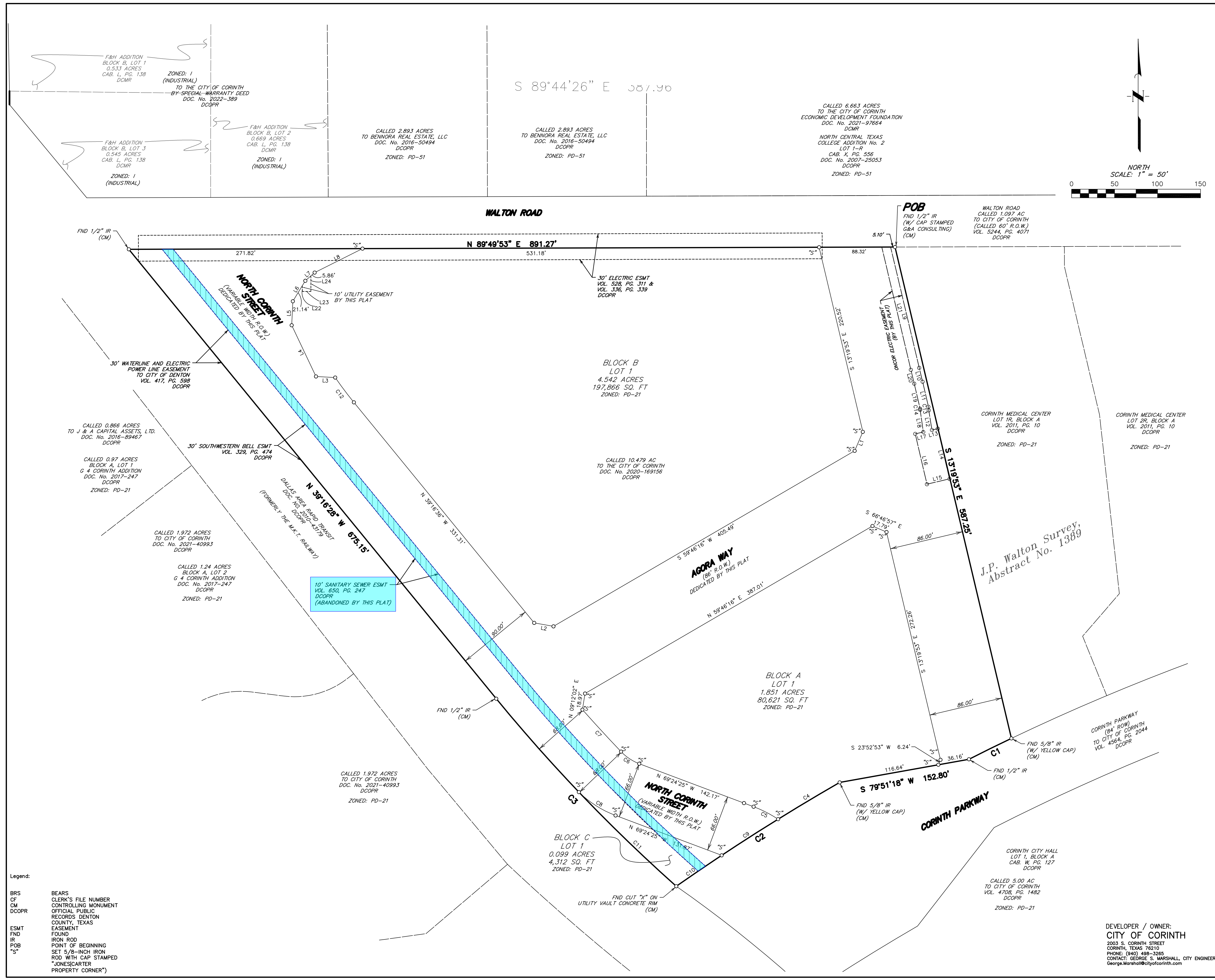
BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared HELEN J. AUDRAIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19 day of April, 1972.

Jessamita Chamber
Notary Public in and for
Denton County, Texas



FILED FOR RECORD: 11th DAY OF July A.D. 1972 at 9:00 o'clock A.M.
RECORDED: 19th DAY OF July A.D. 1972 at 8:42 o'clock A.M.
BY _____ DEPUTY THETA PARKER, COUNTY CLERK
DENTON COUNTY TEXAS



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2542.00	111°4'27"	55.05'	55.05'	S 63°40'12" W
C2	2590.00	4°58'58"	225.24'	225.17'	S 57°34'32" W
C3	1937.96	8°56'52"	302.65'	302.34'	N 43°50'17" W
C4	2590.00	1°50'42"	83.40'	83.40'	S 59°08'40" W
C5	143.00	12°49'50"	32.02'	31.98'	N 62°59'50" W
C6	57.00	25°45'08"	25.62'	25.40'	N 56°20'29" W
C7	1885.27	2°02'14"	66.32'	66.32'	N 42°37'52" W
C8	123.00	23°44'23"	50.57'	50.60'	N 57°30'11" W
C9	2590.00	01°43'22"	17.93'	17.93'	S 57°21'35" W
C10	2590.00	01°24'49"	63.90'	63.90'	S 55°47'28" W
C11	1937.96	04°39'32"	157.58'	157.54'	N 45°58'58" W
C12	455.50	04°39'30"	36.11'	36.10'	N 37°00'21" W
C13	15.00	15°42'53"	4.11'	4.10'	S 05°18'00" E
C14	5.00	15°42'53"	1.37'	1.37'	N 05°18'00" W

LINE	BEARING	DISTANCE
L1	S 23°13'03" W	24.10'
L2	N 79°45'10" W	22.82'
L3	N 86°45'18" W	22.40'
L4	N 25°24'09" W	65.92'
L5	N 02°45'19" E	27.93'
L6	N 31°22'20" E	27.93'
L7	N 48°43'57" E	14.43'
L8	N 63°23'17" E	62.26'
L9	S 13°20'09" E	144.30'
L10	S 13°39'26" E	16.64'
L11	S 13°09'26" E	29.94'
L12	S 09°02'12" E	23.23'
L13	N 76°50'34" E	6.97'
L14	S 13°09'26" E	60.00'
L15	S 76°50'34" W	26.92'
L16	N 13°09'26" W	60.00'
L17	N 76°50'34" E	9.63'
L18	N 07°55'53" W	25.98'
L19	N 13°09'26" W	29.94'
L20	N 13°39'29" W	16.61'
L21	N 13°20'09" W	146.64'
L22	S 00°10'41" E	6.61'
L23	N 89°49'19" E	10.00'
L24	N 00°10'41" W	18.02'

FINAL PLAT
CORINTH AGORA PARK
LOT 1, BLOCK A AND
LOT 1, BLOCK B
10.488 ACRES
 OUT OF THE
J.P. WALTON SURVEY, A-1389
 CITY OF CORINTH
 DENTON COUNTY, TEXAS
 MARCH 2023



DEVELOPER / OWNER:
CITY OF CORINTH
 2003 S. CORINTH STREET
 CORINTH, TEXAS 76210
 PHONE: (940) 498-3265
 CONTACT: GEORGE S. MARSHALL, CITY ENGINEER
 George.Marshall@cityofcorinth.com

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, the City of Corinth is the owner of a 10.488 acre tract of land situated in the J.P. Walton Survey, Abstract No. 1389, in the City of Corinth, Denton County, Texas; said 10.488 acre tract being all of a called 10.479 acre tract of land conveyed to the City of Corinth recorded in Document No. 2020-169156 of the Denton County Official Public Records (DCOPR); said 10.488 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, North Central Zone, NAD 83, with grid distances;

BEGINNING at a found 1/2-inch iron rod with cap stamped "G & A Consulting" being the northeast corner of said called 10.479 acre tract, being the northwest corner of Lot 1R, Block A, Corinth Medical Center, recorded in Volume 2011, Page 10 of the DCOPR and being in the south right of way line of Walton Road;

THENCE South 13°19'53" East, 587.25 feet along the east line of said 10.479 acre tract and west line of said Lot 1R to a found 5/8-inch iron rod with yellow cap being the southeast corner of said 10.479 acre tract, being the southwest corner of said Lot 1R, being in the north right of way line of Corinth Parkway and being the beginning of a curve to the left;

THENCE along said north right of way line and south line of said 10.479 acre tract, the following three (3) courses:

- 1. Along the arc of said curve to the left having a radius of 2542.00 feet, a central angle of 01°14'27", an arc length of 55.05 feet and a long chord bearing South 63°49'12" West, 55.05 feet to a found 1/2-inch iron rod;
2. South 79°51'18" West, passing at 36.16 feet a set 5/8-inch iron rod with cap stamped "JonesCarter Property Corner", continuing a total distance of 152.80 feet to a found 5/8-inch iron rod with yellow cap at the beginning of a curve to the left;
3. Along the arc of said curve to the left having a radius of 2590.00 feet, a central angle of 04°58'58", passing at 83.40 feet and 161.31 feet set 5/8-inch iron rods with caps stamped "JonesCarter Property Corner", continuing along said curve to the left for a total arc length of 225.24 feet and a long chord bearing South 57°34'32" West, 225.17 feet to a found cut "X" in concrete on the rim of a utility vault being the southwest corner of said 10.479 acre tract, being in the east line of a tract of land (formerly the M.K.T. Railway) being a 100 foot right of way conveyed to the Dallas Area Rapid Transit, recorded in Document No. 2010-43179 of the DCOPR and being at the beginning of a curve to the right;

THENCE along the west line of said 10.479 acre tract, east line of said 100 foot right of way and along said curve to the right having a radius of 1937.96 feet, a central angle of 08°56'52", passing at 157.58 feet a set 5/8-inch iron rod with cap stamped "JonesCarter Property Corner", continuing along said curve to the right for a total arc length of 302.65 feet and a long chord bearing North 43°50'17" West, 302.34 feet to a found 1/2-inch iron rod;

THENCE, North 39°16'28" West, 675.15 feet continuing along said west and east line to a found 1/2-inch iron rod being the northwest corner of said 10.479 acre tract and being in the south right of way line of Walton Road;

THENCE, North 89°49'53" East, 891.27 feet, along the north line of said 10.479 acre tract and south right of way line of Walton Road to the POINT OF BEGINNING of the herein described tract, containing 10.488 acres of land in Denton County, Texas.

and designated herein as the Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trailers, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements if the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Eduardo Martinez, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

RELEASED FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Eduardo Martinez
Registered Professional Land Surveyor No. 5274
March 01, 2023

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, _____.

NOTARY PUBLIC

County, Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS DAY OF _____ 2023.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
CORINTH AGORA PARK
LOT 1, BLOCK A AND
LOT 1, BLOCK B
10.488 ACRES
OUT OF THE
J.P. WALTON SURVEY, A-1389
CITY OF CORINTH
DENTON COUNTY, TEXAS
MARCH 2023

DEVELOPER / OWNER:
CITY OF CORINTH
2003 S. CORINTH STREET
CORINTH, TEXAS 76210
PHONE: (940) 498-3265
CONTACT: GEORGE S. MARSHALL, CITY ENGINEER
George.Marshall@cityofcorinth.com



THE STATE OF TEXAS X

Section H, Item 4.

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON X

11559

THAT I, HELEN J. AUDRAIN, a single woman, of the County of Denton, State of Texas, hereinafter called Grantor, for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant to the Town of Corinth, hereinafter called City, an easement and right-of-way for the purpose of constructing a sanitary sewer line, the term of such easement to end when the Town of Corinth accepts the entire sewer system when construction of the same is completed; and Grantor does also grant to said City a perpetual easement and right-of-way for the purpose of operating and maintaining such sanitary sewer line; easements and rights-of-way over and across Grantor's land as hereindescribed:

A temporary easement in the total width of 25' along, adjacent and abutting to the existing easement in favor of and held by the City of Denton, Texas as evidenced by an easement filed of record in Volume 417, Page 598, Denton County, Texas, and dated December 2, 1955. The land herein is a part of the J. P. Walter Survey, Abstract No. 1389, Denton County, Texas.

Grantee herein shall

Grantee herein shall have a permanent easement limited to a strip of land 10' in total width, parallel with, adjacent, along and next to the existing easement referred to above.

The temporary easement shall terminate, and the title of Grantee created herein as to the remaining 15' shall revert to Grantor without any further action by Grantor upon completion of the installation and acceptance of the entire sewer system as set forth above.

The remaining 10' easement shall be perpetual so long as such easement is used for the purposes herein stated. Should such easement ever be used for any purpose other than that herein stated, the entire title to such easement, together with all improvements placed therein or thereon, shall revert to Grantor, her heirs or assigns, by operation of law and without any necessity of re-entry. It is understood that during the existence of these easements, Grantee shall have the right to construct, improve, reconstruct, repair, inspect, maintain and remove and replace said sewer line and appertnances, and shall further have the right to relocate said line within the permanent 10' easement. Grantor shall not have the right to make any permanent improvements, except fencing across such easement, nor shall Grantor interfere with the reasonable uses intended for Grantee in this easement. Grantor may use the surface of such land for grazing purposes and other purposes not inconsistent with the use by Grantee. Grantee agrees to restore the surface of the land to the same condition as it was prior to the installation of such sewer main and shall further bury all pipes to a sufficient depth, so as not to interfere with the cultivation of soil. Grantee further agrees to pay for all damages occasioned by the rupture and overflowing into other property owned by Grantor in the event such occasion should occur.

TO HAVE AND TO HOLD the above described easement and rights-of-way under the said Town of Corinth, its successors and assigns forever. And Grantor does hereby bind herself, her heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto said town, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 19th day of April, 1972.

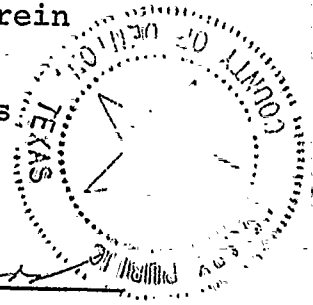
Helen J. Audrain
(Helen J. Audrain)

THE STATE OF TEXAS X
COUNTY OF DENTON X

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared HELEN J. AUDRAIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19 day of April, 1972.

Seamita Chambers
Notary Public in and for Denton County, Texas



FILED FOR RECORD: 11th DAY OF July A.D. 1972 at 9:00 o'clock A.M.
RECORDED: 19th DAY OF July A.D. 1972 at 8:47 o'clock A.M.
BY _____ DEPUTY THETA PARKER, COUNTY CLERK
DENTON COUNTY TEXAS



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title:	PD-51 Boundary Amendment
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission On January 23, 2023, the Planning & Zoning Commission recommended approval of ZAPD22-0011 – PD-51 Boundary Amendment as presented, subject to the approval of Case No. ZAPD22-0007 – Village Square.		

Item/Caption

Consider and act on an ordinance amending the boundary of PD-51, as adopted by Ordinance No. 20-12-17-41, by removing approximately ±13.577 acres referred to as Tract 2 from PD-51, generally located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. Case No. ZAPD22-0011 – PD-51 Boundary Amendment.



Location and limits of PD-51 District Boundary

Item Summary/Background/Prior Action

On February 16, 2023, the City Council held a Public Hearing and directed staff to prepare an ordinance amending the boundary of Planned Development No. 51 – Walton Ridge (PD-51) by removing Tract 2 from PD-51. Tract 2 will be developed as a new Planned Development (PD-65) for the Village Square at Corinth multifamily development.

Staff Recommendation

Staff recommends approval of the ordinance amending the boundary of PD-51.

Motion

“I move to approve ordinance amending the boundary of PD-51, as adopted by Ordinance No. 20-12-17-41, by removing approximately ±13.577 acres referred to as Tract 2 from PD-51, generally located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. Case No. ZAPD22-0011 – PD-51 Boundary Amendment.

Attachments

1. Ordinance

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 23-03-16-XX**

WALTON RIDGE REDESIGN PLANNED DEVELOPMENT DISTRICT #51

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY, BY AMENDING ORDINANCE NO. 20-12-17-41 ADOPTING WALTON RIDGE REDESIGN PLANNED DEVELOPMENT DISTRICT NO. 51 (“PD-51”), WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) ON TRACT 1 (APPROXIMATELY 13.579 ACRES) AND A BASE ZONING DESIGNATION OF MF-3, MULTI-FAMILY RESIDENTIAL ON TRACT 2, (APPROXIMATELY 36.219 ACRES) OF THE APPROXIMATE ±49.798 ACRE TRACT OF LAND LOCATED IN THE J. P. WALTON SURVEY, ABSTRACT NO. 1389, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF WALTON DRIVE, SOUTH OF BLACK JACK LANE, SAND JACK DRIVE, AND DANBURY COVE/CIRCLE, EAST OF NORTH CORINTH STREET, AND WEST OF SHADY REST LANE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO REDUCE THE BOUNDARY OF PD-51 BY REMOVING TRACT 2, (APPROXIMATELY 13.579 ACRES) FROM THE BOUNDARY OF PD-51 AND REAFFIRMING THAT THE ZONING DESIGNATION ON TRACT 1, (APPROXIMATELY 36.219 ACRES) SHALL REMAIN AS WALTON RIDGE REDESIGN PLANNED DEVELOPMENT NO. 51 (“PD-51”) WITH A BASE ZONING DESIGNATION OF SF-4, SINGLE FAMILY RESIDENTIAL (DETACHED) PROVIDING FOR THE REMOVAL OF TRACT 2 FROM THE BOUNDARY OF PD-51 AND A REPEAL OF ALL REGULATIONS GOVERNING TRACT 2, AND PROVIDING A LEGAL PROPERTY DESCRIPTION FOR THE NEW BOUNDARY OF PD-51 COMPRISED OF A SINGLE TRACT CONSISTING OF APPROXIMATELY 36.219 ACRES AND ZONED FOR SF-4 SINGLE FAMILY RESIDENTIAL (DETACHED) USE (EXHIBIT “A-1”); PROVIDING AN AMENDED PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT “B”); PROVIDING AMENDED ANCILLARY CONCEPTUAL PLANS (EXHIBITS “C”, “D”, “E” AND “F”); PROVIDING AMENDED PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT “G”); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code of the City, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, on December 17, 2023, the City adopted Ordinance No. 20-12-14-17 approving the Walton Ridge Redesign Planned Development District No. 51 for property comprised of approximately 47.798 acres of land located in the J.P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas, and generally located north of Walton Drive, south of Black Jack Lane, Sand Jack Drive, and Danbury Cove/Circle, east of North Corinth Street, and west of Shady Rest Lane, which property included “Tract 1” (an approximate 36.219 acres) and “Tract 2” (an approximate 13.579 acre tract) as described in Exhibit “A” to Ordinance NO. 20-12-14-17 (“PD-51”); and

WHEREAS, Tract 1 of PD-51 has a base zoning designation of SF-4, Single Family Residential (Detached) and Tract 2, has a base zoning designation of MF-3, Multi-Family under the City's Unified Development Code and designated on the City's Zoning Map; and

WHEREAS, an authorized person with a proprietary interest in the Property has requested a change in the zoning established pursuant Ordinance No. 20-12-14-17 approving PD-51 by requesting that Tract 2 be removed from the boundary of PD-51 and that all regulations contained in PD-51 governing Tract 2 be repealed, so that Tract 2 may be rezoned as a separate planned development district; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the change in zoning for the Property promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2
AMENDMENTS**

2.00. Amendments. Section 2, "Legal Property Description; Amendment" of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, the Unified Development Code of the City of Corinth ("UDC"), by establishing the Walton Ridge Redesign Planned Development District No. 51 ("PD-51") is hereby amended to rename Section 2.01 from Legal Description; Amendment" to "Boundary Amendment/New PD-51 Boundaries Established; Zoning Map Amendments" and such section shall be and read in its entirety as follows:

**“SECTION 2.
BOUNDARY AMENDMENT/ NEW PD-51 BOUNDARIES ESTABLISHED; ZONING MAP
AMENDMENTS**

2.01 Boundary Adjustment – Tract 2 Removed. Ordinance No. 20-12-17-41 amending 13-05-02-08, the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended as follows:

A. Tract 2 (Multi-Family Residential) Removed. An approximate 13.579 acres of land currently identified as Tract 2 and zoned as part of the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) with a base zoning designation of MF-3, Multifamily Residential, identified therein as Tract 2 (Multi-Family Residential), and described in **Exhibit “A” to Ordinance No. 20-12-17-41** (the “Tract 2 Property”) is hereby removed from the boundary of the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”); and

B. Tract 2 Regulations Repealed. All provisions contained in Ordinance No. 20-12-17-41 regulating the land use designation and development of Tract 2 are hereby repealed in their entirety, including provisions contained in any Exhibit thereto.

2.02. New PD-51 Boundaries Established. Ordinance No. 20-12-17-41 amending 13-05-02-08, the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and adopts the Zoning Map of the City of Corinth, is hereby amended as follows:

The boundary of Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) shall consist of an approximate 36.219 acres of land as more specifically described in **Exhibit “A-1”**, attached hereto and incorporated herein, (the “Property”) and shall have a base zoning designation of SF-4, Single Family Residential (Detached).

2.03. Zoning Map Amendments. The Zoning Map of the City is hereby amended to reflect the removal of Tract 2 from the boundaries of PD-51. The Zoning Map of the City is hereby further amended to reflect the newly established boundaries of PD-51, the boundaries of which are more fully described in Exhibit “A-1” hereto, with the underlying zoning district of SF-4 Single Family Residential (Detached) for the Property as described in this Ordinance.”

**SECTION 3.
AMENDED PLANNED DEVELOPMENT CONCEPT PLAN**

Section 3, “Planned Development Concept Plan” of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, the Unified Development Code of the City of Corinth (“UDC”), by establishing the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) is hereby amended to be and read in its entirety as follows:

**“SECTION 3.
Amended Planned Development Concept Plan**

The Amended Planned Development Concept Plan for the Property as set forth in **Exhibit “B”**, a copy of which is attached hereto and incorporated herein, as approved by Ordinance No. 20-12-17-41 shall remain in full force and effect. Additional ancillary conceptual plans pertaining to the Property’s lot layout, common open space landscaping, streetscape rendering design, and tree preservation on Open Space Lot 27X-Block E are set forth in Exhibit “C”, Exhibit “D”, Exhibit “E”, and Exhibit “F” respectively, attached hereto and incorporated herein, are hereby approved, as generally depicted (Exhibits “C”, “D”, “E” and “F” together herein referred to as the “Ancillary Conceptual Plans”).”

**SECTION 4.
AMENDED LAND USE REGULATIONS**

Section 4, “Land Use Regulations” of Ordinance No. 20-12-17-41 amending Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), by establishing the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”) is hereby amended to be and read in its entirety as follows:

**“SECTION 4.
Amended Land Use Regulations**

The Amended Planned Development Land Use Regulations set forth in “**Exhibit G**” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district on the Property (**Exhibit “A-1”**) with base zoning designation of SF-4, Single Family Residential (Detached) on ±36.219 acres. In the event of conflict between the provisions of “**Exhibit G**” and provisions of any other City zoning regulations, including without limitation the regulations governing SF-4, Single Family Residential (Detached) zoning district, **Exhibit “G”** shall control.

That the zoning regulations and districts herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

The Amended Planned Development Concept Plan for the Property (**Exhibit “B”**), the Ancillary Conceptual Plans (**Exhibits “C”, “D”, “E”, and “F”**), and the Amended Land Use Regulations (**Exhibit “G”**) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, Ancillary Conceptual Plans, and Land Use Regulations. The PD Concept Plan, Ancillary Concept Plans and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC Section 2.10.09 and development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.”

**SECTION 5.
PENALTY FOR VIOLATIONS**

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

**SECTION 6.
SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided

in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

**SECTION 7.
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

PASSED AND APPROVED THIS 16th DAY OF March, 2023.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

**EXHIBIT "A-1"
LEGAL DESCRIPTION**

Legal Description – Entire Tract

Legal Description – Tract 1 (Single-Family Residential (detached))

36. 219 ACRES.

BEING 36.219 acres (1,577,736 square feet) of land in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas; said 36.219 acres (1,577,736 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd., as recorded in Instrument Number 2019-13008, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that certain tract of land described in a Special Warranty Deed to Shady Grove Lot Venture, Ltd. (hereinafter collectively referred to as Shady Grove Lot Venture tract), as recorded in Instrument Number 2019-13009, O.P.R.D.C.T. and being a portion of that certain tract of land described as Lot 1, Block A, Metroplex Cabinets Addition (hereinafter referred to as Lot 1), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-30693, Plat Records, Denton County, Texas (P.R.D.C.T.), and being a portion of that certain tract of land described as Lot 1-R, Block A, North Central Texas College Addition No. 2 (hereinafter referred to as Lot 1-R), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2007-25053, P.R.D.C.T.; said 36.219 acres (1,577,736 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Shady Grove Lot Venture tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block A, Cab Estates (hereinafter referred to as Cab Estates), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2011-202, Plat Records, Denton County, Texas (P.R.D.C.T.), same also being the existing West right-of-way line of Shady Rest Lane (variable width right-of-way), as recorded in Instrument Number 2014-112539, O.P.R.D.C.T.;

THENCE South 02 degrees 44 minutes 00 seconds East with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 330.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 01 degree 59 minutes 16 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 131.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 06 degrees 16 minutes 10 seconds East, a distance of 80.64 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the left having a radius of 540.00 feet, through a central angle of 8 degrees 33 minutes 49 seconds, for an arc distance of 80.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 06 degrees 53 minutes 11 seconds East, a distance of 61.37 feet;

THENCE Southerly, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane and with said curve to the right having a radius of 480.00 feet, through a central angle of 7 degrees 19 minutes 52 seconds, for an arc distance of 61.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 03 degrees 13 minutes 14 seconds East, continue with the common line between said Shady Grove Lot Venture tract and the existing West right-of-way line of said Shady Rest Lane, a distance of 163.33 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the North line of that certain tract of land described in a Warranty Deed to Alonzo Dorris Cate and wife, Welna June Cate (hereinafter referred to as Cate tract), as recorded in Volume 435, Page 211, Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE North 89 degrees 43 minutes 47 seconds West, departing the existing West right-of-way line of said Shady Rest Lane and with the common line between said Shady Grove Lot Venture tract and said Cate tract a distance of 348.32 feet to a one-half inch iron rod found for the Southwest corner of said Tract 1, same being the Northwest corner of said Cate tract, same also being the East line of the remainder of said Ford tract;

THENCE South 02 degrees 18 minutes 13 seconds East with the common line between said Shady Grove Lot Venture tract and said Cate tract, a distance of 585.14 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of the remainder of said Ford tract, same being the West line of said Cate tract, same also being the existing North right-of-way line of Walton Road (variable width right-of-way), as recorded in Volume 5244, Page 411, Official Public Records, Denton County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 50 minutes 35 seconds West, departing the West line of said Cate tract and with the common line between said Shady Grove Lot Venture tract and the existing North right-of-way line of said Walton Road, a distance of 28.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 16 minutes 13 seconds East, departing the existing North right-of-way line of said Walton Road, crossing said Lot 1, a distance of 588.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1, pass at a distance of 493.58 feet, the West line of said Lot 1, same being the East line of said Lot 1-R, continue with said course crossing said Lot 1-R for a total distance of 583.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 96.19 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the left having a radius of 225.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 96.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 65 degrees 35 minutes 08 seconds West, continue crossing said Lot 1-R, a distance of 106.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner for the beginning of a curve to the right, whose long chord bears South 77 degrees 55 minutes 41 seconds West, a distance of 117.56 feet;

THENCE Westerly, continue crossing said Lot 1-R, with said curve to the right having a radius of 275.00 feet, through a central angle of 24 degrees 41 minutes 06 seconds, for an arc distance of 118.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 89 degrees 43 minutes 47 seconds West, continue crossing said Lot 1-R, a distance of 158.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 02 minutes 04 seconds East, continue crossing said Lot 1-R, a distance of 23.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 43 degrees 09 minutes 06 seconds East, continue crossing said Lot 1-R, a distance of 35.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 89 degrees 43 minutes 48 seconds East, continue crossing said Lot 1-R, a distance of 134.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 86 degrees 28 minutes 58 seconds East, a distance of 29.73 feet;

THENCE Easterly, continue crossing said Lot 1-R and with said curve to the left having a radius of 225.00 feet, through a central angle of 7 degrees 34 minutes 31 seconds, for an arc distance of 29.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 14 minutes 48 seconds West, continue crossing said Lot 1-R, a distance of 784.17 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the North line of said Lot 1-R, same being the South line of that certain tract of land described as Somerset Addition (hereinafter referred to as Somerset Addition), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Cabinet R, Page 45, P.R.D.C.T.;

THENCE North 88 degrees 43 minutes 44 seconds East with the common line between said Lot 1-R and said Somerset Addition, a distance of 359.60 feet to a one-half inch iron rod found for corner, same being the Northwest corner of said Shady Grove Lot Venture tract;

THENCE North 89 degrees 33 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 422.44 feet to a one-half inch iron rod found for corner;

THENCE North 89 degrees 31 minutes 22 seconds East, continue with the common line between said Shady Grove Lot Venture tract and said Somerset Addition, a distance of 107.59 feet to a five-eighths inch iron rod found for the Southeast corner of said Somerset Addition, same being the Southwest corner of that certain tract of land described as Oaks of Corinth (hereinafter referred to as Oaks of Corinth), an addition to the City of Corinth, Denton County, Texas, according to the plat recorded in Instrument Number 2006-122243, P.R.D.C.T.;

THENCE North 89 degrees 50 minutes 38 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 412.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East with the common line between said Shady Grove Lot Venture tract and said Oaks of Corinth, a distance of 29.15 feet to a one-half inch iron rod with plastic cap stamped "ARTHUR SURVEYING" found for the Southeast corner of said Oaks of Corinth;

THENCE North 89 degrees 51 minutes 47 seconds East with the North line of said Shady Grove Lot Venture tract, a distance of 5.85 feet to a one-half inch iron rod found for the Southwest corner of the aforesaid Cab Estates;

THENCE South 89 degrees 47 minutes 09 seconds East with the common line between said Shady Grove Lot Venture tract and said Cab Estates, a distance of 317.53 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 36.219 acres (1,577,736 square feet) of land.

EXHIBIT "B"
AMENDED PLANNED DEVELOPMENT CONCEPT PLAN



FINAL PLAT
WALTON RIDGE

Being a replat of Lot 1B, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and being a replat of Lot 1, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and being a replat of Lot 2, Block A, Metroplex Cabinets Addition, an addition to the City of Corinth, Denton County, Texas and being a total of 36,270 acres out of the total area of 36,270 acres of the City of Corinth, Denton County, Texas

1. P. Walton Survey, Abstract No. 1389
164 Residential Lots and 10 Open Space Lots

Preparation Date: May 2022.
Professional Review:

EXHIBIT "D"
COMMON OPEN SPACE LANDSCAPE AND TRAILS FOR THE PROPERTY
 (Sheet 2 of 2)

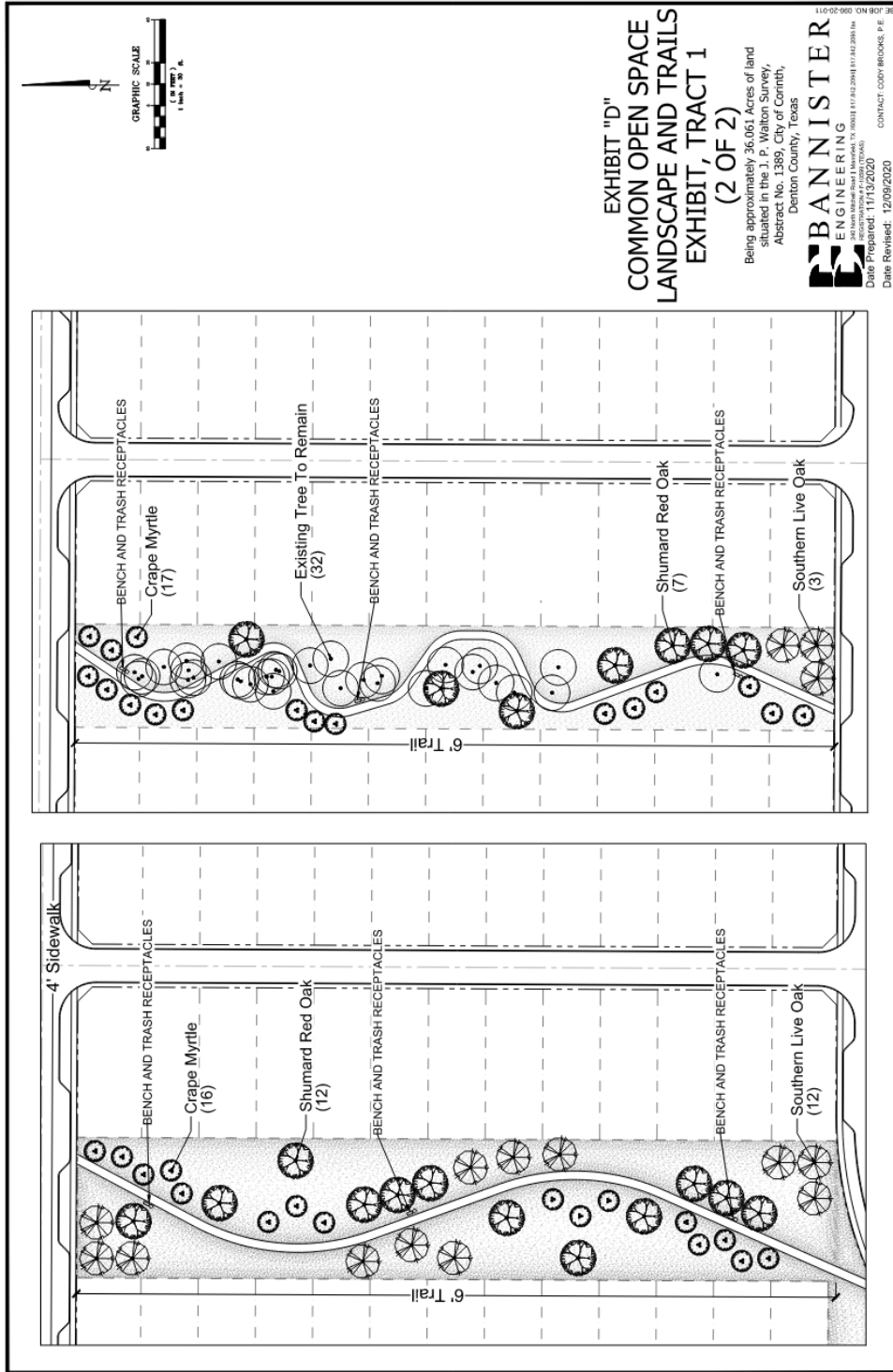


EXHIBIT "E" STREETSCAPE RENDERING ON MEWS/PATIO HOME LOTS

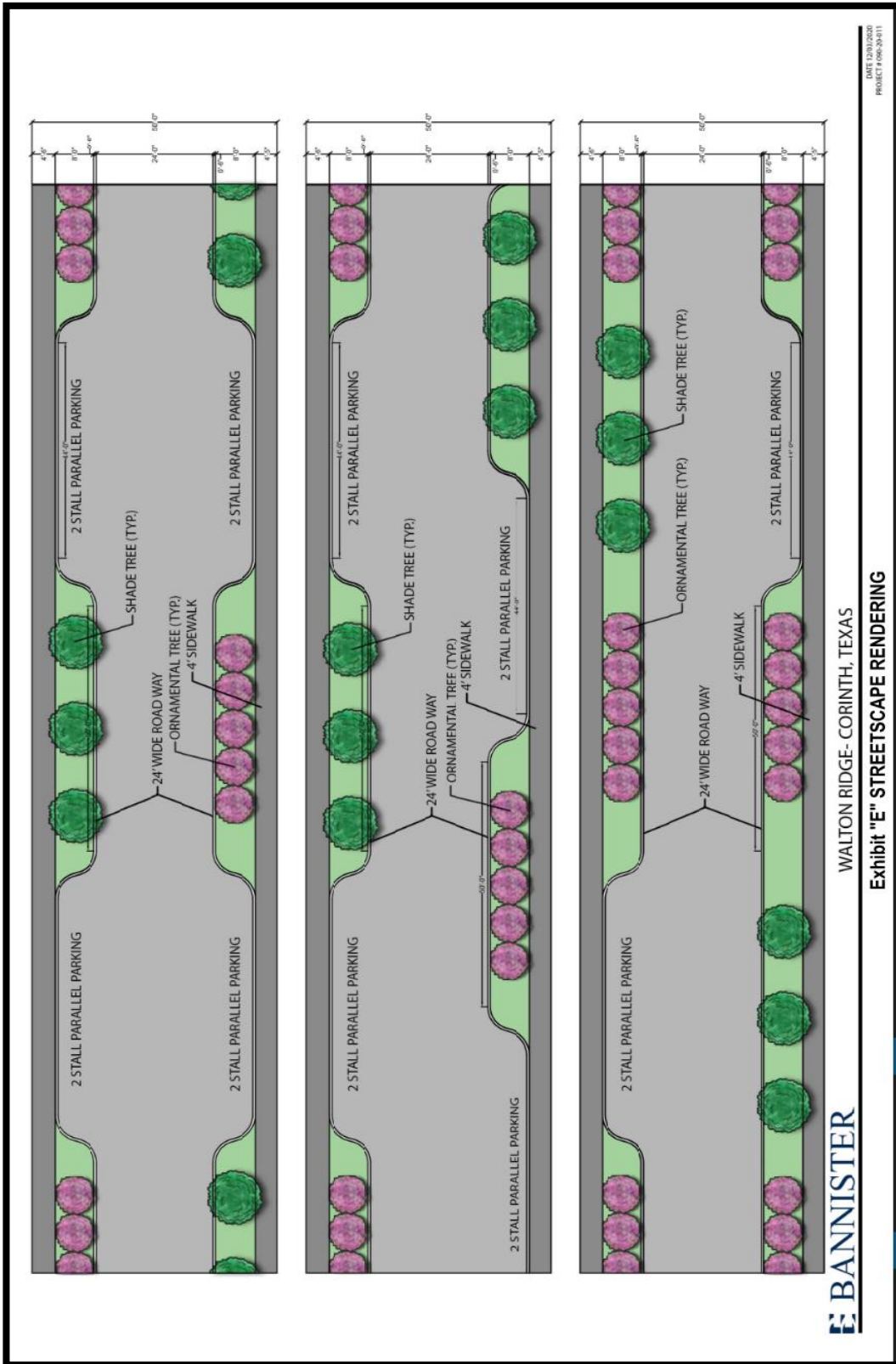
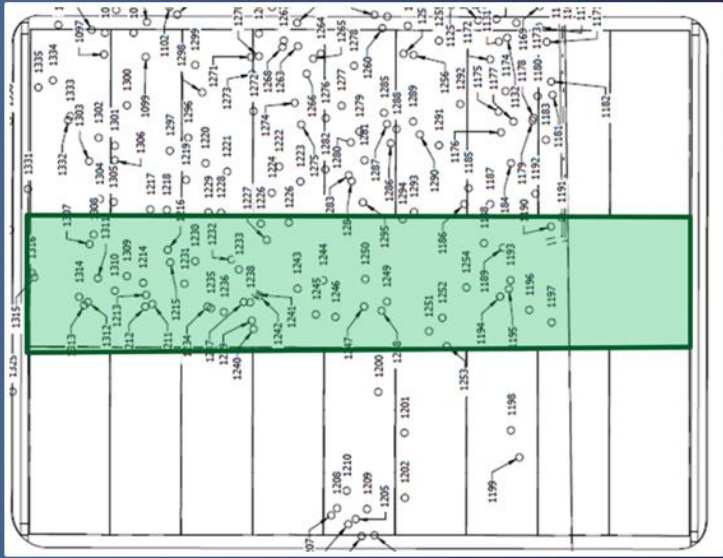


EXHIBIT "F"
TREE PRESERVATION MEWS LOT – (LOT 27X-BLOCK E)

WALTON RIDGE REDESIGN



- Tree Preservation
Topography and grading challenges of the 2018 plan did not allow for the preservation of many, if not any, of the large caliper oak trees
- 2020 Proposed Plan will provide the opportunity to save a number of large Oak trees in centralized, linear open spaces
- Anticipated that approximately 300-350 caliper inches (13 of the trees are 10" – 21" caliper trees) can be saved in these parks

**EXHIBIT “G”
AMENDED PLANNED DEVELOPMENT LAND USE REGULATIONS**

SECTION 1: BASE DISTRICTS

A. Property (Single-Family Residential (detached))

1. Purpose

The regulations set forth in this Exhibit “G” provide development standards for single family residential designations the Walton Ridge Redesign Planned Development District No. 51 (“PD-51”). The boundaries of PD-51 are identified by metes and bounds on the Legal Description, **Exhibit “A-1”** to this Ordinance and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on Exhibit “B” and associated Ancillary Concept Plans as depicted in Exhibits “C, D, E, and F” to this Ordinance. A use that is not expressly authorized herein for the Property is expressly prohibited in this PD-51.

2. Base District

In this PD-51, the “SF-4” Single Family Residential District (Detached) regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 2: USES AND AREA REGULATIONS

A. Property (Single-Family Residential (detached))

1. Purpose

The PD-51 district is intended to provide for a quality development of a residential community taking advantage of the location and infill qualities and foster the concepts outlined in Envision Corinth 20240 Comprehensive Plan promoting new urbanist design through Mixed Residential and Mixed Use – Transit Oriented Development (TOD) design concepts.

2. Permitted Uses and Use Regulations

In the PD-51 district, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the SF-4 Single Family Residential District (detached) regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the SF-4 Single Family Residential District (Detached) as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted uses in the PD-51 district (Tract 1).

3. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply within the Property, except as “modified” below:

General and Lot Specific Dimensional Requirements

	SF-4 (Base Zoning)	Walton Ridge Redesign Planned Development Modified Standards			
		Patio Homes/ Mews Lots	Traditional Single-Family Lots*		
Lot Sizes		40'	50's	60's	80's
Minimum Lot Width	70' at building line	40'	50'	60'	80'* *All lots backing to adjacent existing SF subdivision
Minimum Lot Depth	100'	100'	100'	100'	115'
Minimum Lot Area	7,500 SF	4,000 SF	5,500 SF	6,600 SF	9,500 SF
Minimum Area/Dwelling Unit (SF)/ Minimum Floor Area	1,500 SF	1,500 SF	1,500 SF	1,800 SF	2,000 SF
Minimum Front Yard Setback	25'	5' minimum with Mews Frontage 10' Minimum with Street Frontage	20' for J-swing garages 25' for front entry garages		
Minimum Side Yard Setback	7.5'	5'	5'		
Minimum Rear Yard Setback	20'	20' minimum (for driveways)	10' except: 15' when backing up to an adjacent thoroughfare. 20' when backing up to an existing single-family neighborhood		
Maximum Height	35' / 2.5 Stories	36' / 2.5 Stories	36' / 2.5 Stories		
Maximum Building Coverage	30%	70%	70%		
Garage Orientation		20' from rear property line	All front facing garages must be even with the front building façade or recessed from the front building façade.		

4. Development Standards

The Development Standards described in Section 2.04.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the SF-4 Single Family (detached) District and shall apply to all development within the Property, except as further described and/or modified below:

See the following sections of the City of Corinth Unified Development Code (“UDC”) for development standards:

Walton Ridge Redesign Planned Development Requirements and Modified Standards

- a. UDC Section 2.09.01 **Landscape Regulations** shall apply, except that a modification to specifically **permit the required landscaping planting material to be located within the right-of-way** as shown on Exhibit “E”, and may be accounted for in part, through the replacement requirements of Protected Trees removed as part of the development of the Property for the portion of the tract designed with 40’ lot widths, is hereby granted, subject to the following conditions:
 - 1. Replacement tree caliper inches as required under UDC Section 2.09.02 may be used to meet the planting requirements (shade trees only) within the right-of-way as shown on Exhibit “E”.
- b. UDC Section 2.09.01.2.B.(a) (1) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that, a modification to specifically **permit the landscaping tree planting calculations as required for the 40’ lots** is hereby granted, subject to the following conditions:

1. Tree caliper inches required by this section (Section 2.09.01.2.B.(a)(1)) for front yard tree plantings, shall permit required trees to be planted on the Mews Open Space Lots; 27X-Block E and Lot 27X-Block F and not within the front yards of 40' lots. Required trees may also be satisfied by planting in the rear yard. A maximum of one (1) shade tree in the rear yard shall be counted.
 2. Tree caliper inches as required by Section 2.09.01.2.B.(a) (1) may be satisfied by the planting of replacement trees (shade trees only) as required under UDC Section 2.09.02. Alternative Compliance – Tree Preservation-Tree Preservation, and thereby reducing the required caliper inches for replacement trees in direct proportion to tree caliper inches required in Landscaping Requirements (Section 2.09.01.2.B.(a) (1)) for the portion of the tract designated with 40' lot widths. This provision will be reviewed and considered at the time of Alternative Compliance-Tree Preservation Application as presented in a Tree Protection Plan detailing proposed replacement of protected trees removed on site.
 3. At a minimum, the location of shade trees within Lots 27X Blocks E and F shall include a linear placement 50 feet on center to create a continuous formal canopy running parallel to the required sidewalks thereby creating a more formal park green.
- c. UDC Section 2.09.01.2.B.(b) **Landscaping Regulations for Attached and Detached Single Family Developments** shall apply, except that a modification to specifically **permit the location of trees** to be planted within the parkway, the area between the back of curb and the right-of-way/property based on the alternative Streetscape Design presented in Exhibit "E", is hereby granted, subject to the following conditions:
1. Shall be planted as shown on Exhibit "E", within bulb-out section as well as between the sidewalk and curb (parkway area).
 2. Trees planted within the parkway shall be preserved, maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
 3. Trees planted in right-of-way may be counted towards required replacement trees to mitigate Protected Tree removal on The Property as considered at the time of Alternative Compliance-Tree Preservation Application based on a Tree Protection Plan showing proposed replacement locations.
- d. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply, except that a modification to specifically **exclude Protected Trees from replacement calculations** when located within the Street Right-of-Way, Building Pads (including 5' from the edge of the building pad), Utility Easements, or Driveways, is hereby granted, subject to the following conditions:
1. Shall apply to the Property as delineated on Exhibit "B".
 2. The existing grove of Protected Trees located within the Mews Lots Open Space Lot 27X-Block E (and as shown in greater detail on Exhibits "E" and "F") shall be preserved and shall be identified in the Tree Survey and Protection Plan as part of an Alternative Compliance Application at or prior to time of Preliminary Plat application. Protected Trees preserved on site shall be maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
- e. UDC Section 3.05.13 **Street Design Criteria** shall apply, except that a modification to specifically **permit new urbanist street design standards** to include on-street parallel parking/bulb-outs, shade

trees, and other amenities including benches and street lighting as represented on Exhibit “E”, is hereby granted, subject to the following:

Conditions:

1. Street design shall follow the concept and cross-section shown in Exhibit “E” and be permitted within the portion of the Property serving the Patio Homes/Mews Lots.
 2. Consists of various street sections:
 - a. 30-foot right-of-way with a 24-foot Alley section
 - b. 50-foot right-of-way with
 - i. 31-foot back-to-back pavement street section – on-street parking allowed
 - i. 25-foot back-to-back pavement street section – no parking
 - ii. 33-foot back-to-back pavement street section – parallel parking on one side
 - iii. 41-foot back-to-back pavement street section – parallel parking on both sides
- f. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except that all garages shall incorporate a minimum of **two (2)** of the following architectural features as follows:
1. Sconce lighting
 2. Decorative banding or molding
 3. Decorative overhangs above garage doors
 4. Eyebrow soldier course over garage doors
 5. Decorative details above garage
 6. Decorative brackets on garage doors (“carriage-style”)
 7. Columns flanking garage doors
- g. UDC Section 4.02 **Fence and Screening Regulations** shall apply, except as follows, and is hereby granted, subject to the following conditions:
1. Developer shall provide an 8-foot spruce fence with masonry columns along the portions of the Property that abut Shady Rest Lane. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 2. Developer shall provide a 6-foot spruce fence with masonry columns along the portions of the development that abut Walton Road. Where there is a detention pond, the fencing will be tubular steel with masonry columns.
 3. Developer shall install an 8-foot spruce fence along the residential backyards of the northern boundary of Block A (Lots 2-8 and 10-18) and eastern boundary of Block K (lots 1-9) prior to issuance of 1st building permit, by phase, if constructed in phases. Reference Exhibit “B”.
 4. Fencing as noted in items 1-2 above shall be owned and maintained by the Homeowners’ Association.
 5. Other property boundaries will have spruce fencing as installed by the builders.
- h. UDC Section 3.05.10 **Park and Trail Dedications for Residentially Zoned Property** shall apply, and the requirements are hereby satisfied, subject to the following conditions:

1. Open Space Lots 27X-Block E and 27X-Block F along the Mews Lots shall be reserved and deemed as “common open space” for the enjoyment of the Walton Ridge neighborhood and noted as such in the restrictive covenants.
2. All common open space lots shall be owned and maintained by the Homeowners’ Association.
3. Trails, sidewalks, and amenities shall be located within the common open space shall be maintained and replaced in kind in the event to removal, disrepair, and/or destruction as provided for the restrictive covenants. The detail of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat.
4. All trails and sidewalks shall be provided a public pedestrian access easement.
5. In the event that The Property is needing to develop in two phases and/or Phase 2 is eliminated, Park and Trail dedication requirements shall be reevaluated for Phase 1 as a standalone project at time of preliminary plat and may require the addition fees-in-lieu-of land dedication to satisfy UDC requirements.
6. Required landscape plantings and locations of required amenities will be further defined at time of Landscape Plan submission.

5. Amenities

1. The following amenities shall be required in the common open space areas:

- a. All common open space sidewalks will be a minimum width of 5-feet, except that this width may be reduced to 4-feet for sidewalks required along the 40’ lots that front directly onto Mews Open Space Lots (Lot 27X-Block E and 27X-Block F) in order to provide interconnectivity along the front of the dwellings and out to the adjoining public street and to the main trail located within the common open space lots and where necessary based on the alternative street design shown on Exhibit “E”. A public pedestrian access easement shall be provided in these locations.
- b. The trail along Shady Rest Lane will be a minimum width of 10-feet and shall be a part of the City of Corinth’s Master Trail Plan. Trails shall be provided in public access easements when outside of the public right-of-way. Trails shall be maintained and replaced in kind by the Homeowners’ Association as shall be provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.
- c. The trail connecting Shady Rest to Walton Ridge will be 6-feet in width and travel through the single family (Tract 1). Exact location of trail connection through the multifamily tract will be determined at the time of the multi-family concept plan PD amendment.
- d. Pocket parks (Mews Lots) and linear green space lots shall be incorporated throughout the property and shall include amenities including but not limited to benches, picnic tables, and dog waste baskets. Pocket parks (Mews Lots) and amenities shall be owned and maintained by the Homeowners’ Association for the property.
- e. 3” tree plantings at 50-feet on center will be planted along Walton Drive and Shady Rest.

2. Common lots will have the following amenities to be owned and maintained by the Homeowners’ Association as shall be provided for in the restrictive covenants:

- a. **Lot 9X Block A and Block K** – Tubular steel fencing with masonry columns shall be installed along the detention pond. A 5-foot sidewalk and sod shall also be installed along the interior right-of-way. Park benches (a minimum of two benches), dog waste baskets, and picnic tables shall also be incorporated along the trails.
- b. **Lot 19X Block A.** - 10-foot trails with tubular steel fencing with masonry columns along the eastern boundaries. Park benches (a minimum of 2 benches), dog waste baskets, and picnic tables shall also be incorporated along the trail. Sod will also be installed.

- c. **Shady Rest Linear Open Space Lot 10X-Block B** - A 10-foot-wide trail shall be provided with sod. In addition, an 8-foot spruce fence with masonry columns shall be provided along the residential backyards and tubular steel fencing with masonry columns along the section not backing up to lots. Park benches (a minimum of 2 benches) and dog waste baskets shall be incorporated.
- d. **Mews Open Space Lots (27X – Block E and 27X - Block F)** – 6-foot-wide meandering trails with park benches and dog waste baskets and picnic tables shall be incorporated. Sod shall also be installed.
- e. **Walton Ridge Linear Open Space Lot 7X-Block J and Open Space Lot 7X - Block H** - 6-foot spruce fence with masonry columns shall be installed along the residential backyards. A 5-foot sidewalk and sod will shall be installed along the right-of-way or within a public pedestrian access easement (exact location will be determined at time of Preliminary Plat) along Walton Drive and as generally shown on Exhibit “D”.



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title:	Village Square at Corinth Multifamily Planned Development-65
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission On January 23, 2023, the Planning & Zoning Commission recommended approval of ZAPD22-0007 - Village Square at Corinth PD application to the City Council.		

Item/Caption

Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development-51 (PD-51) (Tract 2) to Planned Development-65 (PD-65) with a base zoning district of MF-3 Multifamily Residential on approximately ±13.577 acres located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. ZAPD22-0007 – Village Square at Corinth)



Location Map - Case No. ZAPD22-0007

Item Summary/Prior Action

On February 16, 2023, the City Council held a Public Hearing and directed staff to prepare a Planned Development Ordinance (PD-65) for the Village Square at Corinth. The development will be constructed in two (2) phases as depicted below with 236 multifamily units in Phase 1 and 351 units in Phase 2



Excerpt from Attachment 1, Exhibit H – Phasing Plan

Staff Recommendation

Staff recommends approval of the PD-65 Ordinance

Motion

“I move to recommend approval of an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development-51 (PD-51) (Tract 2) Planned Development-65 (PD-65) with a base zoning district of MF-3 Multifamily Residential on approximately ±13.577 acres located on the north side of Walton Drive, west of Victory Way, and south of Orion Place. (Case No. ZAPD22-0007 – Village Square at Corinth)Case No. ZAPD22-0007 – Village Square of Corinth

Attachment 1 – Village Square PD-65 Ordinance

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 23-03-16-XX**

VILLAGE SQUARE AT CORINTH PLANNED DEVELOPMENT DISTRICT #65

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY’S ZONING ORDINANCE AND THE “OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS,” EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND INCORPORATED HEREIN, FROM PLANNED DEVELOPMENT NO. 51 (“PD-51”) TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF MF-3, MULTI-FAMILY RESIDENTIAL ON APPROXIMATELY ±13.577 ACRES AND IDENTIFIED AS VILLAGE SQUARE AT CORINTH PLANNED DEVELOPMENT DISTRICT NO. 65 (“PD-65”); PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT “A”); PROVIDING A BOUNDARY SURVEY OF THE AREA TO BE REZONED (EXHIBIT “B”) PROVIDING THE EXISTING CONDITIONS (EXHIBIT “C”); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT “D”); APPROVING SITE SECTIONS (EXHIBIT “E”); APPROVING CONCEPTUAL LANDSCAPE PLAN (EXHIBIT “F”); APPROVING ELEVATIONS (EXHIBITS “G-1 – G-16”); APPROVING PHASING PLAN (EXHIBIT “H”); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT “I); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the property is comprised of two (2) tracts of land, totaling approximately 13.577 acres as described in **Exhibit “A”**, attached hereto and incorporated herein, (the **“Property”**), identified as Tract 2 of Planned Development No. 51 (“PD-51”) with a base zoning designation therein of Multi-Family, under the City’s Unified Development Code and as designated on the City’s Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property (the **“Applicant”**) requested that the Property be removed from the boundaries of PD-51, and subsequent to removal of the Property from the boundaries of PD-51, the Applicant has requested a change in the zoning classification of said Property to a PD-Planned Development zoning district with a base zoning of MF-3 Multi-Family Residential under the City’s Unified Development Code (“UDC”), more specifically identified as Village Square at Corinth Planned Development District No. 65 (“PD-65”); and

WHEREAS, the Property was removed from the boundaries of PD-51 pursuant to Ordinance No. 23-03-16-10 approved by the City Council on March 16, 2023, prior to the consideration of this Ordinance; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Corinth, having given the requisite notices by publication and otherwise, and each, held due hearings and afforded a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Planned Development Standards set forth in **Exhibit “I”** should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested Amendment to the City’s Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-65 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT

That the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on approximately ±13.577 acres of land, described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), from PD-51 Multi-Family to PD-Planned Development zoning district with a base zoning of MF-3, Multi-Family Residential and identified as Village Square at Corinth Planned Development District No. 65 (“PD-65”) subject to the regulations contained in this Ordinance, and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-65.

SECTION 3
PLANNED DEVELOPMENT CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in the “**PD Concept Plan**” attached hereto as **Exhibit “D”**, a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4
ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in **Site Sections (Exhibit “E”)**, **Conceptual Landscape Plan (Exhibit “F”)**, **Elevations (Exhibits “G-1” through “G-16”)**, and **Phasing Plan (Exhibit “H”)**, are attached hereto and incorporated herein, and are collectively herein referred to as the “**Ancillary Conceptual Plans**”.

SECTION 5
LAND USE REGULATIONS/ZONING MAP

A. The Zoning and Planned Development Standards set forth in **Exhibit “I”**, attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning of MF-3, Multi-Family Residential (“PD-65”). In the event of conflict between the provisions of **Exhibit “I”** and provisions of any other City zoning regulations, including without limitation the regulations governing MF-3, Multi-Family Residential zoning district, **Exhibit “I”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. That the zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. The Planned Development Concept Plan (“**Exhibit D**”), the Site Sections (“**Exhibit E**”), the Conceptual Landscape Plan (“**Exhibit F**”), the Phasing Plan (“**Exhibit H**”), and the Planned Development Standards (“**Exhibit I**”) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, and the Ancillary Conceptual Plans. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

D. If a change to this Ordinance, including without limitation, the PD Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

E. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from PD-51 Multi-Family Residential to a PD-Planned Development Zoning District with a Base Zoning Designation of MF-3, Multi-Family Residential and identified as Village Square at Corinth Planned Development District No. 65 (“PD-65”).

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7
SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8
SAVINGS/CONFLICT

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

SECTION 9
PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 10
PUBLICATION/EFFECTIVE DATE

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 16th DAY OF MARCH, 2023.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a tract of land situated in the J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas, and being all of Lot 1R, Block A, of Metroplex Cabinets Addition, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Document No. 2021-456, Plat Records of Denton County, Texas, and being all of Lot 3, Block A, of North Central Texas College Addition No. 2, Lot 1-R-1, Lot 2 And Lot 3, Block A, an Addition to the City of Corinth, Denton Texas, according to the Plat thereof recorded Document No. 2021-455, Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BRITAIN CRAWFORD" found for the southwest corner of said Lot 3, Block A, being on the easterly line of a called 2.893 acre tract of land described in a deed to Bennora Real estate, LLC, as recorded in Instrument No. 2016-50494 of the Official Public Records of Denton County, Texas, same also being on the northerly right-of-way line of Walton Drive, a variable width right-of-way;

THENCE North 00°01'08" East, departing the northerly right-of-way line of said Walton Drive, along the westerly line of said Lot 3, Block A, the easterly line of said 2.893 acre tract, and along the easterly line of Lot 1-R-1, Block A of said North Central Texas College Addition No. 2, a distance of 506.23 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4838" found for the northwest corner of said Lot 3, Block A, common to the northernmost southwest corner of Lot 2, Block A of said North Central Texas College Addition No. 2;

THENCE departing the easterly line of said Lot 1-R-1, Block A, along the northerly line of said Lot 3, Block A and along the southerly line of said Lot 2, Block A and along the northerly and easterly lines of said Lot 1R, Block A and the southerly and westerly lines of Lot 2, Block A of said Metroplex Cabinets Addition, Lot 1R and 2, Block A, the following courses and distances:

South 89°42'20" East, a distance of 158.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 24°41'06", and a chord bearing and distance of North 77°57'07" East, 117.57 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 118.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 65°36'34" East, a distance of 106.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 225.00 feet, a central angle of 24°41'06", and a chord bearing and distance of North 77°57'07" East, 96.19 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 96.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

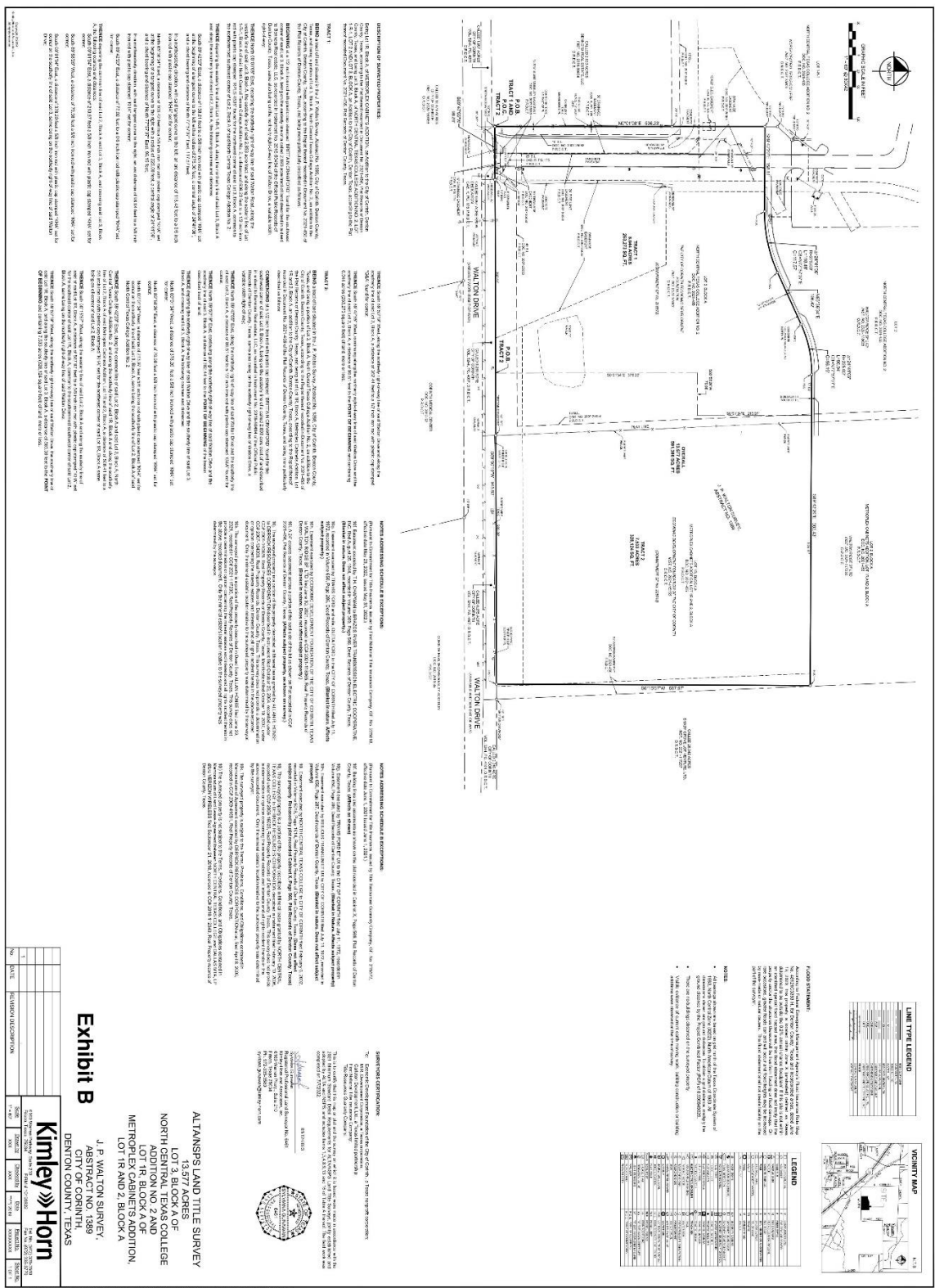
South 89°42'20" East, a distance of 583.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°15'57" West, a distance of 587.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1R, Block A, common to the southernmost southwest corner of said Lot 2, Block A, same being on the northerly right-of-way line of said Walton Drive;

THENCE South 89°50'19" West, along the northerly right-of-way line of said Walton Drive, the southerly line of said Lot 1R, Block A, and along the southerly line of said Lot 3, Block A, a distance of 945.83 feet to a 1/2 inch iron rod with plastic cap stamped "G&A" found for corner;

THENCE South 89°47'55" West, continuing along the northerly right-of-way line of said Walton Drive and the southerly line of said Lot 3, Block A, a distance of 99.81 feet to the **POINT OF BEGINNING** and containing 13.577 acres (591,398 square feet) of land, more or less.

EXHIBIT "B"
BOUNDARY SURVEY



DESCRIPTION OF BOUNDARY EASEMENTS

Tract 1: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 2: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 3: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 4: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 5: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 6: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 7: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 8: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 9: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

Tract 10: A 10-foot wide easement for utility purposes, located along the northern boundary of the property, extending from the intersection of the property with the centerline of Walton Drive to the eastern boundary. This easement is subject to the easement shown on the plat of the original survey of the property.

PROPERTY INTERESTS AND EASEMENTS

The survey shows the following property interests and easements:

- Tract 1: 10-foot wide easement for utility purposes.
- Tract 2: 10-foot wide easement for utility purposes.
- Tract 3: 10-foot wide easement for utility purposes.
- Tract 4: 10-foot wide easement for utility purposes.
- Tract 5: 10-foot wide easement for utility purposes.
- Tract 6: 10-foot wide easement for utility purposes.
- Tract 7: 10-foot wide easement for utility purposes.
- Tract 8: 10-foot wide easement for utility purposes.
- Tract 9: 10-foot wide easement for utility purposes.
- Tract 10: 10-foot wide easement for utility purposes.

ADDITIONAL NOTES AND COMMENTS

The survey was conducted on the 15th day of March, 2023, at 10:30 AM. The weather was clear and the ground was dry. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the Texas Surveying Act and the Texas Professional Surveyors Act. The survey was conducted by J.P. Walton Survey, Inc., a professional surveying firm. The survey was conducted for the purpose of establishing the boundaries of the property and the easements shown on the plat. The survey was conducted in accordance with the Texas Surveying Act and the Texas Professional Surveyors Act. The survey was conducted by J.P. Walton Survey, Inc., a professional surveying firm. The survey was conducted for the purpose of establishing the boundaries of the property and the easements shown on the plat.

ALTRANS LAND TITLE SURVEY
13.9 ACRES OF
NORTH CENTRAL TEXAS COLLEGE
ADDITION NO. 2 AND
LOT 1R, BLOCK A OF
METROPLEX CABINETS ADDITION,
LOT 1R AND 2, BLOCK A
J.P. WALTON SURVEY,
CITY OF CORINTH,
DENTON COUNTY, TEXAS

Exhibit B

Kimley Horn

10000 W. 10th Street, Suite 1000, Dallas, TX 75243
972.382.1234
www.kimleyhorn.com

Surveyed and Certified True and Correct by the Surveyor on this 15th day of March, 2023.

J.P. Walton
J.P. Walton Survey, Inc.
Professional Surveyor No. 1589

[Seal]
Professional Surveyor No. 1589

NO.	DATE	REVISION DESCRIPTION
1		

PLATT STATEMENT

This plat is a true and correct copy of the original survey of the property and the easements shown on the plat. The survey was conducted in accordance with the Texas Surveying Act and the Texas Professional Surveyors Act. The survey was conducted by J.P. Walton Survey, Inc., a professional surveying firm. The survey was conducted for the purpose of establishing the boundaries of the property and the easements shown on the plat.

LEGEND

Symbol	Description
—	Property Boundary
- - -	Easement Boundary
---	Utility Easement Boundary
---	Right-of-Way Boundary
---	Survey Line
---	Reference Line
---	Other Boundary

NEIGHBORHOOD MAP

EXHIBIT "D" CONCEPT PLAN

GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND INFRASTRUCTURE NECESSARY FOR THE DEVELOPMENT OF THE PROJECT.

BUILDING TABLE - PHASE 1		BUILDING TABLE - PHASE 2	
BUILDING TYPE	UNITS	BUILDING TYPE	UNITS
ONE BEDROOM	30	ONE BEDROOM	231
TWO BEDROOM	18	TWO BEDROOM	18
TOTAL	48 UNITS	TOTAL	249 UNITS
GROSS SQFT	67,200	GROSS SQFT	1,237,815
NET SQFT	59,400	NET SQFT	1,179,745
BLDG HEIGHT	59'-0"	BLDG HEIGHT	62'-0"

PARKING	
TYPE	SPACES
PHASE 1 PARKING	146
PHASE 2 PARKING	38
TOTAL	184

TOTAL OVERALL PROJECT SUMMARY	
TYPE	QUANTITY
ONE BEDROOM	261
TWO BEDROOM	18
TOTAL UNITS	279
GROSS SQFT	1,305,015
NET SQFT	1,239,545
BLDG HEIGHT	62'-0"

1 PD CONCEPT PLAN
SCALE: 1"=50'

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 02-03-2023
PROJECT: 21146
SHEET NUMBER: A1-01
ARCHITECTURAL SITE PLAN

Exhibit D
CONCEPT PLAN

VILLAGE SQUARE AT CORINTH
587 UNITS IN CORINTH, TEXAS
CARLETON COMPANIES

DATE: 02-03-2023
PROJECT: 21146
SHEET NUMBER: A1-01
ARCHITECTURAL SITE PLAN

**EXHIBIT "G-1"
 ELEVATIONS**

1 BUILDING A SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

MATERIALS KEY

BRICK	BRICKWORK
CONCRETE	CONCRETE
GLASS	GLASS
WOOD	WOOD
ROOF	ROOF

LEGEND

□	WALL FINISH
□	CEILING FINISH
□	FLOOR FINISH
□	DOOR
□	WINDOW
□	ROOF

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. REFER TO ALL OTHER SHEETS FOR MATERIALS AND FINISHES.

3. REFER TO ALL OTHER SHEETS FOR NOTES AND SPECIFICATIONS.

4. REFER TO ALL OTHER SHEETS FOR SCHEDULES AND DETAILS.

5. REFER TO ALL OTHER SHEETS FOR CONDITIONS AND TOLERANCES.

6. REFER TO ALL OTHER SHEETS FOR CONSTRUCTION METHODS AND SEQUENCES.

7. REFER TO ALL OTHER SHEETS FOR QUALITY CONTROL AND INSPECTION PROCEDURES.

8. REFER TO ALL OTHER SHEETS FOR SUBMITTALS AND APPROVALS.

9. REFER TO ALL OTHER SHEETS FOR REVISIONS AND CORRECTIONS.

10. REFER TO ALL OTHER SHEETS FOR AS-BUILT RECORDS AND DOCUMENTATION.

BUILDING KEY - BUILDING B

HEDK ARCHITECTS

4552 BELTRAY DRIVE ADDISON, TX 75001
 214-520-8879 hedk.com

CARLETON CORINTH

587 UNITS IN CORINTH, TEXAS

CARLETON COMPANIES

REVISIONS

NOT FOR PERMANENT CONSTRUCTION

DATE: 12-13-2022

PROJECT: 21146

SHEET NUMBER: A4-02

BUILDING A ELEVATION

Exhibit G-1

BLDG A ELEVATION PHASE 1

REVISIONS

NOT FOR PERMANENT CONSTRUCTION

**EXHIBIT "G-2"
ELEVATIONS**

1 BUILDING A PRIMARY FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

2 BUILDING A SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

1b BUILDING A FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

1a BUILDING A FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

MATERIALS KEY

LEGEND

NOTES

REVISIONS

PROJECT INFORMATION

DATE

PROJECT

SHEET NUMBER

BUILDING X ELEVATION

EXHIBIT G-2

BLDG A ELEVATION PHASE I

VILLAGE SQUARE AT CORINTH

587 UNITS IN CORINTH, TEXAS
CARLETON COMPANIES

HDK ARCHITECTS

2023. ALL RIGHTS RESERVED. APPROVED BY: [Signature]

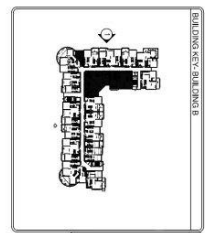
DATE: 01-16-2023

PROJECT: 21148

SHEET NUMBER: A4-00

BUILDING X ELEVATION

**EXHIBIT "G-4"
 ELEVATIONS**



VILLAGE SQUARE AT CORINTH	
DATE	01-16-2023
PROJECT	21146
SHEET NUMBER	A4-02
BUILDING #	
ELEVATION	

HECK
ARCHITECTS

4202 BELTWAY DRIVE, ADDISSON, TX 75001
 972.325.8978

Exhibit G-4

**BLDG A
 ELEVATION
 PHASE I**

VILLAGE SQUARE AT CORINTH

587 UNITS IN CORINTH, TEXAS
 CARLETON COMPANIES

**EXHIBIT "G-5"
ELEVATIONS**

1a BUILDING B FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

1b BUILDING B FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

2 BUILDING B SIDE ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING MATERIAL
[Symbol]	NEW MATERIAL
[Symbol]	EXISTING FINISH
[Symbol]	NEW FINISH
[Symbol]	EXISTING PAINT
[Symbol]	NEW PAINT
[Symbol]	EXISTING GLASS
[Symbol]	NEW GLASS
[Symbol]	EXISTING METAL
[Symbol]	NEW METAL
[Symbol]	EXISTING WOOD
[Symbol]	NEW WOOD
[Symbol]	EXISTING STONE
[Symbol]	NEW STONE
[Symbol]	EXISTING BRICK
[Symbol]	NEW BRICK
[Symbol]	EXISTING CONCRETE
[Symbol]	NEW CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	NEW ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	NEW GRAVEL
[Symbol]	EXISTING SAND
[Symbol]	NEW SAND
[Symbol]	EXISTING SOIL
[Symbol]	NEW SOIL
[Symbol]	EXISTING VEGETATION
[Symbol]	NEW VEGETATION

NOTES

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ROOFING AND FLOORING INSTITUTE (IRFI) AND INTERNATIONAL ROOFING AND FLOORING INSTITUTE (IRFI).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULING AND CONTRACT ADMINISTRATION BOARD (ISAC) AND INTERNATIONAL SCHEDULING AND CONTRACT ADMINISTRATION BOARD (ISAC).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CEMENT MERCHANTS (IACM) AND INTERNATIONAL ASSOCIATION OF CEMENT MERCHANTS (IACM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONCRETE PRODUCERS (IACP) AND INTERNATIONAL ASSOCIATION OF CONCRETE PRODUCERS (IACP).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STEEL CONSTRUCTORS (IASC) AND INTERNATIONAL ASSOCIATION OF STEEL CONSTRUCTORS (IASC).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WOODWORKERS (IAWW) AND INTERNATIONAL ASSOCIATION OF WOODWORKERS (IAWW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRICK AND BLOCK LAYERS (IABBL) AND INTERNATIONAL ASSOCIATION OF BRICK AND BLOCK LAYERS (IABBL).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STONEWORKERS (IASW) AND INTERNATIONAL ASSOCIATION OF STONEWORKERS (IASW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF MASONRY CONTRACTORS (IAMC) AND INTERNATIONAL ASSOCIATION OF MASONRY CONTRACTORS (IAMC).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR) AND INTERNATIONAL ASSOCIATION OF ROOFERS (IAR).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF FLOORING CONTRACTORS (IAFC) AND INTERNATIONAL ASSOCIATION OF FLOORING CONTRACTORS (IAFC).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PAINTERS AND DECORATORS (IAPD) AND INTERNATIONAL ASSOCIATION OF PAINTERS AND DECORATORS (IAPD).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF GLAZIERS (IAG) AND INTERNATIONAL ASSOCIATION OF GLAZIERS (IAG).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF METAL FABRICATORS (IAMF) AND INTERNATIONAL ASSOCIATION OF METAL FABRICATORS (IAMF).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WELDERS (IAW) AND INTERNATIONAL ASSOCIATION OF WELDERS (IAW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF RAILROAD CARBON STEEL WELDERS (IARCSW) AND INTERNATIONAL ASSOCIATION OF RAILROAD CARBON STEEL WELDERS (IARCSW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PIPEFITTERS AND BENDERS (IAPB) AND INTERNATIONAL ASSOCIATION OF PIPEFITTERS AND BENDERS (IAPB).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BOILERMAKERS (IAB) AND INTERNATIONAL ASSOCIATION OF BOILERMAKERS (IAB).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STEEL ERECTORS (IASER) AND INTERNATIONAL ASSOCIATION OF STEEL ERECTORS (IASER).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CRANES AND DERRICKS (IACD) AND INTERNATIONAL ASSOCIATION OF CRANES AND DERRICKS (IACD).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION EQUIPMENT MANAGERS (IACEM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION EQUIPMENT MANAGERS (IACEM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION LABORERS (IACL) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION LABORERS (IACL).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION UNION MEMBERS (IACUM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION UNION MEMBERS (IACUM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION WORKERS (IACW) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION WORKERS (IACW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION EMPLOYEES (IACE) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION EMPLOYEES (IACE).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION PROFESSIONALS (IACP) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION PROFESSIONALS (IACP).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION LEADERS (IACL) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION LEADERS (IACL).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION MANAGERS (IACM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION MANAGERS (IACM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SUPERVISORS (IACS) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SUPERVISORS (IACS).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION INSPECTORS (IACI) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION INSPECTORS (IACI).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION QUALITY MANAGERS (IACQM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION QUALITY MANAGERS (IACQM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SAFETY MANAGERS (IACSM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SAFETY MANAGERS (IACSM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ENVIRONMENTAL MANAGERS (IACEM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ENVIRONMENTAL MANAGERS (IACEM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION COMMUNITY RELATIONS MANAGERS (IACCRM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION COMMUNITY RELATIONS MANAGERS (IACCRM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION PUBLIC AFFAIRS MANAGERS (IACPM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION PUBLIC AFFAIRS MANAGERS (IACPM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION MEDIA RELATIONS MANAGERS (IACMRM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION MEDIA RELATIONS MANAGERS (IACMRM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SOCIAL MEDIA MANAGERS (IACSM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SOCIAL MEDIA MANAGERS (IACSM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION VIDEO MANAGERS (IACVM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION VIDEO MANAGERS (IACVM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION PHOTOGRAPHY MANAGERS (IACPM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION PHOTOGRAPHY MANAGERS (IACPM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ARTISTS (IACA) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ARTISTS (IACA).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION DESIGNERS (IACD) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION DESIGNERS (IACD).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION WRITERS (IACW) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION WRITERS (IACW).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION BLOGGERS (IACB) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION BLOGGERS (IACB).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION YOUTUBE MANAGERS (IACYM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION YOUTUBE MANAGERS (IACYM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION TWITTER MANAGERS (IACTM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION TWITTER MANAGERS (IACTM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION FACEBOOK MANAGERS (IACFM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION FACEBOOK MANAGERS (IACFM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION LINKEDIN MANAGERS (IACLM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION LINKEDIN MANAGERS (IACLM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION INSTAGRAM MANAGERS (IACIM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION INSTAGRAM MANAGERS (IACIM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION PINTEREST MANAGERS (IACPM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION PINTEREST MANAGERS (IACPM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION TIKTOK MANAGERS (IACTM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION TIKTOK MANAGERS (IACTM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SNAPCHAT MANAGERS (IACSM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SNAPCHAT MANAGERS (IACSM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION WHATSAPP MANAGERS (IACWM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION WHATSAPP MANAGERS (IACWM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION TELEGRAM MANAGERS (IACTM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION TELEGRAM MANAGERS (IACTM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SIGNAL Messenger MANAGERS (IACSM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SIGNAL Messenger MANAGERS (IACSM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ZOOM MANAGERS (IACZM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ZOOM MANAGERS (IACZM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SKYPE MANAGERS (IACSM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SKYPE MANAGERS (IACSM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION GMAIL MANAGERS (IACGM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION GMAIL MANAGERS (IACGM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION OUTLOOK MANAGERS (IACOM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION OUTLOOK MANAGERS (IACOM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ICloud MANAGERS (IACIM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ICloud MANAGERS (IACIM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION DROPBOX MANAGERS (IACDM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION DROPBOX MANAGERS (IACDM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONEDRIVE MANAGERS (IACOM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONEDRIVE MANAGERS (IACOM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SHAREDRIVE MANAGERS (IACSDM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SHAREDRIVE MANAGERS (IACSDM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION BOX MANAGERS (IACBM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION BOX MANAGERS (IACBM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION GDRIVE MANAGERS (IACGM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION GDRIVE MANAGERS (IACGM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONENOTE MANAGERS (IACOM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONENOTE MANAGERS (IACOM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONEDRIVE MANAGERS (IACOM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONEDRIVE MANAGERS (IACOM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION SHAREDRIVE MANAGERS (IACSDM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION SHAREDRIVE MANAGERS (IACSDM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION BOX MANAGERS (IACBM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION BOX MANAGERS (IACBM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION GDRIVE MANAGERS (IACGM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION GDRIVE MANAGERS (IACGM).
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONENOTE MANAGERS (IACOM) AND INTERNATIONAL ASSOCIATION OF CONSTRUCTION ONENOTE MANAGERS (IACOM).

EXHIBIT G-5

BLDG B ELEVATION PHASE 1

VILLAGE SQUARE AT CORINTH

587 UNITS IN CORINTH, TEXAS
CARLETON COMPANIES

ARCHITECTS

3200 BELLEVUE DRIVE ADDISON, TX 75001
972.440.1111

DATE: 01-16-2023
PROJECT: 21148
SHEET NUMBER: A4-10
ELEVATION:

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**EXHIBIT "G-9"
ELEVATIONS**

1 BUILDING C REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

REAR ELEVATION MATERIALS:
BRICK - 75%
STUCCO - 25%
TOTAL - 100%

2 BUILDING C REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

REAR ELEVATION MATERIALS:
BRICK - 60%
STUCCO - 40%
TOTAL - 100%

3 BUILDING C SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

SIDE ELEVATION MATERIALS:
BRICK - 75%
STUCCO - 25%
TOTAL - 100%

LEGEND

SYMBOL	DESCRIPTION
[Pattern]	BRICK
[Pattern]	STUCCO
[Pattern]	WOOD SHAKES
[Pattern]	GLASS
[Pattern]	ROOF

REVISIONS

NO.	DATE	DESCRIPTION

VILLAGE SQUARE AT CORINTH
587 UNITS IN CORINTH, TEXAS
CARLETON COMPANIES

DATE: 01-16-2023
PROJECT: 21146

HEK ARCHITECTS
4202 BELTWAY DRIVE ADDISON, TX 75001
972.487.8870 hek.com

Exhibit G-9
BLDG C
ELEVATION
PHASE 1

PROJECT: A4-21
BUILDING C
ELEVATION

**EXHIBIT "G-10"
ELEVATIONS**

1a BUILDING D FRONT ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"

1b BUILDING D FRONT ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"

1c BUILDING D PRIMARY FRONT ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"

1d BUILDING D PRIMARY FRONT ELEVATION (NORTH)
SCALE: 3/8" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	BRICK
[Symbol]	CONCRETE
[Symbol]	GLASS
[Symbol]	WOOD
[Symbol]	IRON
[Symbol]	STEEL
[Symbol]	ALUMINUM
[Symbol]	COPPER
[Symbol]	ZINC
[Symbol]	PAINT
[Symbol]	ROOFING
[Symbol]	LANDSCAPE
[Symbol]	UTILITY
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	FINISH
[Symbol]	DETAIL
[Symbol]	NOTE

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES TO BE USED AS SHOWN IN THE LEGEND.
3. MATERIALS TO BE USED AS SHOWN IN THE LEGEND.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND STANDARDS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPE ARCHITECTURE CODES AND STANDARDS.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY CODES AND STANDARDS.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FINISH CODES AND STANDARDS.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE DETAIL CODES AND STANDARDS.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NOTE CODES AND STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION

EXHIBIT G-10

VILLAGE SQUARE AT CORINTH

587 UNITS IN CORINTH, TEXAS
CARLETON COMPANIES

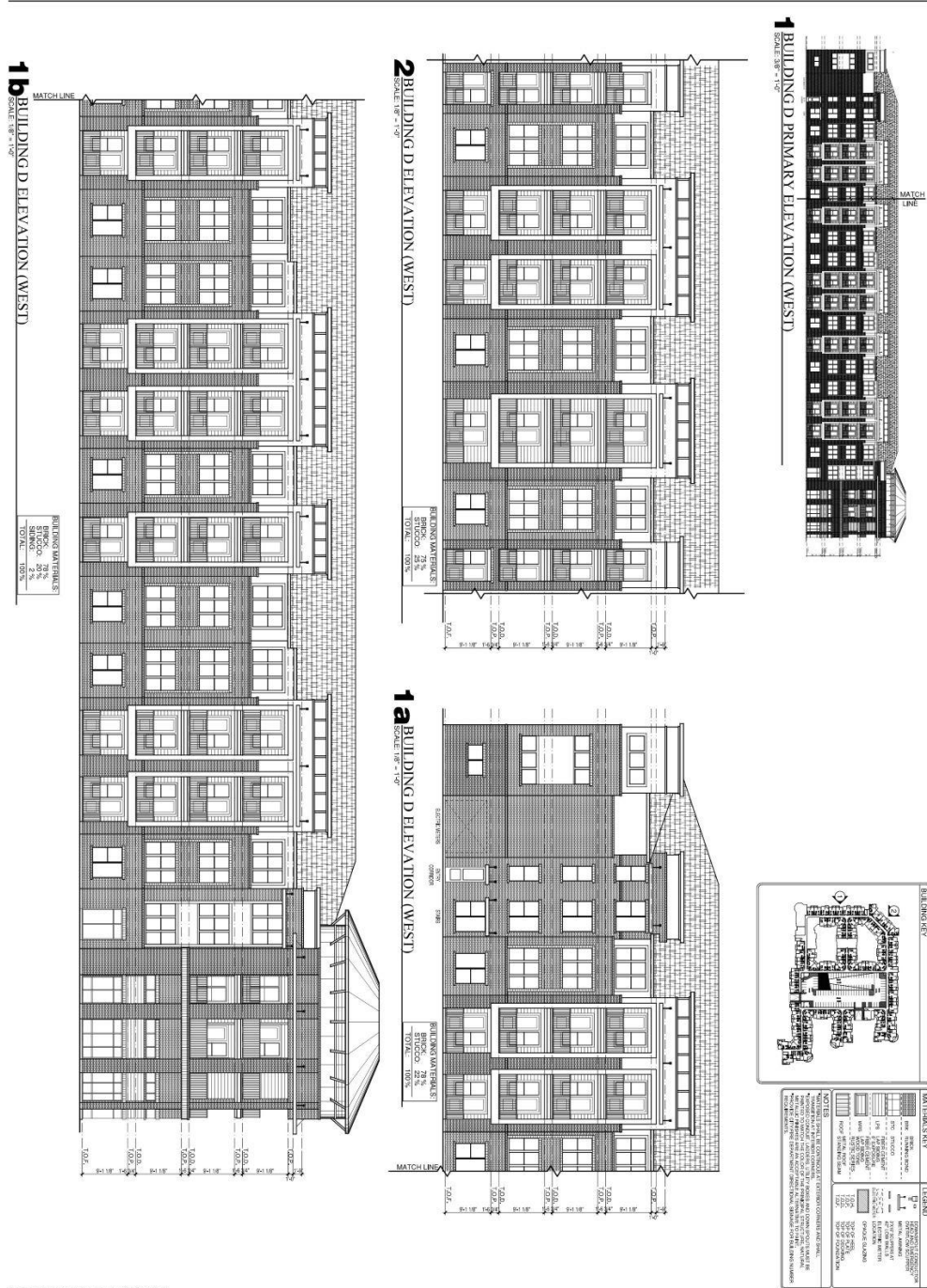
BLDG D ELEVATION PHASE II

HEK ARCHITECTS

4302 BELTRAY DRIVE ADDISON, TX 75001
214.250.8879 hek.com

DATE: 01-16-2023
PROJECT: 21146
SHEET NUMBER: A4-30
BUILDING ELEVATION

**EXHIBIT "G-11"
ELEVATIONS**



<p>A4-31 BUILDING D ELEVATION</p>	<p>SHEET NUMBER</p>	<p>PROJECT 21148</p>	<p>DATE 01-18-2023</p>	<p>HDK ARCHITECTS</p>	<p>4833 BELLMAR DRIVE ADDISON, TX 75010 214.437.4600 214.437.4601</p>	<p>BLDG D ELEVATION PHASE II</p>	<p>EXHIBIT G-11</p>	<p>VILLAGE SQUARE AT CORINTH</p>	<p>587 UNITS IN CORINTH, TEXAS CARLETON COMPANIES</p>	<p>REVISIONS</p>
										<p>DATE</p>

**EXHIBIT "G-13"
ELEVATIONS**

1 BUILDING D ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



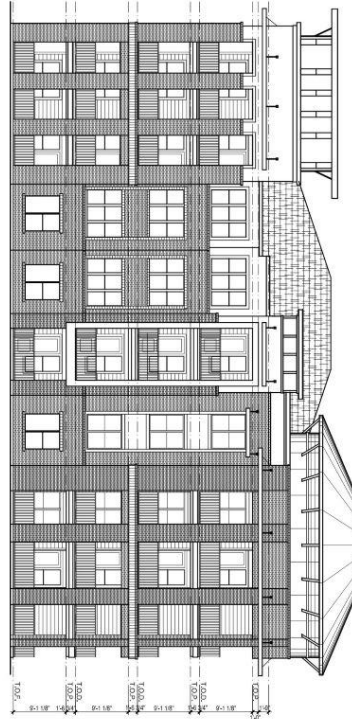
BUILDING MATERIALS:
BRICK - 75%
SLUCCO - 15%
TOTAL - 100%

2 BUILDING D ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

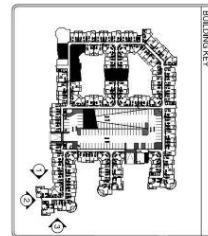


BUILDING MATERIALS:
BRICK - 75%
SLUCCO - 15%
TOTAL - 100%

3 BUILDING D ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



BUILDING MATERIALS:
BRICK - 82%
SLUCCO - 18%
TOTAL - 100%

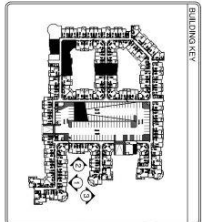
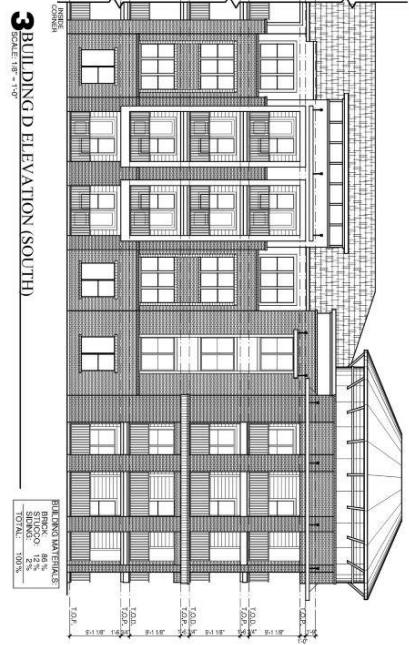
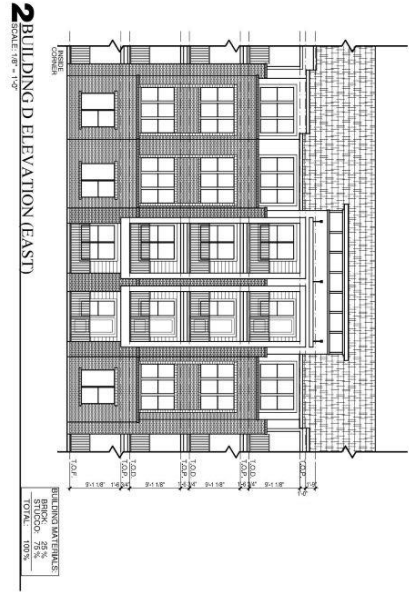
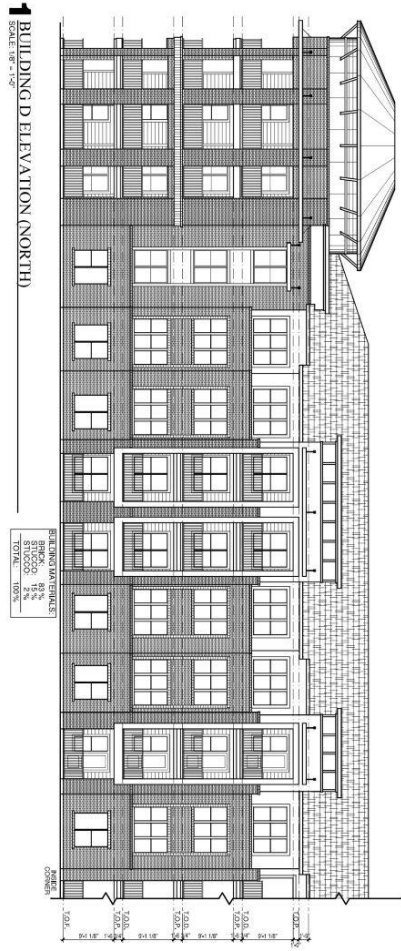


MATERIALS KEY		LEGEND	
BRICK	75%	BRICK	75%
SLUCCO	15%	SLUCCO	15%
TOTAL	100%	TOTAL	100%

NOTES:
1. MATERIALS LISTED ARE FOR INFORMATION ONLY. THE ARCHITECT HAS NOT VISITED THE PROJECT SITE TO VERIFY THE AVAILABILITY OF THE MATERIALS LISTED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE AVAILABILITY OF THE MATERIALS LISTED.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE AVAILABILITY OF THE MATERIALS LISTED.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE AVAILABILITY OF THE MATERIALS LISTED.

<p>A4-33 BUILDING D ELEVATION</p>	<p>SHEET NUMBER 21148</p>	<p>DATE 01-18-2023</p>	<p>PROJECT 21148</p>		<p>Exhibit G-13 BLDG D ELEVATION PHASE II</p>	<p>VILLAGE SQUARE AT CORINTH</p> <p>587 UNITS IN CORINTH, TEXAS CARLETON COMPANIES</p>	<p>REVISIONS</p>	<p>LEGEND</p>

**EXHIBIT "G-14"
ELEVATIONS**



NOTES

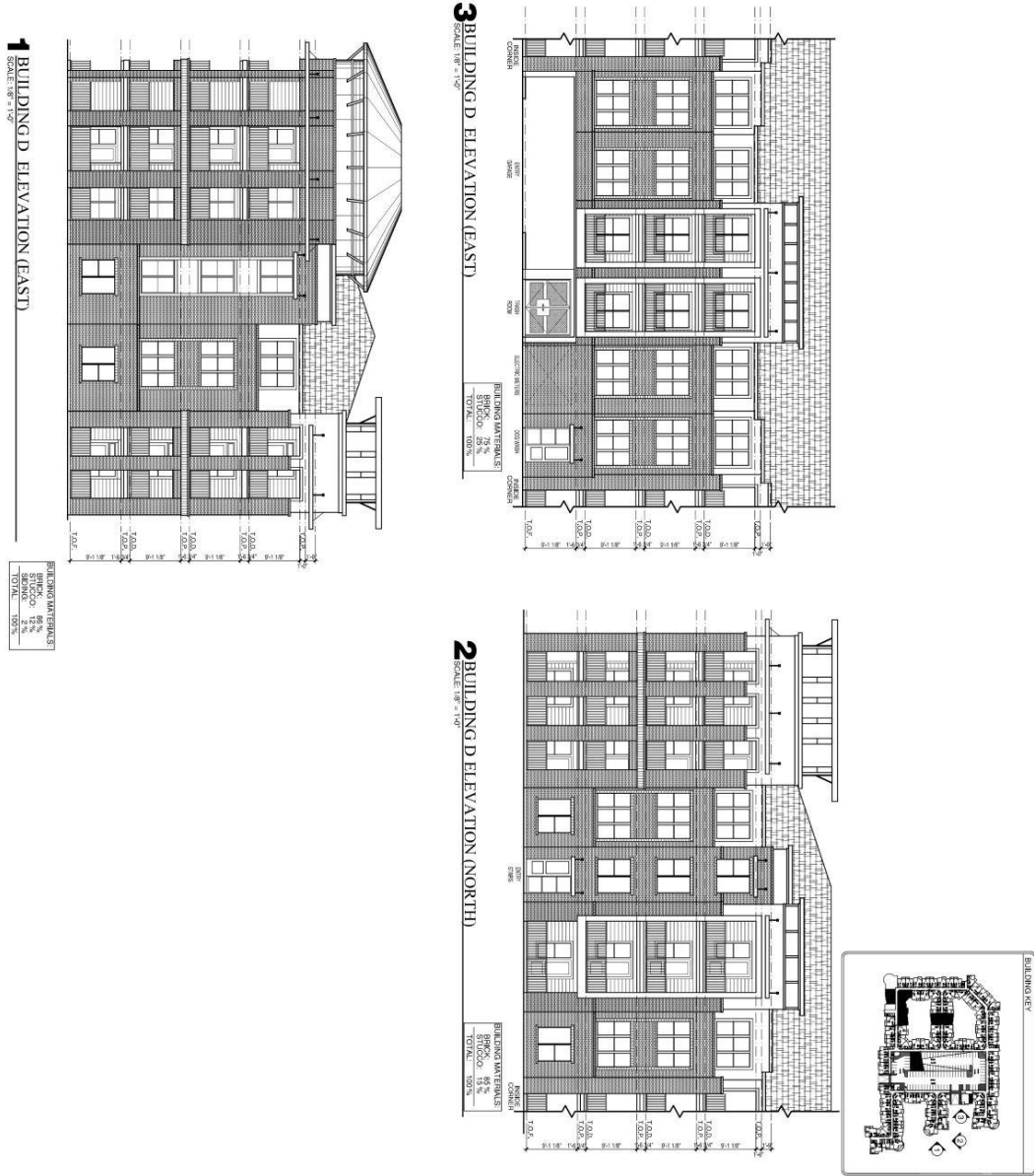
1. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR SYSTEMS AND EQUIPMENT.
3. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMEWORK.
4. REFER TO THE LANDSCAPE ARCHITECTURE (L.A.) DRAWINGS FOR EXTERIOR FINISHES AND PLANTING.
5. REFER TO THE CIVIL ENGINEERING (C.E.) DRAWINGS FOR UTILITY AND INFRASTRUCTURE.
6. REFER TO THE GEOTECHNICAL ENGINEERING (G.E.) DRAWINGS FOR FOUNDATION DESIGN.
7. REFER TO THE ENVIRONMENTAL ENGINEERING (E.E.) DRAWINGS FOR AIR QUALITY AND NOISE.
8. REFER TO THE HISTORIC PRESERVATION (H.P.) DRAWINGS FOR ARCHITECTURAL DETAILS.
9. REFER TO THE TRANSPORTATION ENGINEERING (T.E.) DRAWINGS FOR TRAFFIC AND ACCESS.
10. REFER TO THE WATER RESOURCES ENGINEERING (W.R.E.) DRAWINGS FOR WATER AND SEWER.
11. REFER TO THE ENERGY ENGINEERING (E.E.) DRAWINGS FOR ENERGY EFFICIENCY.
12. REFER TO THE SAFETY ENGINEERING (S.E.) DRAWINGS FOR FIRE AND LIFE SAFETY.
13. REFER TO THE SOCIAL ENGINEERING (S.E.) DRAWINGS FOR COMMUNITY AND SOCIAL IMPACT.
14. REFER TO THE ECONOMIC ENGINEERING (E.E.) DRAWINGS FOR ECONOMIC IMPACT.
15. REFER TO THE ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR OVERALL PROJECT IMPACTS.

LEGEND

1	BRICK
2	STONE
3	WOOD
4	GLASS
5	IRON
6	COPPER
7	ALUMINUM
8	STEEL
9	CONCRETE
10	ASPHALT
11	PAVEMENT
12	LANDSCAPE
13	PLANTING
14	UTILITIES
15	INFRASTRUCTURE

<p>DATE: 01-18-2023 PROJECT: 21148 SHEET NUMBER: A4-34 BUILDING D ELEVATIONS</p>	<p>HEK ARCHITECTS 4322 MILITARY DRIVE, ADDISON, TX 75001 972.482.2876</p>	<p>BLDG D ELEVATION PHASE II Exhibit G-14</p>	<p>VILLAGE SQUARE AT CORINTH 587 UNITS IN CORINTH, TEXAS CARLETON COMPANIES</p>	<p>REVISIONS</p>

**EXHIBIT "G-15"
ELEVATIONS**



<p>DATE: 01-16-2023</p> <p>PROJECT: 2114B</p> <p>SHEET NUMBER: A4-35</p> <p>BUILDING OF: ELEVATION</p>	<p>HDK ARCHITECTS</p> <p>3232 HOLLYWAY DRIVE ADDISON, TX 75002 972.322.8878 hdk.com</p>	<p>BLDG D ELEVATION PHASE II</p> <p>Exhibit G-15</p>	<p>VILLAGE SQUARE AT CORINTH</p> <p>587 UNITS IN CORINTH, TEXAS CARLETON COMPANIES</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>									
<p>COPYRIGHT © HDK ARCHITECTS ALL RIGHTS RESERVED</p>													

**EXHIBIT “I”
PLANNED DEVELOPMENT STANDARDS**

SECTION 1: BASE DISTRICT

A. Purpose

The regulations set forth herein (**Exhibit “I”**) provide development standards for Multi-Family residential uses within the Village Square at Corinth Planned Development District No. 65 (“**PD-65**”). The boundaries of PD-65 are identified by metes and bounds on the Legal Description, **Exhibit “A”** to this Ordinance (“PD-65 or the “Property”), and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on **Exhibit “D”**, the concepts presented in the Concept Landscape Plan on **Exhibit “F”**, and associated Ancillary Concept Plans as depicted in **Exhibits “G-1 through G-16”** to this Ordinance (collectively the foregoing are referred to as the “Development Standards”). A use that is not expressly authorized herein is expressly prohibited in this PD-65.

B. Base District

The “MF-3” Multi-Family Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein (hereinafter “UDC” or “Unified Development Code”). If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2: USES AND AREA REGULATIONS

A. Permitted Use and Use Regulations. UDC Section 2.07 shall apply in accordance with the chart for MF-3, Multifamily Residential as noted in subsection 2.07.03 with additional and prohibited uses as outlined below:

1. Additional Permitted Uses. The following uses shall be in addition to those listed in Subsection 2.07.03 – Use Chart for MF-3, Multifamily Residential;
 - a. Café and Coffee shop restaurant use not to exceed 1500 square feet may be permitted on the first floor of multifamily buildings facing Walton Drive and/or the future “Street A”.
 - b. Outdoor seating areas may be permitted along the sidewalk as long as a 5’ wide clear area is maintained.
 - c. Structured Parking. Phase II development shall require structured parking to accommodate the future development on-site
2. Prohibited Uses. The following use shall be expressly prohibited:
 - a. Garden apartments shall be prohibited

B. Dimensional Regulations. UDC Section 2.08.04 shall apply, except that the maximum dwelling units per acre and the minimum floor area per dwelling unit will be **695** square feet as defined in Table A below.

Density shall be;

1. 31 dwelling units per acre for and on Phase I of the development; and
2. 58 dwelling units per acre for and on Phase II of the development.

Table A – Dimensional Requirements

Regulation	MF-3 Base District	PD-51-Current District	Proposed Dimensional Standards/Modifications
Minimum Front Yard Setback	30'	5'	5', except as noted below (1)(2) and depicted on Exhibit "D" – PD Concept Plan and Exhibit "E" Site Sections:
Minimum Side Yard Setback: Interior Lot	30'	5'	5', except along the eastern property line of Phase I as noted below (3) and further depicted on Exhibit "D" – PD Concept Plan.
Corner Lot	30'	5'	5'
Minimum Rear Yard Setback	30'	5'	5'
Minimum Lot Area	1 AC	25,000 sq. ft.	25,000 sq. ft.
Maximum Density	16 DU/A	45 DU/A	Phase I: 31 DU/A Phase II: 58.1 DU/A Site Area: 45 DU/A
Minimum Lot Width:	150'	150'	150'
Minimum Lot Depth	100'	100'	150'
Minimum Floor Area	850 sq. ft. per DU		Phase I Minimum sq. ft.: 1 BR 695 2 BR 1,090 Phase II Minimum sq. ft.: 1 BR 695 2 BR 1,090
Maximum Height (feet/stories)	45' / 3 (50' with Additional Setback)	75' and 4 Stories (maximum height may be exceeded for architectural features)	60' and 4 Stories (maximum height may be exceeded by 15' to accommodate architectural features) Parking Garage: Maximum of 65' and 5 Stories
Maximum Building Area (all buildings)	50%		Phase I: 26.72 % Phase II: 55.66% Total Project: 41.19%

C. Development Standards

1. **Accessory Building and Uses. 2.07.07 Accessory Building and Uses shall apply.**
2. **Setback Standards.**
 - a. Minimum of 5' front yard setback except as noted in (i) and (ii) below. The building offsets and articulation shall be maintained as generally depicted on **Exhibit "D"**-PD Concept Plan to provide visual interest, variety, and rhythm along the public streets and internal main entry access drive.
 - i. 0' front yard setback along future Street A (Phase II) where building façade may directly abut the public sidewalk along Street.
 - ii. Minimum of 2'.0" front yard setback along Walton Drive (Phase II) to permit the encroachment of the building façade as depicted on Exhibit "D" – PD Concept Plan and Exhibit "E" - Site Sections.

- iii. Further, where sidewalks are provided within the landscape edge buffer along Walton Drive and Orion Place, the minimum front yard setback shall be provided in a width sufficient to permit the growth of shade tree canopy proposed within the tree grates as well as to accommodate required foundation landscape plantings.
 - b. The minimum side yard setback for buildings proposed along the eastern property line a minimum of 50' to maintain the linear Green Space as depicted on Exhibit "D" – PD Concept Plan and Exhibit "F" – Conceptual Landscape Plan.
3. **Landscaping Regulations.** UDC Section 2.09.01 shall apply, except as modified below and generally depicted on Exhibit "F" (Conceptual Landscape Plan) and further detailed on Exhibit "E" (Site Sections):
- a. In lieu of the Subsection 2.09.01.B.1.a. i (b) and (c) that requires a ten (10) foot landscape buffer along local streets and a fifteen (15) foot landscape buffer along with Shade Trees planted every thirty feet (30') on center, the following alternative standards shall apply:
 - i. Shade Trees. Shade Trees shall be planted a rate of one (1) tree located every thirty (30) linear feet on center along Walton drive and Street A as depicted on Exhibit "E" – Site Sections and Exhibit "F" – Conceptual Landscape Plan.
 - a) Shade Trees along Walton Drive shall be planted within tree grates a minimum four (4) feet width and eight (8) feet in length and located within a minimum ten foot (10') wide sidewalk consisting of a minimum six foot (6') wide sidewalk and four foot (4') wide tree grate as represented on Site Sections, Exhibit "E". Shade Trees and/or Ornamental Trees may be planted within bulb-outs.
 - b) Shade Trees along Street A shall be planted within tree grates a minimum four (4) feet width and eight (8) feet in length and located within a minimum ten foot (10') wide sidewalk consisting of a minimum six foot (6') wide sidewalk and four foot (4') wide tree grate as represented on Exhibit "E" (Site Sections). Ornamental trees may be installed in lieu of shade trees as determined at the time of site plan.
 - c) Shade Trees shall be a minimum of three (3) caliper inches at the time of planting.
 - d) Where site design necessitates Shade Trees to be planted within public right-of-way, the Applicant/Developer shall enter into a license agreement with the City of Corinth to permit the planting of trees in the right-of-way and establish a formal agreement for Shade Tree maintenance, irrigation, and replacement in perpetuity by the Applicant/Developer and any subsequent owners of the property.
 - b. In lieu of the Subsection 2.09.01.B.1.k.i and ii., that stipulate a twenty (20) foot landscape strip along front and rear of buildings and a fifteen (15) foot landscape strip along the side of buildings the following standards shall apply:
 - i. A minimum of a five foot (5') landscaped strip shall be provided along the front of each building as measured from the foundation of the building façade articulated closest to the property line, except where yard setbacks are expressly permitted to be less than the minimum of five feet (5') as noted in Table A. Additionally, each ground floor façade shall be landscaped at a rate of one (1) Ornamental tree and eight (8) shrubs (may include a mix of evergreen and deciduous) per ground floor unit and may grouped along façade to create rhythm, variety, and visual interest along each façade viewed from a public street and access drive/fire lane functioning as through street.
 - ii. A landscaped strip shall **not** be required along the rear of buildings where tuck under garages are provided.
 - iii. A landscape strip with a minimum width of five feet (5') shall be provided along the side of buildings and planted at a rate of one (1) Ornamental Tree or Shade Tree, and a minimum of six (6) shrubs per 30 linear feet of façade length. Plantings may be grouped to provide visual interest.
 - iii. In addition to the plantings listed above, Community Courtyards proposed for Private Recreation shall be designed to create formal lawn areas and gathering spaces for use by residents of the development as depicted on Exhibit "E" (Conceptual Landscape Plan). Additionally, Community Courtyard #1 in Phase I and Community Courtyard #2 in Phase II shall be designed to preserve the Protected Trees as further described in the Tree Preservation section herein, and as depicted on Exhibit "F" (Conceptual Landscape Plan).

- iv. Landscaping within the Linear Green Open Space located along the eastern perimeter of Phase I shall include an additional physical screen of type to be determined at time of Site Plan, such as the planting of an opaque evergreen hedgerow, shall be installed between the eastern edge of the Phase I parking lot and the eastern border of Phase I to define the formal edge of the Linear Green Open Space along the eastern property line of Phase I and to screen vehicle headlights from the surface parking lot. Further, Shade Trees shall be planted a minimum of thirty feet (30’) on center along the eastern border for the full length of the green (north/south) as depicted on Exhibit “F” (Conceptual Landscape Plan). Also see Park and Trail Land Dedication section 10 herein.
4. **Tree Preservation.** UDC Section 2.09.02 Tree Preservation regulations shall apply, except that in this instance no tree survey shall be required and in its place the City of Corinth and the Developer agree that three (3) large Protected Trees collectively totaling roughly 77 CI, and consisting of one (1) Oak tree (at 20 CI) located within Community Courtyard #1 (Phase I) and two (2) Oak trees (one at 20 CI and the second is multi-trunk with 21 CI and 16 CI) located within Community Courtyard #2 (Phase II) as depicted on Exhibit “F” (Conceptual Landscape Plan). The Protected Trees shall be maintained and protected at the site throughout development, and further the City and the Developer agree that the preservation will uphold the spirit of designing to the context of the land and the preservation of said trees will offset any mitigation requirement under 2.09.02. The aforementioned trees shall be preserved and maintained in a healthy condition by the property owner(s) in perpetuity within each Phase.
 5. **Vehicular Parking Regulations.** UDC Section 2.09.03. Vehicular Parking Regulations shall apply, except that, parking for multi-family units is provided at 1.7 spaces per unit in Phase II and 1.7 spaces per unit in Phase I. The minimum required parking may be accommodated through the combination of off-street and on-street parking with on-street parking along the north side of Walton Drive (Phase I), and for Phase II, on-street parking located along both sides of future Street A and the north side of Walton Drive

Reference **Table B**, below:

Table B – Parking Requirements

Regulation	MF-3 Base District	Proposed Parking Standards/Modifications
Phase I Parking Standard:	1 per unit + 1 per unit bedroom	1.7 space/unit
Phase II Parking Standard:	1 per unit + 1 per unit bedroom	1.7 space/unit

6. **Garages, driveways, and parking.** UDC Section 2.04.07.C.5 requires that “a minimum of seventy-five (75) percent of all apartments shall have a one-car enclosed garage, two hundred forty (240) square feet minimum, attached or detached, per dwelling unit,” shall be modified to require a minimum of 16% of all apartments on Phase I shall have a one car enclosed garage consisting of 38 assigned garages of which up to 19 will be direct access garages and the remainder will be assigned garages with no direct access consistent with **Table C**, below:

Table C - Garages

MF-3 Base District	Proposed Garage Modification
Minimum 75% of Units Require Enclosed Garages	A minimum of 16% comprised of 38 assigned garages with up to 19 being garages with direct unit access.

7. **Building Façade Material Standards.** UDC Section 2.09.04 Building Façade Material Standards shall apply, with the addition of the following standards and as depicted on the Elevations as established in Exhibits “G-1 through G-16” – Elevations:
 - a. All buildings must include at least four of the following:
 - i. Architectural lighting attached to the building;
 - ii. Arches;
 - iii. Balconies and/or outdoor patios;
 - iv. Courtyards;
 - v. Dentil course;
 - vi. Divided light windows
 - vii. Recesses, projections; columns; pilasters projecting from the planes; offsets; reveals; or projecting ribs used to express architectural or structural bays;
 - viii. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
 - ix. Articulated cornice line;
 - b. Architectural details such as tile work, molding, corbels, shutters, awnings, or accent materials integrated into the building façade. All buildings facades primary visible from and located on Walton Drive, Orion Place, and future Street A (except for windows, doors, balconies/patios, corridor or stairway entrances) shall be composed of seventy five percent (75%) brick or stone masonry materials.
 - c. All buildings interior to the site will generally comply with façade and material representations depicted on Exhibit F.

8. **Residential Adjacency Standards.** UDC Residential Adjacency Standards shall not apply.

9. **Private Recreational Areas.** UDC Section 2.04.07, C (8), Regulations shall apply where a minimum of 8% of the gross complex is required to be in the form of private recreation. Note that the requirements of this section, are in addition to the park dedication requirements within 3.05.10. Park and Trail Dedications for Residentially Zoned Property. To meet the Private Recreation requirements, the Property includes the provision of 8% gross complex. The “private recreation areas” are generally shown on Exhibit “F” – Conceptual Landscape Plan and shall include;
 - a. **Phase I:** A planned resident accessed pool courtyard, a leasing and club area, two (2) community courtyard, two dog parks, and a north/south public access walking path with access at the north and south boundaries of the Property shall fulfill the 8% provision requirement for Private Recreation. Fencing around dog parks shall be decorative ornamental metal and chain link fencing shall not be permitted.
 - b. **Phase II:** A planned amenities clubhouse, four courtyards and a welcome plaza with seating shall fulfill the 8% provision requirement for Private Recreation.

10. **Park and Trail Land Dedication.** UDC Section 3.05.10 requires that **Park and Trail dedication for Residentially Zoned Property** to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except that the length multiplied by the width of the Linear Green Space allocated for the 6’ wide trail extending through the eastern portion of the Property from Orion Place to Walton Dr. totaling 27,728 square feet will apply to offset a direct proportion of the required land area and/or fees in lieu of dedication. Additionally, a portion of the length and width of Eastern Linear Green Space (being a maximum of 45’ in width as measured from the eastern property line westward) multiplied by the length of the open space (with the exception of the

area delineated for the dog parks) may also be included in the above calculation, provided that a minimum of two shaded sitting areas and Shade Trees (planted 30' on center along the linear open space) are provided as depicted on Exhibit "F" – Conceptual Landscape Plan. Additionally, a public pedestrian access easement shall be provided along the length and width of the trail and associated open space.

11. **Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties**. UDC Section 4.02.13 shall apply.
12. **Lighting and Glare Regulations**. UDC Section 2.09.07 shall apply.
13. **Sign Regulations**. UDC Section 4.01 shall apply.
14. **Fence and Screening Regulations**. UDC Section 4.02 shall apply, except for 4.02.11-E Residential Construction Abuts a Collector or an Arterial Street which requires a masonry wall shall not apply.
15. **Minor Modifications**. Minor modifications are contemplated at the time of construction plan review and permitting, and such modifications may be granted by the Planning Director. It is anticipated that practical concerns related to rational platting layouts and unforeseen site conditions will result in site layouts and landscape requirements will require slight deviations from the uses and illustrative exhibits attached hereto and shall be permitted.

D. **Other**. In addition to the above regulations and standards the following represent other development considerations applicable to the Property;

1. **Street Design**: The design of Street A shall generally comply with Exhibit “D” – Concept Plan and Exhibit “E” – Site Section.
2. **Sidewalks** designed to be widened and that expand outside of the right-of-way shall be provided with a Public Pedestrian Access Easement as the design may warrant.
3. **Phasing**: This development will be a two (2) phase project with the eastern most parcel being Phase I and the western parcel being Phase II as depicted on Exhibit “H” - Phasing Plan).
4. **Traffic Impact Assessment**: Waived by City Engineer due to location and staff knowledge of local traffic conditions at the development site.
5. **Drainage/Stormwater Management**: The site currently drains to an existing culvert at the southwest corner of Phase 2 and then south under Walton Drive. Proposed development does not intend to change ultimate drainage patterns and the majority of the site is planned to drain to the same location.
6. **Floodplain/Wetlands**: None at this site.
7. **Detention Requirements**: Detention is not required as determined by City consultant Jones/Carter and confirmed by City Engineer. However, water quality shall be required to be addressed per iSWM standards.
8. **Utilities** –Public water, sewer, and drainage infrastructure will be extended within public fire lanes and easements to serve the development.
9. **Existing easements**: The following are planned to be abandoned and utilities to be relocated as part of the project as shown on Exhibit “C” – Existing Conditions with PD Concept Plan Overlay:
 - a. **Phase I**: Existing 24’ wide Access easement starting at the southeast corner outside the boundary and then intersecting Phase I in a diagonal manner traveling from south to north at approximately 1/5th of the way up the eastern boundary and continuing past the northeast corner.
 - b. **Phase II**: Drainage easements; at the northwest corner, midway along the western boundary, and at the southwest corner. Fire lane easement running the length future Street A. Water easements; 15’ running from southwest corner to midway along western boundary. Electrical easement of 15’ x 23’ located on the western side of future Street A south of the northwest corner.



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title:	Annual Comprehensive Financial Report (ACFR)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input checked="" type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission The Finance Audit Committee recommended the ACFR be presented to the City Council.		

Item/Caption

Hold a presentation, discuss, and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.

Item Summary/Background/Prior Action

In May 2021, the City Council approved a contract for auditing services with Eide Bailey, LLC for audit services of the financial statements for the City of Corinth for fiscal year 2022. The audit firm issued an unmodified opinion on the financial statement, stating that the financial statements present fairly, in all material respects, the City’s financial position in conformity with generally accepted accounting principles.

The Annual Comprehensive Financial Report can be found on the city’s website at www.cityofcorinth.com/audit.

Financial Impact

Auditing services are budgeted in the Finance Divisional Budget for the Annual Audit (\$44,000) and Single Audit (\$8,000).

Applicable Policy/Ordinance

The City of Corinth's Home Rule Charter Section 9.12, in compliance with Chapter 103 of the Local Government Code, states that at the close of the fiscal year an independent audit must be made on all accounts of the City by a certified public accountant.

Staff Recommendation/Motion

Staff recommends approval of the Annual Comprehensive Financial Report (ACFR).



March 8, 2023

To the Honorable Mayor and
Members of the City Council of the
City of Corinth, Texas

We have audited the financial statements of the City of Corinth, Texas as of and for the year ended September 30, 2022, and have issued our report thereon dated March 8, 2023. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards* and our Compliance Audit under the Uniform Guidance

As communicated in our letter dated August 12, 2022, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America and to express an opinion on whether the City complied with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on the City’s major federal program. Our audit of the financial statements and major program compliance does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City of Corinth, Texas solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

Our responsibility, as prescribed by professional standards as it relates to the audit of the City’s major federal program compliance, is to express an opinion on the compliance for the City’s major federal program based on our audit of the types of compliance requirements referred to above. An audit of major program compliance includes consideration of internal control over compliance with the types of compliance requirements referred to above as a basis for designing audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, as a part of our major program compliance audit, we considered internal control over compliance for these purposes and not to provide any assurance on the effectiveness of the City’s internal control over compliance.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding internal controls during our audit in our Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated March 8, 2023. We have also provided our comments regarding compliance with the types of compliance requirements referred to above and internal controls over compliance during our audit in our Independent Auditor’s Report on Compliance with the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance dated March 8, 2023.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Significant Risks Identified

As stated in our auditor’s report, professional standards require us to design our audit to provide reasonable assurance that the financial statements are free of material misstatement whether caused by fraud or error. In designing our audit procedures, professional standards require us to evaluate the financial statements and assess the risk that a material misstatement could occur. Areas that are potentially more susceptible to misstatements, and thereby require special audit considerations, are designated as “significant risks”. We have identified the following as significant risks.

Management Override of Controls – Professional standards require auditors to address the possibility of management overriding controls. Management override of internal controls is considered to be a presumed audit risk for all audit engagements.

Improper Revenue Recognition – Professional standards identify improper revenue recognition as a presumed fraud risk. As a result, we have identified the risk of improper recognition of revenue; more specifically, the risk that revenue could be materially misstated due to error or fraud for revenue recorded for services not provided in the corresponding period and in determining unearned revenues.

Allowance Estimate – We have identified the allowance for utility revenue, ambulance revenue, property taxes and fines/fees as a significant risk because the allowance is a significant estimate for the City. Management’s estimate of the collectability of these receivables is based on historical loss levels and an analysis of the collectability of each of these revenue sources.

GASB 87 (Leases) implementation – We identified a risk that not all leases have been identified and recorded. Due to the complex nature of the lease standard, errors may exist in the calculation and recording of leases.

Qualitative Aspects of the Entity’s Significant Accounting Practices

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. As described in Note 3, the City changed accounting policies related to accounting for leases to adopt the provisions of GASB Statement No. 87, *Leases*. Accordingly, the accounting change has been retrospectively applied to the financial statements beginning October 1, 2021. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management’s current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management’s estimate of the allowance for accounts receivable is a sensitive accounting estimate. The amount of the allowance is based on management’s evaluation of collectability of accounts receivable, including historical collections experience, economic conditions, and other relevant factors.

Management’s estimate of its net pension and total OPEB liabilities is based on reports received from the Texas Municipal Retirement System (TMRS). The net pension and total OPEB liabilities reported by TMRS are based on actuarial valuations that utilize various assumptions including the remaining amortization period, discount rate, expected rates of investment return, salary increases, payroll growth rates and mortality rates. The financial statements of the TMRS plan were audited by other auditors, whose financial statements received an unmodified opinion. We evaluated the audited financial statements, census data submitted by the City to TMRS and the City’s controls over the census submission process that were used to develop the estimate of its net pension and total OPEB liabilities to determine that the estimates are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City’s financial statements relate to long-term obligations, commitments and contingencies, and the pension and OPEB plans.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. The adjustments in the attached schedule were prepared by us as a nonattest service, as requested by you. There were no corrected misstatements identified as a result of our audit procedures.

The attached schedule summarizes uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report.

As discussed in Note 3 to the financial statements, the City has adopted the provisions of GASB Statement No. 87, *Leases*, which has resulted in a restatement to restate right to use leased assets and related lease liability of governmental activities, business-type activities, and the water and sewer fund as of October 1, 2021. Our opinions are not modified with respect to this matter.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated March 8, 2023.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in documents containing the City's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. Additionally, in accordance with such standards, we have reviewed the information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Mayor, the City Council, and management of the City of Corinth, Texas, and is not intended to be, and should not be, used by anyone other than these specified parties.



Abilene, Texas

City of Corinth, Texas
 Adjusting Journal Entries- Nonattest Services
 September 30, 2022

Description	Debit	Credit
Adjusting Journal Entries JE # 1		
To book non-attest entry to record effect of GASB 68 entries on governmental activities.		
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES	223,309	-
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES	1,225,701	-
990-0000-117201 NET PENSION ASSET	2,327,102	-
990-0000-117202 DEFERRED INFLOWS OF RESOURCES	240,702	-
990-0000-117202 DEFERRED INFLOWS OF RESOURCES	1,400,389	-
990-1000-50305 TMRS GASB YE	64,732	-
990-1100-50305 TMRS GASB YE	30,566	-
990-1100-50305 TMRS GASB YE	2,015	-
990-1400-50305 TMRS GASB YE	30,628	-
990-1500-50305 TMRS GASB YE	21,966	-
990-1800-50305 TMRS GASB YE	21,662	-
990-2200-50305 TMRS GASB YE	383,350	-
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		1,167,380
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		74,230
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		43,835
990-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		2,015
990-0000-117202 DEFERRED INFLOWS OF RESOURCES		2,429,608
990-0000-117202 DEFERRED INFLOWS OF RESOURCES		563,490
990-1000-50305 TMRS GASB YE		54,539
990-1000-50305 TMRS GASB YE		143,499
990-1100-50305 TMRS GASB YE		25,755
990-1100-50305 TMRS GASB YE		67,761
990-1400-50305 TMRS GASB YE		25,807
990-1400-50305 TMRS GASB YE		67,898
990-1500-50305 TMRS GASB YE		18,508
990-1500-50305 TMRS GASB YE		48,695
990-1800-50305 TMRS GASB YE		18,252
990-1800-50305 TMRS GASB YE		48,022
990-2200-50305 TMRS GASB YE		323,002
990-2200-50305 TMRS GASB YE		849,826
Total	5,972,122	5,972,122

Description	Debit	Credit
Adjusting Journal Entries JE # 2		
To book non-attest entry to record effect of GASB 68 entries on component unit.		
130-0000-117200 DEFERRED OUTFLOWS OF RESOURCES	2,594	
130-0000-117200 DEFERRED OUTFLOWS OF RESOURCES	14,238	
130-0000-117202 DEFERRED INFLOWS - PENSION	2,795	
130-0000-117202 DEFERRED INFLOWS - PENSION	16,268	
130-0000-215020 NET PENSION LIABILITY	27,034	
130-1700-50305 TMRS EMPLOYER	6,423	
130-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		13,561
130-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		862
130-0000-117200 DEFERRED OUTFLOWS OF RESOURCES		509
130-0000-117202 DEFERRED INFLOWS - PENSION		28,224
130-0000-117202 DEFERRED INFLOWS - PENSION		6,546
130-1700-50305 TMRS EMPLOYER		5,412
130-1700-50305 TMRS EMPLOYER		14,238
Total	69,352	69,352

Adjusting Journal Entries JE # 3

To book non-attest entry to record effect of GASB 68 entries on water & sewer.

110-0000-117200	DEFERRED OUTFLOWS OF RESOURCES	28,989	
110-0000-117200	DEFERRED OUTFLOWS OF RESOURCES	159,114	
110-0000-117201	NET PENSION ASSET	302,093	
110-0000-117202	DEFERRED INFLOWS OF RESOURCES	31,247	
110-0000-117202	DEFERRED INFLOWS OF RESOURCES	181,791	
110-8801-50305	TMRS EMPLOYER	17,544	
110-8802-50305	TMRS EMPLOYER	9,456	
110-8896-50305	TMRS EMPLOYER	22,859	
110-8897-50305	TMRS EMPLOYER	21,915	
110-0000-117200	DEFERRED OUTFLOWS OF RESOURCES		151,543
110-0000-117200	DEFERRED OUTFLOWS OF RESOURCES		9,636
110-0000-117200	DEFERRED OUTFLOWS OF RESOURCES		5,690
110-0000-117202	DEFERRED INFLOWS OF RESOURCES		315,399
110-0000-117202	DEFERRED INFLOWS OF RESOURCES		73,149
110-8801-50305	TMRS EMPLOYER		14,783
110-8801-50305	TMRS EMPLOYER		38,894
110-8802-50305	TMRS EMPLOYER		7,967
110-8802-50305	TMRS EMPLOYER		20,962
110-8896-50305	TMRS EMPLOYER		19,262
110-8896-50305	TMRS EMPLOYER		50,676
110-8897-50305	TMRS EMPLOYER		18,465
110-8897-50305	TMRS EMPLOYER		48,582
		<u>775,008</u>	<u>775,008</u>

Description	Debit	Credit
Adjusting Journal Entries JE # 4		
To book non-attest entry to record effect of GASB 68 entries on storm drainage fund.		
120-0000-117200	2,548	
120-0000-117200	13,986	
120-0000-117201	26,556	
120-0000-117202	2,748	
120-0000-117202	15,980	
120-9800-50305	6,311	
120-0000-117200		13,322
120-0000-117200		847
120-0000-117200		501
120-0000-117202		27,726
120-0000-117202		6,431
120-9800-50305		5,316
120-9800-50305		13,986
Total	<u>68,129</u>	<u>68,129</u>

Description	Debit	Credit
Adjusting Journal Entries JE # 5		
To book non-attest entry to record effect of GASB 75 entries on governmental activities.		
990-0000-117204 DEFERRED OUTFLOWS - OPEB	13,063	
990-0000-117204 DEFERRED OUTFLOWS - OPEB	17,326	
990-0000-117205 DEFERRED INFLOWS - OPEB	10,768	
990-0000-117205 DEFERRED INFLOWS - OPEB	3,640	
990-1000-50305 TMRS GASB YE	1,108	
990-1000-50305 TMRS GASB YE	5,553	
990-1100-50305 TMRS GASB YE	665	
990-1100-50305 TMRS GASB YE	3,332	
990-1400-50305 TMRS GASB YE	665	
990-1400-50305 TMRS GASB YE	3,332	
990-1500-50305 TMRS GASB YE	665	
990-1500-50305 TMRS GASB YE	3,332	
990-1800-50305 TMRS GASB YE	332	
990-1800-50305 TMRS GASB YE	1,666	
990-2200-50305 TMRS GASB YE	7,643	
990-2200-50305 TMRS GASB YE	38,313	
990-0000-117204 DEFERRED OUTFLOWS - OPEB		11,077
990-0000-117204 DEFERRED OUTFLOWS - OPEB		3,330
990-0000-117204 DEFERRED OUTFLOWS - OPEB		27,519
990-0000-117205 DEFERRED INFLOWS - OPEB		8,493
990-0000-214025 NET OPEB LIABILITY		47,921
990-1000-50305 TMRS GASB YE		1,306
990-1100-50305 TMRS GASB YE		784
990-1400-50305 TMRS GASB YE		784
990-1500-50305 TMRS GASB YE		784
990-1800-50305 TMRS GASB YE		392
990-2200-50305 TMRS GASB YE		9,013
Total	111,403	111,403

Adjusting Journal Entries JE # 6		
To book non-attest entry to record effect of GASB 75 entries on component unit.		
130-0000-117204 DEFERRED OUTFLOWS - OPEB	197	
130-0000-117204 DEFERRED OUTFLOWS - OPEB	148	
130-0000-117205 DEFERRED INFLOWS - OPEB	122	
130-0000-117205 DEFERRED INFLOWS - OPEB	41	
130-1700-50305 TMRS EMPLOYER	126	
130-1700-50305 TMRS EMPLOYER	630	
130-0000-117204 DEFERRED OUTFLOWS - OPEB		126
130-0000-117204 DEFERRED OUTFLOWS - OPEB		38
130-0000-117204 DEFERRED OUTFLOWS - OPEB		312
130-0000-117205 DEFERRED INFLOWS - OPEB		96
130-0000-214025 NET OPEB LIABILITY		544
130-1700-50305 TMRS EMPLOYER		148
Total	1,264	1,264

Description	Debit	Credit
Adjusting Journal Entries JE # 7		
To book non-attest entry to record effect of GASB 75 entries on water & sewer fund.		
110-0000-117204 DEFERRED OUTFLOWS - OPEB	2,241	
110-0000-117204 DEFERRED OUTFLOWS - OPEB	1,690	
110-0000-117205 DEFERRED INFLOWS - OPEB	1,393	
110-0000-117205 DEFERRED INFLOWS - OPEB	471	
110-8801-50305 TMRS EMPLOYER	860	
110-8801-50305 TMRS EMPLOYER	573	
110-8802-50305 TMRS EMPLOYER	4,309	
110-8802-50305 TMRS EMPLOYER	2,873	
110-0000-117204 DEFERRED OUTFLOWS - OPEB		1,433
110-0000-117204 DEFERRED OUTFLOWS - OPEB		431
110-0000-117204 DEFERRED OUTFLOWS - OPEB		3,560
110-0000-117205 DEFERRED INFLOWS - OPEB		1,098
110-0000-214025 NET OPEB LIABILITY		6,198
110-8801-50305 TMRS EMPLOYER		1,014
110-8802-50305 TMRS EMPLOYER		676
Total	14,410	14,410

Adjusting Journal Entries JE # 8		
To book non-attest entry to record effect of GASB 75 entries on storm drainage fund.		
120-0000-117204 DEFERRED OUTFLOWS - OPEB	187	
120-0000-117204 DEFERRED OUTFLOWS - OPEB	141	
120-0000-117205 DEFERRED INFLOWS - OPEB	116	
120-0000-117205 DEFERRED INFLOWS - OPEB	39	
120-9800-50305 TMRS EMPLOYER	120	
120-9800-50305 TMRS EMPLOYER	600	
120-0000-117204 DEFERRED OUTFLOWS - OPEB		120
120-0000-117204 DEFERRED OUTFLOWS - OPEB		34
120-0000-117204 DEFERRED OUTFLOWS - OPEB		298
120-0000-117205 DEFERRED INFLOWS - OPEB		92
120-0000-214025 NET OPEB LIABILITY		518
120-9800-50305 TMRS EMPLOYER		141
Total	1,203	1,203

City of Corinth, Texas
Uncorrected Misstatements
September 30, 2022

Description	Debit	Credit
Passed Adjusting Journal Entries		
General Fund		
Unrealized investment loss	123,506	
Investment- fair value adjustment		123,506
Water & Sewer Fund		
Unrealized investment loss	244,419	
Investment- fair value adjustment		244,419
Aggregate remaining funds		
Unrealized investment loss	13,921	
Investment- fair value adjustment		13,921
Governmental Activities		
Unrealized investment loss	137,427	
Investment- fair value adjustment		137,427
Business-type Activities		
Unrealized investment loss	244,419	
Investment- fair value adjustment		244,419

Independent Auditor's Report

To the Mayor and
Members of the City Council
City of Corinth, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Corinth, Texas (the City) as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Adoption of New Accounting Standard

As discussed in Note 3 to the financial statements, the City has adopted the provisions of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended September 30, 2022. Accordingly, a restatement has been made to right to use leased assets and related lease liability of the governmental activities, business-type activities and the water and sewer fund as of October 1, 2021. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2023 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.



Abilene, Texas
March 8, 2023

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Corinth Economic Development Corporation	Corinth Economic Development Foundation
Assets					
Cash and cash equivalents	\$ 11,735,080	\$ 5,433,249	\$ 17,168,329	\$ 812,488	\$ 72,967
Investments	33,478,724	10,151,879	43,630,603	195,163	-
Receivables (net of allowance)					
Accounts	4,101,566	2,454,857	6,556,423	186,022	-
Inventories	15,834	59,549	75,383	-	-
Prepaid items	16,093	-	16,093	-	-
Capital assets not being depreciated					
Land	13,943,705	538,350	14,482,055	4,313,348	3,087,601
Construction in progress	4,817,177	1,893,500	6,710,677	-	-
Capital assets (net of accumulated depreciation/amortization)					
Buildings	12,881,056	1,358,880	14,239,936	-	-
Machinery and equipment	3,128,786	311,010	3,439,796	-	-
Infrastructure	28,207,015	26,149,306	54,356,321	-	-
Right to use leased assets	2,316,358	183,411	2,499,769	-	-
Total assets	<u>114,641,394</u>	<u>48,533,991</u>	<u>163,175,385</u>	<u>5,507,021</u>	<u>3,160,568</u>
Deferred Outflows of Resources					
Deferred loss from refunding	-	32,024	32,024	-	-
Deferred outflows - pension	1,425,234	224,144	1,649,378	19,290	-
Deferred outflows - OPEB	122,962	17,750	140,712	1,486	-
Total deferred outflows of resources	<u>1,548,196</u>	<u>273,918</u>	<u>1,822,114</u>	<u>20,776</u>	<u>-</u>
Liabilities					
Accounts payable	2,137,010	1,063,863	3,200,873	5,709	-
Accrued liabilities	232,975	33,816	266,791	2,858	-
Accrued interest payable	249,695	52,697	302,392	-	-
Municipal court bonds	13,236	-	13,236	-	-
Customer meter deposits	-	664,830	664,830	-	-
Other liabilities	1,929,243	-	1,929,243	-	-
Unearned revenues	3,459,040	-	3,459,040	-	-
Noncurrent liabilities					
Due within one year	4,714,631	1,230,103	5,944,734	20,408	-
Due in more than one year	53,612,931	9,991,868	63,604,799	-	-
Net pension liability	1,920,380	246,319	2,166,699	29,420	-
Total OPEB liability	493,931	65,926	559,857	6,038	-
Total liabilities	<u>68,763,072</u>	<u>13,349,422</u>	<u>82,112,494</u>	<u>64,433</u>	<u>-</u>

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
Statement of Net Position (Exhibit A-1)
September 30, 2022

Deferred Inflows of Resources					
Deferred gain on refunding	4,999	-	4,999	-	-
Deferred inflows - lease related	112,955	-	112,955	-	-
Deferred inflows - pension	2,738,699	379,061	3,117,760	32,416	-
Deferred inflows - OPEB	51,283	7,753	59,036	630	-
Total deferred inflows of resources	<u>2,907,936</u>	<u>386,814</u>	<u>3,294,750</u>	<u>33,046</u>	<u>-</u>
Net Position					
Net investment in capital assets	35,071,832	24,050,367	59,122,199	4,313,348	3,087,601
Restricted for capital projects	294,523	1,779,473	2,073,996	-	-
Restricted for specific programs	3,352,957	-	3,352,957	-	-
Restricted for debt service	404,737	-	404,737	-	-
Restricted for economic development	-	-	-	1,116,970	72,967
Unrestricted	<u>5,394,533</u>	<u>9,241,833</u>	<u>14,636,366</u>	<u>-</u>	<u>-</u>
Total net position	<u>\$ 44,518,582</u>	<u>\$ 35,071,673</u>	<u>\$ 79,590,255</u>	<u>\$ 5,430,318</u>	<u>\$ 3,160,568</u>

	Program Revenue			
	Expenses	Charges for Services	Operating Grants and Contributions	
Primary Government				
Governmental activities				
Public safety	\$ 12,229,945	\$ 5,090,198	\$ 83,022	\$ 2,033,334
Community services	2,172,726	217,686	200,247	-
Public works	5,273,963	248,416	-	1,392,671
Planning and community development	864,967	1,096,154	-	-
City administration	4,482,255	97,337	81,148	-
Finance and administrative services	1,192,590	-	-	-
Interest on long-term debt	1,338,507	-	438,381	-
Total governmental activities	<u>27,554,953</u>	<u>6,749,791</u>	<u>802,798</u>	<u>3,426,005</u>
Business-type activities				
Water and sewer	14,129,665	15,360,377	10,187	2,098,538
Storm drainage	660,768	846,546	-	467,169
Total business-type activities	<u>14,790,433</u>	<u>16,206,923</u>	<u>10,187</u>	<u>2,565,707</u>
Total primary government	<u>42,345,386</u>	<u>22,956,714</u>	<u>812,985</u>	<u>5,991,712</u>
Component units				
Corinth Economic Development Corporation	766,572	-	-	-
Corinth Economic Development Foundation	-	-	-	681,218
Total component units	<u>\$ 766,572</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 681,218</u>
General Revenues				
Taxes				
Property taxes				
Sales taxes				
Franchise taxes				
Hotel occupancy tax				
Vehicle tax				
Investment income (loss)				
Other income				
Gain on sale of capital assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning				
Net position, ending				

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
Statement of Activities (Exhibit A-2)
Year Ended September 30, 2022

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Corinth Economic Development Corporation	Corinth Economic Development Foundation
\$ (5,023,391)	\$ -	\$ (5,023,391)		
(1,754,793)	-	(1,754,793)		
(3,632,876)	-	(3,632,876)		
231,187	-	231,187		
(4,303,770)	-	(4,303,770)		
(1,192,590)	-	(1,192,590)		
(900,126)	-	(900,126)		
(16,576,359)	-	(16,576,359)		
-	3,339,437	3,339,437		
-	652,947	652,947		
-	3,992,384	3,992,384		
(16,576,359)	3,992,384	(12,583,975)		
			(766,572)	-
			-	681,218
			(766,572)	681,218
14,683,023	-	14,683,023	-	-
3,091,696	-	3,091,696	1,057,099	-
1,283,833	-	1,283,833	-	-
109,825	-	109,825	-	-
42,361	-	42,361	-	-
(53,482)	70,074	16,592	3,281	466
98,336	23,058	121,394	-	25,001
40,314	-	40,314	-	-
612,937	(612,937)	-	-	-
19,908,843	(519,805)	19,389,038	1,060,380	25,467
3,332,484	3,472,579	6,805,063	293,808	706,685
41,186,098	31,599,094	72,785,192	5,136,510	2,453,883
<u>\$ 44,518,582</u>	<u>\$ 35,071,673</u>	<u>\$ 79,590,255</u>	<u>\$ 5,430,318</u>	<u>\$ 3,160,568</u>

	<u>General</u>	<u>Debt Service</u>	<u>2019 CO Fund</u>	<u>2020 CO Fund</u>
Assets				
Cash and cash equivalents	\$ 349,937	\$ 617,750	\$ 400,516	\$ 111,713
Investments	4,857,857	-	8,753,247	8,348,137
Receivables (net of allowance)				
Property taxes	119,967	36,935	-	-
Sales taxes	372,578	-	-	-
Accounts	10,193	-	-	-
Interest	3,682	-	1,606	1,594
Warrants	2,328,615	-	-	-
Ambulance	476,643	-	-	-
Leases	-	-	-	-
Miscellaneous	270,369	-	-	-
Due from other governments	589	247	-	-
Inventories	15,834	-	-	-
Prepaid items	1,893	-	-	-
Total assets	<u>\$ 8,808,157</u>	<u>\$ 654,932</u>	<u>\$ 9,155,369</u>	<u>\$ 8,461,444</u>
Liabilities				
Accounts payable	\$ 500,185	\$ 500	\$ 16,076	\$ 7,910
Accrued liabilities	193,946	-	-	-
Municipal court bonds	13,236	-	-	-
Other liabilities	1,229,200	-	-	-
Unearned revenue	-	-	-	-
Total liabilities	<u>1,936,567</u>	<u>500</u>	<u>16,076</u>	<u>7,910</u>
Deferred Inflows of Resources				
Lease related	-	-	-	-
Unavailable revenue	1,690,291	36,583	-	-
Total deferred inflows of resources	<u>1,690,291</u>	<u>36,583</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	17,727	-	-	-
Restricted	-	617,849	9,139,293	8,453,534
Committed	-	-	-	-
Unassigned	5,163,572	-	-	-
Total fund balances	<u>5,181,299</u>	<u>617,849</u>	<u>9,139,293</u>	<u>8,453,534</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 8,808,157</u>	<u>\$ 654,932</u>	<u>\$ 9,155,369</u>	<u>\$ 8,461,444</u>

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
 Balance Sheet – Governmental Funds (Exhibit A-3)
 September 30, 2022

2021 CO Fund	COVID CARES Act Fund	Other Governmental Funds	Total Governmental Funds
\$ 148,603	\$ 4,416,201	\$ 5,690,360	\$ 11,735,080
4,789,717	-	6,729,766	33,478,724
-	-	-	156,902
-	-	166,733	539,311
-	-	-	10,193
671	-	117	7,670
-	-	-	2,328,615
-	-	-	476,643
-	-	113,682	113,682
-	-	197,345	467,714
-	-	-	836
-	-	-	15,834
-	-	14,200	16,093
<u>\$ 4,938,991</u>	<u>\$ 4,416,201</u>	<u>\$ 12,912,203</u>	<u>\$ 49,347,297</u>
\$ 178,125	\$ 960,626	\$ 473,588	\$ 2,137,010
-	-	39,029	232,975
-	-	-	13,236
-	-	700,043	1,929,243
-	3,453,309	5,731	3,459,040
<u>178,125</u>	<u>4,413,935</u>	<u>1,218,391</u>	<u>7,771,504</u>
-	-	112,955	112,955
-	-	137,407	1,864,281
-	-	250,362	1,977,236
-	-	14,200	31,927
4,760,866	2,266	8,090,423	31,064,231
-	-	3,338,827	3,338,827
-	-	-	5,163,572
<u>4,760,866</u>	<u>2,266</u>	<u>11,443,450</u>	<u>39,598,557</u>
<u>\$ 4,938,991</u>	<u>\$ 4,416,201</u>	<u>\$ 12,912,203</u>	<u>\$ 49,347,297</u>

Total Fund Balances - Governmental Funds	\$ 39,598,557
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds balance sheet.	65,294,097
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds. As a result, these liabilities decrease net position:	
Leases payable	(2,332,524)
Bonds payable	(52,567,156)
Notes payable	(2,116,488)
Accrued compensated absences	(1,311,394)
Deferred gain on bond refunding is not included in the governmental funds but is deferred and amortized in the government wide statements.	(4,999)
Payables for bond interest which are not due in the current period are not reported in the fund financial statements but are included in the statement of net position. This results in a decrease in net position.	(249,695)
Included in liabilities is the recognition of the City's net pension liability in the amount of \$1,920,380, a deferred inflow of resources of \$2,738,699 and a deferred outflow of resources of \$1,425,234. This results in a decrease in net position.	(3,233,845)
Included in liabilities is the recognition of the City's total OPEB liability in the amount of \$493,931, a deferred inflow of resources of \$51,283, and a deferred outflow of resources of \$122,962. This results in a decrease in net position.	(422,252)
Other adjustments are necessary to convert from the modified accrual basis of accounting to the accrual basis of accounting. Net property taxes receivable of \$155,465, net fines, fees and court costs receivable of \$1,099,416, net fees for ambulance receivables of \$408,396, franchise tax receivable for \$62,608, grant receivable of \$137,407, and net receivable for other items of \$989, were unavailable to pay for the current period expenditures and are deferred inflows in the governmental funds but are recognized as revenue in the government wide statements. This results in an increase in net position.	<u>1,864,281</u>
Net Position of Governmental Activities	<u><u>\$ 44,518,582</u></u>

The accompanying notes are an integral part of these financial statements.

	General	Debt Service	2019 CO Fund	2020 CO Fund
Revenues				
Taxes				
Property	\$ 11,079,621	\$ 3,622,216	\$ -	\$ -
Sales	2,127,305	-	-	-
Hotel occupancy tax	-	-	-	-
Franchise	1,151,664	-	-	-
Vehicle	-	-	-	-
Escrow and impact fees	-	-	-	-
Utility fees	193,309	-	-	-
Traffic fines and forfeitures	592,629	-	-	-
Development fees and permits	876,043	-	-	-
Police fees and permits	560,380	-	-	-
Parks and recreation fees	73,782	-	-	-
Fire services	3,750,448	-	-	-
Donations	-	-	-	-
Investment income (loss)	39,226	9,121	(37,742)	(95,516)
Grants	67,337	-	-	-
Miscellaneous income	41,354	438,381	-	-
Charges for services	143,974	-	-	-
Total revenues	<u>20,697,072</u>	<u>4,069,718</u>	<u>(37,742)</u>	<u>(95,516)</u>
Expenditures				
Current				
Public safety	11,231,452	-	-	-
Community services	1,760,427	-	-	10,660
Public works	798,836	-	665,749	90,037
Planning and community development	898,977	-	-	-
City administration	3,707,774	-	-	-
Finance and administrative services	1,095,601	-	-	-
Debt service				
Principal	-	2,801,239	-	-
Interest	-	1,491,221	-	-
Issuance cost and fees	-	2,630	-	-
Capital outlay	-	-	2,893,383	110,716
Total expenditures	<u>19,493,067</u>	<u>4,295,090</u>	<u>3,559,132</u>	<u>211,413</u>
Excess (Deficiency) of Revenues over (under) Expenditures	1,204,005	(225,372)	(3,596,874)	(306,929)
Other Financing Sources (Uses)				
Issuance of leases	-	-	-	-
Issuance of bonds	-	-	-	-
Issuance of notes payable	-	-	-	-
Premium on bonds issued	-	-	-	-
Proceeds from sale of capital assets	-	-	331,560	-
Transfers out	(1,387,581)	-	(23,000)	-
Transfers in	1,006,780	297,052	-	-
Total other financing sources (uses)	<u>(380,801)</u>	<u>297,052</u>	<u>308,560</u>	<u>-</u>
Net Change in Fund Balance	823,204	71,680	(3,288,314)	(306,929)
Fund Balance - October 1 (Beginning)	4,358,095	546,169	12,427,607	8,760,463
Fund Balance - September 30 (Ending)	<u>\$ 5,181,299</u>	<u>\$ 617,849</u>	<u>\$ 9,139,293</u>	<u>\$ 8,453,534</u>

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
 Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds (Exhibit A-5)
 Year Ended September 30, 2022

2021 CO Fund	COVID CARES Act Fund	Other Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ -	\$ 14,701,837
-	-	964,391	3,091,696
-	-	109,825	109,825
-	-	109,612	1,261,276
-	-	42,361	42,361
-	-	248,416	248,416
-	-	-	193,309
-	-	32,887	625,516
-	-	-	876,043
-	-	27,049	587,429
-	-	83,745	157,527
-	-	-	3,750,448
-	-	268,493	268,493
(62,707)	12,718	81,418	(53,482)
-	2,033,334	5,000	2,105,671
-	-	35,046	514,781
-	-	-	143,974
<u>(62,707)</u>	<u>2,046,052</u>	<u>2,008,243</u>	<u>28,625,120</u>
-	-	587,137	11,818,589
-	-	83,483	1,854,570
-	-	632,506	2,187,128
-	-	11,605	910,582
-	350,504	184,525	4,242,803
-	-	156,133	1,251,734
-	-	566,046	3,367,285
-	-	67,168	1,558,389
-	-	129,113	131,743
<u>178,125</u>	<u>1,685,297</u>	<u>4,728,642</u>	<u>9,596,163</u>
<u>178,125</u>	<u>2,035,801</u>	<u>7,146,358</u>	<u>36,918,986</u>
(240,832)	10,251	(5,138,115)	(8,293,866)
-	-	536,024	536,024
-	-	4,285,000	4,285,000
-	-	2,176,669	2,176,669
-	-	344,235	344,235
-	-	28,015	359,575
-	(10,251)	(889,942)	(2,310,774)
-	-	1,619,879	2,923,711
-	<u>(10,251)</u>	<u>8,099,880</u>	<u>8,314,440</u>
(240,832)	-	2,961,765	20,574
<u>5,001,698</u>	<u>2,266</u>	<u>8,481,685</u>	<u>39,577,983</u>
<u>\$ 4,760,866</u>	<u>\$ 2,266</u>	<u>\$ 11,443,450</u>	<u>\$ 39,598,557</u>

City of Corinth, Texas
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental
Funds to the Statement of Activities (Exhibit A-6)
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	20,574
Amounts reported for governmental activities in the statement of activities are different because:		
Current year capital outlays are expenditures in the fund financial statements, but they are shown as increases in capital assets in the government-wide financial statements.		9,639,808
Developer contributions increase capital assets in the government-wide financial statements.		1,392,671
The net book value of capital assets disposed reduces net position.		(363,099)
Depreciation and amortization are not recognized as an expenditure in governmental funds since it does not require the use of current financial resources.		(5,169,218)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Issuance of bonds	(4,285,000)	
Issuance of bond premium	(344,235)	
Issuance of leases	(536,024)	
Issuance of notes payable	(2,176,669)	
Bond principal repayments	2,497,656	
Lease principal repayment	809,448	
Notes payable principal repayment	60,181	
Amortization of bond premium	294,523	
Amortization of deferred gain on bond refunding	1,249	
		(3,678,871)
Changes in long-term liabilities for compensated absences are not reported in the governmental funds but are included in the statement of activities.		91,431
Interest payable on long-term debt is accrued in the government-wide financial statements, whereas in the fund financial statements, interest expenditures are reported when due. The current year change in the interest accrual is an increase in net position.		55,853
Certain pension expenditures that are recorded in the fund financial statements must be recorded as deferred outflows of resources. Contributions made after the measurement date caused the change in net position to increase in the amount of \$1,413,039. The City's unrecognized deferred inflows and outflows for TMRS as of the measurement date must be amortized and the City's pension expense must be recognized. These cause the change in net position to decrease in the amount of \$276,395.		1,136,644
Certain OPEB expenditures that are recorded in the fund financial statements must be recorded as deferred outflows of resources. Contributions made after the measurement date caused the change in net position to increase in the amount of \$15,042. The City's unrecognized deferred inflows and outflows for TMRS as of the measurement date must be amortized and the City's OPEB expense must be recognized. These cause the change in net position to decrease in the amount of \$68,584.		(53,542)
Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred inflows of resources as revenue, adjusting current year revenue to include the revenue earned from current year's tax levy, and eliminating interfund transactions. These adjustments result in an increase in net position.		260,233
Change in Net Position of Governmental Activities	\$	3,332,484

The accompanying notes are an integral part of these financial statements.

	Enterprise Funds		
	Water and Sewer Fund	Storm Drainage Fund	Total Enterprise Funds
Assets			
Current assets			
Cash and cash equivalents	\$ 4,851,703	\$ 581,546	\$ 5,433,249
Investments	9,714,999	436,880	10,151,879
Receivables (net of allowance)			
Accounts	2,308,865	90,791	2,399,656
Interest	3,726	-	3,726
Miscellaneous	51,475	-	51,475
Inventories	54,452	5,097	59,549
Prepaid items	-	-	-
Total current assets	<u>16,985,220</u>	<u>1,114,314</u>	<u>18,099,534</u>
Noncurrent assets			
Capital assets			
Land	526,350	12,000	538,350
Construction in progress	1,401,587	491,913	1,893,500
Buildings	1,781,226	-	1,781,226
Machinery and equipment	1,102,404	336,027	1,438,431
Infrastructure	47,385,468	7,387,159	54,772,627
Right to use leased assets	244,029	30,571	274,600
Less accumulated amortization	(79,288)	(11,901)	(91,189)
Less accumulated depreciation	<u>(26,701,983)</u>	<u>(3,471,105)</u>	<u>(30,173,088)</u>
Total capital assets, net	<u>25,659,793</u>	<u>4,774,664</u>	<u>30,434,457</u>
Total assets	<u>42,645,013</u>	<u>5,888,978</u>	<u>48,533,991</u>
Deferred Outflows of Resources			
Deferred charge on refunding	27,692	4,332	32,024
Deferred outflows - pension	198,227	25,917	224,144
Deferred outflows - OPEB liability	16,319	1,431	17,750
Total deferred outflows of resources	<u>242,238</u>	<u>31,680</u>	<u>273,918</u>
Liabilities			
Current liabilities			
Accounts payable	1,053,466	10,397	1,063,863
Accrued liabilities	31,801	2,015	33,816
Accrued interest payable	48,413	4,284	52,697
Customer deposits	664,830	-	664,830
Current portion of leases	55,811	8,970	64,781
Current portion of compensated absences	59,610	4,256	63,866
Current portion of bonds	958,121	143,335	1,101,456
Total current liabilities	<u>2,872,052</u>	<u>173,257</u>	<u>3,045,309</u>

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
Statement of Net Position – Proprietary Funds (Exhibit A-7)
September 30, 2022

Noncurrent liabilities			
Leases	75,897	7,918	83,815
Compensated absences	33,105	-	33,105
Net pension liability	208,656	37,663	246,319
Total OPEB liability	60,941	4,985	65,926
Bonds	<u>9,252,817</u>	<u>622,131</u>	<u>9,874,948</u>
Total noncurrent liabilities	<u>9,631,416</u>	<u>672,697</u>	<u>10,304,113</u>
Total liabilities	<u>12,503,468</u>	<u>845,954</u>	<u>13,349,422</u>
Deferred Inflows of Resources			
Deferred inflows - pension	346,757	32,304	379,061
Deferred inflows - OPEB	<u>7,098</u>	<u>655</u>	<u>7,753</u>
Total deferred inflows of resources	<u>353,855</u>	<u>32,959</u>	<u>386,814</u>
Net Position			
Net investment in capital assets	20,053,725	3,996,642	24,050,367
Restricted for capital projects	1,684,285	95,188	1,779,473
Unrestricted	<u>8,291,918</u>	<u>949,915</u>	<u>9,241,833</u>
Total net position	<u>\$ 30,029,928</u>	<u>\$ 5,041,745</u>	<u>\$ 35,071,673</u>

City of Corinth, Texas

Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds (Exhibit A-8)
Year Ended September 30, 2022

	Enterprise Funds		
	Water and Sewer Fund	Storm Drainage Fund	Total Enterprise Funds
Operating Revenues			
Charges for sales and services:			
Water sales	\$ 8,858,196	\$ -	\$ 8,858,196
Sewer disposal	4,911,286	-	4,911,286
Storm drainage fees	-	734,555	734,555
Garbage	1,087,932	-	1,087,932
Penalties and reconnect fees	199,455	-	199,455
Tap fees	212,755	-	212,755
Service fees	750	-	750
Inspections	90,003	111,991	201,994
Grants	10,187	-	10,187
Total Operating Revenues	<u>15,370,564</u>	<u>846,546</u>	<u>16,217,110</u>
Operating Expenses			
Wages and benefits	1,728,383	157,323	1,885,706
Professional services and contracts	1,757,390	66,934	1,824,324
Upper Trinity contract fees	7,254,612	-	7,254,612
Maintenance and operations	571,376	21,392	592,768
Supplies	98,296	7,953	106,249
Utilities and communication	218,438	2,502	220,940
Vehicles/equipment and fuel	93,926	22,612	116,538
Travel and training	32,701	3,035	35,736
Amortization	1,857	-	1,857
Depreciation	2,056,868	357,913	2,414,781
Total Operating Expenses	<u>13,813,847</u>	<u>639,664</u>	<u>14,453,511</u>
Operating Income	<u>1,556,717</u>	<u>206,882</u>	<u>1,763,599</u>
Nonoperating Revenues (Expenses)			
Interest income	64,726	5,348	70,074
Miscellaneous income (expense)	23,058	-	23,058
Gain on sale of capital assets	-	-	-
Interest expense	<u>(315,818)</u>	<u>(21,104)</u>	<u>(336,922)</u>
Total Nonoperating (Expenses) Revenues	<u>(228,034)</u>	<u>(15,756)</u>	<u>(243,790)</u>
Income Before Contributions and Transfers	<u>1,328,683</u>	<u>191,126</u>	<u>1,519,809</u>
Contributions and Transfers			
Special assessment - water and sewer impact fees	826,002	-	826,002
Capital contributions	1,272,536	467,169	1,739,705
Transfers in	4,212,818	242,283	4,455,101
Transfers out	<u>(4,919,384)</u>	<u>(148,654)</u>	<u>(5,068,038)</u>
Total Contributions and Transfers	<u>1,391,972</u>	<u>560,798</u>	<u>1,952,770</u>
Change in Net Position	2,720,655	751,924	3,472,579
Net Position, Beginning	<u>27,309,273</u>	<u>4,289,821</u>	<u>31,599,094</u>
Net Position, Ending	<u>\$ 30,029,928</u>	<u>\$ 5,041,745</u>	<u>\$ 35,071,673</u>

The accompanying notes are an integral part of these financial statements.

	Enterprise Funds		
	Water and Sewer Fund	Storm Drainage Fund	Total Enterprise Funds
Cash Flows from Operating Activities			
Receipts from customers	\$ 15,088,913	\$ 844,664	\$ 15,933,577
Payments to or on behalf of employees	(1,928,472)	(173,869)	(2,102,341)
Payments to Upper Trinity for contract fees	(7,254,612)	-	(7,254,612)
Payments to suppliers	(2,469,465)	(127,722)	(2,597,187)
Net Cash Provided by Operating Activities	<u>3,436,364</u>	<u>543,073</u>	<u>3,979,437</u>
Cash Flows from Noncapital Financing Activities			
Transfers out	(4,919,384)	(148,654)	(5,068,038)
Transfers in	4,212,818	242,283	4,455,101
Net Cash (Used) Provided by Noncapital Financing Activities	<u>(706,566)</u>	<u>93,629</u>	<u>(612,937)</u>
Cash Flows from Capital and Related Financing Activities			
Acquisition of capital assets	(1,426,027)	(294,343)	(1,720,370)
Principal paid on bonds	(799,906)	(117,438)	(917,344)
Principal paid on leases	(59,887)	(9,055)	(68,942)
Interest paid on bonds	(434,032)	(40,755)	(474,787)
Proceeds from sale of assets	3,656	-	3,656
Special assessments- impact fees	826,002	-	826,002
Net Cash Used by Capital and Related Financing Activities	<u>(1,890,194)</u>	<u>(461,591)</u>	<u>(2,351,785)</u>
Cash Flows from Investing Activities			
Decrease (increase) in short-term investments	(774,215)	(152,135)	(926,350)
Interest received	87,268	5,348	92,616
Net Cash Used by Investing Activities	<u>(686,947)</u>	<u>(146,787)</u>	<u>(833,734)</u>
Net Change in Cash and Cash Equivalents	152,657	28,324	180,981
Cash and Cash Equivalents, Beginning	<u>4,699,046</u>	<u>553,222</u>	<u>5,252,268</u>
Cash and Cash Equivalents, Ending	<u>\$ 4,851,703</u>	<u>\$ 581,546</u>	<u>\$ 5,433,249</u>

The accompanying notes are an integral part of these financial statements.

City of Corinth, Texas
Statement of Cash Flows – Proprietary Funds (Exhibit A-9)
Year Ended September 30, 2022

	Enterprise Funds		
	Water and Sewer Fund	Storm Drainage Fund	Total Enterprise Funds
Reconciliation of Operating Income to Net Cash Provided by Operating Activities			
Operating income	\$ 1,556,717	\$ 206,882	\$ 1,763,599
Adjustments to reconcile operating income to net cash provided by operating activities			
Depreciation and amortization	2,058,725	357,913	2,416,638
(Increase) decrease in accounts receivable	(291,896)	(1,882)	(293,778)
(Increase) decrease in inventories	40,849	(417)	40,432
(Increase) decrease in prepaid items	950	-	950
Increase (decrease) in accounts payable	260,863	(2,877)	257,986
Increase (decrease) in customer deposits	10,245	-	10,245
Increase (decrease) in accrued liabilities	(200,089)	(16,546)	(216,635)
Net Cash Provided by Operating Activities	<u>\$ 3,436,364</u>	<u>\$ 543,073</u>	<u>\$ 3,979,437</u>
Noncash Investing and Financing Activities			
Infrastructure contributed by developers	\$ 1,272,536	\$ 467,169	\$ 1,739,705

Note 1 - Reporting Entity

The City of Corinth, Texas (the City) is a municipal corporation governed by an elected mayor and five-member council. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

The financial statements of the City have been prepared in conformity with accounting principles applicable to governmental units which are generally accepted in the United States of America. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The City's basic financial statements include the accounts of all its operations. The City evaluated whether any other entity should be included in these financial statements. The criteria for including organizations as component units within the City's reporting entity, as set forth in GASB Statement No. 14, "The Financial Reporting Entity," as amended, include whether:

- the organization is legally separate (can sue and be sued in their own name),
- the City holds the corporate powers of the organization,
- the City appoints a voting majority of the organization's board,
- the City is able to impose its will on the organization,
- the organization has the potential to impose a financial benefit/burden on the City,
- there is fiscal dependency by the organization on the City.

The City also evaluated each legally separate, tax-exempt organization whose resources are used principally to provide support to the City to determine if its omission from the reporting entity would result in the financial statements which are misleading or incomplete. GASB Statement No. 39 requires inclusion of such an organization as a component unit when: 1) the economic resources received or held by the organization are entirely or almost entirely for the direct benefit of the City, its component units or its constituents; and 2) the City or its component units is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the organization; and 3) such economic resources are significant to the City.

Based on the criteria above, the City has the following component units:

Blended component units. The Corinth Crime Control and Prevention District (CCD) was organized under state law and serves all the citizens of the City and is financed by a one-quarter of one percent (.0025) sales and use tax for the support of crime reduction programs authorized by the City. The Fire District was organized under state law and serves all the citizens of the City and is financed by a one-quarter of one percent (.0025) sales and use tax for the support of fire control, prevention, and emergency services authorized by the City. The CCD and Fire District are governed by a board of directors, the members of which are appointed and serve at the discretion of the City Council. Because the CCD and Fire District boards are made up of the City Council, the CCD and Fire District meets the standard that the board is substantially the same as the City Council. The CCD and Fire District provide services entirely to the City. Therefore, the CCD and Fire District are reported as blended component units. The CCD and Fire District are reported as a special revenue funds and do not issue separate financial statements.

Discretely presented component units. The Corinth Economic Development Corporation (CEDC) was organized under state law for the purpose of promoting economic development. State statutes define projects that the corporation may fund. The CEDC is governed by a board of directors that are appointed by and serve at the discretion of the City Council. The CEDC is reported as a governmental fund and its accounts are maintained on the modified accrual basis of accounting. CEDC does not issue separate financial statements.

The Corinth Economic Development Foundation (CEDF) was organized as a nonprofit corporation to promote and enhance the economic and business community in the City of Corinth. The CEDF is governed by a board of directors that are appointed by and serve at the discretion of the City Council. The CEDF is reported as a governmental fund and its accounts are maintained on the modified accrual basis of accounting. CEDF does not issue separate financial statements.

Note 2 - Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements, except for interfund services provided and used. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Governmental activities, which normally are supported by taxes and intergovernmental revenue, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from the legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as general revenue.

Separate financial statements are provided for governmental and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported in separate columns in the fund financial statements.

Note 3 - Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims, and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, sales taxes, certain charges for services and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

- The **General Fund** is the general operating fund of the City. It is used to account for all financial resources of the general government, except those required to be accounted for in another fund.

- The **Debt Service Fund** is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.
- The **2019 CO Fund** is used to account for the resources obtained from the issuance of the 2019 \$19,205,000 Combination Tax and Limited Surplus Revenue Certificates of Obligation.
- The **2020 CO Fund** is used to account for the resources obtained from the issuance of the 2020 \$9,260,000 Combination Tax and Limited Surplus Revenue Certificates of Obligation.
- The **2021 CO Fund** is used to account for the resources obtained from the issuance of the 2021 \$4,740,000 Combination Tax and Limited Surplus Revenue Certificates of Obligation.
- The **COVID CARES Act Fund** is used to account for grant funding received from the CARES Act.

The City reports the following major proprietary fund types:

- **Water and Sewer Fund** – The Water and Sewer Fund provides water and wastewater services to the residents and businesses of Corinth. The activities supporting the delivery of services are accounted for in this fund, including operations and maintenance, administration, billing, financing and debt service. The Water and Sewer Fund is financed and operated in a manner similar to private business enterprises, where the determination of net income is necessary or useful to sound financial administration.
- **Storm Drainage Fund** – The Storm Drainage Utility Fund is used to protect the public health and safety from damage caused by surface water overflows, and surface water stagnation and pollution within the city.

Additionally, the City reports the following fund types:

- Nonmajor special revenue funds account for specific revenue sources that are legally restricted to expenditures for specialized purposes or committed for special projects.
- Nonmajor capital projects funds are used to account for acquisition and construction of major capital facilities (other than those accounted for within the City's proprietary funds) and vehicle replacement funds. Capital projects are funded primarily through certificates of obligation.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. The Water and Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses include cost of sales and services, administrative expenses and depreciation expense on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Implementation of GASB Statement No. 87

As of October 1, 2021, the City adopted GASB Statement No. 87, *Leases*. The implementation of this standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The standard requires recognition of certain right to use leased assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The standard also requires lessors to recognize a lease receivable and deferred inflow of resources. The effect of the implementation of this standard had no effect on beginning net position. The additional disclosures required by this standard are included in Note 6.

Note 4 - Assets, Liabilities, and Net Position or Equity**Cash and Cash Equivalents**

For purposes of the statement of cash flows for the proprietary fund types, the City considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Investments

Investments for the City and CEDC are reported at fair value (generally based on quoted market prices), except for the positions in TexPool and TexSTAR. In accordance with state law, TexPool and TexSTAR operate in conformity with the requirements of the Securities and Exchange Commission's (SEC) Rule 2a-7 as promulgated under the Investment Company Act of 1940, as amended.

Accordingly, TexPool and TexSTAR qualify as 2a-7 like pools and are reported at amortized cost. The Pools are subject to regulatory oversight by the State Comptroller, although they are not registered with the SEC.

Fair Value Measurements

Fair value accounting requires characterization of the inputs used to measure fair value into three-level fair value hierarchy as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs other than quoted prices included within Level 1 that are for similar assets or liabilities. U.S. government-backed securities are valued using Level 2 inputs that are based on market data obtained from independent sources.
- Level 3 inputs are unobservable inputs for an asset or liability either directly or indirectly.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." All trade and property tax receivables are shown net of an allowance for uncollectibles. The allowance totaled \$1,864,005 for General Fund, \$8,091 for Debt Service Fund, \$123,547 for Water and Sewer Fund and \$441 for Storm Drainage Fund.

Inventory

Inventory is valued at cost using the first-in, first-out (FIFO) method. Inventories consist of expendable supplies held for consumption or the construction of plant and equipment. Inventories are recorded as expenditures when consumed rather than when purchased.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

OPEB

The fiduciary net position of the TMRS Supplemental Death Benefits Plan (SDBP) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, and information about assets, liabilities and additions to/deductions from SDBP's fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The City has three items that qualify for reporting in this category. The City has a deferred charge on bond refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The City has deferred outflows of resources related to pensions as described in Note 7. The City also has deferred outflows of resources related to its Supplemental Death Benefits Plan as described in Note 8.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has four items that qualify for reporting in this category. The first item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, fines, ambulance services and other items. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The second item is deferred inflows related to leases where the City is the lessor and is reported in the governmental funds balance sheet and statement of net position. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) on the straight-line basis over the term of the lease. The City also has deferred inflows of resources related to pensions as described in Note 7 and related to its Supplemental Death Benefits Plan as described in Note 8.

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements as well as the proprietary fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the government chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the government constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date.

The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend asset lives, are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Land and construction in progress are not depreciated. Other property, plant, equipment, and infrastructure of the City, as well as the component units, are depreciated using the straight-line method over the following useful lives:

Buildings	40 years
Land improvements	10-20 years
Machinery and equipment	5-20 years
Office and computer equipment	3-10 years
Water and Wastewater system infrastructure	20-40 years
Storm drainage system infrastructure	20-40 years
Streets	20-50 years
Park equipment	10-20 years

Right to use leased assets are recognized at the lease commencement date and represent the City's right to use an underlying asset for the lease term. Right to use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to place the lease asset into service. Right to use leased assets are amortized over the shorter of the lease term or useful life of the underlying asset using the straight-line method. The amortization period varies from 17 months to 10 years.

Lease Receivables

Lease receivables are recorded by the City as the present value of future lease payments expected to be received from the lessee during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivables are subsequently reduced over the life of the lease as cash is received in the applicable reporting period. The present value of future lease payments to be received are discounted based on the interest rate the City charges the lessee.

Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources.

Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as debt service expenditures.

Lease liabilities represent the City's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments are discounted based on a borrowing rate determined by the City.

Compensated Absences

Accumulated earned but unused vacation, holiday, compensatory time and sick leave are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements. It is the City's policy to permit employees to accumulate earned but unused vacation, compensatory time and sick pay benefits. Eligible employees are reimbursed upon separation from service for accumulated vacation, holiday, sick pay; non-exempt employees are reimbursed for vacation, holiday, compensatory time and sick leave.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and deferred outflows of resources and liabilities and deferred inflows of resources and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual amounts could differ from these estimates.

Property Taxes

Property is appraised and a lien on such property becomes enforceable as of January 1st of each year. Taxes are levied on and payable the following October 1. Taxes become delinquent February 1 of the following year and are subject to interest and penalty charges. The City is permitted by the State of Texas to levy taxes up to \$2.50 per \$100 of assessed valuation for general government services and for the payment of principal and interest on general long-term debt. The combined current tax rate to finance general government services, including debt service for the fiscal year ended September 30, 2022, was \$.567 per \$100 of assessed valuation.

Fund Balance

The City classifies governmental fund balance in accordance with Government Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*:

- *Nonspendable* fund balance includes fund balance that cannot be spent either because it is not in spendable form or because of legal or contractual constraints. The City had \$15,834 and \$1,893 in nonspendable fund balance for inventory and prepaid items, respectively, in the General Fund, \$11,834 in nonspendable fund balance for prepaid items in the special revenue fund, and \$2,366 in nonspendable fund balance for prepaid items in Fire District at September 30, 2022.
- *Restricted* fund balance includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. Debt service fund balance restricted for the retirement of funded indebtedness totaled \$617,849 as of September 30, 2022. Fund balance restricted for future capital projects included the 2019 CO Fund, 2020 CO Fund, 2021 CO Fund, 2016 CO Fund, 2017 CO Fund and 2021A CO Fund and totaled \$9,139,293, \$8,453,534, \$4,760,866, \$427,648, \$167,453, and \$3,850,180, respectively. Special revenue fund balance restricted for specific programs included COVID CARES Act, Crime Control and Prevention, Street Maintenance, Hotel Motel Tax, Keep Corinth Beautiful, County Child Safety, Municipal Court Security, Municipal Court Technology, Police Confiscation – State, Parks Development, Community Park Improvement, Tree Mitigation, Roadway Impact Fee, Fire District, Broadband Utility, Reinvestment Zone #2, and Short-term Rental Vehicle Tax totaled \$2,266, \$799,647, \$769,603, \$235,333, \$37,944, \$43,135, \$118,859, \$32,281, \$11,631, \$371,610, \$19,694, \$427,252, \$294,523, \$287,523, \$97,896, \$55,303, and \$42,980, respectively, as of September 30, 2022.

Committed fund balance is established and modified by a resolution from City Council, the City's highest level of decision-making authority, and can be used only for the specified purposes determined by the Council's resolution. Special revenue fund balance committed for specific programs consisted of fund balance committed to special revenue and Street Rehabilitation totaling \$208,918 and \$230,917, respectively, as of September 30, 2022. Capital project fund balances committed for future projects included the Governmental Capital Projects, Vehicle Replacement, LCFD Vehicle and Equipment Replacement, Tech Equipment Replacement, and LCFD Public Property and totaled \$1,607,093, \$292,636, \$252,865, \$428,585, and \$317,813, respectively, as of September 30, 2022.

- *Assigned* fund balance includes the portion of net resources for which an intended use has been established by the City Council or the City Official authorized to do so by the City Council. Assignments of fund balance are much less formal than commitments and do not require formal action for their imposition or removal. In governmental funds, other than the General Fund, assigned fund balance represents the amount that is not restricted or committed which indicates that resources are, at a minimum, intended to be used for the purpose of that fund but does not meet the criteria to be classified as restricted or committed. The Council has authorized the City Manager to assign fund balance.
- *Unassigned* fund balance is the residual classification for the City's general fund and includes all spendable amounts not contained in the other classifications, as well as negative unassigned fund balance in other governmental funds.

Minimum fund balance policy

The City Council has adopted a financial policy to maintain an unassigned fund balance in the general fund equal to 20% of expenditures and in the water and sewer fund and storm drainage fund equal to 25% of expenses. The City considers a balance of less than 15% to be cause for concern, barring unusual or deliberate circumstances. In the event that the unassigned fund balance is calculated to be less than the policy stipulates, the City shall plan to adjust budget resources in subsequent fiscal years to restore the balance.

Flow Assumptions

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned, then unassigned fund balance.

Note 5 - Stewardship, Compliance and Accountability

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General Fund; Crime Control and Prevention, Street Maintenance, Hotel/Motel Tax, Keep Corinth Beautiful, County Child Safety, Municipal Court Security, Municipal Court Technology, Police Confiscation - State, Parks Development, Community Park Improvement, Tree Mitigation, Roadway Impact Fee, Fire District, Broadband Utility, Reinvestment Zone #2, Short-term Rental Vehicle Tax and Street Rehabilitation, special revenue funds; and the Debt Service fund. The capital projects funds are appropriated on a project-length basis. Other special revenue funds do not have appropriated budgets since other means control the use of these resources (i.e. grant awards and city council resolutions) and sometimes span a period of more than one fiscal year.

The appropriated budget is prepared by fund, functional department and division. Transfers of appropriations between divisions within a department may be initiated by staff and approved by the Director. Transfers between functional departments require the approval of the Director, Budget Manager, and Finance Director. Transfers between funds may require Council approval. All transfers of appropriations require the approval of the City Manager. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level. The City Manager may approve all budget amendments that alter department or operating appropriations. Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments).

Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

Note 6 - Detailed Notes on All Funds**Cash and Investments**

Custodial Credit Risk. Cash deposits of the City, CEDC and CEDF at September 30, 2022, were entirely secured by FDIC insurance and pledged collateral held by the City's agent bank.

State statutes authorize the City to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) Texas local government investment pools; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (5) certificates of deposit by state and national banks domiciled in this state that are (a) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or (b) secured by obligations that are described by (1) – (4); (6) and reverse repurchase agreements not to exceed 90 days to stated maturity.

Following are the City's investments at September 30, 2022, including classification by level, within the fair value hierarchy:

Primary Government

Investment Pools	Reported Value	Level	S&P Rating	Weighted Average Maturity	Withdrawal or Liquidity Restrictions		
					Less than 1 Year	1 - 5	More than 5 Years
TexSTAR	\$ 27,943,616	N/A	AAAm	< 60 days	None		
				Investment Maturity in Years			
<u>Other Investments</u>							
U.S. Government Backed Securities	15,686,987	Level 2	AA+	\$ 4,926,202	\$ 10,760,785	\$ -	
Total Investments	<u>\$ 43,630,603</u>			<u>\$ 4,926,202</u>	<u>\$ 10,760,785</u>	<u>\$ -</u>	

CEDC

Investment Pools	Reported Value	Level	S&P Rating	Weighted Average Maturity	Withdrawal or Liquidity Restrictions		
					Less than 1 Year	1 - 5	More than 5 Years
TexPool	\$ 329	N/A	AAAm	< 60 days	None		
				Investment Maturity in Years			
<u>Other Investments</u>							
Money market	194,834	Level 1	N/A	\$ 194,834	\$ -	\$ -	
Total Investments	<u>\$ 195,163</u>			<u>\$ 194,834</u>	<u>\$ -</u>	<u>\$ -</u>	

Under the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool. TexPool is subject to annual review by an independent auditor consistent with the Public Funds Investment Act. Audited financial statements of the Pool are available at First Public, 12008 Research Blvd., Austin, Texas 78759. In addition, TexPool is subject to review by the State Auditor’s Office and by the Internal Auditor of the Comptroller’s Office.

The Texas Short Term Asset Reserve Program (TexSTAR) has been organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. These two acts provide for the creation of public funds investment pools (including TexSTAR) and authorize eligible governmental entities to invest their public funds through the investment pools. TexSTAR is administered by JP Morgan Investment Management, Inc. and First Southwest.

Interest Rate Risk. In accordance with its investment policy, the City manages its exposure to decline in fair value of securities by limiting the City to securities with maturities not to exceed 36 months from date of purchase. The City also manages the weighted average days to maturity for the operating funds portfolio to less than 365 days, and the reserve, special project and capital project funds to less than 365 days. The CEDC limits weighted average days to maturity for the operating funds portfolio to less than 270 days.

The City and CEDC invest in the public funds investment pools listed above, which have specified maximum weighted average maturities for their investment portfolios. The maximum weighted average maturity (WAM) of TexPool investment portfolios cannot exceed 60 days. TexSTAR also maintains a portfolio maximum WAM of 60 days.

Credit Risk. State law and City policy limit investments in local government investment pools to those rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. As of September 30, 2022, the City’s investments in TexPool and TexSTAR were both rated AAAM by Standard & Poor’s.

Concentration of Credit Risk. The City’s investment policy limits the investment portfolio by the following:

Investment	Maximum % of Portfolio
U.S. Treasury Obligations	100%
U.S. Government Agency Securities and Instrumentalities	100%
Authorized Local Government Investment Pool	75%
Local Government Obligations	10%
Fully Collateralized Certificates of Deposit	50%
Fully Collateralized Repurchase Agreements	25%
SEC-Regulated No-Load Money Market Mutual Fund	50%
U.S. Treasury and Agency Callables	30%

Capital Assets

A summary of changes in capital assets follows:

	(Restated) Beginning Balance	Additions	Transfers	Retirements	Ending Balance
Governmental activities					
Capital assets, not being depreciated					
Land	\$ 11,363,981	\$ 2,785,130	\$ -	\$ 205,406	\$ 13,943,705
Construction in progress	475,200	4,341,977	-	-	4,817,177
Total assets not being depreciated	11,839,181	7,127,107	-	205,406	18,760,882
Capital assets, being depreciated:					
Buildings	17,538,719	53,758	-	6,767	17,585,710
Machinery and equipment	8,496,907	1,908,532	(30,899)	454,592	9,919,948
Infrastructure	106,642,361	1,407,058	-	-	108,049,419
Total capital assets being depreciated	132,677,987	3,369,348	(30,899)	461,359	135,555,077
Less accumulated depreciation					
Buildings	4,211,061	493,593	-	-	4,704,654
Machinery and equipment	6,316,338	809,389	(30,899)	303,666	6,791,162
Infrastructure	76,752,694	3,089,710	-	-	79,842,404
Total accumulated depreciation	87,280,093	4,392,692	(30,899)	303,666	91,338,220
Total capital assets being depreciated, net	45,397,894	(1,023,344)	-	157,693	44,216,857
Right to use leased assets, being amortized:					
Buildings	236,587	-	-	-	236,587
Machinery and equipment	2,193,314	536,024	-	-	2,729,338
Infrastructure	126,959	-	-	-	126,959
Total right to use leased assets, being amortized:	2,556,860	536,024	-	-	3,092,884
Less accumulated amortization					
Buildings	-	47,317	-	-	47,317
Machinery and equipment	-	695,680	-	-	695,680
Infrastructure	-	33,529	-	-	33,529
Total accumulated amortization	-	776,526	-	-	776,526
Total right to use leased assets being amortized, net	2,556,860	(240,502)	-	-	2,316,358
Governmental activities capital assets, net	\$ 59,793,935	\$ 5,863,261	\$ -	\$ 363,099	\$ 65,294,097

City of Corinth, Texas
Notes to Financial Statements
September 30, 2022

	(Restated) Beginning Balance	Additions	Transfers	Retirements	Ending Balance
Business-type activities					
Capital assets, not being depreciated					
Land	\$ 538,350	\$ -	\$ -	\$ -	\$ 538,350
Construction in progress	591,515	1,301,985	-	-	1,893,500
Total assets not being depreciated	<u>1,129,865</u>	<u>1,301,985</u>	<u>-</u>	<u>-</u>	<u>2,431,850</u>
Capital assets, being depreciated:					
Buildings	1,757,915	23,311	-	-	1,781,226
Machinery and equipment	1,232,255	175,277	30,899	-	1,438,431
Infrastructure	52,819,624	1,953,003	-	-	54,772,627
Total capital assets being depreciated	<u>55,809,794</u>	<u>2,151,591</u>	<u>30,899</u>	<u>-</u>	<u>57,992,284</u>
Less accumulated depreciation					
Buildings	331,062	91,284	-	-	422,346
Machinery and equipment	1,043,758	52,764	30,899	-	1,127,421
Infrastructure	26,441,920	2,181,401	-	-	28,623,321
Total accumulated depreciation	<u>27,816,740</u>	<u>2,325,449</u>	<u>30,899</u>	<u>-</u>	<u>30,173,088</u>
Total capital assets being depreciated, net	<u>27,993,054</u>	<u>(173,858)</u>	<u>-</u>	<u>-</u>	<u>27,819,196</u>
Right to use leased assets, being amortized:					
Machinery and equipment	274,600	-	-	-	274,600
Total right to use leased assets, being amortized:	<u>274,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>274,600</u>
Less accumulated amortization					
Machinery and equipment	-	91,189	-	-	91,189
Total accumulated amortization	<u>-</u>	<u>91,189</u>	<u>-</u>	<u>-</u>	<u>91,189</u>
Total right to use leased assets being amortized, net	<u>274,600</u>	<u>(91,189)</u>	<u>-</u>	<u>-</u>	<u>183,411</u>
Business activities capital assets, net	<u>\$ 29,397,519</u>	<u>\$ 1,036,938</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,434,457</u>
CEDC					
Capital assets, not being depreciated					
Land	\$ 4,313,348	\$ -	\$ -	\$ -	\$ 4,313,348
Total assets not being depreciated	<u>4,313,348</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,313,348</u>
CEDC capital assets, net	<u>\$ 4,313,348</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,313,348</u>
CEDF					
Capital assets, not being depreciated					
Land	\$ 2,056,382	\$ 1,031,219	\$ -	\$ -	\$ 3,087,601
Total assets not being depreciated	<u>2,056,382</u>	<u>1,031,219</u>	<u>-</u>	<u>-</u>	<u>3,087,601</u>
CEDF capital assets, net	<u>\$ 2,056,382</u>	<u>\$ 1,031,219</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,087,601</u>

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental activities	
Public safety	\$ 1,277,751
Community services	366,580
Public works	3,132,584
Planning and community development	20,649
City administration	368,318
Finance and administrative services	3,336
Total depreciation/amortization expense - Governmental activities	<u>\$ 5,169,218</u>
Business-type activities	
Water and sewer	\$ 2,058,725
Storm drainage	357,913
Total depreciation/amortization expense - Business-type activities	<u>\$ 2,416,638</u>

Lessee Activities

The City entered into various lease agreements as lessee for the use of buildings, machinery and equipment, and infrastructure. As of September 30, 2022, the value of the lease liability was \$2,481,120. The City is required to make monthly principal and interest payments ranging from \$213 to \$3,906 and annual principal and interest payments ranging from \$10,000 to \$97,287. The leases terminate ranging from October 2022 to November 2028. The lease liability was valued using a discount rate ranging from 0.25% to 6.63% as determined by the City's management based on the City's estimated incremental borrowing rate.

Lessor Activities

The City has accrued a receivable for one land lease and two infrastructure leases. The remaining receivable for these leases was \$113,682 for the year ended September 30, 2022. Deferred inflows related to these leases were \$112,955 as of September 30, 2022. Interest revenue recognized on these leases was \$635 for the year ended September 30, 2022. Principal receipts of \$108,884 were recognized during the fiscal year. The interest rate on the leases ranged from 0.427% – .901%. Final receipt is expected in fiscal year 2024.

Interfund Transfers

The composition of interfund transfers in/out as of September 30, 2022, is as follows:

<u>Fund</u>	<u>Transfers In</u>	<u>Transfers Out</u>	<u>Purpose</u>
General	\$ 1,006,780	\$ 1,387,581	Administrative Transfer, Contributions to Vehicle and Equipment Replacement
Debt Service	297,052	-	Administrative Transfer
2019 CO Street	-	23,000	Capital Projects Reallocation
COVID CARES Act	-	10,251	Administrative Transfer
Other Governmental	1,619,879	889,942	Contributions to Capital Projects/Budgetary Transfers
Water and Sewer	4,212,818	4,919,384	Administrative Transfer, Capital Improvements, Contributions to Vehicle and Equipment Replacement
Storm Drainage	242,283	148,654	Administrative Transfer, Capital Improvements, Contributions to Vehicle and Equipment Replacement
	<u>\$ 7,378,812</u>	<u>\$ 7,378,812</u>	

Long-term Obligations

Long-term obligations of the City's governmental activities consist of general obligation bonds, certificates of obligation, lease liabilities and notes payable. Sources of retirement of general obligation bond and certificates of obligation are provided from ad valorem tax. Governmental activities long-term obligations are paid by the debt service fund.

Long-term obligations of the City's business-type activities consist of general obligation bonds, certificates of obligation and lease liabilities. Business-type activities long-term obligations are serviced by revenue from the Water and Sewer and Storm Drainage systems.

Compensated absences, net pension liability and total OPEB liability are paid from the fund out of which an employee is regularly paid, primarily the General Fund, Water and Sewer Fund, Storm Drainage Fund and CEDC.

Governmental activity lease payments are currently being made from the General Fund, the Crime Control and Prevention Fund, the Broadband Utility Fund, and the LCFD Vehicle and Equipment Replacement Fund.

The following is a summary of changes in long-term obligations for the year ended September 30, 2022:

	(Restated) Beginning Balance	Transfers/ Additions	Retirements	Ending Balance	Due Within One Year
Governmental activities					
Certificates of obligation	\$ 43,413,896	\$ 4,285,000	\$ (1,937,502)	\$ 45,761,394	\$ 2,050,684
General obligation bonds	3,829,672	-	(560,154)	3,269,518	588,279
Bond premiums/discounts (net)	3,486,532	344,235	(294,523)	3,536,244	294,523
Compensated absences	1,402,825	1,564,291	(1,655,722)	1,311,394	888,581
Lease obligation	2,605,948	536,024	(809,448)	2,332,524	759,692
Notes payable	-	2,176,669	(60,181)	2,116,488	132,872
Total governmental activities	<u>\$ 54,738,873</u>	<u>\$ 8,906,219</u>	<u>\$ (5,317,530)</u>	<u>\$ 58,327,562</u>	<u>\$ 4,714,631</u>
Business-type activities					
Certificates of obligation	\$ 6,631,104	\$ -	\$ (282,498)	\$ 6,348,606	\$ 294,316
General obligation bonds	4,340,332	-	(634,846)	3,705,486	666,721
Bond premiums/discounts (net)	1,062,731	-	(140,419)	922,312	140,419
Compensated absences	101,658	132,947	(137,634)	96,971	63,866
Lease obligation	220,381	-	(71,785)	148,596	64,781
Total business type activities	<u>12,356,206</u>	<u>132,947</u>	<u>(1,267,182)</u>	<u>11,221,971</u>	<u>1,230,103</u>
Primary government	<u>\$ 67,095,079</u>	<u>\$ 9,039,166</u>	<u>\$ (6,584,712)</u>	<u>\$ 69,549,533</u>	<u>\$ 5,944,734</u>
CEDC					
Compensated absences	\$ 5,345	\$ 18,472	\$ (3,409)	\$ 20,408	\$ 20,408
	<u>\$ 5,345</u>	<u>\$ 18,472</u>	<u>\$ (3,409)</u>	<u>\$ 20,408</u>	<u>\$ 20,408</u>

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The following is a schedule of the General Obligation and Certificates of Obligation bonds:

	Date of Issue	Amount of Original Issue	Interest Rate	Maturity Date	Governmental Amount Outstanding 9/30/2022	Business Type Amount Outstanding 9/30/2022
Certificates of Obligation	4/21/2016	\$ 13,275,000	2.00%-5.00%	2/15/2036	\$ 10,572,282	\$ 1,147,721
General Obligation	7/6/2017	14,240,000	2.00%-5.00%	2/15/2027	3,269,518	3,705,482
Certificates of Obligation	7/6/2017	4,855,000	2.00%-5.00%	2/15/2037	2,988,748	1,336,252
Certificates of Obligation	3/7/2019	19,205,000	2.75%-5.00%	2/15/2039	14,575,364	3,864,637
Certificates of Obligation	10/22/2020	9,260,000	2.00%-4.00%	2/15/2040	8,895,000	-
Certificates of Obligation	1/21/2021	4,740,000	1.70%-4.00%	2/15/2041	4,625,000	-
Certificates of Obligation	10/21/2021	4,285,000	2.20%-4.00%	2/15/2041	4,105,000	-
					<u>\$ 49,030,912</u>	<u>\$ 10,054,092</u>

The annual requirements to retire general long-term debt, including interest, as of September 30, 2022 are as follows:

Fiscal Year	Principal	Interest	Total Requirements
2023	\$ 2,638,963	\$ 1,652,930	\$ 4,291,893
2024	2,750,998	1,537,224	4,288,222
2025	2,867,544	1,426,753	4,294,297
2026	2,981,746	1,307,594	4,289,340
2027	3,120,393	1,171,046	4,291,439
2028-2032	13,605,512	4,137,094	17,742,606
2033-2037	14,966,286	1,782,967	16,749,253
2038-2041	6,099,470	209,731	6,309,201
Total	<u>\$ 49,030,912</u>	<u>\$ 13,225,339</u>	<u>\$ 62,256,251</u>

The annual requirements to retire enterprise activity debt, including interest, as of September 30, 2022 are as follows:

Fiscal Year	Principal	Interest	Total Requirements
2023	\$ 961,037	\$ 397,886	\$ 1,358,923
2024	1,009,002	351,573	1,360,575
2025	1,057,456	305,213	1,362,669
2026	1,103,254	255,953	1,359,207
2027	1,159,607	201,445	1,361,052
2028-2032	1,954,488	659,987	2,614,475
2033-2037	2,228,714	278,332	2,507,046
2038-2039	580,534	19,556	600,090
Total	<u>\$ 10,054,092</u>	<u>\$ 2,469,945</u>	<u>\$ 12,524,037</u>

The annual requirements to retire lease obligations, including interest, as of September 30, 2022 are as follows:

Fiscal Year	Principal	Interest	Total Requirements
2023	\$ 824,473	\$ 59,283	\$ 883,756
2024	564,780	36,606	601,386
2025	466,014	22,163	488,177
2026	374,765	12,181	386,946
2027	124,342	4,927	129,269
2028-2029	126,746	2,493	129,239
Total	<u>\$ 2,481,120</u>	<u>\$ 137,653</u>	<u>\$ 2,618,773</u>

The annual requirements to retire notes payable, including interest, as of September 30, 2022 are as follows:

Fiscal Year	Principal	Interest	Total Requirements
2023	\$ 132,872	\$ -	\$ 132,872
2024	256,008	58,495	314,503
2025	280,953	33,550	314,503
2026	284,352	30,151	314,503
2027	154,957	26,675	181,632
2028-2032	829,788	78,370	908,158
2033	177,558	4,075	181,633
Total	<u>\$ 2,116,488</u>	<u>\$ 231,316</u>	<u>\$ 2,347,804</u>

Note 7 - Defined Benefit Pension Plan

Plan Description

The City participates as one of 901 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmr.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of each city, within the options available in the state statutes governing TMRS. The City has elected that members can retire at age 60 and above with 5 or more years of service or with 20 years of service regardless of age. Members may work for more than one TMRS city during their career. If a member is vested in one TMRS city, he or she is immediately vested upon employment with another TMRS city. Similarly, once a member has met the eligibility requirements for retirement in a TMRS city, he or she is eligible in other TMRS cities as well.

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	104
Inactive employees entitled to but not yet receiving benefits	156
Active employees	158
Total	418

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 15.45% and 15.03% in calendar years 2021 and 2022, respectively. The City's contributions to TMRS for the year ended September 30, 2022, were \$1,950,232, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2021, and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial assumptions: The Total Pension Liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.65% per year
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4- year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Public Equity	35.00%	7.55%
Core Fixed Income	6.00%	2.00%
Non-Core Fixed Income	20.00%	5.68%
Other Public and Private Markets	12.00%	7.22%
Real Estate	12.00%	6.85%
Hedge Funds	5.00%	5.35%
Private Equity	10.00%	10.00%
Total	100.00%	

Discount Rate: The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability/ (Asset) (a) - (b)
Entity-Wide			
Balance at 12/31/2020	\$ 49,294,868	\$ 44,415,965	\$ 4,878,903
Changes for the year:			
Service cost	2,195,301	-	2,195,301
Interest	3,351,329	-	3,351,329
Change in benefit terms	-	-	-
Difference between expected and actual experience	257,440	-	257,440
Change in assumptions	-	-	-
Contributions - employer	-	1,882,874	(1,882,874)
Contributions - employee	-	831,553	(831,553)
Net investment income	-	5,799,034	(5,799,034)
Benefit payments, including refunds of contributions	(1,486,392)	(1,486,392)	-
Administrative expense	-	(26,791)	26,791
Other changes	-	184	(184)
Net changes	4,317,678	7,000,462	(2,682,784)
Balance at 12/31/2021	\$ 53,612,546	\$ 51,416,427	\$ 2,196,119

Primary Government	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/ (Asset)
	(a)	(b)	(a) - (b)
Balance at 12/31/2020	\$ 48,760,188	\$ 43,937,739	\$ 4,822,449
Changes for the year:			
Service cost	2,165,892	-	2,165,892
Interest	3,306,433	-	3,306,433
Change in benefit terms	-	-	-
Difference between expected and actual experience	253,991	-	253,991
Change in assumptions	-	-	-
Contributions - employer	-	1,857,650	(1,857,650)
Contributions - employee	-	820,413	(820,413)
Net investment income	-	5,721,193	(5,721,193)
Benefit payments, including refunds of contributions	(1,466,480)	(1,466,480)	-
Administrative expense	-	(18,770)	18,770
Other changes	-	1,580	(1,580)
Net changes	4,259,836	6,915,586	(2,655,750)
Balance at 12/31/2021	\$ 53,020,024	\$ 50,853,325	\$ 2,166,699

CEDC	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/ (Asset)
	(a)	(b)	(a) - (b)
Balance at 12/31/2020	\$ 534,680	\$ 478,226	\$ 56,454
Changes for the year:			
Service cost	29,409	-	29,409
Interest	44,896	-	44,896
Change in benefit terms	-	-	-
Difference between expected and actual experience	3,449	-	3,449
Change in assumptions	-	-	-
Contributions - employer	-	25,224	(25,224)
Contributions - employee	-	11,140	(11,140)
Net investment income	-	77,841	(77,841)
Benefit payments, including refunds of contributions	(19,912)	(19,912)	-
Administrative expense	-	(8,021)	8,021
Other changes	-	(1,396)	1,396
Net changes	57,842	84,876	(27,034)
Balance at 12/31/2021	\$ 592,522	\$ 563,102	\$ 29,420

Sensitivity of the net pension liability to changes in the discount rate: The following presents the net pension liability of the City, calculated using the discount rate of 6.75% as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

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	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability (asset)	\$ 11,380,030	\$ 2,196,119	\$ (5,167,303)
Reported by Governmental Activities	9,951,183	1,920,380	(4,518,510)
Reported by Business-Type Activities	1,276,396	246,319	(579,570)
Reported by Component Unit, CEDC	152,451	29,420	(69,223)
	<u>\$ 11,380,030</u>	<u>\$ 2,196,119</u>	<u>\$ (5,167,303)</u>

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2022, the City recognized pension expense of \$637,412.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Entity-Wide		Primary Government		CEDC	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 205,093	\$ 192,248	\$ 202,346	\$ 189,673	\$ 2,747	\$ 2,575
Changes in actuarial assumptions	50,536	-	49,859	-	677	-
Difference between projected and actual investment earnings	-	2,957,928	-	2,928,087	-	29,841
Contributions subsequent to the measurement date	1,413,039	-	1,397,173	-	15,866	-
Total	<u>\$ 1,668,668</u>	<u>\$ 3,150,176</u>	<u>\$ 1,649,378</u>	<u>\$ 3,117,760</u>	<u>\$ 19,290</u>	<u>\$ 32,416</u>

\$1,413,039 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:	Entity-Wide	Primary Govt	CEDC
2023	\$ (544,967)	\$ (539,509)	\$ (5,458)
2024	(1,221,022)	(1,208,792)	(12,230)
2025	(568,369)	(562,676)	(5,693)
2026	(560,189)	(554,578)	(5,611)
	<u>\$ (2,894,547)</u>	<u>\$ (2,865,555)</u>	<u>\$ (28,992)</u>

Note 8 - Other Post Employment Benefits

Plan Description

The City also participates in a single employer, defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage (Supplemental Death Benefits) for their active members, including or not including retirees.

Benefits Provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of \$7,500. As the SDBF covers both active and retiree employees, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan. Texas Local Government Code Section 177.001 assigns the authority to establish and amend benefit provisions to the City Council. At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	65
Inactive employees entitled to but not yet receiving benefits	30
Active employees	158
Total	<u>253</u>

Contributions

The City contributes to the SDBF program at a contractually required rate. An annual actuarial valuation is performed, and the contractual rate is equal to the cost of providing one-year term life insurance. The premium rate is expressed as a percentage of the covered payroll of members employed by the participating employer. There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect.

The SDBF program is voluntary and employers can cease participation by adopting an ordinance before November 1 of any year to be effective the following January 1. Therefore, the funding policy of the program is to ensure that adequate resources are available to meet all insurance benefit payments for the upcoming year. It is not the intent of the funding policy to pre-fund retiree term life insurance during employees' entire careers. The City's contribution, which equaled the required contribution, was as follows for the year ended September 30:

	<u>2022</u>
Employer rate	0.16%
Employer contributions	\$ 20,125

Actuarial Assumptions

The total OPEB liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5%
Salary increases	3.50% to 11.50%, including inflation
Discount rate	1.84%

Mortality rates for service retirees were based on the 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.

Mortality rates for disabled retirees were based on the 2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

Actuarial assumptions used in the December 31, 2021 valuation were based on the results of actuarial experience studies. The experience study in TMRS was for the period December 31, 2014 through December 31, 2018.

The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not segregated for these groups. A discount rate of 1.84% was based on the Fidelity Index's 20-Year Municipal GO AA Index as of December 31, 2021.

OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At September 30, 2022, the City reported a total OPEB liability of \$565,895 measured at December 31, 2021. For the year ended September 30, 2022, the City recognized OPEB expense of \$71,069.

As of December 31, 2021, the discount rate used in the development of the total OPEB liability was 1.84% compared to 2.00% as of December 31, 2020.

Changes in the total OPEB liability for the measurement year ended December 31, 2021 are as follows:

Changes in Total OPEB Liability	Total OPEB Liability		
	Entity-Wide	Primary Government	CEDC
Balance at December 31, 2020	\$ 510,714	\$ 505,220	\$ 5,494
Changes for the year:			
Service cost	41,578	41,096	482
Interest on total OPEB liability	10,559	10,446	113
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(9,779)	(9,675)	(104)
Effect of assumption changes or inputs	19,951	19,822	129
Benefit payments*	(7,128)	(7,052)	(76)
Balance as of December 31, 2021	<u>\$ 565,895</u>	<u>\$ 559,857</u>	<u>\$ 6,038</u>

*Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Discount Rate Sensitivity Analysis

The following presents the total OPEB liability of the City, calculated using the discount rate of 1.84%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (0.84%) or 1 percentage point higher (2.84%) than the current rate.

	1% Decrease in Discount Rate (0.84%)	Discount Rate (1.84%)	1% Increase in Discount Rate (2.84%)
City's total OPEB liability	\$ 712,764	\$ 565,895	\$ 455,455
Reported by Governmental Activities	622,123	493,931	397,535
Reported by Business-Type Activities	83,036	65,926	53,060
Reported by Component Unit, CEDC	7,605	6,038	4,860
	<u>\$ 712,764</u>	<u>\$ 565,895</u>	<u>\$ 455,455</u>

At December 31, 2021, the City reported its deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Entity-Wide		Primary Government		CEDC	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 10,155	\$ 48,560	\$ 10,047	\$ 48,042	\$ 108	\$ 518
Changes in actuarial assumptions	117,001	11,106	115,783	10,994	1,218	112
Contributions subsequent to the measurement date	15,042	-	14,882	-	160	-
Total	<u>\$ 142,198</u>	<u>\$ 59,666</u>	<u>\$ 140,712</u>	<u>\$ 59,036</u>	<u>\$ 1,486</u>	<u>\$ 630</u>

Deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ended September 30, 2023 in the amount of \$15,042. The other net amounts of the employer's balances of deferred outflows and inflows of resources related to OPEB, excluding contributions made subsequent to the measurement date, will be recognized in OPEB expense as follows:

<u>Year Ended September 30:</u>	<u>Entity-Wide</u>	<u>Primary Govt</u>	<u>CEDC</u>
2023	\$ 18,932	\$ 18,884	\$ 48
2024	17,406	17,358	48
2025	14,700	14,652	48
2026	11,374	11,326	48
2027	4,578	4,530	48
Thereafter	500	468	32
	<u>\$ 67,490</u>	<u>\$ 67,218</u>	<u>\$ 272</u>

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program encompasses obtaining workers compensation and property and liability insurance through Texas Municipal League (TML) Intergovernmental Risk Pool, a public entity risk pool for the benefit of governmental units located within the state. TML Intergovernmental Risk Pool ("Pool") is considered a self-sustaining risk pool that provides coverage for its members. The City's contributions to the Pool are limited to the amount of premiums as calculated at the beginning of each fund year. Premiums reflect the claims experience to date of the City. The Pool's liability is limited to the coverage that the City elects as stated in the Pool's Declarations of Coverage for that fund year. The City has not had any significant reduction in insurance coverage and the amounts of insurance settlements have not exceeded insurance coverage for any of the last three years.

Note 10 - Commitments and Contingencies

The City participates in grant programs which are governed by various rules and regulations of the grantor agencies. Costs charged to the respective grant programs are subject to audit and adjustment by the grantor agencies; therefore, to the extent that the City has not complied with the rules and regulations governing the grants, refunds of any money received may be required and the collectability of any related receivable may be impaired. In the opinion of the City, there are no significant contingent liabilities relating to compliance with the rules and regulations governing the respective grants; therefore, no provision has been recorded in the accompanying basic financial statements for such contingencies.

Estimated costs to complete significant construction projects in progress at year-end totaled approximately \$35,236,141.

Upper Trinity Regional Water District (UTRWD)

On November 13, 1990, the City entered into a 30-year contract with Upper Trinity Regional Water District (UTRWD) and other participating political members to develop a regional water system for providing retail utility service to the Denton County area.

The contract included, among other things, a commitment by the City to 2.0 million gallons of water per day demand. On February 4, 1999 the City amended the contract with Upper Trinity to increase the demand from 2.0 million gallons per day to 5.5 million gallons per day. On September 2, 1999, due to continued growth, the City entered into the third contract amendment with Upper Trinity increasing the demand to 7.5 million gallons per day. The City also currently maintains a contract with the Upper Trinity Regional Water District for treatment of wastewater flows up to 1.608 million gallons per day.

The current demand capacity of 7.5 million gallons per day provides the City with three (3) weighted votes as a member of the Upper Trinity Board. The City has one appointed member to the Upper Trinity Board of Directors and one appointed member to the Upper Trinity Customer Advisory Committee. Under agreements with the UTRWD, all participating and contract entities share in the cost of administering the District and in the cost of planning for future programs and services of the District.

City of ~~Conroe~~, Texas
 Budgetary Comparison Schedule – General Fund (Exhibit B-1)
 Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Property	\$ 11,151,093	\$ 11,151,093	\$ 11,079,621	\$ (71,472)
Sales	1,862,391	1,862,391	2,127,305	264,914
Franchise	1,047,770	1,047,770	1,151,664	103,894
Utility fees	26,500	26,500	193,309	166,809
Traffic fines and forfeitures	696,435	696,435	592,629	(103,806)
Development fees and permits	500,834	500,834	876,043	375,209
Police fees and permits	366,207	640,185	560,380	(79,805)
Parks and recreation fees	69,500	69,500	73,782	4,282
Fire services	3,409,668	3,409,668	3,750,448	340,780
Interest income	49,500	49,500	39,226	(10,274)
Grants	60,422	60,422	67,337	6,915
Miscellaneous income	28,220	28,220	41,354	13,134
Charges for services	452,428	178,450	143,974	(34,476)
Total revenues	<u>19,720,968</u>	<u>19,720,968</u>	<u>20,697,072</u>	<u>976,104</u>
Expenditures				
Current				
Public safety	11,453,607	11,431,696	11,231,452	200,244
Community services	1,858,447	1,881,118	1,760,427	120,691
Public works	876,010	873,507	798,836	74,671
Planning and community development	1,120,716	1,097,077	898,977	198,100
City administration	3,318,573	3,190,633	3,707,774	(517,141)
Finance and administrative services	1,113,911	1,110,854	1,095,601	15,253
Total expenditures	<u>19,741,264</u>	<u>19,584,885</u>	<u>19,493,067</u>	<u>91,818</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>(20,296)</u>	<u>136,083</u>	<u>1,204,005</u>	<u>1,067,922</u>
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	2,273,501	2,273,501	-	(2,273,501)
Transfers out	(1,169,235)	(2,056,290)	(1,387,581)	668,709
Transfers in	972,306	972,306	1,006,780	34,474
Total Financing Sources (Uses)	<u>2,076,572</u>	<u>1,189,517</u>	<u>(380,801)</u>	<u>(1,570,318)</u>
Net Change in Fund Balance	2,056,276	1,325,600	823,204	(502,396)
Fund Balance -				
October 1 (Beginning)	4,358,095	4,358,095	4,358,095	-
Fund Balance -				
September 30 (Ending)	<u>\$ 6,414,371</u>	<u>\$ 5,683,695</u>	<u>\$ 5,181,299</u>	<u>\$ (502,396)</u>

	Year Ended December 31, 2021	Year Ended December 31, 2020	Year Ended December 31, 2019	Year Ended December 31, 2018
Total Pension Liability				
Service cost	\$ 2,195,301	\$ 2,139,635	\$ 1,974,459	\$ 1,740,727
Interest on total pension liability	3,351,329	3,106,077	2,830,658	2,631,469
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	257,440	(308,779)	51,976	(461,003)
Change of assumptions	-	-	202,141	-
Benefit payments/refunds of contributions	<u>(1,486,392)</u>	<u>(1,176,404)</u>	<u>(946,673)</u>	<u>(1,207,565)</u>
Net change in total pension liability	4,317,678	3,760,529	4,112,561	2,703,628
Total pension liability, beginning	<u>49,294,868</u>	<u>45,534,339</u>	<u>41,421,778</u>	<u>38,718,150</u>
Total pension liability, ending (a)	<u>\$ 53,612,546</u>	<u>\$ 49,294,868</u>	<u>\$ 45,534,339</u>	<u>\$ 41,421,778</u>
Fiduciary Net Position				
Contributions - Employer	\$ 1,882,874	\$ 1,838,580	\$ 1,708,397	\$ 1,521,211
Contributions - Employee	831,553	812,683	754,021	673,954
Net investment income	5,799,034	3,035,308	5,153,390	(999,066)
Benefit payments/refunds of contributions	(1,486,392)	(1,176,404)	(946,673)	(1,207,565)
Administrative expenses	(26,791)	(19,611)	(29,078)	(19,289)
Other	184	(765)	(874)	(1,008)
Net change in fiduciary net position	<u>7,000,462</u>	<u>4,489,791</u>	<u>6,639,183</u>	<u>(31,763)</u>
Fiduciary net position, beginning	<u>44,415,965</u>	<u>39,926,174</u>	<u>33,286,991</u>	<u>33,318,754</u>
Fiduciary net position, ending (b)	<u>\$ 51,416,427</u>	<u>\$ 44,415,965</u>	<u>\$ 39,926,174</u>	<u>\$ 33,286,991</u>
Net pension liability (asset), ending = (a) - (b)	<u>2,196,119</u>	<u>4,878,903</u>	<u>5,608,165</u>	<u>8,134,787</u>
Fiduciary net position as a percentage of total pension liability	95.90%	90.10%	87.68%	80.36%
Covered payroll	\$ 11,879,334	\$ 11,553,105	\$ 10,771,734	\$ 9,627,913
Net pension liability as a percentage of covered payroll	18.49%	42.23%	52.06%	84.49%

Note: The information from this schedule corresponds with the period covered as of the Plan's measurement dates of December 31. Plan information was unavailable prior to 2014. Ten years will ultimately be displayed.

City of Carroll, Texas
 Schedule of Changes in Net Pension Liability and Related Ratios –
 Texas Municipal Retirement System (Exhibit B-2)
 Year Ended September 30, 2022

Year Ended December 31, 2017	Year Ended December 31, 2016	Year Ended December 31, 2015	Year Ended December 31, 2014
\$ 1,674,666	\$ 1,636,649	\$ 1,614,486	\$ 1,444,400
2,468,757	2,244,189	2,163,512	1,994,674
-	-	-	-
(628,235)	409,560	(356,486)	(293,384)
-	-	(252,429)	-
<u>(1,067,764)</u>	<u>(897,171)</u>	<u>(783,303)</u>	<u>(854,227)</u>
<u>2,447,424</u>	<u>3,393,227</u>	<u>2,385,780</u>	<u>2,291,463</u>
<u>36,270,726</u>	<u>32,877,499</u>	<u>30,491,719</u>	<u>28,200,256</u>
<u>\$ 38,718,150</u>	<u>\$ 36,270,726</u>	<u>\$ 32,877,499</u>	<u>\$ 30,491,719</u>
\$ 1,412,999	\$ 1,372,064	\$ 1,415,503	\$ 1,209,444
642,690	650,021	648,976	604,376
3,942,063	1,730,262	35,841	1,263,034
(1,067,764)	(897,171)	(783,303)	(854,227)
(20,406)	(19,521)	(21,823)	(13,183)
<u>(1,034)</u>	<u>(1,052)</u>	<u>(1,078)</u>	<u>(1,084)</u>
<u>4,908,548</u>	<u>2,834,603</u>	<u>1,294,116</u>	<u>2,208,360</u>
<u>28,410,206</u>	<u>25,575,603</u>	<u>24,281,487</u>	<u>22,073,127</u>
<u>\$ 33,318,754</u>	<u>\$ 28,410,206</u>	<u>\$ 25,575,603</u>	<u>\$ 24,281,487</u>
<u>5,399,396</u>	<u>7,860,520</u>	<u>7,301,896</u>	<u>6,210,232</u>
86.05%	78.33%	77.79%	79.63%
\$ 9,181,285	\$ 8,967,939	\$ 9,252,068	\$ 8,633,945
58.81%	87.65%	78.92%	71.93%

Schedule of Employer Contributions – Texas Municipal Retirement System (Exhibit B-3)
Year Ended September 30, 2022

Year Ending September 30,	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a Percentage of Covered Payroll
2014	\$ 1,188,806	\$ 1,188,806	\$ -	\$ 8,633,945	13.77%
2015	1,326,450	1,326,450	-	8,806,738	15.06%
2016	1,380,260	1,380,260	-	9,118,563	15.14%
2017	1,400,433	1,400,433	-	8,994,707	15.57%
2018	1,489,711	1,489,711	-	9,428,968	15.80%
2019	1,661,825	1,661,825	-	10,402,206	15.98%
2020	1,842,075	1,842,075	-	11,512,971	16.00%
2021	1,858,514	1,858,514	-	11,721,580	15.86%
2022	1,950,232	1,950,232	-	12,789,899	15.25%

Note: The information from this schedule corresponds with the City's fiscal years ended September 30. Plan information was unavailable prior to 2014. Ten years will ultimately be displayed.

City of ~~Conroe~~, Texas

Schedule of Changes in Total OPEB Liability and Related Ratios –
Supplemental Death Benefits Plan (Exhibit B-4)
Year Ended September 30, 2022

	Year Ended December 31, 2021	Year Ended December 31, 2020	Year Ended December 31, 2019	Year Ended December 31, 2018	Year Ended December 31, 2017
Total OPEB Liability					
Service cost	\$ 41,578	\$ 33,504	\$ 22,621	\$ 22,144	\$ 18,363
Interest on total OPEB liability	10,559	11,886	13,334	10,940	10,314
Changes of benefit terms	-	-	-	-	-
Differences between expected and actual experience	(9,779)	(25,772)	(43,060)	25,487	-
Change of assumptions	19,951	76,774	76,718	(27,870)	28,959
Benefit payments	(7,128)	(2,311)	(2,154)	(1,926)	(1,836)
Net change in total OPEB liability	55,181	94,081	67,459	28,775	55,800
Total OPEB liability, beginning	510,714	416,633	349,174	320,399	264,599
Total OPEB liability, ending	<u>\$ 565,895</u>	<u>\$ 510,714</u>	<u>\$ 416,633</u>	<u>\$ 349,174</u>	<u>\$ 320,399</u>
Covered payroll	\$ 11,879,334	\$ 11,553,105	\$ 10,771,734	\$ 9,627,913	\$ 9,181,285
Total OPEB liability as a percentage of covered payroll	4.76%	4.42%	3.87%	3.63%	3.49%

Note: The information from this schedule corresponds with the period covered as of the Plan's measurement dates of December 31. Plan information was unavailable prior to 2017. Ten years will ultimately be displayed.

No assets are accumulated in a trust as defined by GASB 75. Benefits are on a pay as you go basis.

Note A: Net Pension Liability – Texas Municipal Retirement System**Assumptions**

The following methods and assumptions were used to determine contribution rates:

Valuation date	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.
Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	23 years
Asset valuation method	10-year smoothed market; 12% soft corridor
Inflation	2.50%
Salary increases	3.50% to 11.50%, including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 – 2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Notes:

There were no benefit changes during the year.

Note B: Total OPEB Liability – Texas Municipal Retirement System

Summary of actuarial assumptions:

Actuarial cost method	Entry age normal
Inflation	2.50%
Discount rate*	1.84%
Salary increases	3.50% to 11.50%, including inflation
Retirees' share- benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rate- service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rate- disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions used in the December 31 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" as of December 31, 2021.

Note C: Budgetary Process

The official budget was prepared for adoption for the General Fund. The following procedures are followed in establishing the budgetary data reflected in the required supplementary information:

- a. Prior to the beginning of the fiscal year, the City prepares a budget for the next succeeding fiscal year. The operating budget includes proposed expenditures and the means of financing them.
- b. A meeting of the City Council is then called for the purpose of adopting the proposed budget. At least ten days' public notice of the meeting must have been given.
- c. Prior to the start of the fiscal year, the budget is legally enacted through passage of a resolution by the City Council.
- d. Once a budget is approved, it can be amended only by approval of a majority of the members of the City Council.
- e. As required by law, such amendments are made before the fact, are reflected in the official minutes of the City Council and are not made after fiscal year end.
- f. All budget amendments received appropriate approval.
- g. All budget appropriations lapse at year end.

City of Carroll, Texas

Combining Balance Sheet – Nonmajor Governmental Funds (Exhibit C-1)
September 30, 2022

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Assets			
Cash and cash equivalents	\$ 3,356,796	\$ 2,333,564	\$ 5,690,360
Investments	1,300,385	5,429,381	6,729,766
Receivables (net of allowance)			
Sales taxes	166,733	-	166,733
Interest	90	27	117
Leases	113,682	-	113,682
Miscellaneous	197,345	-	197,345
Prepaid items	14,200	-	14,200
	<u>5,149,231</u>	<u>7,762,972</u>	<u>12,912,203</u>
Total assets	\$ 5,149,231	\$ 7,762,972	\$ 12,912,203
Liabilities			
Accounts payable	\$ 54,817	\$ 418,771	\$ 473,588
Accrued liabilities	39,029	-	39,029
Other liabilities	700,043	-	700,043
Unearned revenue	5,731	-	5,731
Total liabilities	799,620	418,771	1,218,391
Deferred Inflows of Resources			
Lease related	112,955	-	112,955
Unavailable revenue	137,407	-	137,407
Total deferred inflows of resources	250,362	-	250,362
Fund Balances			
Nonspendable	14,200	-	14,200
Restricted	3,645,214	4,445,209	8,090,423
Committed	439,835	2,898,992	3,338,827
Total fund balances	4,099,249	7,344,201	11,443,450
	<u>5,149,231</u>	<u>7,762,972</u>	<u>12,912,203</u>
Total liabilities, deferred inflows of resources and fund balances	\$ 5,149,231	\$ 7,762,972	\$ 12,912,203

City of ~~Conroe~~, Texas

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances –
Nonmajor Governmental Funds (Exhibit C-2)
Year Ended September 30, 2022

	Special Revenue Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues			
Taxes			
Sales	\$ 964,391	\$ -	\$ 964,391
Hotel occupancy tax	109,825	-	109,825
Franchise	109,612	-	109,612
Vehicle	42,361	-	42,361
Escrow and impact fees	248,416	-	248,416
Traffic fines and forfeitures	32,887	-	32,887
Police fees and permits	27,049	-	27,049
Parks and recreation fees	83,745	-	83,745
Donations	207,565	60,928	268,493
Interest income	27,515	53,903	81,418
Grants	5,000	-	5,000
Miscellaneous income	35,046	-	35,046
Total revenues	<u>1,893,412</u>	<u>114,831</u>	<u>2,008,243</u>
Expenditures			
Current			
Public safety	583,113	4,024	587,137
Community services	75,621	7,862	83,483
Public works	592,093	40,413	632,506
Planning and community development	-	11,605	11,605
City administration	93,608	90,917	184,525
Finance and administrative services	156,133	-	156,133
Debt service			
Principal	215,135	350,911	566,046
Interest	21,409	45,759	67,168
Issuance costs and fees	-	129,113	129,113
Capital outlay	115,473	4,613,169	4,728,642
Total expenditures	<u>1,852,585</u>	<u>5,293,773</u>	<u>7,146,358</u>
Excess (Deficiency) of Revenues over (under) Expenditures	40,827	(5,178,942)	(5,138,115)
Other Financing Sources (Uses)			
Issuance of leases	-	536,024	536,024
Issuance of bonds	-	4,285,000	4,285,000
Issuance of notes payable	-	2,176,669	2,176,669
Premium on bonds issued	-	344,235	344,235
Proceeds from sale of capital assets	-	28,015	28,015
Transfers out	(436,810)	(453,132)	(889,942)
Transfers in	478,481	1,141,398	1,619,879
Total Other Financing Sources (Uses)	<u>41,671</u>	<u>8,058,209</u>	<u>8,099,880</u>
Net Change in Fund Balance	82,498	2,879,267	2,961,765
Fund Balance - October 1 (Beginning)	4,016,751	4,464,934	8,481,685
Fund Balance - September 30 (Ending)	<u>\$ 4,099,249</u>	<u>\$ 7,344,201</u>	<u>\$ 11,443,450</u>

	Crime Control & Prevention	Street Maintenance	Hotel Motel Tax
Assets			
Cash and cash equivalents	\$ 177,590	\$ 120,684	\$ 255,879
Investments	551,037	649,159	-
Receivables (net of allowance)			
Sales taxes	83,606	-	-
Interest	-	-	-
Leases	-	-	-
Miscellaneous	-	-	18,003
Prepaid items	-	-	-
Total assets	\$ 812,233	\$ 769,843	\$ 273,882
Liabilities			
Accounts payable	\$ 12,539	\$ 240	\$ -
Accrued liabilities	47	-	38,549
Other liabilities	-	-	-
Unearned revenue	-	-	-
Total liabilities	12,586	240	38,549
Deferred Inflows of Resources			
Lease related	-	-	-
Unavailable revenue	-	-	-
Total deferred inflows of resources	-	-	-
Fund Balances			
Nonspendable	-	-	-
Restricted	799,647	769,603	235,333
Committed	-	-	-
Total fund balances	799,647	769,603	235,333
Total liabilities, deferred inflows of resources and fund balances	\$ 812,233	\$ 769,843	\$ 273,882

City of Corinth, Texas
 Combining Balance Sheet – Nonmajor Special Revenue Funds (Exhibit C-3)
 September 30, 2022

Keep Corinth Beautiful	County Child Safety	Special Revenue	Municipal Court Security	Municipal Court Technology
\$ 37,944	\$ 19,319	\$ 220,349	\$ 118,859	\$ 32,281
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	24,249	140,712	-	-
-	-	11,834	-	-
<u>\$ 37,944</u>	<u>\$ 43,568</u>	<u>\$ 372,895</u>	<u>\$ 118,859</u>	<u>\$ 32,281</u>
\$ -	\$ -	14,736	\$ -	\$ -
-	433	-	-	-
-	-	-	-	-
-	-	-	-	-
<u>-</u>	<u>433</u>	<u>14,736</u>	<u>-</u>	<u>-</u>
-	-	-	-	-
-	-	137,407	-	-
<u>-</u>	<u>-</u>	<u>137,407</u>	<u>-</u>	<u>-</u>
-	-	11,834	-	-
37,944	43,135	-	118,859	32,281
-	-	208,918	-	-
<u>37,944</u>	<u>43,135</u>	<u>220,752</u>	<u>118,859</u>	<u>32,281</u>
<u>\$ 37,944</u>	<u>\$ 43,568</u>	<u>\$ 372,895</u>	<u>\$ 118,859</u>	<u>\$ 32,281</u>

	<u>Police Confiscation- State</u>	<u>Parks Development</u>	<u>Community Park Improvement</u>
Assets			
Cash and cash equivalents	\$ 20,515	\$ 371,610	\$ 19,694
Investments	-	-	-
Receivables (net of allowance)			
Sales taxes	-	-	-
Interest	-	-	-
Leases	-	-	-
Miscellaneous	-	-	-
Prepaid items	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 20,515</u>	<u>\$ 371,610</u>	<u>\$ 19,694</u>
Liabilities			
Accounts payable	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-
Other liabilities	8,884	-	-
Unearned revenue	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>8,884</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources			
Lease related	-	-	-
Unavailable revenue	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances			
Nonspendable	-	-	-
Restricted	11,631	371,610	19,694
Committed	-	-	-
	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>11,631</u>	<u>371,610</u>	<u>19,694</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,515</u>	<u>\$ 371,610</u>	<u>\$ 19,694</u>

City of Carroll, Texas
 Combining Balance Sheet – Nonmajor Special Revenue Funds (Exhibit C-3)
 September 30, 2022

Tree Mitigation	Roadway Impact Fee	Fire District	Broadband Utility	Reinvestment Zone #2	Short-term Rental Vehicle Tax
\$ 427,252	\$ 994,415	\$ 105,563	\$ 102,202	\$ 55,303	\$ 46,420
-	-	100,189	-	-	-
-	-	83,127	-	-	-
-	17	-	73	-	-
-	-	-	113,682	-	-
-	-	-	3,440	-	10,941
-	-	2,366	-	-	-
<u>\$ 427,252</u>	<u>\$ 994,432</u>	<u>\$ 291,245</u>	<u>\$ 219,397</u>	<u>\$ 55,303</u>	<u>\$ 57,361</u>
\$ -	\$ 8,750	\$ 1,356	\$ 2,815	\$ -	\$ 14,381
-	-	-	-	-	-
-	691,159	-	-	-	-
-	-	-	5,731	-	-
-	699,909	1,356	8,546	-	14,381
-	-	-	112,955	-	-
-	-	-	-	-	-
-	-	-	112,955	-	-
-	-	2,366	-	-	-
427,252	294,523	287,523	97,896	55,303	42,980
-	-	-	-	-	-
<u>427,252</u>	<u>294,523</u>	<u>289,889</u>	<u>97,896</u>	<u>55,303</u>	<u>42,980</u>
<u>\$ 427,252</u>	<u>\$ 994,432</u>	<u>\$ 291,245</u>	<u>\$ 219,397</u>	<u>\$ 55,303</u>	<u>\$ 57,361</u>

City of ~~Conroe~~, Texas
 Combining Balance Sheet – Nonmajor Special Revenue Funds (Exhibit C-3)
 September 30, 2022

	<u>Street Rehabilitation</u>	<u>Total Nonmajor Special Revenue Funds</u>
Assets		
Cash and cash equivalents	\$ 230,917	\$ 3,356,796
Investments	-	1,300,385
Receivables (net of allowance)		
Sales taxes	-	166,733
Interest	-	90
Leases	-	113,682
Miscellaneous	-	197,345
Prepaid items	-	14,200
	<u> </u>	<u> </u>
Total assets	<u>\$ 230,917</u>	<u>\$ 5,149,231</u>
Liabilities		
Accounts payable	\$ -	\$ 54,817
Accrued liabilities	-	39,029
Other liabilities	-	700,043
Unearned revenue	-	5,731
Total liabilities	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
Total liabilities	<u>\$ -</u>	<u>\$ 799,620</u>
Deferred Inflows of Resources		
Lease related	-	112,955
Unavailable revenue	-	137,407
Total deferred inflows of resources	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
Total deferred inflows of resources	<u>\$ -</u>	<u>\$ 250,362</u>
Fund Balances		
Nonspendable	-	14,200
Restricted	-	3,645,214
Committed	230,917	439,835
Total fund balances	<u>230,917</u>	<u>4,099,249</u>
	<u> </u>	<u> </u>
Total fund balances	<u>\$ 230,917</u>	<u>\$ 4,099,249</u>
Total liabilities, deferred inflows of resources and fund balances		
	<u>\$ 230,917</u>	<u>\$ 5,149,231</u>

	Crime Control & Prevention	Street Maintenance	Hotel Motel Tax
Revenues			
Taxes			
Sales	\$ 494,594	\$ -	\$ -
Hotel occupancy tax	-	-	109,825
Franchise	-	-	-
Vehicle	-	-	-
Escrow and impact fees	-	-	-
Traffic fines & forfeitures	-	-	-
Police fees & permits	-	-	-
Parks & recreation fees	-	-	-
Donations	-	-	-
Interest income	4,406	5,156	1,188
Grants	5,000	-	-
Miscellaneous income	-	-	-
Total revenues	<u>504,000</u>	<u>5,156</u>	<u>111,013</u>
Expenditures			
Current			
Public safety	194,019	-	-
Community services	-	-	-
Public works	-	479,220	-
City administration	-	-	23,265
Finance and administrative services	-	-	-
Capital outlay	45,829	-	69,644
Debt service			
Principal	215,135	-	-
Interest	21,409	-	-
Total expenditures	<u>476,392</u>	<u>479,220</u>	<u>92,909</u>
Excess (Deficiency) of Revenues over (under) Expenditures	27,608	(474,064)	18,104
Other Financing Sources (Uses)			
Transfers out	-	-	(59,476)
Transfers in	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(59,476)</u>
Net Change in Fund Balance	27,608	(474,064)	(41,372)
Fund Balance - October 1 (Beginning)	<u>772,039</u>	<u>1,243,667</u>	<u>276,705</u>
Fund Balance - September 30 (Ending)	<u>\$ 799,647</u>	<u>\$ 769,603</u>	<u>\$ 235,333</u>

City of Corinth, Texas

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Special Revenue Funds (Exhibit C-4)
Year Ended September 30, 2022

Keep Corinth Beautiful	County Child Safety	Special Revenue	Municipal Court Security	Municipal Court Technology
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	2,053	16,635	14,199
-	27,049	-	-	-
-	-	-	-	-
16,085	-	30,330	-	-
189	152	2,050	604	260
-	-	-	-	-
-	-	35,046	-	-
<u>16,274</u>	<u>27,201</u>	<u>69,479</u>	<u>17,239</u>	<u>14,459</u>
-	21,195	35,940	-	-
-	-	-	-	25,633
-	-	1,500	-	-
8,063	-	-	-	-
-	-	156,133	-	-
-	-	-	-	-
-	-	-	-	-
<u>8,063</u>	<u>21,195</u>	<u>193,573</u>	<u>-</u>	<u>25,633</u>
8,211	6,006	(124,094)	17,239	(11,174)
-	-	(146,334)	(12,000)	-
-	-	118,927	-	-
<u>-</u>	<u>-</u>	<u>(27,407)</u>	<u>(12,000)</u>	<u>-</u>
8,211	6,006	(151,501)	5,239	(11,174)
<u>29,733</u>	<u>37,129</u>	<u>372,253</u>	<u>113,620</u>	<u>43,455</u>
<u>\$ 37,944</u>	<u>\$ 43,135</u>	<u>\$ 220,752</u>	<u>\$ 118,859</u>	<u>\$ 32,281</u>

	Police Confiscation- State	Parks Development	Community Park Improvement
Revenues			
Taxes			
Sales	\$ -	\$ -	\$ -
Hotel occupancy tax	-	-	-
Franchise	-	-	-
Vehicle	-	-	-
Escrow and impact fees	-	-	-
Traffic fines & forfeitures	-	-	-
Police fees & permits	-	-	-
Parks & recreation fees	-	-	10,175
Donations	-	161,150	-
Interest income	64	1,627	94
Grants	-	-	-
Miscellaneous income	-	-	-
Total revenues	<u>64</u>	<u>162,777</u>	<u>10,269</u>
Expenditures			
Current			
Public safety	-	-	-
Community services	-	-	-
Public works	-	-	-
City administration	-	-	-
Finance and administrative services	-	-	-
Capital outlay	-	-	-
Debt service			
Principal	-	-	-
Interest	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	64	162,777	10,269
Other Financing Sources (Uses)			
Transfers out	-	(189,000)	-
Transfers in	-	50,000	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(139,000)</u>	<u>-</u>
Net Change in Fund Balance	64	23,777	10,269
Fund Balance - October 1 (Beginning)	<u>11,567</u>	<u>347,833</u>	<u>9,425</u>
Fund Balance - September 30 (Ending)	<u>\$ 11,631</u>	<u>\$ 371,610</u>	<u>\$ 19,694</u>

City of ~~Conroe~~, Texas

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
 Nonmajor Special Revenue Funds (Exhibit C-4)
 Year Ended September 30, 2022

Tree Mitigation	Roadway Impact Fee	Fire District	Broadband Utility	Reinvestment Zone #2	Short-term Rental Vehicle Tax
\$ -	\$ -	\$ 469,797	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	109,612	-	-
-	-	-	-	-	42,361
-	248,416	-	-	-	-
-	-	-	-	-	-
73,570	-	-	-	-	-
-	-	-	-	-	-
2,365	4,868	1,130	1,533	302	42
-	-	-	-	-	-
-	-	-	-	-	-
<u>75,935</u>	<u>253,284</u>	<u>470,927</u>	<u>111,145</u>	<u>302</u>	<u>42,403</u>
-	-	331,959	-	-	-
49,988	-	-	-	-	-
-	31,251	-	-	-	-
-	34,500	-	27,780	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>49,988</u>	<u>65,751</u>	<u>331,959</u>	<u>27,780</u>	<u>-</u>	<u>-</u>
25,947	187,533	138,968	83,365	302	42,403
-	-	(30,000)	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>(30,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
25,947	187,533	108,968	83,365	302	42,403
401,305	106,990	180,921	14,531	55,001	577
<u>\$ 427,252</u>	<u>\$ 294,523</u>	<u>\$ 289,889</u>	<u>\$ 97,896</u>	<u>\$ 55,303</u>	<u>\$ 42,980</u>

City of ~~Conroe~~, Texas

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Special Revenue Funds (Exhibit C-4)
Year Ended September 30, 2022

	Street Rehabilitation	Total Nonmajor Special Revenue Funds
Revenues		
Taxes		
Sales	\$ -	\$ 964,391
Hotel occupancy tax	-	109,825
Franchise	-	109,612
Vehicle	-	42,361
Escrow and impact fees	-	248,416
Traffic fines & forfeitures	-	32,887
Police fees & permits	-	27,049
Parks & recreation fees	-	83,745
Donations	-	207,565
Interest income	1,485	27,515
Grants	-	5,000
Miscellaneous income	-	35,046
Total revenues	1,485	1,893,412
Expenditures		
Current		
Public safety	-	583,113
Community services	-	75,621
Public works	80,122	592,093
City administration	-	93,608
Finance and administrative services	-	156,133
Capital outlay	-	115,473
Debt service		
Principal	-	215,135
Interest	-	21,409
Total expenditures	80,122	1,852,585
Excess (Deficiency) of Revenues over Expenditures	(78,637)	40,827
Other Financing Sources (Uses)		
Transfers out	-	(436,810)
Transfers in	309,554	478,481
Total Other Financing Sources (Uses)	309,554	41,671
Net Change in Fund Balance	230,917	82,498
Fund Balance - October 1 (Beginning)	-	4,016,751
Fund Balance - September 30 (Ending)	\$ 230,917	\$ 4,099,249

City of ~~Conroe~~, Texas

Crime Control and Prevention Fund Budgetary Comparison Schedule (Exhibit C-5)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Sales	\$ 421,465	\$ 421,465	\$ 494,594	\$ 73,129
Interest income	2,000	2,000	4,406	2,406
Grants	-	-	5,000	5,000
Total revenues	423,465	423,465	504,000	80,535
Expenditures				
Current				
Public safety	210,113	203,720	194,019	9,701
Capital outlay	52,750	45,850	45,829	21
Debt service				
Principal	196,960	210,253	215,135	(4,882)
Interest	21,049	21,049	21,409	(360)
Total expenditures	480,872	480,872	476,392	4,480
Net Change in Fund Balance	(57,407)	(57,407)	27,608	85,015
Fund Balance -				
October 1 (Beginning)	772,039	772,039	772,039	-
Fund Balance -				
September 30 (Ending)	\$ 714,632	\$ 714,632	\$ 799,647	\$ 85,015

City of ~~Central~~, Texas

Street Maintenance Fund Budgetary Comparison Schedule (Exhibit C-6)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest income	\$ 1,500	\$ 1,500	\$ 5,156	\$ 3,656
Total revenues	<u>1,500</u>	<u>1,500</u>	<u>5,156</u>	<u>3,656</u>
Expenditures				
Current				
Public works	551,882	551,882	479,220	72,662
Capital outlay	7,800	7,800	-	7,800
Total expenditures	<u>559,682</u>	<u>559,682</u>	<u>479,220</u>	<u>80,462</u>
Net Change in Fund Balance	(558,182)	(558,182)	(474,064)	84,118
Fund Balance -				
October 1 (Beginning)	<u>1,243,667</u>	<u>1,243,667</u>	<u>1,243,667</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 685,485</u>	<u>\$ 685,485</u>	<u>\$ 769,603</u>	<u>\$ 84,118</u>

City of ~~Conroe~~, Texas
Hotel Motel Tax Fund Budgetary Comparison Schedule (Exhibit C-7)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Hotel occupancy tax	\$ 100,000	\$ 100,000	\$ 109,825	\$ 9,825
Interest income	1,500	1,500	1,188	(312)
Total revenues	<u>101,500</u>	<u>101,500</u>	<u>111,013</u>	<u>9,513</u>
Expenditures				
Current				
City administration	26,594	26,594	23,265	3,329
Capital outlay	104,000	104,000	69,644	34,356
Total expenditures	<u>130,594</u>	<u>130,594</u>	<u>92,909</u>	<u>37,685</u>
Excess (Deficiency) of Revenues over Expenditures	(29,094)	(29,094)	18,104	47,198
Other Financing Sources (Uses)				
Transfers out	(59,476)	(59,476)	(59,476)	-
Total Other Financing Sources (Uses)	<u>(59,476)</u>	<u>(59,476)</u>	<u>(59,476)</u>	<u>-</u>
Net Change in Fund Balance	(88,570)	(88,570)	(41,372)	47,198
Fund Balance - October 1 (Beginning)	<u>276,705</u>	<u>276,705</u>	<u>276,705</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u><u>\$ 188,135</u></u>	<u><u>\$ 188,135</u></u>	<u><u>\$ 235,333</u></u>	<u><u>\$ 47,198</u></u>

City of Corinth, Texas

Keep Corinth Beautiful Budgetary Comparison Schedule (Exhibit C-8)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Donations	\$ 9,000	\$ 9,000	\$ 16,085	\$ 7,085
Interest income	-	-	189	189
Total revenues	<u>9,000</u>	<u>9,000</u>	<u>16,274</u>	<u>7,274</u>
Expenditures				
Current				
City administration	<u>9,000</u>	<u>9,000</u>	<u>8,063</u>	<u>937</u>
Total expenditures	<u>9,000</u>	<u>9,000</u>	<u>8,063</u>	<u>937</u>
Net Change in Fund Balance	-	-	8,211	8,211
Fund Balance -				
October 1 (Beginning)	<u>29,733</u>	<u>29,733</u>	<u>29,733</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u><u>\$ 29,733</u></u>	<u><u>\$ 29,733</u></u>	<u><u>\$ 37,944</u></u>	<u><u>\$ 8,211</u></u>

City of ~~Conroe~~, Texas
 County Child Safety Fund Comparison Schedule (Exhibit C-9)
 Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Police fees and permits	\$ 29,500	\$ 29,500	\$ 27,049	\$ (2,451)
Interest income	-	-	152	152
Total revenues	<u>29,500</u>	<u>29,500</u>	<u>27,201</u>	<u>(2,299)</u>
Expenditures				
Current				
Public safety	<u>29,500</u>	<u>29,500</u>	<u>21,195</u>	<u>8,305</u>
Total expenditures	<u>29,500</u>	<u>29,500</u>	<u>21,195</u>	<u>8,305</u>
Net Change in Fund Balance	-	-	6,006	6,006
Fund Balance -				
October 1 (Beginning)	<u>37,129</u>	<u>37,129</u>	<u>37,129</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 37,129</u>	<u>\$ 37,129</u>	<u>\$ 43,135</u>	<u>\$ 6,006</u>

City of ~~Conroe~~, Texas

Municipal Court Security Fund Budgetary Comparison Schedule (Exhibit C-10)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Traffic fines and forfeitures	\$ 15,000	\$ 15,000	\$ 16,635	\$ 1,635
Interest income	-	-	604	604
Total revenues	<u>15,000</u>	<u>15,000</u>	<u>17,239</u>	<u>2,239</u>
Expenditures				
Current				
Community services	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	15,000	15,000	17,239	2,239
Other Financing Sources (Uses)				
Transfers in	<u>(12,000)</u>	<u>(12,000)</u>	<u>(12,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(12,000)</u>	<u>(12,000)</u>	<u>(12,000)</u>	<u>-</u>
Net Change in Fund Balance	3,000	3,000	5,239	2,239
Fund Balance - October 1 (Beginning)	<u>113,620</u>	<u>113,620</u>	<u>113,620</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u>\$ 116,620</u>	<u>\$ 116,620</u>	<u>\$ 118,859</u>	<u>\$ 2,239</u>

City of ~~Conroe~~, Texas

Municipal Court Technology Fund Comparison Schedule (Exhibit C-11)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Traffic fines and forfeitures	\$ 15,000	\$ 15,000	\$ 14,199	\$ (801)
Interest income	-	-	260	260
Total revenues	<u>15,000</u>	<u>15,000</u>	<u>14,459</u>	<u>(541)</u>
Expenditures				
Current				
Community services	27,000	25,633	25,633	-
Capital outlay	-	1,367	-	1,367
Total expenditures	<u>27,000</u>	<u>27,000</u>	<u>25,633</u>	<u>1,367</u>
Net Change in Fund Balance	(12,000)	(12,000)	(11,174)	826
Fund Balance -				
October 1 (Beginning)	<u>43,455</u>	<u>43,455</u>	<u>43,455</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 31,455</u>	<u>\$ 31,455</u>	<u>\$ 32,281</u>	<u>\$ 826</u>

City of Carroll, Texas
 Police Confiscation Fund – State – Budgetary Comparison Schedule (Exhibit C-12)
 Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest income	\$ -	\$ -	\$ 64	\$ 64
Miscellaneous income	27,319	27,319	-	(27,319)
Total revenues	<u>27,319</u>	<u>27,319</u>	<u>64</u>	<u>(27,255)</u>
Expenditures				
Current				
Public safety	27,053	27,053	-	27,053
Total expenditures	<u>27,053</u>	<u>27,053</u>	<u>-</u>	<u>27,053</u>
Net Change in Fund Balance	266	266	64	(202)
Fund Balance -				
October 1 (Beginning)	<u>11,567</u>	<u>11,567</u>	<u>11,567</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 11,833</u>	<u>\$ 11,833</u>	<u>\$ 11,631</u>	<u>\$ (202)</u>

City of ~~Conroe~~, Texas

Parks Development Fund Budgetary Comparison Schedule (Exhibit C-13)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Donations	\$ -	\$ -	\$ 161,150	\$ 161,150
Interest income	-	-	1,627	1,627
Total revenues	<u>-</u>	<u>-</u>	<u>162,777</u>	<u>162,777</u>
Expenditures				
Current				
Community services	12,500	-	-	-
Capital outlay	<u>176,500</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>189,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	(189,000)	-	162,777	162,777
Other Financing Sources (Uses)				
Transfers in	50,000	50,000	50,000	-
Transfers out	<u>-</u>	<u>(189,000)</u>	<u>(189,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>50,000</u>	<u>(139,000)</u>	<u>(139,000)</u>	<u>-</u>
Net Change in Fund Balance	(139,000)	(139,000)	23,777	162,777
Fund Balance - October 1 (Beginning)	<u>347,833</u>	<u>347,833</u>	<u>347,833</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u>\$ 208,833</u>	<u>\$ 208,833</u>	<u>\$ 371,610</u>	<u>\$ 162,777</u>

City of ~~Conroe~~, Texas

Community Park Improvement Fund Budgetary Comparison Schedule (Exhibit C-14)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Parks and recreation fees	\$ 6,875	\$ 6,875	\$ 10,175	\$ 3,300
Donations	10,000	10,000	-	(10,000)
Interest income	-	-	94	94
Total revenues	<u>16,875</u>	<u>16,875</u>	<u>10,269</u>	<u>(6,606)</u>
Expenditures				
Current				
Community services	10,000	10,000	-	10,000
Capital outlay	<u>9,510</u>	<u>9,510</u>	<u>-</u>	<u>9,510</u>
Total expenditures	<u>19,510</u>	<u>19,510</u>	<u>-</u>	<u>19,510</u>
Net Change in Fund Balance	(2,635)	(2,635)	10,269	12,904
Fund Balance -				
October 1 (Beginning)	<u>9,425</u>	<u>9,425</u>	<u>9,425</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 6,790</u>	<u>\$ 6,790</u>	<u>\$ 19,694</u>	<u>\$ 12,904</u>

City of ~~Conroe~~, Texas

Tree Mitigation Fund Budgetary Comparison Schedule (Exhibit C-15)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Parks & recreation fees	\$ -	\$ -	\$ 73,570	\$ 73,570
Interest income	-	-	2,365	2,365
Total revenues	-	-	75,935	75,935
Expenditures				
Current				
Community services	50,000	50,000	49,988	12
Total expenditures	50,000	50,000	49,988	12
Net Change in Fund Balance	(50,000)	(50,000)	25,947	75,947
Fund Balance -				
October 1 (Beginning)	401,305	401,305	401,305	-
Fund Balance -				
September 30 (Ending)	\$ 351,305	\$ 351,305	\$ 427,252	\$ 75,947

City of ~~Conroe~~, Texas

Roadway Impact Fee Fund Budgetary Comparison Schedule (Exhibit C-16)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Escrow and impact fees	\$ -	\$ -	\$ 248,416	\$ 248,416
Interest income	-	-	4,868	4,868
Total revenues	<u>-</u>	<u>-</u>	<u>253,284</u>	<u>253,284</u>
Expenditures				
Public works	100,000	100,000	31,251	68,749
City administration	-	34,500	34,500	-
Total expenditures	<u>100,000</u>	<u>134,500</u>	<u>65,751</u>	<u>68,749</u>
Net Change in Fund Balance	(100,000)	(134,500)	187,533	322,033
Fund Balance -				
October 1 (Beginning)	<u>106,990</u>	<u>106,990</u>	<u>106,990</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 6,990</u>	<u>\$ (27,510)</u>	<u>\$ 294,523</u>	<u>\$ 322,033</u>

City of ~~Conroe~~, Texas
 Fire District Fund Budgetary Comparison Schedule (Exhibit C-17)
 Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Sales	\$ 465,615	\$ 465,615	\$ 469,797	\$ 4,182
Interest income	1,000	1,000	1,130	130
Total revenues	<u>466,615</u>	<u>466,615</u>	<u>470,927</u>	<u>4,312</u>
Expenditures				
Current				
Public safety	433,676	433,676	331,959	101,717
Capital outlay	8,500	8,500	-	8,500
Total expenditures	<u>442,176</u>	<u>442,176</u>	<u>331,959</u>	<u>110,217</u>
Excess (Deficiency) of Revenues over Expenditures	24,439	24,439	138,968	114,529
Other Financing Sources (Uses)				
Transfers out	-	(30,000)	(30,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(30,000)</u>	<u>(30,000)</u>	<u>-</u>
Net Change in Fund Balance	24,439	(5,561)	108,968	114,529
Fund Balance - October 1 (Beginning)	<u>180,921</u>	<u>180,921</u>	<u>180,921</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u><u>\$ 205,360</u></u>	<u><u>\$ 175,360</u></u>	<u><u>\$ 289,889</u></u>	<u><u>\$ 114,529</u></u>

City of ~~Conroe~~, Texas

Broadband Utility Fund Budgetary Comparison Schedule (Exhibit C-18)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Franchise	\$ 102,500	\$ 102,500	\$ 109,612	\$ 7,112
Interest income	-	-	1,533	1,533
Total revenues	<u>102,500</u>	<u>102,500</u>	<u>111,145</u>	<u>8,645</u>
Expenditures				
City administration	-	27,780	27,780	-
Capital outlay	27,780	-	-	-
Total expenditures	<u>27,780</u>	<u>27,780</u>	<u>27,780</u>	<u>-</u>
Net Change in Fund Balance	74,720	74,720	83,365	8,645
Fund Balance -				
October 1 (Beginning)	<u>14,531</u>	<u>14,531</u>	<u>14,531</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 89,251</u>	<u>\$ 89,251</u>	<u>\$ 97,896</u>	<u>\$ 8,645</u>

City of Carroll, Texas
 Reinvestment Zone #2 Fund Budgetary Comparison Schedule (Exhibit C-19)
 Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest income	\$ -	\$ -	\$ 302	\$ 302
Total revenues	<u>-</u>	<u>-</u>	<u>302</u>	<u>302</u>
Expenditures				
Current				
City administration	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	-	-	302	302
Fund Balance -				
October 1 (Beginning)	<u>55,001</u>	<u>55,001</u>	<u>55,001</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 55,001</u>	<u>\$ 55,001</u>	<u>\$ 55,303</u>	<u>\$ 302</u>

City of ~~Conroe~~, Texas

Short-term Rental Vehicle Tax Fund Budgetary Comparison Schedule (Exhibit C-20)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Vehicle	\$ 75,000	\$ 75,000	\$ 42,361	\$ (32,639)
Interest income	-	-	42	42
Total revenues	<u>75,000</u>	<u>75,000</u>	<u>42,403</u>	<u>(32,597)</u>
Expenditures				
Current				
City administration	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	75,000	75,000	42,403	(32,597)
Fund Balance -				
October 1 (Beginning)	<u>577</u>	<u>577</u>	<u>577</u>	<u>-</u>
Fund Balance -				
September 30 (Ending)	<u>\$ 75,577</u>	<u>\$ 75,577</u>	<u>\$ 42,980</u>	<u>\$ (32,597)</u>

City of ~~Conroe~~, Texas

Street Rehabilitation Fund Budgetary Comparison Schedule (Exhibit C-21)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Interest income	\$ -	\$ -	\$ 1,485	\$ 1,485
Total revenues	<u>-</u>	<u>-</u>	<u>1,485</u>	<u>1,485</u>
Expenditures				
Current				
Public works	100,000	100,000	80,122	19,878
Total expenditures	<u>100,000</u>	<u>100,000</u>	<u>80,122</u>	<u>19,878</u>
Excess (Deficiency) of Revenues over Expenditures	(100,000)	(100,000)	(78,637)	21,363
Other Financing Sources (Uses)				
Transfers in	309,554	309,554	309,554	-
Total Other Financing Sources (Uses)	<u>309,554</u>	<u>309,554</u>	<u>309,554</u>	<u>-</u>
Net Change in Fund Balance	209,554	209,554	230,917	21,363
Fund Balance - October 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u>\$ 209,554</u>	<u>\$ 209,554</u>	<u>\$ 230,917</u>	<u>\$ 21,363</u>

City of ~~Conroe~~, Texas

Debt Service Fund Budgetary Comparison Schedule (Exhibit C-22)
Year Ended September 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
Property	\$ 3,635,080	\$ 3,635,080	\$ 3,622,216	\$ (12,864)
Interest Income	-	-	9,121	9,121
Miscellaneous	-	-	438,381	438,381
Total revenues	<u>3,635,080</u>	<u>3,635,080</u>	<u>4,069,718</u>	<u>434,638</u>
Expenditures				
Debt Service:				
Principal	2,492,657	2,497,657	2,801,239	(303,582)
Interest	1,817,844	1,812,844	1,491,221	321,623
Bond fees	10,000	10,000	2,630	7,370
Total expenditures	<u>4,320,501</u>	<u>4,320,501</u>	<u>4,295,090</u>	<u>25,411</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(685,421)</u>	<u>(685,421)</u>	<u>(225,372)</u>	<u>460,049</u>
Other Financing Sources (Uses)				
Transfers out	-	-	-	-
Transfers in	735,433	735,433	297,052	(438,381)
Total Other Financing Sources (Uses)	<u>735,433</u>	<u>735,433</u>	<u>297,052</u>	<u>(438,381)</u>
Net Change in Fund Balance	50,012	50,012	71,680	21,668
Fund Balance - October 1 (Beginning)	<u>546,169</u>	<u>546,169</u>	<u>546,169</u>	<u>-</u>
Fund Balance - September 30 (Ending)	<u>\$ 596,181</u>	<u>\$ 596,181</u>	<u>\$ 617,849</u>	<u>\$ 21,668</u>

	Governmental Capital Projects	Vehicle Replacement	LCFD Vehicle and Equipment Replacement	Tech Equipment Replacement
Assets				
Cash and cash equivalents	\$ 531,999	\$ 292,636	\$ 252,865	\$ 428,585
Investments	1,211,704	-	-	-
Receivables (net of allowance)				
Interest	-	-	-	-
Total assets	\$ 1,743,703	\$ 292,636	\$ 252,865	\$ 428,585
Liabilities				
Accounts payable	\$ 136,610	\$ -	\$ -	\$ -
Total liabilities	136,610	-	-	-
Fund Balances				
Restricted	-	-	-	-
Committed	1,607,093	292,636	252,865	428,585
Total fund balances	1,607,093	292,636	252,865	428,585
Total Liabilities and Fund Balances	\$ 1,743,703	\$ 292,636	\$ 252,865	\$ 428,585

City of Carroll, Texas
 Combining Balance Sheet – Nonmajor Capital Projects Funds (Exhibit C-23)
 September 30, 2022

<u>Street Escrow</u>	<u>2016 CO Fund</u>	<u>2017 CO Fund</u>	<u>2021A CO Fund</u>	<u>LCFD Public Property</u>
\$ -	\$ 137,045	\$ 167,453	\$ 205,168	\$ 317,813
-	299,737	-	3,917,940	-
-	27	-	-	-
\$ -	\$ 436,809	\$ 167,453	\$ 4,123,108	\$ 317,813
\$ -	\$ 9,161	\$ -	\$ 273,000	\$ -
-	9,161	-	273,000	-
-	427,648	167,453	3,850,108	-
-	-	-	-	317,813
-	427,648	167,453	3,850,108	317,813
\$ -	\$ 436,809	\$ 167,453	\$ 4,123,108	\$ 317,813

City of ~~Conroe~~, Texas
Combining Balance Sheet – Nonmajor Capital Projects Funds (Exhibit C-23)
September 30, 2022

	<u>General Public Property for Special Revenue</u>	<u>Total Nonmajor Capital Projects Funds</u>
Assets		
Cash and cash equivalents	\$ -	\$ 2,333,564
Investments	-	5,429,381
Receivables (net of allowance)		
Interest	-	27
	<u>-</u>	<u>27</u>
Total assets	<u>\$ -</u>	<u>\$ 7,762,972</u>
Liabilities		
Accounts payable	\$ -	\$ 418,771
Total liabilities	<u>-</u>	<u>418,771</u>
Fund Balances		
Restricted	-	4,445,209
Committed	-	2,898,992
Total fund balances	<u>-</u>	<u>7,344,201</u>
Total Liabilities and Fund Balances	<u>\$ -</u>	<u>\$ 7,762,972</u>

	Governmental Capital Projects	Vehicle Replacement	LCFD Vehicle and Equipment Replacement	Tech Equipment Replacement
Revenues				
Donations	\$ 60,000	\$ -	\$ -	\$ 928
Interest income	11,412	1,564	2,561	2,563
Miscellaneous	-	-	-	-
Total revenues	<u>71,412</u>	<u>1,564</u>	<u>2,561</u>	<u>3,491</u>
Expenditures				
Current				
Public safety	-	-	-	-
Community services	-	-	-	-
Public works	40,413	-	-	-
Planning and community development	11,605	-	-	-
City administration	35,978	-	-	54,939
Debt service				
Principal	-	-	350,911	-
Interest	-	-	45,759	-
Issuance costs and fees	-	-	-	-
Capital outlay	888,271	-	226,410	15,589
Total expenditures	<u>976,267</u>	<u>-</u>	<u>623,080</u>	<u>70,528</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>(904,855)</u>	<u>1,564</u>	<u>(620,519)</u>	<u>(67,037)</u>
Other Financing Sources (Uses)				
Issuance of leases	-	-	-	-
Issuance of bonds	-	-	-	-
Issuance of notes payable	-	-	-	-
Premium on bonds issued	-	-	-	-
Proceeds from sale of capital assets	-	28,015	-	-
Transfers out	(46,626)	-	-	-
Transfers in	594,239	-	350,001	197,158
Total Other Financing Sources (Uses)	<u>547,613</u>	<u>28,015</u>	<u>350,001</u>	<u>197,158</u>
Net Change in Fund Balance	(357,242)	29,579	(270,518)	130,121
Fund Balance - October 1 (Beginning)	<u>1,964,335</u>	<u>263,057</u>	<u>523,383</u>	<u>298,464</u>
Fund Balance - September 30 (Ending)	<u>\$ 1,607,093</u>	<u>\$ 292,636</u>	<u>\$ 252,865</u>	<u>\$ 428,585</u>

City of Carroll, Texas
 Combining Statement of Revenues, Expenditures and Changes in Fund Balance Capital Projects (Exhibit C-24)
 Year Ended September 30, 2022

Street Escrow	2016 CO Fund	2017 CO Fund	2021A CO Fund	LCFD Public Property
\$ -	\$ -	\$ -	\$ -	\$ -
-	1,611	1,205	31,410	1,577
-	-	-	-	-
-	1,611	1,205	31,410	1,577
-	-	4,024	-	-
-	-	-	7,862	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	129,113	-
-	30,135	66,509	673,562	1,585,000
-	30,135	70,533	810,537	1,585,000
-	(28,524)	(69,328)	(779,127)	(1,583,423)
-	-	-	-	-
-	-	-	4,285,000	-
-	-	-	-	1,585,000
-	-	-	344,235	-
-	-	-	-	-
(158,860)	(188,197)	(59,449)	-	-
-	-	-	-	-
(158,860)	(188,197)	(59,449)	4,629,235	1,585,000
(158,860)	(216,721)	(128,777)	3,850,108	1,577
158,860	644,369	296,230	-	316,236
\$ -	\$ 427,648	\$ 167,453	\$ 3,850,108	\$ 317,813

City of ~~Conroe~~, Texas
 Combining Statement of Revenues, Expenditures and Changes in Fund Balance Capital Projects (Exhibit C-24)
 Year Ended September 30, 2022

	<u>General Public Property for Special Revenue</u>	<u>Total Nonmajor Capital Projects Funds</u>
Revenues		
Donations	\$ -	\$ 60,928
Interest income	-	53,903
Miscellaneous	-	-
Total revenues	<u>-</u>	<u>114,831</u>
Expenditures		
Current		
Public safety	-	4,024
Community services	-	7,862
Public works	-	40,413
Planning and community development	-	11,605
City administration	-	90,917
Debt service		
Principal	-	350,911
Interest	-	45,759
Issuance costs and fees	-	129,113
Capital outlay	1,127,693	4,613,169
Total expenditures	<u>1,127,693</u>	<u>5,293,773</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>(1,127,693)</u>	<u>(5,178,942)</u>
Other Financing Sources (Uses)		
Issuance of leases	536,024	536,024
Issuance of bonds	-	4,285,000
Issuance of notes payable	591,669	2,176,669
Premium on bonds issued	-	344,235
Proceeds from sale of capital assets	-	28,015
Transfers out	-	(453,132)
Transfers in	-	1,141,398
Total Other Financing Sources (Uses)	<u>1,127,693</u>	<u>8,058,209</u>
Net Change in Fund Balance	-	2,879,267
Fund Balance - October 1 (Beginning)	-	<u>4,464,934</u>
Fund Balance - September 30 (Ending)	<u>\$ -</u>	<u>\$ 7,344,201</u>

City of Corinth, Texas
 Balance Sheet – Component Units (Exhibit C-25)
 September 30, 2022

	Corinth Economic Development Corporation	Corinth Economic Development Foundation	Total Discretely Presented Component Units
Assets			
Cash and cash equivalents	\$ 812,488	\$ 72,967	\$ 885,455
Investments	195,163	-	195,163
Receivables (net of allowance)			
Sales taxes	186,022	-	186,022
	<u>186,022</u>	<u>-</u>	<u>186,022</u>
Total assets	<u>\$ 1,193,673</u>	<u>\$ 72,967</u>	<u>\$ 1,266,640</u>
Liabilities			
Accounts payable	\$ 5,709	\$ -	\$ 5,709
Accrued liabilities	23,266	-	23,266
Total liabilities	<u>28,975</u>	<u>-</u>	<u>28,975</u>
Fund Balances			
Restricted for economic development	<u>1,164,698</u>	<u>72,967</u>	<u>1,237,665</u>
Total fund balances	<u>1,164,698</u>	<u>72,967</u>	<u>1,237,665</u>
Total liabilities and fund balances	<u>\$ 1,193,673</u>	<u>\$ 72,967</u>	<u>\$ 1,266,640</u>

City of Corinth, Texas

Reconciliation of the Balance Sheet of Component Units to the Statement of Net Position (Exhibit C-26)
September 30, 2022

	<u>Corinth Economic Development Corporation</u>	<u>Corinth Economic Development Foundation</u>
Total Fund Balances - Component Units (CU)	\$ 1,164,698	\$ 72,967
Amounts reported for CU in the statement of net position are different because:		
Capital assets used in CU are not current financial resources and therefore are not reported in the balance sheet.	4,313,348	3,087,601
Included in liabilities is the recognition of the CU's net pension liability in the amount of \$29,420, a deferred inflow of resources of \$32,416 and a deferred outflow of resources of \$19,290. This results in a decrease in net position.	(42,546)	-
Included in liabilities is the recognition of the CU's total OPEB liability in the amount of \$6,038, a deferred inflow of resources of \$630, and a deferred outflow of resources of \$1,486. This results in a decrease in net position.	<u>(5,182)</u>	<u>-</u>
Net Position of Component Units	<u>\$ 5,430,318</u>	<u>\$ 3,160,568</u>

Statement of Revenues, Expenditures and Changes in Fund Balance - Component Units (Exhibit C-27)
Year Ended September 30, 2022

	Corinth Economic Development Corporation	Corinth Economic Development Foundation	Total Discretely Presented Component Units
Revenues			
Taxes			
Sales	\$ 1,057,099	\$ -	\$ 1,057,099
Interest income	3,281	466	3,747
Donations	-	681,218	681,218
Miscellaneous income	-	25,001	25,001
Total revenues	<u>1,060,380</u>	<u>706,685</u>	<u>1,767,065</u>
Expenditures			
Current			
Planning and community development	779,191	-	779,191
Capital outlay	-	1,031,219	1,031,219
Total expenditures	<u>779,191</u>	<u>1,031,219</u>	<u>1,810,410</u>
Excess (Deficiency) of Revenues over (under) Expenditures	<u>281,189</u>	<u>(324,534)</u>	<u>(43,345)</u>
Other Financing Sources (Uses)			
Proceeds from sale of capital assets	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	281,189	(324,534)	(43,345)
Fund Balance - October 1 (Beginning)	<u>883,509</u>	<u>397,501</u>	<u>1,281,010</u>
Fund Balance - September 30 (Ending)	<u>\$ 1,164,698</u>	<u>\$ 72,967</u>	<u>\$ 1,237,665</u>

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances - Component Units to
the Statement of Activities (Exhibit C-28)
Year Ended September 30, 2022

	<u>Corinth Economic Development Corporation</u>	<u>Corinth Economic Development Foundation</u>
Net Change in Fund Balances - Component Units (CU)	\$ 281,189	\$ (324,534)
Amounts reported for CU in the statement of activities are different because:		
Current year capital outlays are expenditures in the fund financial statements, but they, are shown as increases in capital assets in the government-wide financial statements.	-	1,031,219
Certain pension expenditures that are recorded in the fund financial statements must be recorded as deferred outflows of revenues. Contributions made after the measurement date caused the change in net position to increase in the amount of \$14,238. CU's share of the unrecognized deferred inflows and outflows for TMRS as of the measurement date must be amortized and CU's pension expense must be recognized. These cause the change in net position to decrease in the amount of \$1,011.	13,227	-
Certain OPEB expenditures that are recorded in the fund financial statements must be recorded as deferred outflows of revenues. Contributions made after the measurement date caused the change in net position to increase in the amount of \$148. CU's share of the unrecognized deferred inflows and outflows for TMRS as of the measurement date must be amortized and CU's OPEB expense must be recognized. These cause the change in net position to decrease in the amount of \$756.	<u>(608)</u>	<u>-</u>
Change in Net Position of Component Units	<u>\$ 293,808</u>	<u>\$ 706,685</u>



Federal Awards Reports in Accordance
with the Uniform Guidance
September 30, 2022
City of Corinth, Texas

City of Corinth, Texas
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Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Mayor and
Members of the City Council
City of Corinth, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Corinth, Texas (the City), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements and have issued our report thereon dated March 8, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The image shows a handwritten signature in black ink that reads "Eide Sallee LLP". The signature is written in a cursive, flowing style.

Abilene, Texas
March 8, 2023

Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control Over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

To the Mayor and
Members of the City Council
City of Corinth, Texas

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited City of Corinth, Texas’s (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the City’s major federal program for the year ended September 30, 2022. The City’s major federal program is identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended September 30, 2022.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the City’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City’s federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated March 8, 2023, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.



Abilene, Texas
March 8, 2023

City of Corinth, Texas
 Schedule of Expenditures of Federal Awards
 Year Ended September 30, 2022

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Financial Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures
Federal Awards			
Department of the Treasury			
Direct Program			
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	n/a	<u>\$ 2,033,334</u>
Total Department of the Treasury			<u>2,033,334</u>
Department of Homeland Security			
Passed through Texas Division of Emergency Management			
Staffing for Adequate Fire and Emergency Response (SAFER)	97.083	EMW-2017-FH-00306	64,916
Passed through Texas Water Development Board Flood Mitigation Assistance Program	97.029	1900012534	<u>137,407</u>
Total Department of Homeland Security			<u>202,323</u>
Total Federal Awards			<u><u>\$ 2,235,657</u></u>

City of Corinth, Texas
Notes to the Schedule of Expenditures of Federal Awards
Year Ended September 30, 2022

Note A – Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the City of Corinth, Texas, (the City) under programs of the federal government for the year ended September 30, 2022. The information is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note B – Summary of Significant Accounting Principles

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The Governmental Fund types are accounted for using a current financial resources measurement focus. All federal expenditures were accounted for in the General Fund and Special Revenue Funds, components of the Governmental Fund type. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Federal grants are considered to be earned to the extent of expenditures made under the provisions of the grant. No federal awards have been provided to a subrecipient.

Note C – Indirect Cost Rate

The City is not eligible to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance because the City has previously received a negotiated indirect cost rate for its federal awards.

City of Corinth, Texas
Schedule of Findings and Questioned Costs
Year Ended September 30, 2022

Section I – Summary of Auditor’s Results

FINANCIAL STATEMENTS

Type of auditor's report issued	Unmodified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Noncompliance material to financial statements noted?	No

FEDERAL AWARDS

Internal control over major programs:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None Reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516:	No

Identification of major programs:

<u>Name of Federal Program</u>	<u>Federal Financial Assistance Listing</u>
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027
Dollar threshold used to distinguish between Type A and Type B programs	\$750,000
Auditee qualified as low-risk auditee?	No

City of Corinth, Texas
Schedule of Findings and Questioned Costs
Year Ended September 30, 2022

Section II – Financial Statement Findings

The audit disclosed no findings required to be reported.

Section III – Federal Award Findings and Questioned Costs

The audit disclosed no findings and questioned costs required to be reported.



CITY OF CORINTH
Staff Report

Meeting Date:	3/16/2023	Title:	Debt Issuance 2023
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission N/A		

Item/Caption

Consider and act on an ordinance authorizing the issuance and sale of City of Corinth, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Item Summary/Background/Prior Action

On January 19, 2023, the City Council adopted the Notice of Intention to Issue City of Corinth Certificates of Obligation, Series 2023, at least 45 days prior to the sale as required by state law. The notice was published on January 24 and January 31, 2023.

The certificates are being sold for an amount not to exceed \$11.5 million in bond proceeds for: (i) constructing and improving streets, roads, alleys and sidewalks, and related utility relocation, drainage, signalization, landscaping, lighting and signage and including acquiring land and interests in land therefor; (ii) constructing and equipping municipal drainage improvements, including flood control and flood mitigation improvements and acquiring land therefor; (iii) constructing, acquiring, installing and equipping additions, extensions and improvements to the City’s waterworks and sewer system; (iv) constructing, acquiring and equipping municipal park improvements; and (v) paying legal, fiscal, engineering and architectural fees in connection with these projects..

Upon approving the Ordinance Authorizing Issuance of Certificate of Obligation's, the Certificate’s will closing & delivery of funds to the City will be on April 13, 2023.

Staff Recommendation/Motion

Move approval of the ordinance authorizing the issuance and sale of City of Corinth, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

ORDINANCE

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF CORINTH, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING THE OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF CORINTH §

WHEREAS, the City Council of the City of Corinth, Texas (the “Issuer”), deems it advisable to issue Certificates of Obligation for the purposes hereinafter set forth;

WHEREAS, the Certificates of Obligation hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Texas Local Government Code and Subchapter B, Chapter 1502, Texas Government Code;

WHEREAS, the City Council has heretofore passed a resolution authorizing and directing the City Secretary to give notice of intention to issue Certificates of Obligation, and said notice has been duly published in a newspaper of general circulation in said city, said newspaper being a “newspaper” as defined in Section 2051.044, Texas Government Code;

WHEREAS, the Issuer received no petition from the qualified electors of the Issuer protesting the issuance of such Certificates of Obligation;

WHEREAS, it is considered to be to the best interest of the Issuer that said interest-bearing Certificates of Obligation be issued to pay costs related to constructing, improving, acquiring and equipping the public improvements described below;

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the certificates of obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code; Now, Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The certificates of the Issuer are hereby authorized to be issued and delivered in the aggregate principal amount of \$10,980,000 for paying all or a portion of the Issuer’s contractual obligations incurred in connection with (i) constructing and improving streets, roads, alleys and sidewalks, and related utility relocation, drainage, signalization, landscaping, lighting and signage and including acquiring land and interests in land therefor; (ii) constructing and equipping municipal drainage improvements, including

flood control and flood mitigation improvements and acquiring land therefor; (iii) constructing, acquiring, installing and equipping additions, extensions and improvements to the City’s waterworks and sewer system; (iv) constructing, acquiring, and equipping municipal park improvements in the City; and (v) paying legal, fiscal, engineering and architectural fees in connection with these projects (collectively, the “Project”).

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES AND INTEREST RATES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: “CITY OF CORINTH, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATE OF OBLIGATION, SERIES 2023,” and initially there shall be issued, sold, and delivered hereunder one fully registered certificate, without interest coupons, dated April 13, 2023, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1, with certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial certificate being made payable to the initial purchaser as described in Section 10 hereof), or to the registered assignee or assignees of said certificates or any portion or portions thereof (in each case, the “Registered Owner”), and said certificates shall mature and be payable serially on February 15 in each of the years and in the principal amounts, respectively, and shall bear interest from the dates set forth in the FORM OF CERTIFICATE set forth in Section 4 of this Ordinance to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the following schedule:

Years (2/15)	Principal Amounts (\$)	Interest Rates (%)
***	***	***
2024	180,000	5.000
2025	360,000	5.000
2026	375,000	5.000
2027	395,000	5.000
2028	415,000	5.000
2029	435,000	5.000
2030	460,000	5.000
2031	480,000	5.000
2032	505,000	5.000
2033	535,000	5.000
***	***	***
2035	1,150,000	5.000
***	***	***
2037	1,255,000	4.000
***	***	***
2039	1,360,000	4.000
***	***	***
2041	1,475,000	4.000
***	***	***
2043	1,600,000	4.000

The term “Certificates” as used in this Ordinance shall mean and include collectively the certificates initially issued and delivered pursuant to this Ordinance and all substitute certificates exchanged therefor, as well as all other substitute certificates and replacement certificates issued pursuant hereto, and the term “Certificate” shall mean any of the Certificates.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Appointment of Paying Agent/Registrar. The Issuer hereby appoints Zions Bancorporation, National Association dba Amegy Bank Division, Houston, Texas, to serve as paying agent and registrar for the Certificates (the “Paying Agent/Registrar”). The Mayor or City Manager is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar.

(b) Registration, Transfer, Conversion and Exchange. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Certificates (the “Registration Books”), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar’s standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(c) Authentication. Except as provided in subsection (j) of this section, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Certificates in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in

the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a “Special Record Date”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the registered owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer’s obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a registered owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the registered owners of the Certificates that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each registered owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar.

(h) Book-Entry Only System. The Certificates issued in exchange for the Certificates initially issued to the purchaser or purchasers specified herein shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof and the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), and except as provided in subsections (j) and (k) of this Section, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates. Notwithstanding anything to the contrary contained herein, while the Certificates are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Certificates Registered in the Name of Cede & Co. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of Certificates, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names registered owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Certificates. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Certificates, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal

of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificates initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/Registrar's Authentication Certificate, in the FORM OF CERTIFICATE set forth in this Ordinance.

(n) Cancellation of Initial Certificate. On the closing date, one initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the initial purchaser of the Certificates or its designee, executed by manual or facsimile signature of the Mayor and City Secretary, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the initial Certificate, the Paying Agent/Registrar shall cancel the initial Certificate and deliver to DTC on behalf of such purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 4. FORM OF CERTIFICATE. The form of the Certificate, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

(a) Form of Certificate.

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF CORINTH, TEXAS COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023	PRINCIPAL AMOUNT \$ _____
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Interest Rate	Delivery Date	Maturity Date	CUSIP No.
	April 13, 2023	February 15,	

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

ON THE MATURITY DATE specified above, the City of Corinth, in Denton County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve

30-day months) from the Delivery Date specified above at the Interest Rate per annum specified above. Interest is payable on February 15, 2024 and semiannually on each August 15 and February 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the registered owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of Zions Bancorporation, National Association dba Amegy Bank Division, Houston, Texas, which is the “Paying Agent/Registrar” for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the “Certificate Ordinance”) to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared at the close of business on the last business day of the month preceding each such date (the “Record Date”) on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a “Special Record Date”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Certificate that on or before each principal payment date and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the “Interest and Sinking Fund” created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is one of a series of Certificates dated April 13, 2023, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$10,980,000 for paying all or a portion of the Issuer’s contractual obligations incurred in connection with (i) constructing and improving streets, roads, alleys and sidewalks, and related utility relocation, drainage, signalization, landscaping, lighting and signage and including acquiring land and interests in land therefor; (ii) constructing and equipping municipal drainage improvements, including flood control and flood mitigation improvements and acquiring land therefor; (iii) constructing, acquiring, installing and equipping additions, extensions and improvements to the City’s waterworks and sewer system; (iv) constructing, acquiring, and equipping municipal park improvements in the City; and (v) paying legal, fiscal, engineering and architectural fees in connection with these projects.

ON February 15, 2032, or on any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

THE CERTIFICATES scheduled to mature on February 15 in the years 2035, 2037, 2039, 2041 and 2043 (the “Term Certificates”) are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Certificate
Maturity: February 15, 2035

Mandatory Redemption Date(2/15)	Principal Amount(\$)
2034	560,000
2035(*)	590,000

(*) Stated Maturity.

Term Certificate
Maturity: February 15, 2037

Mandatory Redemption Date(2/15)	Principal Amount(\$)
2036	615,000
2037(*)	640,000

(*) Stated Maturity.

Term Certificate
Maturity: February 15, 2039

Mandatory Redemption Date(2/15)	Principal Amount(\$)
2038	665,000
2039 ^(*)	695,000

^(*) Stated Maturity.

Term Certificate
Maturity: February 15, 2041

Mandatory Redemption Date(2/15)	Principal Amount(\$)
2040	725,000
2041 ^(*)	750,000

^(*) Stated Maturity.

Term Certificate
Maturity: February 15, 2043

Mandatory Redemption Date(2/15)	Principal Amount(\$)
2042	785,000
2043 ^(*)	815,000

^(*) Stated Maturity.

The principal amount of Term Certificates of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Certificates of the same maturity which, at least 50 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST THIRTY (30) days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid to the registered owner of each Certificate to be redeemed at its address as it appeared at the close of business on the business day next preceding the date of mailing such notice; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates

or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Certificate Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge of the Surplus Revenues of the Issuer's waterworks and sewer system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are payable from all or part of said revenues, all as provided in the Certificate Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Certificate Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the registered owner of this Certificate, the registered owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each registered owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, by the Mayor Pro Tem) and countersigned with the manual or facsimile signature of the City Secretary of said Issuer (or in the City Secretary's absence, by the Assistant City Secretary), and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)
City Secretary

(signature)
Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a

series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION dba AMEGY BANK DIVISION
Houston, Texas
Paying Agent/Registrar

By: _____
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please type or print clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the registered owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Certificate and that this Certificate has been registered this day by me.

Witness my signature and seal this _____.

Comptroller of Public Accounts of the State of Texas

(COMPTROLLER’S SEAL)

(e) Initial Certificate Insertions.

(i) The initial Certificate shall be in the form set forth in paragraph (a) of this Section, except that:

A. immediately under the name of the Certificate, the headings “Interest Rate” and “Maturity Date” shall both be completed with the words “As shown below” and “CUSIP No. _____” shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

“THE CITY OF CORINTH, TEXAS, in Denton County, Texas (the “Issuer”), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the “Registered Owner”), on February 15 in each of the years, in the principal amounts and bearing interest at the per annum rates set forth in the following schedule:

Years (2/15)	Principal Amounts (\$)	Interest Rates (%)
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(Information from Section 2 to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2024, and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.”

C. The Initial Certificate shall be numbered “T-1.”

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special “Interest and Sinking Fund” is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest

and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificates are additionally secured by a limited pledge, not to exceed \$1,000, of revenues of the Issuer's waterworks and sewer system that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the Issuer's waterworks and sewer system, constituting "Surplus Revenues". The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to subsection (a) of this section, to the extent necessary to pay the principal of and interest on the Certificates. Notwithstanding the requirements of subsection (a) of this section, if Surplus Revenues or other lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to subsection (a) of this Section may be reduced to the extent and by the amount of the Surplus Revenues or other lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificates of Obligation and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificates of Obligation are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the registered owners of the Certificates of Obligation a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will

ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the limited pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificates, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii) of this Section. All income from such Defeasance Securities which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term “Defeasance Securities” means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Certificates.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the registered owner applying for a replacement certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the registered owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the registered owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL’S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificates said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall sign manually, by facsimile, electronically or otherwise the Comptroller’s Registration Certificate attached to such Certificates, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer’s Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and

information of the registered owners of the Certificates. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Certificates is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Code, the interest on which is not includable in the “gross income” of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates (less amounts deposited to a reserve fund, if any) are used for any “private business use,” as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the “private business use” described in subsection (1) hereof exceeds 5 percent (5%) of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent (5%) is used for a “private business use” that is “related” and not “disproportionate,” within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of \$5,000,000, or 5 percent (5%) of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Certificates being treated as “private activity bonds” within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being “federally guaranteed” within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Certificates, other than investment property acquired with –

(A) proceeds of the Certificates invested for a reasonable temporary period until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent (10%) of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using proceeds of the Certificates or the proceeds of any prior bonds to pay debt services on another issue more than ninety (90) days after the issuance of the Certificates in contravention of section 149(d) of the Code (relating to advance refundings), if applicable;

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the “Excess Earnings,” within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than sixty (60) days after the Certificates have been paid in full, 100 percent (100%) of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code;

(10) to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Certificates are issued, an information statement concerning the Certificates, all under and in accordance with section 149(e) of the Code and the applicable Treasury Regulations promulgated thereunder; and

(11) to assure that the proceeds of the Certificates will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a “Rebate Fund” is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the certificateholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term “proceeds” includes “disposition proceeds” as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, the City Manager or the Director of Finance of the Issuer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Project. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Project on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Project is completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Certificates or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Certificates or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The Issuer covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) The Certificates are hereby sold and shall be delivered to BOK Financial Securities, Inc. (the "Purchaser"), for the purchase price of \$11,635,404.92 (representing the par value thereof, plus a net premium of \$729,286.05, and less a Purchaser's discount of \$73,881.13). The Certificates shall initially be registered in the name of such Purchaser or its designee. It is officially found, determined, and declared that the Certificates have been sold at public sale to the bidder offering the lowest true interest cost, after receiving sealed bids pursuant to an Official Notice of Sale and Bidding Instructions and Official Statement prepared and distributed in connection with the sale of the Certificates, and that the terms of such sale are the most advantageous reasonably obtainable. Said Official Notice of Sale and Bidding Instructions and Official Statement, and any addenda, supplement, or amendment thereto have been and are hereby approved by the City Council of the Issuer, and their use in the offer and sale of the Certificates is hereby approved.

(b) The Issuer hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the preliminary official statement prepared in connection with the issuance of the Certificates, prior to the date hereof is hereby ratified and confirmed.

(c) The Mayor, Mayor Pro Tem, City Manager, City Secretary and Director of Finance, and any other officers of the Issuer, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name of the Issuer all other such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the sale of the Certificates and the Official Statement. In case any officer whose

signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 11. INTEREST EARNINGS ON CERTIFICATE PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other certificate proceeds for the Project; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the “Series 2023 Combination Tax and Limited Surplus Revenue Certificates of Obligation Construction Fund” for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. That as used in this Section, the following terms have the meanings ascribed to such terms below:

- “MSRB” means the Municipal Securities Rulemaking Board.
- “Rule” means SEC Rule 15c2-12, as amended from time to time.
- “SEC” means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in or after 2023, financial information and operating data with respect to the Issuer of the general type included in the final Official Statement authorized by Section 10 of this Ordinance, being the information described in Exhibit A hereto. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2023. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer will file unaudited financial statements within such twelve (12) month period and audited financial statements for the

applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix B to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase “bankruptcy, insolvency, receivership or similar event” means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental

authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of clauses 15 and 16 above, the term “financial obligation” means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an “obligated person” with respect to the Certificates within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Certificates no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be

amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Certificates. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Certificates aggregating in principal amount 51% of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each registered owner of the affected Certificates a copy of the proposed amendment. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all holders of such Certificates.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least 51% in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the holder who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of 51% in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the registered owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific

performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers or employees of the City or the City Council.

Section 16. PREMIUM. The Certificates are being sold at a net premium equal to \$729,286.05. With respect to such premium attributable to the Certificates, \$73,881.13 shall be used to pay Purchaser's discount, \$135,404.92 shall be used to pay costs of issuance, and \$520,000.00 shall be deposited into the Construction Fund.

Section 17. APPROPRIATION. To pay the debt service coming due on the Certificates prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. NO PERSONAL LIABILITY. No recourse shall be had for payment of the principal of or interest on any Certificates or for any claim based thereon, or on this Ordinance, against any official or employee of the City or any person executing any Certificate.

Section 19. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 20. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

(Execution Page Follows)

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH,
TEXAS on this 16th day of March 2023.

ATTEST:

Mayor, City of Corinth, Texas

City Secretary, City of Corinth, Texas

[CITY SEAL]

EXHIBIT A

ANNUAL FINANCIAL STATEMENTS AND OPERATING DATA

The following information is referred to in Section 13(b) of this Ordinance:

The financial information and operating data with respect to the Issuer to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

-- Tables 1 - 6 and 8 – 14

-- Appendix B
