

**Mike Hunt**  
Commissioner Precinct 1

**Skeet Phillips**  
Commissioner Precinct 2



**Hal Richards**  
County Judge

**Terry Barber**  
Commissioner Precinct 3

**Ken Cates**  
Commissioner Precinct 4

**LAURA A. HUGHES**  
COUNTY CLERK

**FILED FOR RECORD**  
**KAUFMAN CO TEXAS**  
**2022 APR -1 PM 2:08**

## NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, April 5, 2022, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

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

1. **ROUTINE CORRESPONDENCE.**

2. **CONSENT AGENDA**

- A. **Discuss/Consider** accepting Commissioners Court meeting minutes for March 29, 2022.
- B. **Discuss/Consider** approving an end date extension for the ROW permit for a 10in sewer line being installed on Griffin Lane.
- C. **Discuss/Consider** approving Fiber Optic Installation along County Road 331, Bob White Ln, Thunder Rd, County Road 336, County Road 335, County Road 334, and County Road 333.
- D. **Discuss/Consider** accepting the 2021 Appraisal District Audit Report.
- E. **Discuss/Consider** accepting the Audited Financial Statements for Kaufman County Emergency Services District #6 ending September 30, 2021.

3. **Rob Scott;** To provide CareFlite operations update to the Commissioner's Court.

4. **Zennell Andy;** Discuss and consider the purchase of a used 2017 Dynapac Model CA 1400PD Padfoot in the amount of \$81,775; utilizing Buyboard Contract #597-19; for Precinct #2.

5. **Raylan Smith;** Discuss and consider recommendation from Gallagher Construction for award of multiple contracts for RFP 22-07: Kaufman County Justice Center Expansion.

6. **Brenda Samples;** Discuss/Consider entering an Assessment and Collections Contract with the City of Cottonwood.

7. **Auditor;** Discuss/Consider line-item transfers.

8. **Auditor;** Discuss/Consider claims for payment.

9. **Judge Richards;** Discuss/Consider exiting regular meeting and enter executive session.

10. **Executive Session;** Pursuant to Texas Gov't Code Section 551.071, consultation with attorney, the Commissioners' Court will meet in closed session to discuss potential litigation; and current pending litigation, including but not limited to: Kaufman County vs. Henderson County (Cause No. 21-00150).
11. **Judge Richards;** Discuss/Consider exiting executive session and enter back into regular meeting.
12. **Judge Richards;** Discuss/Consider taking any action resulting from executive session.
13. **Adjourn Meeting**

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

Attorney Consultation	Gov't Code §551.071
Real Property	Gov't Code §551.072
Contract being negotiated	Gov't Code §551.0725
Prospective gifts or donations	Gov't Code §551.073
Personnel Matters	Gov't Code §551.074
County Advisory Body deliberations	Gov't Code §551.0745
Security Devices or Security Audits	Gov't Code §551.076
Economic Development negotiations	Gov't Code §551.087

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

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

Signed this the 1<sup>st</sup> day of April, 2022.

  
 Hal Richards, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at 11:00 AM on the 1<sup>st</sup> day of April, 2022, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Laura Hughes, County Clerk

By: 

Deputy 



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

**COMMISSIONERS COURT  
REGULAR MEETING  
MARCH 29, 2022**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners' Court Meeting Room, Kaufman Texas with the following members present: **Hal Richards**, County Judge; **Mike Hunt**, Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Terry Barber**, Commissioner Precinct 3; **Ken Cates**, Commissioner Precinct 4; **Laura Hughes**, County Clerk.

**INVOCATION;**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;**

**PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;**

**REMARKS FROM VISITORS;**

**ROUTINE CORRESPONDENCE**

**CONSENT AGENDA**

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

A. Accept Commissioner's Court Meeting Minutes for March 22, 2022.

B. Accept the Northeast Texas Regional Mobility Authority (NET RMA) 2021 Annual Report and 2021 Financial Audit Reports for Kaufman County.

C. Approve the Right of Way (ROW) permit for the installation of a new power supply unit and power pole off County Road 335.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Mike Hunt.

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

**MOTION TO APPROVE ORDER**

4. There came on to be a motion to approve an Order for Special Election to be held on May 7, 2022, to adopt or reject two proposed Constitutional Amendments.

Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips.

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

**MOTION TO ACCEPT REPORT**

5. There came one to be a motion to accept the Kaufman County Sheriff's Office Monthly Reports for January and February 2022.

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

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

**MOTION TO APPROVE AGREEMENT**

3. There came on to be a motion to approve the Professional Services Agreement for the Outer Loop Project between Kaufman County and HDR in the amount of \$7,799,903.00.

Motion was made by Commissioner Ken Cates and seconded by Commissioner Terry Barber.

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

**MOTION TO APPROVE RESOLUTION**

6. There came on to be a motion to approve adopting a Resolution for the Annexation of Wiser Road and its associated Right-of-Way.

Motion was made by Commissioner Mike Hunt and seconded by Commissioner Skeet Phillips.

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

**MOTION TO APPROVE EQUIPMENT LEASE**

7. There came on to be a motion to approve a 36-month equipment lease from RDO Equipment Company, for a new 2022 John Deere 310SL for Precinct 3.

Motion was made by Commissioner Terry Barber and seconded by Commissioner Ken Cates.

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

**MOTION TO APPROVE EQUIPMENT LEASE**

8. There came on to be a motion to approve a 36-month equipment lease from RDO Equipment Company, for a new 2022 John Deere 333G and Grapple84 for Precinct 3.

Motion was made by Commissioner Terry Barber and seconded by Commissioner Mike Hunt.

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

**MOTION TO APPROVE MEMORANDUM**

9. There came on to be a motion to approve a Memorandum of Understanding (MOU) between Kaufman County Indigent Health Care Program for individual client with Dallas Regional Medical Center.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.

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

**MOTION TO APPROVE LINE-ITEM TRANSFERS**

10. There came on to be a motion to approve Line-Item Transfers.

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

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

**MOTION TO APPROVE CLAIMS FOR PAYMENT**

11. There came on to be a motion to approve Claims for Payment in the amount of \$3,023,141.94.

Motion was made by Commissioner Skeet Phillips and seconded by Commissioner Ken Cates.

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

**NO ACTION ON ITEMS 12 – 15**

**MOTION TO APPROVE EXITING REGULAR MEETING**

**AND ENTER INTO EXECUTIVE SESSION**

~~12. There came on to be a motion to approve exiting Regular Meeting and enter into Executive Session.~~

~~13. Pursuant to Section 551.072 of the Texas Government Code, the Commissioners Court will meet in closed session to discuss real estate negotiations.~~

**EXECUTIVE SESSION**

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

**MOTION TO APPROVE EXITING EXECUTIVE SESSION**  
**AND ENTER INTO REGULAR MEETING**

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

15. **NO ACTION TAKEN DURING EXECUTIVE SESSION**

16. **MOTION TO ADJOURN**

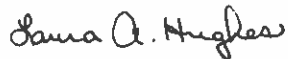
There came on to be a motion to adjourn.

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

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

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

ATTEST:



Laura Hughes, County Clerk

# KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

<b>Submission Date:</b> 3/30/22 <b>Court Date Requested:</b> 4/5/22	<b>Submitted by:</b> Garrett Moore <b>Department:</b> Development Service	<b>Person Presenting:</b> <div style="font-size: 1.2em; font-weight: bold;">Garrett Moore</div>
<b>Item Requested is:</b> <input type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session		
<b>Item:</b> (Statement as you wish to appear on the agenda) Discuss/Consider approving a end date extension for the ROW permit for a 10in sewer line being installed on Griffin Lane		
<b>Background, if any:</b> Permit was previously approved on 12/7/21, original permit is slated for 90 days, contractor is asking for an extension until the end of the year.		
<b>Attachments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Fiscal Impact:</b>	<b>Has this item been reviewed by the District Attorney's Office:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Signatures Required:</b>	<b>Yes / No</b>	<b>Return Signed Originals to:</b>  _____ (Name of Company)  _____ (Mailing Address)  _____ (City, State, Zip)  <b>OR CALL TO HAVE ITEMS PICKED UP:</b> <input type="checkbox"/>  _____ <div style="display: flex; justify-content: space-between;"> <span>(Name)</span> <span>(Phone Number)</span> </div>
County Judge	<input type="checkbox"/> <input checked="" type="checkbox"/>	
County Clerk	<input type="checkbox"/> <input checked="" type="checkbox"/>	
County Auditor	<input type="checkbox"/> <input checked="" type="checkbox"/>	
Elected Official(s) Commissioners:		
Department Heads(s):		
Other:		

**Note:** This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to [annabel@kaufmancounty.net](mailto:annabel@kaufmancounty.net) or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held on the 2nd and 4th Tuesdays of each month.

**FOR OFFICE USE ONLY:**

**Item Received by:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: Trinity Pointe Industrial Park

#### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing



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### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name:	Garrett Scuggins	Company/Firm Name:	B6E, Inc.
Address:	2595 Dallas Parkway, Suite 101		
City/State/Zip:	Frisco, TX, 75034		
Contact Number Primary:	972 464 4858	Contract Number (Secondary):	
Contract Email:	gscuggins@b6einc.com		
Applicant Signature:		Date:	11/23/21

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	SRPF C/Trust, Pointe Industrial Park	Company/Firm Name:	
Address:	2001 Ross Ave		
City/State/Zip:	Dallas, TX, 75201		
Contact Number Primary:		Contract Number (Secondary):	
Contract Email:	cgreen@prcncapital.com		
Applicant Signature:		Date:	11/23/2021

### PROPERTY INFORMATION (Box 4 of 6)

Project Name:	Trust, Pointe Industrial Park
Address:	12455 FM Rd 2432
City/State/Zip:	Mesquite, TX, 75126
Parcel Tax ID#:	213243





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### PROPERTY OWNER CONSENT / AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

*Garrett Sengitts*

Printed Name:

Garrett Sengitts

Date:

11/23/21

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS  
COUNTY OF KAUFMAN

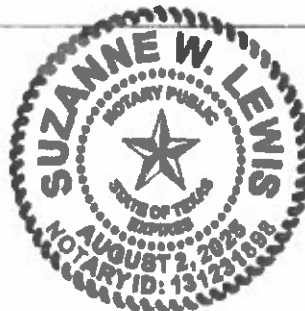
BEFORE ME, the undersigned authority in and for Collin County, Texas, on this day personally appeared Garrett Sengitts, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Garrett Sengitts, and that he/she is authorized to 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 23<sup>rd</sup> day of November, 2021.

Suzanne W. Lewis  
Notary Public in and for the State of Texas

Suzanne W. Lewis  
Type or Print Notary's Name

My Commission Expires: August 2, 2025





## Kaufman County

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### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See **Section 14 (Site Development Authorization)** of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) A pre-application conference with County staff is encouraged, but not required.
- 3) The applicant is responsible for reviewing **Section 11 (Development or Use of County Property or Facility)** of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <b>Site Development and Plat Application Form</b> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Site Boundary Survey including the following information:</b>		
The name of the property owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Attach Exhibit A for Culvert Permit only.</b>	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Digital file submission (optional):</b>		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



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### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

  
Applicant's Signature

11/23/21  
Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

  
Applicant's Engineer's Signature

11/23/21  
Date

B&E, Inc.  
Firm

# CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

## TRINITY POINTE INDUSTRIAL PARK

### OFFSITE SANITARY SEWER AND METER STATION

NOVEMBER 2021

SHEET INDEX	
NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	PROJECT CONTROL & LAYOUT PLAN
4	EROSION CONTROL PLAN
5	GRADING PLAN
6-8	SANITARY SEWER PLAN & PROFILE
9-11	SANITARY SEWER DETAILS
12	STRUCTURAL DETAILS
13-20	ELECTRICAL METER VAULT PLANS



VICINITY MAP  
1" = 500'

BEFORE YOU DIG, CALL DIG TESS  
1-800-DIG-TESS

**ENGINEER/DEVELOPER**  
SLOPE CONSULTANTS, L.P.  
2001 ROSS AVENUE, SUITE 400  
DALLAS, TX 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-714-1562



**BCE, Inc.**  
2580 Dallas Perry, Suite 204, Frisco, TX 75034  
Tel: 972-464-8800 • www.bceinc.com  
TXBE Registration No. F-1048

THESE PLANS ARE PREPARED FOR THE PURPOSE OF ASSISTING IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

BENCH MARK LIST	
MARK	DESCRIPTION
BM1	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM2	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM3	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
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BM6	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
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BM8	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
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BM16	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM17	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM18	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM19	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.
BM20	"X" CUT SET ON SOUTH SIDE OF A 7.5' DIAMETER CONCRETE CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT. THE CULVERT IS LOCATED AT THE INTERSECTION OF THE SANITARY SEWER AND THE 10' DIAMETER CULVERT.

All work shall conform to the City of Mesquite's General Design Standards. In the event an item of work is not covered in the Plans or the City of Mesquite's General Design Standards, the most current North Central Texas Council of Governments (NCTCOG) Standard Specifications for Public Works Construction and the most current version of Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges shall apply with concerning any modifications to the City Engineer and the Project Engineer. The City Engineer shall have final decision on all construction materials, methods, and procedures.

- ### GENERAL NOTES FOR EROSION CONTROL/STORM WATER POLLUTION PREVENTION:

- GENERAL NOTES FOR TRAFFIC CONTROL:

- Contractual staff provide the Project Engineer with a traffic control plan at least 10 business days before street work with a City staff. Traffic control measures shall conform to the latest revision of the *Texas Manual on Uniform Traffic Control Devices* (TMUTCD).
- Contract Engineer, *Engineering Division*, 2211.040.01.01 at least 48 hours prior to work, requesting the removal or relocation of traffic signs, traffic control equipment or other traffic control appliances. Only City staff, personnel shall remove the signs and equipment.
- In the event the contractor works on a residential street, a request for a City staff, the contractor shall provide the street cleanup through the City Engineer a minimum of 48 hours in advance of the required cleanup. If a contractor is not allowed prior to 4:00 p.m. or after 3:30 p.m., Monday through Friday unless otherwise approved by the City, in the event a delivery vehicle needs to be closed, the contractor shall prepare the driveway closure through the City supervisor, who will call in daily during delivery hours (7:00 a.m. to 6:00 p.m.). Closures are

temporary materials must be constructed according to the development in the school case. The noise shall be approved by the City Engineer. Temporary materials may be constructed with materials other than concrete. The material shall be approved by the City Engineer and be an all-weather material of a color and texture distinctly different from the permanent sidewalk.

4. The temperature of concrete in place shall not exceed 95°F.

- GENERAL NOTES FOR TRENCHING AND CONFINED SPACE

- GENERAL NOTES FOR UTILITIES

- 14 All water and wastewater storms that are proposed to be abandoned within street R/Ws, and less than 10 feet in depth, under any major intersections, or in areas that could impact major infrastructure, shall be abandoned by dewatering the existing man and cutting and filling the existing man with gravel.

[illegible]

ASTM C 174	MEASURING LENGTH OF DRILLS IN CONCRETE CORES	DEPTH OF PAVEMENT AS SPECIFIED FOR PLANT
TABLE 1.1-3.3.3	TABLE 1.1-3.3.3.1	

---

1351 2 OF 26

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION.

WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER  
RGT, INC.  
STEELE RECORDS ENGINEERING  
P.O. Box 1-1046  
GARDEN CITY, MISSOURI, U.S.A.  
TEL: 616-270-1100 FAX: 616-270-1107  
WWW.RGT-INC.COM

**CALL 800 333 3333**  
 Contribute to earth-care projects &  
 fight of food & famine. Pay to say  
 Conscientious Activities

**ENR/23/91**

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[illegible]

ISSUES (P. 20)

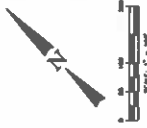
Doc Order: Pr. 4443

REC'D: 11/11/02 11:44:02

## GENERAL NOTES

## SHEET 2 OF 20

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**BGE**  
BGE, Inc.  
2505 Dallas Parkway, Suite 204  
Frisco, TX 75034  
Tel: 972-464-4800 or www.bgeinc.com  
BGE is an Equal Opportunity Employer  
Contract: GARRETT-20000042  
Tel: 972-464-4800  
Copyright 2001

**DEVELOPER**  
BGE COMPANY  
PORTER HOLDINGS, L.P.  
2001 ROSS AVE, SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-761-1362

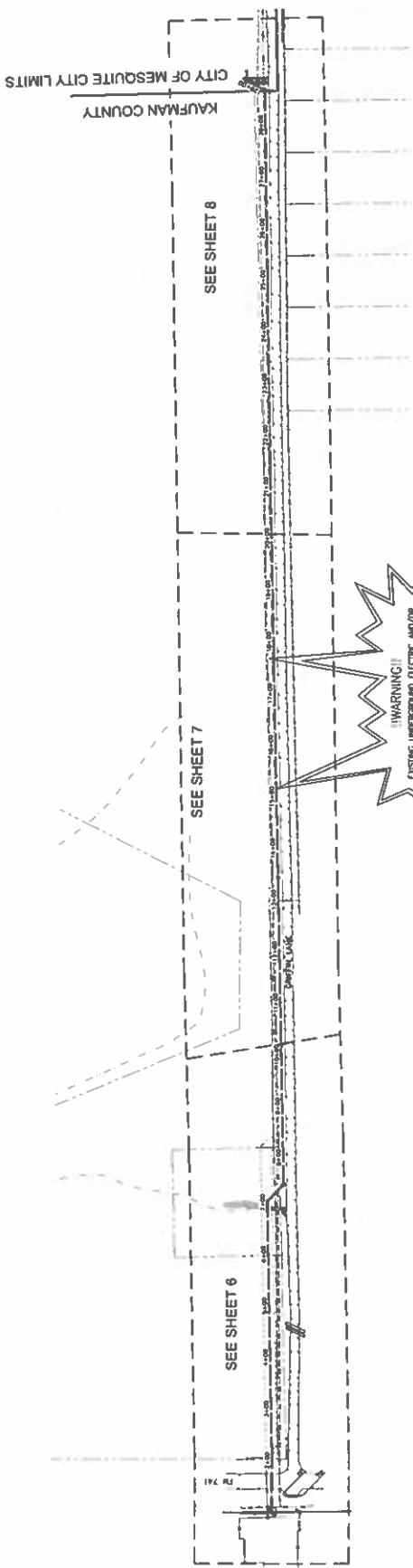
**OFFSITE SANITARY SEWER AND  
METER STATION**  
**TRINITY POINT  
INDUSTRIAL PARK**  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF BGE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BGE IS PROHIBITED. BGE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. BGE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. BGE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

**CAUTION**  
Compare to 1997, sheet volume 4  
Date: 5/10/2001  
Contract: 1997-0000-0000  
As shown on 1997-0000-0000

PROJECT NUMBER	20000042
DATE	NOVEMBER 2001
DESIGN BY	DAK
INTERVIEW BY	DAK
DATE	NOVEMBER 2001
PROJECT NAME	Trinity Point

PROJECT CONTROL AND  
LAYOUT PLAN  
SHEET 3 OF 20







**BGE Inc.**  
2500 Dallas Parkway, Suite 204  
Frisco, TX 75034  
Tel: 972-484-4800 • www.bgeinc.com  
Fax: 972-484-4801  
Contact: GARRETT SCODINGS  
Tel: 972-484-4808 Copyright 2017

**DEVELOPER**  
SUE CITYNETY  
POMTE HOLDINGS, L.P.  
2001 FORDS AVE. SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-610-1161

**OFFSITE SANITARY SEWER AND  
METER STATION**  
**TRINITY POINT**  
**INDUSTRIAL PARK**  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS PLAN OF JOBSHOP FOR  
THE PURPOSES OF PRELIMINARY  
REVIEW AND APPROVAL FOR  
CONSTRUCTION.  
THIS PLAN IS NOT TO BE  
USED FOR ANY OTHER  
PURPOSES WITHOUT THE  
WRITTEN CONSENT OF THE  
DESIGNER.  
THIS PLAN IS NOT TO BE  
REPRODUCED OR COPIED  
WITHOUT THE WRITTEN  
CONSENT OF THE DESIGNER.  
REVISIONS: 1.0  
DATE: 11/1/2017  
PROJECT NUMBER: 1701-02

**CAUTION:**  
Construction to verify exact location &  
depth of existing utilities is required.

**CAUTION:**  
Construction to verify exact location &  
depth of existing utilities is required.

**CAUTION:**  
Construction to verify exact location &  
depth of existing utilities is required.

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depth of existing utilities is required.

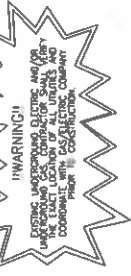
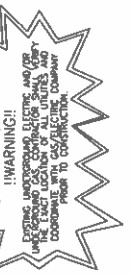
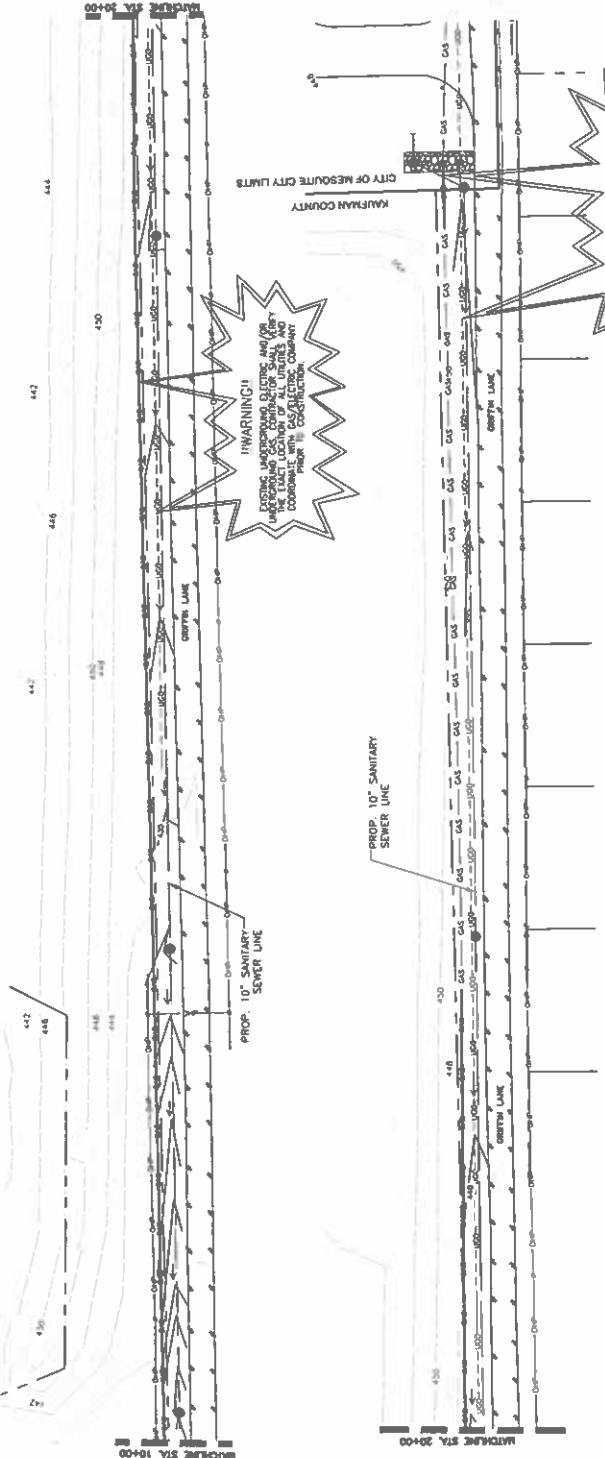
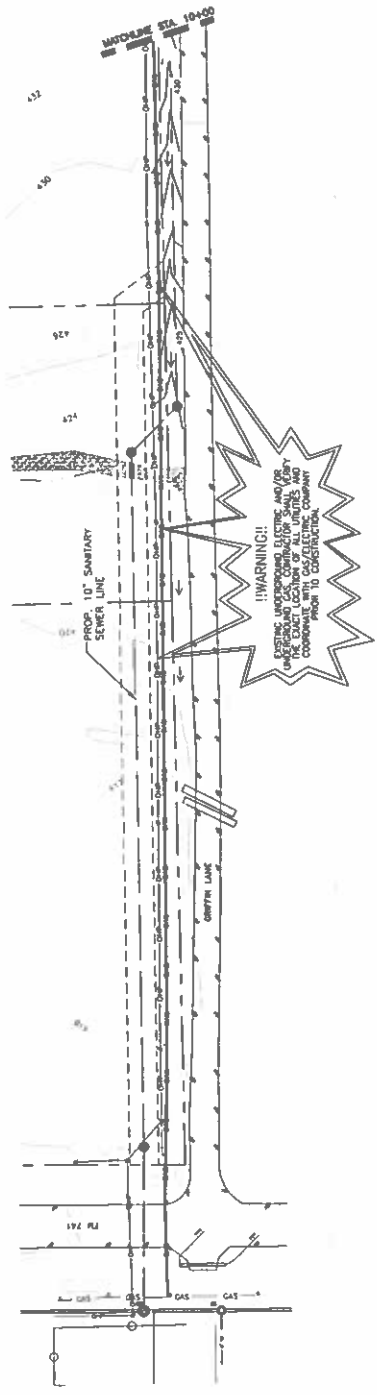
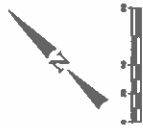
**CAUTION:**  
Construction to verify exact location &  
depth of existing utilities is required.

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depth of existing utilities is required.

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depth of existing utilities is required.

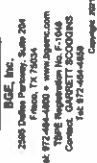


NOTE: ALL EXISTING UTILITIES SHALL BE  
CLEARED UP & CARED TO GRADE.

GRADING PLAN

SHEET 5 OF 20





**DEVELOPER**  
**SRFF CITRINITY**  
**POINTE HOLDINGS, L.P.**  
2001 ROSS AVE, SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-210-1382

INDUSTRIAL PARK  
TRINITY POINTE  
METER STATION  
OFFSITE SANITARY SEWER AND  
STORM SEWER

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION.

WHEN ISSUED AS FINAL, THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER  
NAME AND  
TITLE REQUIRED ON COVERED  
FROM F-1046

GARETT M. SODOMOS, P.E.  
CLAS REGISTRATION NO. 127987  
NOVEMBER 23, 2021

**WELLS**  
**Construction** is hereby notified that the  
 Death of Lloyd F. Wells, Jr. has been  
 Certificates of Insurance

**CALLAHAN**  
 CONTACT: 1-800-862-1115

REVISED	DATE	DESCRIPTION
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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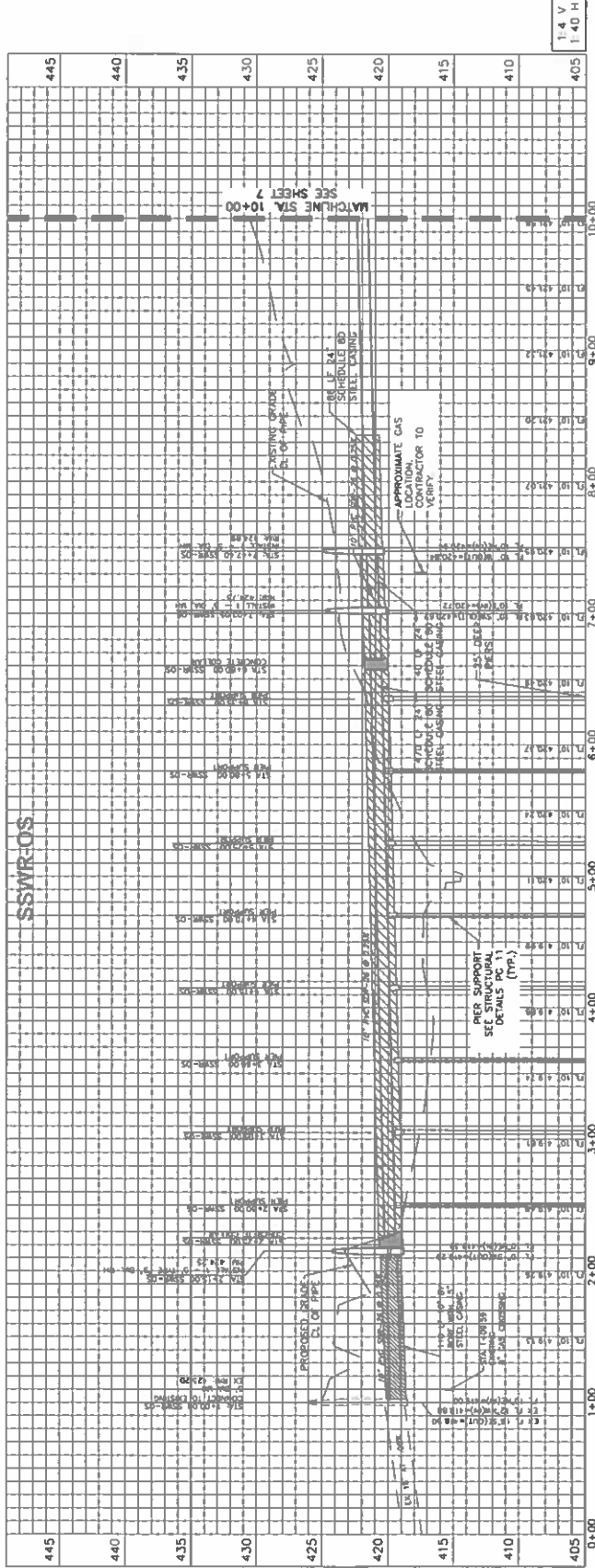
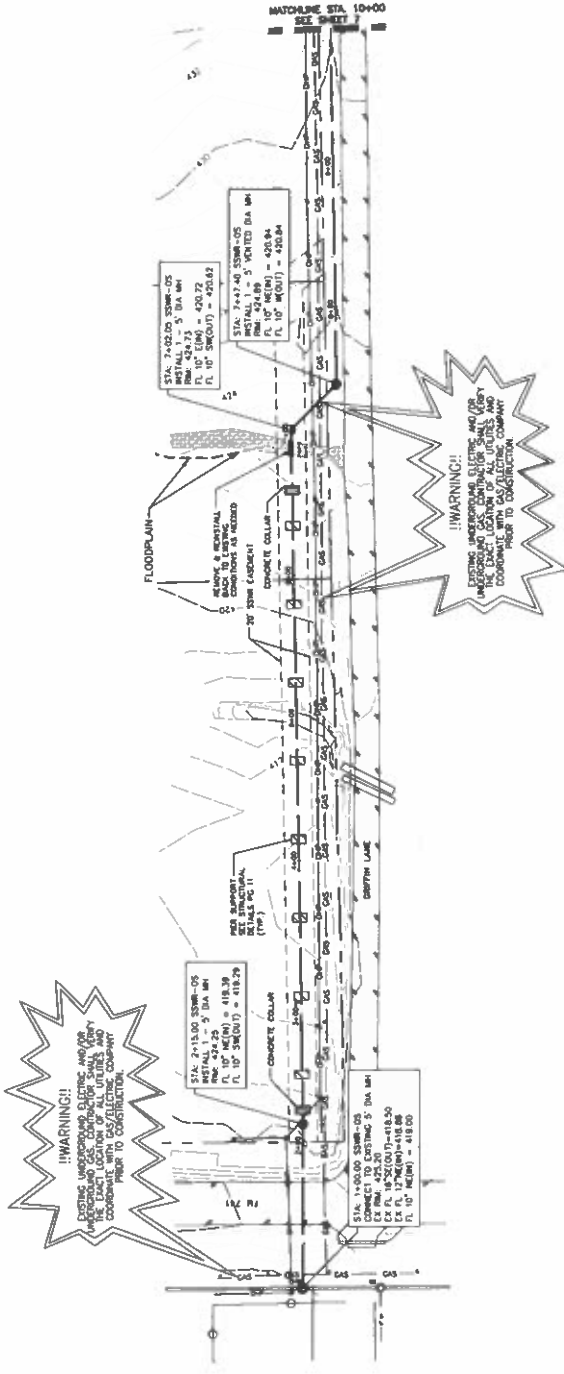
Page 10 of 10

DATE	NOVEMBER 2021
OFFICER	CHIEF

PROJET MONTAGNE 0344-03

SANITARY SEWER PLAN  
AND PROFILE

SHEET 6 OF 20





**BGE, Inc.**  
2000 Dallas North Tollway  
Frisco, TX 75034  
Tel: 972-489-4800 • www.bge.com  
BGE Registration No. 7-1048  
Contract No. 2007-000048  
Tel: 972-489-4800  
Copyright 2007

**DEVELOPER**  
**STREAM REALTY**  
**POINTE MOULDER, L.P.**  
2001 KODAR AVE. SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-616-1301

**OFFSITE SANITARY SEWER AND  
METER STATION**  
**TRINITY POINT**  
**INDUSTRIAL PARK**  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFAMAN COUNTY, TEXAS

THIS PLAN OF SEWER AND  
METER STATION WAS PREPARED  
BY THE ENGINEER OF RECORD  
FOR THE PROJECT AND IS NOT  
TO BE USED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER.  
THIS PLAN WAS PREPARED BY  
THE ENGINEER OF RECORD FOR  
THE PROJECT AND IS NOT TO  
BE USED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER.  
THIS PLAN WAS PREPARED BY  
THE ENGINEER OF RECORD FOR  
THE PROJECT AND IS NOT TO  
BE USED FOR ANY OTHER  
PROJECT WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER.

**LEGEND**  
CONCRETE PIPE  
CAST-IRON PIPE  
CLAY PIPE  
CULVERT  
DRAINAGE  
ELECTRIC  
FIRE  
GAS  
SEWER  
WATER

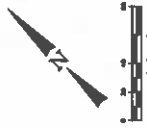
**CAUTION**  
DO NOT REMOVE OR  
ALTER ANY OF THE  
NOTES OR DIMENSIONS  
ON THIS PLAN.

**REVISIONS**  
NO. DATE DESCRIPTION  
1 01/10/07

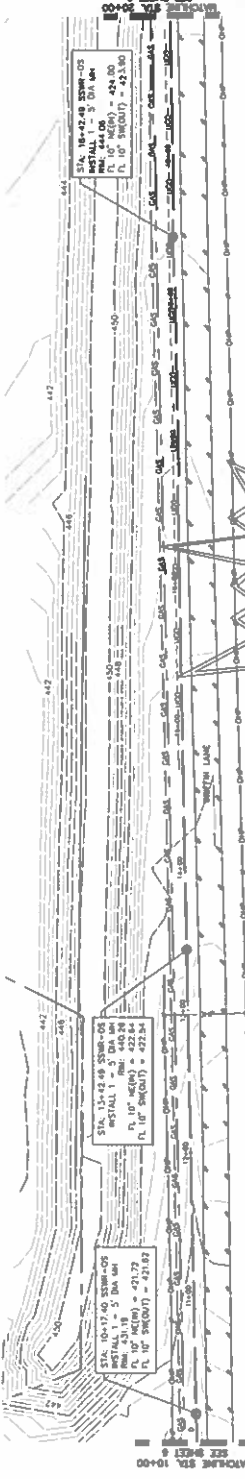
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**CHECKED BY:** OHS  
**DATE:** 01/10/07  
**PROJECT NUMBER:** 01-11-07

**SANITARY SEWER PLAN  
AND PROFILE**

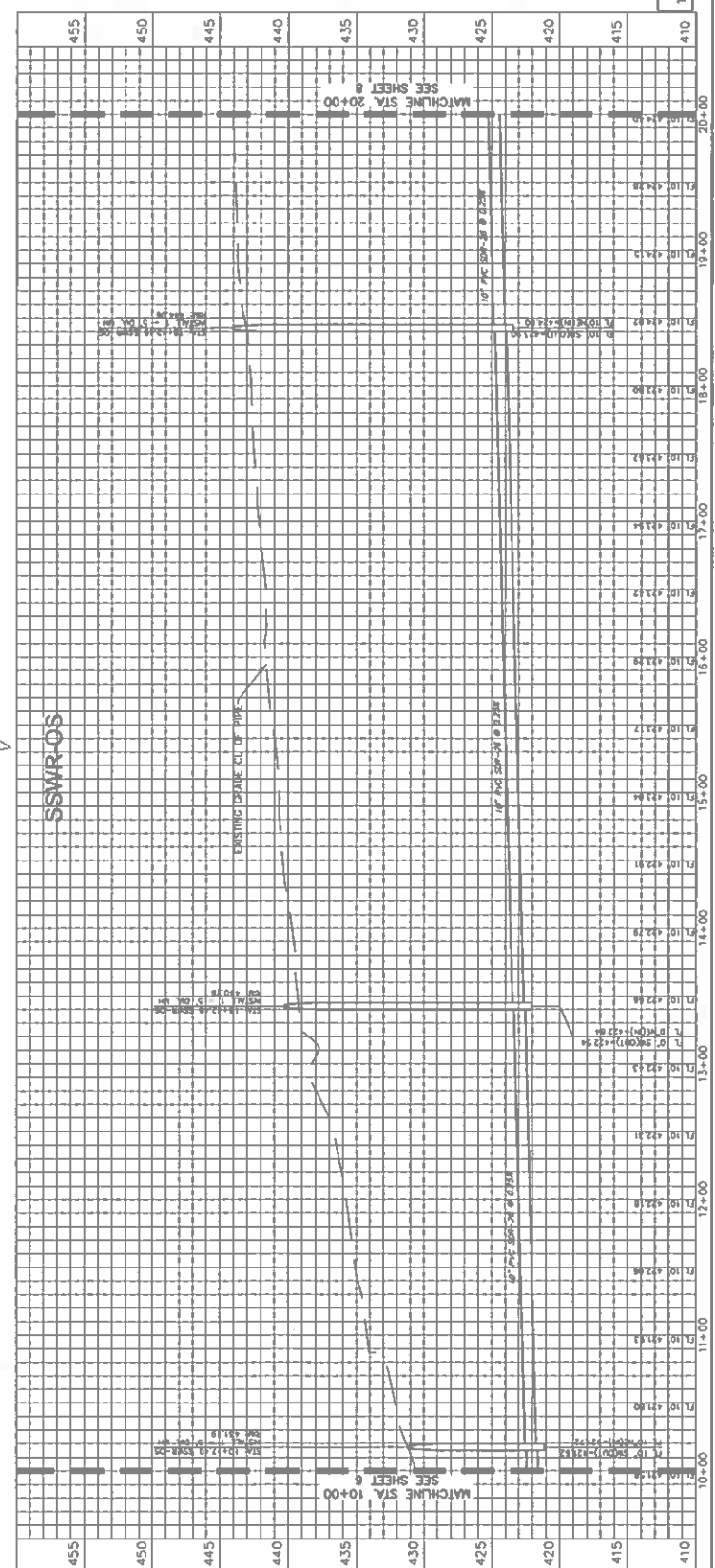
**SHEET 7 OF 20**



Scale: 1" = 40'



**WARNING!!**  
EXISTING UNDERGROUND GAS LINE (12" DIA) CROSSING UNDER THE SEWER LINE. COORDINATE WITH GAS UTILITY COMPANY PRIOR TO CONSTRUCTION.





BGE Inc.  
2800 Dallas Parkway  
Ft. Worth, TX 76104  
Tel: 817-464-4800 • www.bge.com  
Contract: GARRETT 18200193  
Tel: 817-464-4800  
Copyright 2021

DEVELOPER  
BGE ENERGY  
PORTER HOLDINGS, L.P.  
2001 ROSS AVE. SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-716-1741

OFFSITE SANITARY SEWER AND  
METER STATION  
TRINITY POINT  
INDUSTRIAL PARK  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

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OR COPIED IN ANY MANNER  
WITHOUT THE WRITTEN  
CONSENT OF BGE ENERGY.

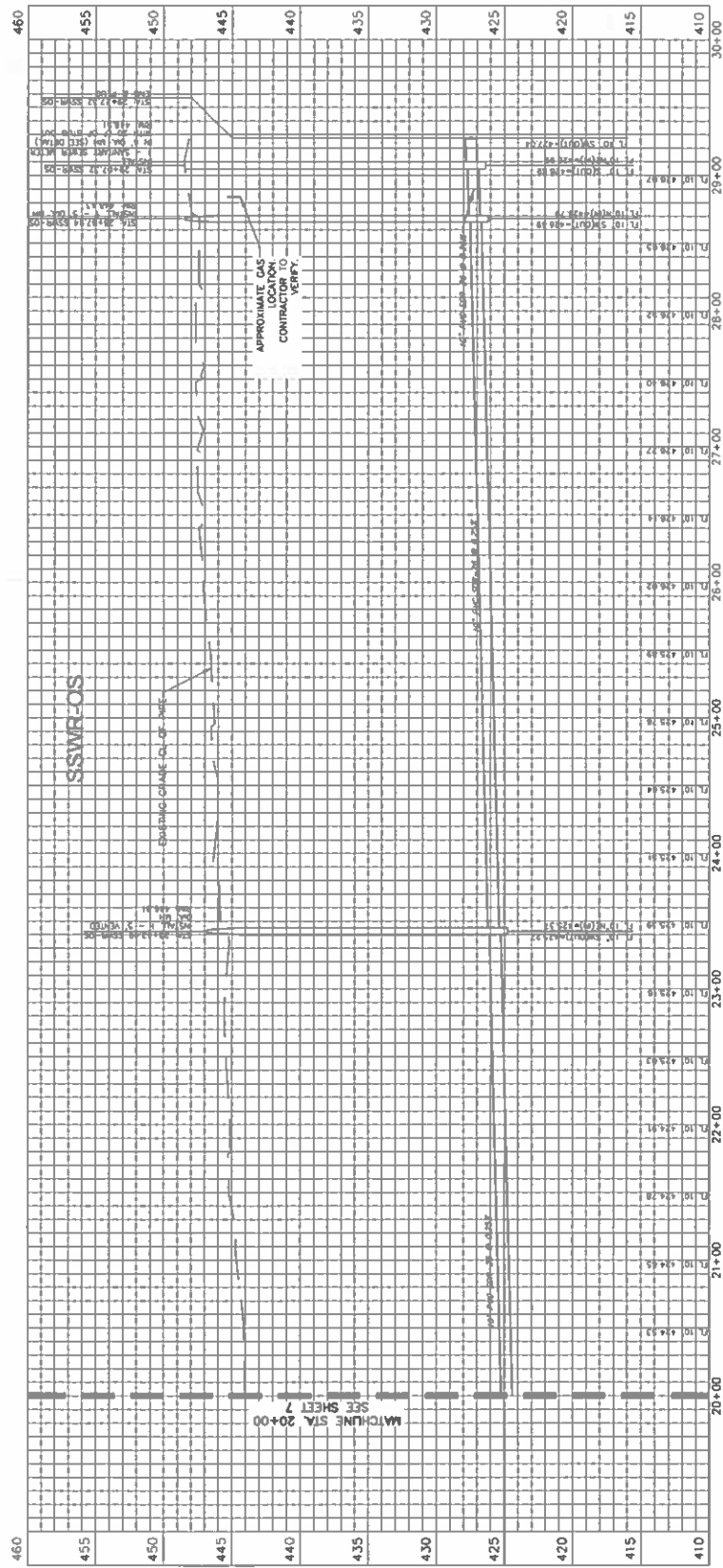
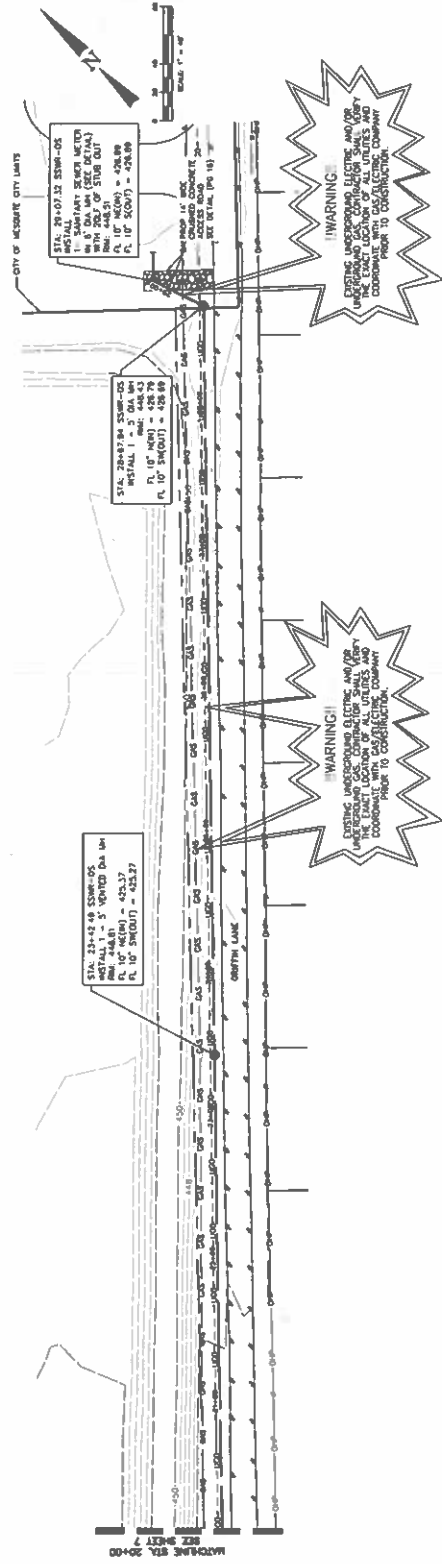
CAUTION  
DO NOT SCALE  
OR COPY FROM THIS DRAWING

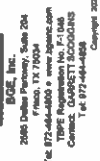
PROJECT NO.	18200193
DATE	10/06/2021
DESIGNED BY	DA
CHECKED BY	DA
PROJECT NAME	18200193

SANITARY SEWER PLAN  
AND PROFILE

SHEET 31 OF 20

1" = 4' V  
1" = 40' H





**DEVELOPER**  
SRPF CTRUNITY  
MONTE HOLDINGS, L.P.  
2001 ROSS AVE. SUITE 400  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-210-1382

INDUSTRIAL PARK  
TRINITY POINTE  
METER STATION  
OFFSITE SANITARY SEWER AND  
STORMWATER

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION WHEN ISSUED IN FINAL FORM THEY WILL BE SEAL, SIGNED AND DATED.

REGISTERED PROFESSIONAL ARCHITECT  
FEDAS REGISTERED ARCHITECTS  
FIRM # 11048  
CAREY T. M. SCODDING, P.E.  
FEDAS REGISTRATION NO. 127967  
NOVEMBER 23, 2007

**CAUTION** READ INSTRUCTIONS  
CONTACT 1-800-865-8175

NOTES: 1. The following information is for informational purposes only and is not intended to be used for any other purpose.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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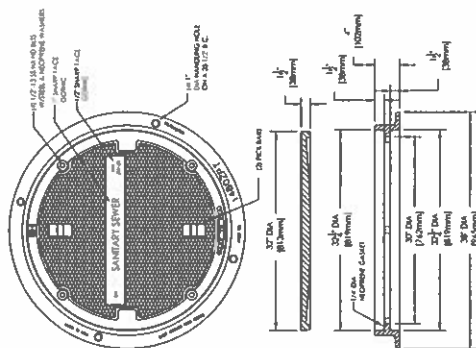
Page 10 of 10

TEST NUMBER: 8344-03  
DATE: 03/03/2003

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## UNITARY SEWER DETAILS

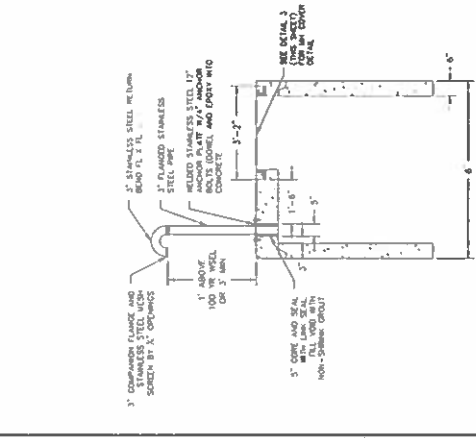
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SECTION VIEW  
(continued)

33H® VRM30 WT

Wear Tight "Security Seams"  
ASTM A48 Gray Iron CL308  
Made in USA

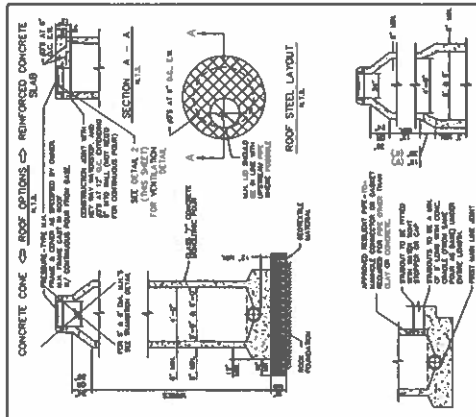
## WATER TIGHT MANHOLE RING & COVER



Call toll free 1-800-845-5555  
www.farmers.com  
4th Floor

DATE	TIME	LOCATION

2 FLAT TOP MANHOLE WITH VENT PIPE

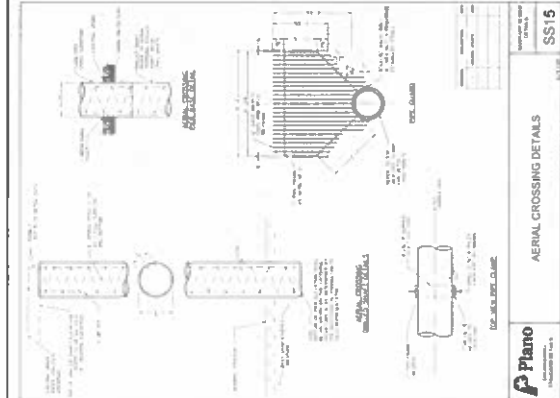


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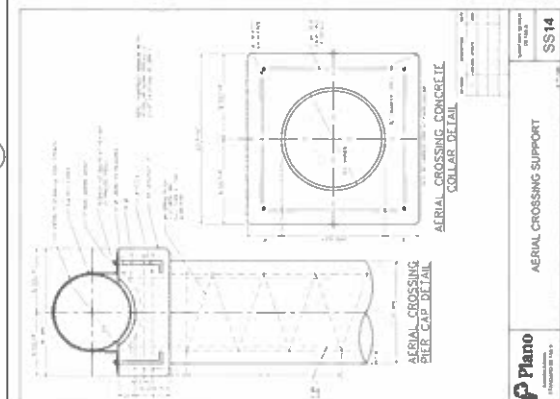
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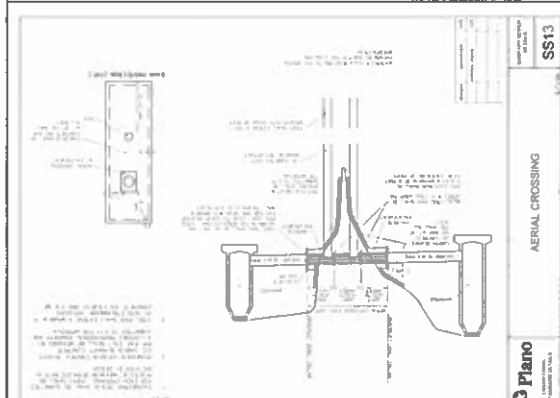
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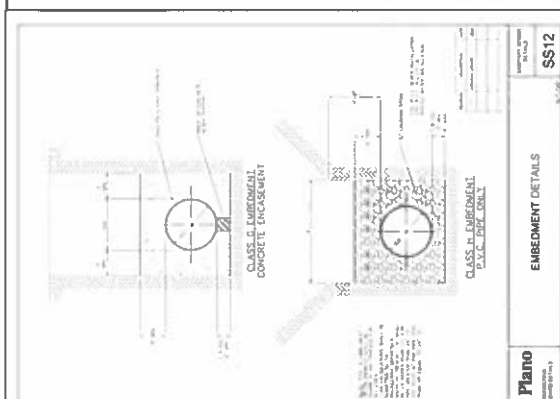
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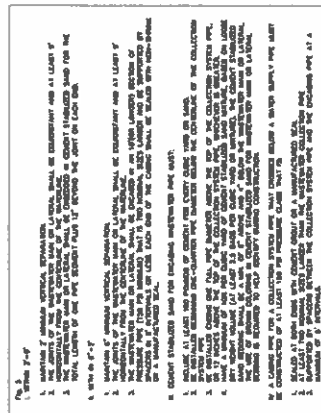
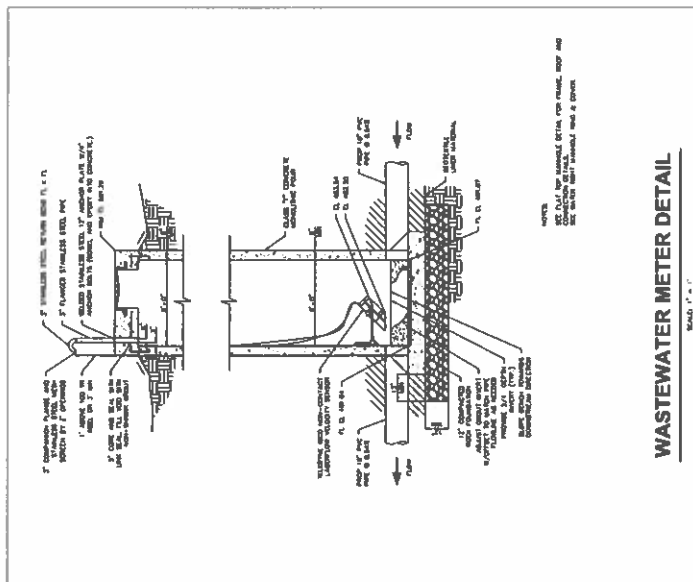
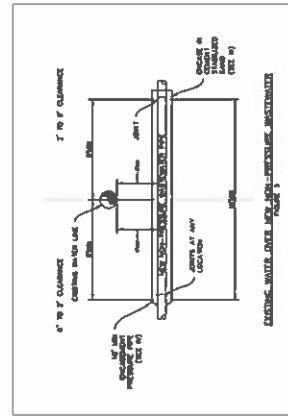
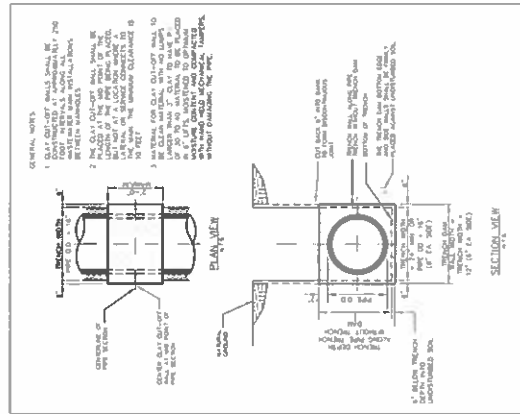


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2500 Dallas Pkwy, Suite 204  
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Contract: GARRETT 100000000  
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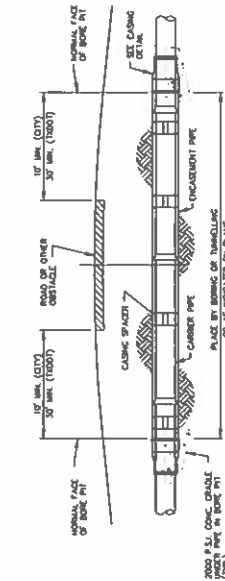
OFFSITE SANITARY SEWER AND  
METER STATION  
TRINITY POINTE  
INDUSTRIAL PARK  
BEING .863.647 ACRES  
CITY OF MESQUITE, KAUFAUF COUNTY, TEXAS

THIS PLAN SET SUBSISTERS THE  
PROJECT AND IS NOT TO BE  
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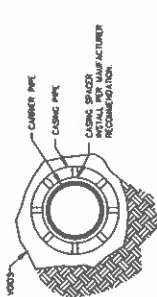
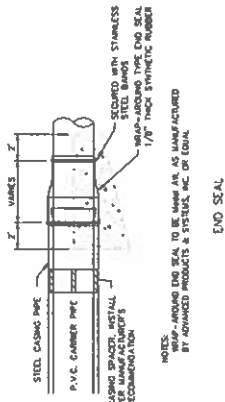
CAUTION:  
DO NOT SCALE  
FROM THIS PLAN SET  
FOR CONSTRUCTION

PROJECT	INDUSTRIAL PARK
DATE	NOVEMBER 2021
DESIGNED BY	DAVID J. BROWN
CHECKED BY	DAVID J. BROWN
DATE	NOVEMBER 2021
PROJECT NUMBER	814-00

SANITARY SEWER DETAILS  
SHEET 11 OF 20



3 BORED & CASED CROSSING



2 CASING DETAIL

1. ENCLOSURE PIPE SPECIFICATIONS:  
a. SMOOTH STEEL PIPE, MINIMUM WALL THICKNESS OF 1/4", WITH BITUMINOUS COATING. ALL ENCLOSURE PIPE SHALL BE 10' AND HAVE A MINIMUM YIELD STRENGTH OF 35,000 P.S.I.
2. CARRIER PIPE TO BE MADE UP OUTSIDE THE ENCLOSURE PIPE AND PUSHED THROUGH THE ENCLOSURE PIPE AND SUPPORTED WITH CASE SPACERS.
3. ALL MECHANICAL JOINTS SHALL BE USED FOR BORES WITH ENCLOSURE PIPE.
4. ALL JOINTS BETWEEN BORE WALL AND ENCLOSURE PIPE (CARRIER PIPE) OF NO ENCLOSURE IS USED) SHALL BE TIED WITH CHOUT PER ASTM C 476.
5. WHERE OBSTACLES OCCUR AT THE EXCAVATION OF A BORE AT OR NEAR THE END OF THE BORE, THE EXCAVATION SHALL BE FORTH ON THIS SHEET, GUARD FENCE OR OTHER APPROVED PROTECTIVE DEVICES WILL BE INSTALLED FOR THE PROTECTION OF THE TRAVELING PUBLIC.
6. CONCRETE SHALL BE 2000 P.S.I.
7. THE MINIMUM INSIDE DIAMETER OF THE ENCLOSURE PIPE SHALL BE 70".
8. SPACERS SHOULD BE NO THINNER THAN 5" APART.

1 BORING & CASING GENERAL NOTES

- NOTES
1. CARRIER PIPE SHALL BE INSTALLED IN CASING PIPE WITH CASE SPACERS.
  2. STRAPPED TO CARRIER PIPE (PIPE BOLLS SHALL NOT REST ON STEEL CASING PIPE).
  3. CASE SPACERS SHALL BE MANUFACTURED BY: IMPREG-SEAL AND INSULATION, INC. OR STEEL. TO BE MANUFACTURED BY: IMPREG-SEAL AND INSULATION, INC. OR APPROVED EQUAL.



BGE, INC.  
2000 Dallas Parkway  
Ft. Worth, TX 76104  
Tel: 817-464-4800 • www.bgeinc.com  
BGE Regional Office: 71008  
CITY OF MESQUITE  
Tel: 972-464-4800  
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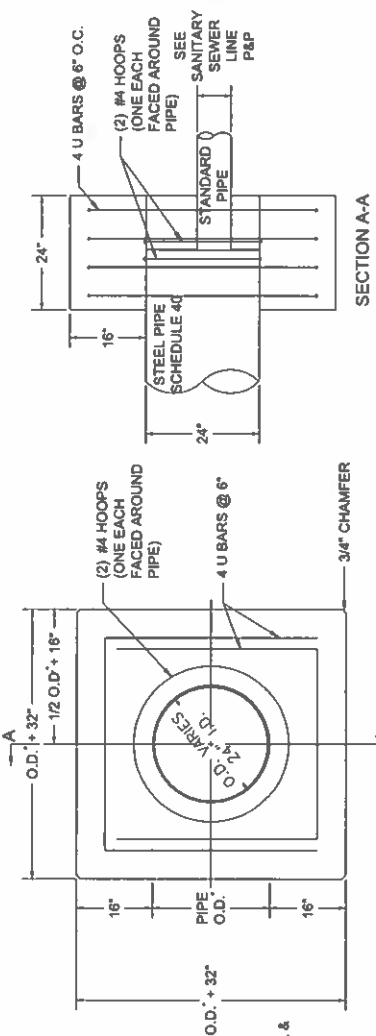
DEVELOPER  
BENTLEY HOLDINGS, L.P.  
P.O. BOX 10000  
DALLAS, TEXAS 75201  
CONTACT: ALBERT JARRELL  
PHONE: 214-710-1362

OFFSITE SANITARY SEWER AND  
METER STATION  
TRINITY POINTE  
INDUSTRIAL PARK  
BEING 283.847 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS PROJECT WAS DESIGNED FOR  
THE CITY OF MESQUITE, TEXAS  
AND IS NOT TO BE USED FOR ANY  
OTHER PROJECT WITHOUT THE  
WRITTEN CONSENT OF BGE, INC.  
ALL RIGHTS RESERVED. NO PART  
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THE WRITTEN PERMISSION OF BGE, INC.  
DESIGNED BY: JAR  
CHECKED BY: JAR  
DATE: 06/28/2021  
PROJECT NUMBER: 21-0000

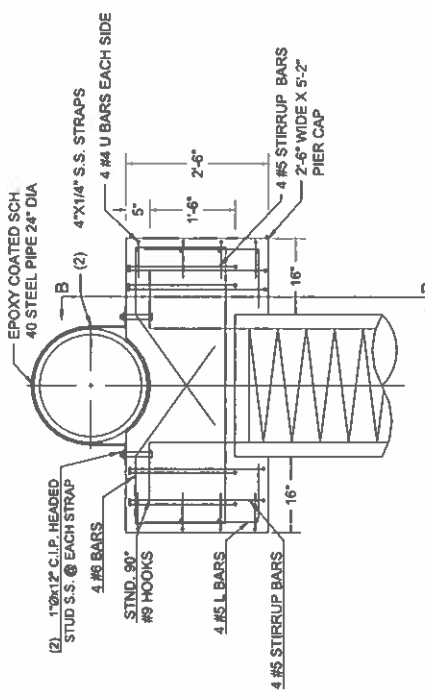
CAUTION: ALL WORK SHALL BE  
IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE  
MUTCD AND THE TEXAS  
DESIGN MANUAL FOR  
TRANSPORTATION  
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SANITARY SEWER DETAILS  
SHEET 12 OF 20

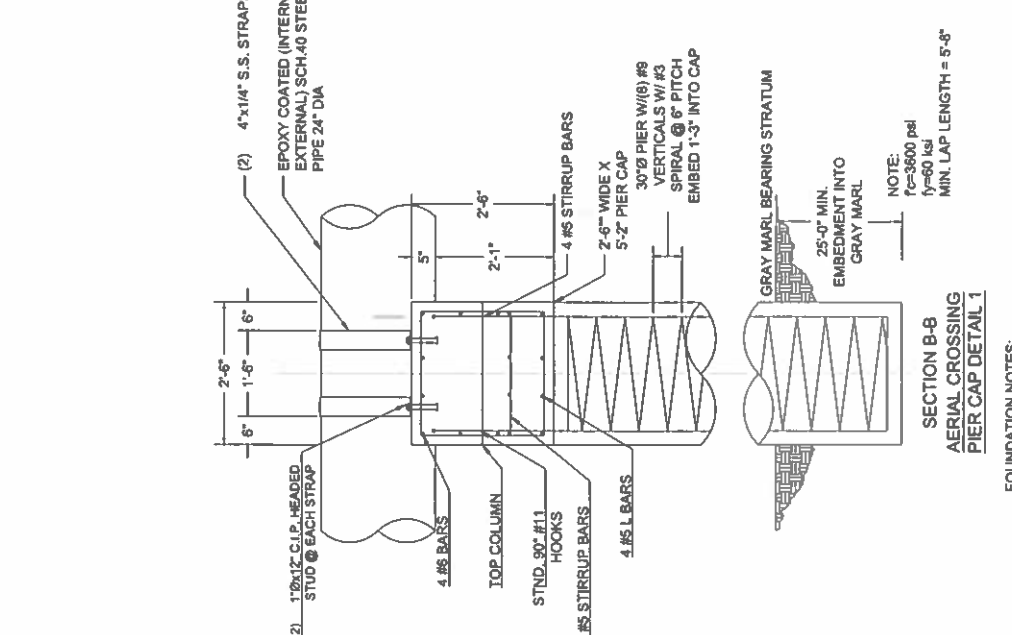


NOTE: CONSTRUCT MIN. WIDTH OF  
COLLAR ALONG PIPE = 2'-0"  
(1'-0" EACH SIDE OF JOINT)  
• O.D. OF LARGEST PIPE AT  
EACH COLOR  
NOTE: CONTRACTOR IS RESPONSIBLE  
FOR DETERMINING FINAL AERIAL  
SUPPORT ELEVATIONS AND COLUMN  
HEIGHTS PRIOR TO BEGINNING  
CONSTRUCTION.

AERIAL CROSSING  
CONCRETE COLLAR DETAIL



AERIAL CROSSING  
PIER CAP DETAIL 2































SECTION B-B  
AERIAL CROSSING  
PIER CAP DETAIL 1

FOUNDATION NOTES:  
DESIGN OF DRILLED SHAFTS IS BASED ON REPORT  
"FOUNDATION RECOMMENDATIONS - TRINITY MESQUITE  
AERIAL SEWER CROSSING FM 2932 & GRIFFIN LANE,  
MESQUITE, TEXAS" DATED JUNE 28, 2021 PROVIDED BY  
ECS SOUTHWEST, LLP.  
CONTRACTOR MAY REFER TO REPORT FOR  
APPROXIMATE LOCATION OF GRAY MARL BEARING  
STRUTUM AT SUPPORT LOCATION





SYMBOLS	DESCRIPTION
	REFERS TO LIGHT FIXTURE BASED ON TYPE FIXTURE "L" - PICTURE TYPE "A" - PENDANT TYPE "N" - CONDUIT TYPE PANEL LA
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ELECTRICAL GENERAL NOTES

1. THE NOTES CONTAINED ON THIS SHEET ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR WHOSE RESPONSIBILITY IT IS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND INDUSTRY STANDARDS (E.G., UL, NEMA, AND THE MANUFACTURER'S INSTRUCTIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND INDUSTRY STANDARDS (E.G., UL, NEMA, AND THE MANUFACTURER'S INSTRUCTIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
4. CONDUITS SHALL BE TERMINATED IN A NEAT MANNER AND STRICTLY IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS DETAIL.
5. CONDUITS TERMINATED INTO ENCLOSURES SHALL BE PERPENDICULAR TO THE WALLS OF THE ENCLOSURE. THE USE OF SHORT BLANK/SHORT FITTINGS FOR SUCH TERMINATIONS IS NOT PERMITTED.
6. ALL RACEWAY INSTALLATIONS, CROSSING EXPANSION JOINTS ON TRANSITIONS FROM BELOW GRADE TO ABOVE GRADE, SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND INDUSTRY STANDARDS (E.G., UL, NEMA, AND THE MANUFACTURER'S INSTRUCTIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
7. NO CONDUIT SMALLER THAN 1/2" AND WIRE SMALLER THAN NO. 12 AWG SHALL BE USED UNLESS SPECIFICALLY NOTED.
8. ALL UNDERGROUND SINGLE CONDUITS AND OUTRIGGERS OF MULTIPLE CONDUITS SHALL BE RIGID PVC CONDUIT. ALL UNDERGROUND MULTIPLE CONDUITS SHALL BE RIGID PVC CONDUIT. ALL UNDERGROUND MULTIPLE CONDUITS SHALL BE RIGID PVC CONDUIT.
9. ALL CHANGES OF DIRECTION OR SIZE SHALL BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, LOCAL CODES, AND INDUSTRY STANDARDS (E.G., UL, NEMA, AND THE MANUFACTURER'S INSTRUCTIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
10. LIQUID TIGHT FLEXIBLE ALUMINUM CONDUIT SHALL BE USED FOR THE PRIMARY AND SECONDARY DISTRIBUTION OF POWER IN ALL AREAS WHERE IT IS REQUIRED TO PENETRATE THROUGH ROOFS, WALLS, OR FLOORS. LIQUID TIGHT FLEXIBLE ALUMINUM CONDUIT SHALL BE USED FOR THE PRIMARY AND SECONDARY DISTRIBUTION OF POWER IN ALL AREAS WHERE IT IS REQUIRED TO PENETRATE THROUGH ROOFS, WALLS, OR FLOORS.
11. THE WIRING DIAGRAM, BLOCK DIAGRAM, QUANTITY LIST, AND CONSTRUCTION SPECIFICATIONS SHALL BE USED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
12. ALL JUNCTION BOXES, RACK BOXES, AND TERMINATION BOXES IN NEARLY ALL AREAS SHALL BE ALUMINUM. FOR NEARLY ALL AREAS SEE SPECIFICATIONS FOR BOX TYPES AND SPECIFICATIONS.
13. SHALL ALL MATERIALS ENTERING JUNCTION BOXES OR CONTROL PANELS CONTAINING ELECTRICAL OR MECHANICAL EQUIPMENT WITH INHERENT SEALTY. REPORT TO THE SPECIFICATIONS FOR DETAILS.
14. ALL EQUIPMENT AND ELECTRICAL EQUIPMENT ENCLOSURES, LOCATIONS, OR TERMINAL BOX LOCATIONS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER/ENGINEER. DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
15. ALL EQUIPMENT AND ELECTRICAL EQUIPMENT ENCLOSURES, LOCATIONS, OR TERMINAL BOX LOCATIONS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER/ENGINEER. DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
16. CORING OF AN EXISTING STRUCTURE SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
17. THE LOCATION OF ALL ELECTRICAL EQUIPMENT AND ROUTING OF CABLES AND CONDUITS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
18. PROVIDE CONDUIT BENDS FOR CONDUIT PENETRATIONS AS PER NEC AND UPWARD.
19. COORDINATE ALL WORK WITH THE OWNER.

DEMOLITION NOTES

1. COORDINATE THE REMOVAL OF ELECTRICAL EQUIPMENT, CONDUIT, AND CABLES WITH THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
2. PROVIDE TEMPORARY WIRING AND CONDUIT FOR THE EQUIPMENT WHICH MAY BE AFFECTED BY THE DEMOLITION. PROVIDE TEMPORARY WIRING AND CONDUIT FOR THE EQUIPMENT WHICH MAY BE AFFECTED BY THE DEMOLITION.
3. REMOVE AND DISCONNECT POWER AND CONTROL, RACEWAYS AND CONDUITS TO EQUIPMENT AFFECTED BY DEMOLITION WORK.
4. ALL CONDUITS BEING DEMOLISHED SHALL BE DISCONNECTED AND REMOVED FROM THE LOAD TO THE EQUIPMENT. REMOVE AND DISCONNECT POWER AND CONTROL, RACEWAYS AND CONDUITS TO EQUIPMENT AFFECTED BY DEMOLITION WORK.
5. ALL SURFACES WHERE EQUIPMENT OR CONDUIT IS REMOVED SHALL BE CLEANED, PATCHED AND FINISHED TO MATCH THE SURROUNDING SURFACE.
6. CHECK THE FUNCTION OF EACH CONDUIT BEFORE REMOVING OR DISCONNECTING.
7. IF A CONDUIT WHICH HAS TO REMAIN IN SERVICE, NOT BEING DEMOLISHED, IS INSTALLED IN A COMMON RACEWAY WITH CONDUITS BEING DEMOLISHED, THE CONTRACTOR SHALL REMOVE ALL CONDUITS BEING DEMOLISHED FROM THE RACEWAY AND RE-INSTALL THE NEW CONDUITS. AFTER THE CONDUITS ARE RE-INSTALLED, THE CONTRACTOR SHALL TEST EACH CONDUIT FOR CONTINUITY TO THE EQUIPMENT AND TEST THE SYSTEM FOR PROPER OPERATION. DO NOT REPAIR AND CONDUITS UNLESS SPECIFIED.
8. WHERE EQUIPMENT IS BEING REPAIRED FROM A NEW SOURCE, EXISTING CONDUIT MAY BE REUSED ONLY IF IT IS IN GOOD CONDITION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
9. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER/ENGINEER TO LOAD EXISTING UNDERGROUND CONDUITS TO NEW DRINKING.
10. THE OWNER HAS THE RIGHT OF FIRST REFUSAL TO THE EQUIPMENT BEING REMOVED. THE CONTRACTOR SHALL REMOVE THE EQUIPMENT WHICH THE OWNER WISHES TO KEEP AT A LOCATION DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
11. DO NOT MAKE ANY MODIFICATIONS TO THE EXISTING ELECTRICAL EQUIPMENT UNLESS THE FOLLOWING HAS BEEN DONE:
- A. THE OWNER/ENGINEER SHALL REVIEW AND RECORD THE CONDITION OF THE EXISTING EQUIPMENT.
- B. THE CONTRACTOR SHALL NOTE DOWN ANY DEFECTS OR DEFICIENCIES.
- C. A WRITTEN AND PHOTOGRAPHIC RECORD OF THE OPERATION AND EXISTING CONDITION SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE OWNER/ENGINEER IN THE FORM OF PICTURES AND INFORMATION.
- D. A FORM SHALL BE SUBMITTED BY THE CONTRACTOR TO RECORD THE OBSERVATIONS, BOTH BEFORE AND AFTER THE OPERATION.
- E. REPLACE ALL MATERIAL OR EQUIPMENT DAMAGED DURING THE COURSE OF WORK.
- F. AFTER THE CHANGES ARE MADE, THE EQUIPMENT SHALL BE RE-TESTED TO DEMONSTRATE THAT IT FUNCTIONS CORRECTLY.
- G. NO PORTION OF EXISTING CONDUITS SHALL BE USED TO NEW CONDUITS FOR RE-USE WITHOUT EXPRESS APPROVAL FROM THE OWNER/ENGINEER ON A CASE-BY-CASE BASIS.

MCC, CONTROL PANELS, PANELBOARDS

- THESE NOTES APPLY TO CONTROL PANELS, MCC, ETC. WHICH HAS TO BE REBUILT, MODIFIED, OR DISCONNECTED AND RECONNECTED ON NETWORKS.
- A. THE CONTRACTOR SHALL NOT MAKE ANY MODIFICATIONS UNLESS THE FOLLOWING HAS BEEN DONE:
1. THE OWNER/ENGINEER SHALL REVIEW AND RECORD THE CONDITION OF THE EXISTING EQUIPMENT.
2. THE CONTRACTOR SHALL NOTE DOWN ANY DEFECTS OR DEFICIENCIES.
3. A WRITTEN AND PHOTOGRAPHIC RECORD OF THE OPERATION AND EXISTING CONDITION SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE OWNER/ENGINEER IN THE FORM OF PICTURES AND INFORMATION.
4. A FORM SHALL BE SUBMITTED BY THE CONTRACTOR TO RECORD THE OBSERVATIONS, BOTH BEFORE AND AFTER THE OPERATION.
5. REPLACE ALL MATERIAL OR EQUIPMENT DAMAGED DURING THE COURSE OF WORK.
6. AFTER THE CHANGES ARE MADE, THE EQUIPMENT SHALL BE RE-TESTED TO DEMONSTRATE THAT IT FUNCTIONS CORRECTLY.

STREAM REALTY  
OFFSITE SANITARY SEWER AND  
METER STATION  
TRINITY POINTE  
INDUSTRIAL PARK  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS DOCUMENT IS RELEASED  
FOR REVIEW UNDER THE  
AUTHORITY OF THE  
CITY OF MESQUITE  
ON APRIL 28, 2021  
BY THE CITY ENGINEER  
FOR THE CITY OF MESQUITE

REVISIONS  
REVISION NO. 1  
REVISION DATE 04/28/21  
REVISION BY J. B. JONES  
REVISION DESCRIPTION  
REVISION 1: ADDITIONAL NOTES  
REVISION 2: ADDITIONAL NOTES  
REVISION 3: ADDITIONAL NOTES  
REVISION 4: ADDITIONAL NOTES  
REVISION 5: ADDITIONAL NOTES  
REVISION 6: ADDITIONAL NOTES  
REVISION 7: ADDITIONAL NOTES  
REVISION 8: ADDITIONAL NOTES  
REVISION 9: ADDITIONAL NOTES  
REVISION 10: ADDITIONAL NOTES

E-03

GA  
Cable & Associates, Inc.  
14770 North Loop West  
Suite 100  
Houston, Texas 77057  
Phone: 281-444-4444  
Fax: 281-444-4444

**Trinity Pointe Insutrical Park Meter Vault**  
Electrical Overall Site Plan



OVERALL SITE  
PLAN  
N12

E-04

**GAI**  
Cape & Associates, Inc.  
Cape & Associates, Inc.  
10000 North Loop West  
Suite 1000  
Houston, Texas 77067



**BGE, Inc.**  
2800 Dallas Street, Suite 204  
Frisco, TX 75034  
Tel: 972-464-4600 • www.bgeinc.com  
TREC Registration No. 7-1048  
Contractor License No. 15000148  
Copyright 2021

**DEVELOPER**  
**STREAM REALTY**  
2001 North Ave. Suite 400  
Frisco, TX 75034  
CONTACT: Allen Jett  
PHONE: 714-210-1382

**OFFSITE SANITARY SEWER AND  
METER STATION**  
**TRINITY POINTE  
INDUSTRIAL PARK**  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

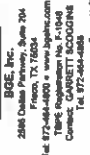
THIS DOCUMENT IS RELEASED  
FOR THE PROJECT AND IS NOT TO BE  
REPRODUCED OR TRANSMITTED IN  
ANY FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEM WITHOUT PERMISSION IN  
WRITING FROM THE PROJECT  
MANAGER.

**REVISIONS**  
NO. DATE DESCRIPTION  
1 01/11/21 01/11/21

**PROJECT INFORMATION**  
PROJECT NO. 21-001  
DATE: APRIL 2021  
PROJECT NUMBER: 01/11/21

**ELECTRICAL  
OVERALL SITE PLAN  
SHEET 1 OF 2**

SHEET 1 OF 15



**DEVELOPER**  
**STREAM REALTY**  
 1001 Ross Ave., Suite 400  
 Dallas, TEXAS 75201  
 CONTACT: Albert Javed  
 PHONE: 214-210-1382

STREAM REALTY  
OFFSITE SANITARY SEWER AND  
METER STATION  
TRINITY POINTE  
INDUSTRIAL PARK  
BEING 283.647 ACRES  
CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS DOCUMENT IS RELEASED  
ON THE PURPOSE OF ATTEMPT  
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GEORGE B. LUKS  
P. 2, NO. 1000  
ON APRIL 2021. IT IS  
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CONSTRUCTION

**WATER**

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Page 10 of 10

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CHAPTER 2

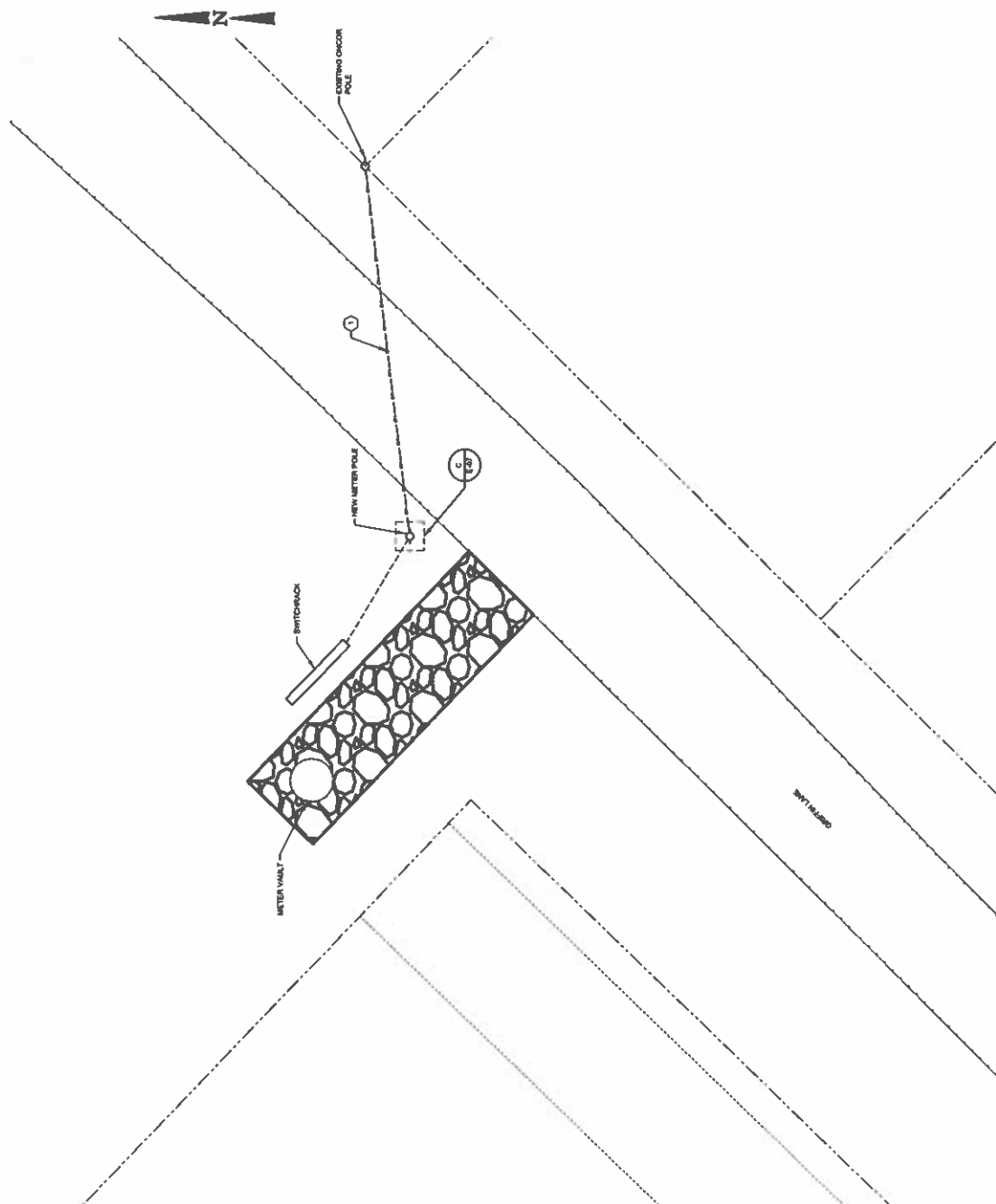
DATE \_\_\_\_\_

Product Name: 2344-02

ELECTRICAL  
OVERALL SITE PLAN  
SHEET 2 OF 2

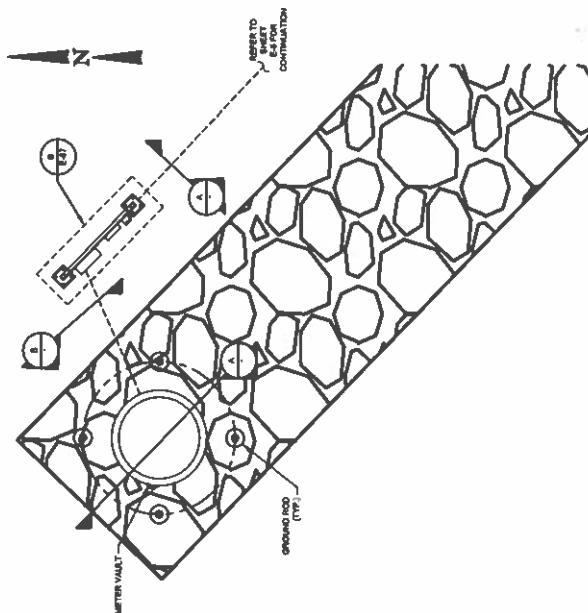
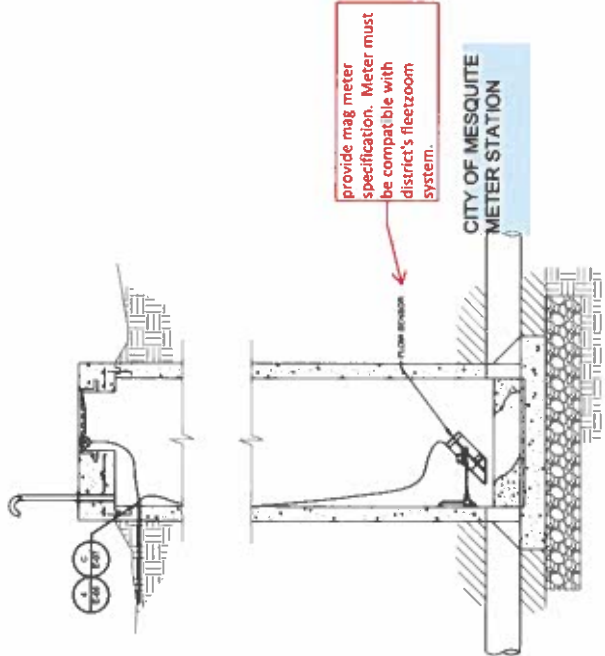
SHEET -- OF 15

1. COORDINATE NEW SERVICES WITH POWER COMPANY.



OVERALL SITE  
PLAN  
SCALE: 1/8" = 1'-0"

**GAI**  
Graphics & Associates, Inc.  
Computer Graphics Engineering  
10000 Rasmussen Ave. # 200  
Dallas, Texas 75243  
Tel. 972-495-0611  
Fax 972-495-7141



CONDUIT NO.	CONDUIT TAG NO.	CONDUIT SIZE	DESCRIPTION
1	AD-2	7" C	DIGITAL SIGNAL FROM AUTODIALER TO VALVE INTRUSION SWITCH
2	PA-1	7" C	ANALOG SIGNAL FROM FLOW SENSOR, 15-2000A, 100PSI TAP

CONDUIT NO.	CONDUIT TAG	CONDUIT SIZE	DESCRIPTION
1	UTL-P	2"	UTILITY POWER FROM METER TO PANELBOARD
2	BNP-NE	2"	"

**STREAM REALTY**  
**OFFSITE SANITARY SEWER AND**  
**METER STATION**  
**TRINITY POINTE**  
**INDUSTRIAL PARK**  
 BEING 283.641 ACRES  
 CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS

THIS DOCUMENT IS RELEASED  
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AUTHORITY OF  
GEORGE A. LEECH  
P.E. NO. 10800  
ON APRIL 2021. IT IS  
NOT TO BE USED FOR  
CONSTRUCTION

**WARNING**  
Contribute to Verity's second edition of  
Guide of Cold Factories Prior to any  
Construction Activities

**CAUTION !!!**  
Call 1-800-66-RTS  
to request your 10 CONSTRUCTION

[illegible]ELECTRICAL  
METER VAULT PLAN  
AND SECTION

**BCE**

**BCE, Inc.**  
2995 Dallas Parkway, Suite 204  
Ft. Worth, TX 76104  
Tel: 817-464-4800 • [www.bceinc.com](http://www.bceinc.com)  
TIRE Registration No. P-1046  
Contact: GARETT SCOTT@BCE  
Tel: 817-464-4808

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**DEVELOPER**  
**STREAM REALTY**  
2001 Ross Ave., Suite 400  
Dallas, TEXAS 75201  
CONTACT: Albert Jarvis  
PHONE: 214-219-1382







# KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

<b>Submission Date:</b> 3/30/22		<b>Submitted by:</b> Garrett Moore		<b>Person Presenting:</b> <b>Garrett Moore</b>	
<b>Court Date Requested:</b> 4/5/22		<b>Department:</b> Development Service			
<b>Item Requested is:</b> <input type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
<b>Item:</b> (Statement as you wish to appear on the agenda) Discuss/Consider approving Fiber Optic Installation along County Road 331, Bob White Ln, Thunder Rd, County Road 336, County Road 335, County Road 334, and County Road 333.					
<b>Background, if any:</b> As part of the Government Fiber Optic expansion.					
<b>Attachments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Fiscal Impact:</b>		<b>Has this item been reviewed by the District Attorney's Office:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Signatures Required:</b>		<b>Return Signed Originals to:</b>			
County Judge	Yes	No	_____ (Name of Company)  _____ (Mailing Address)  _____ (City, State, Zip)  <b>OR CALL TO HAVE ITEMS PICKED UP:</b> <input type="checkbox"/>  _____ (Name) <span style="float: right;">(Phone Number)</span>		
County Clerk	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
County Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Elected Official(s) Commissioners:					
Department Heads(s):					
Other:					

**Note:** This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to [annabel@kaufmancounty.net](mailto:annabel@kaufmancounty.net) or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held on the 2nd and 4th Tuesdays of each month.

**FOR OFFICE USE ONLY:**

Item Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

AGENDA ITEM # \_\_\_\_\_





## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3258987 CR 331

#### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

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### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Darrin Wallace 214-288-9549 Company/Firm Name: Charter / Spectrum

Address: 4520 Stonewall St

City/State/Zip: Greenville, Texas 75401

Contact Number Primary: 214-288-9549

Contract Number (Secondary):

Contract Email: Darrin.wallace@charter.com

Applicant Signature: *Darrin Wallace*

Date: 03/14/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: N/A County ROW

Company/Firm Name:

Address:

City/State/Zip:

Contact Number Primary:

Contract Number (Secondary):

Contract Email:

Applicant Signature:

Date:

### PROPERTY INFORMATION (Box 4 of 6)

Project Name: PID 3258987

Address: County Road 331, as shown in plans

City/State/Zip: Terrell

Parcel Tax ID#:



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

Printed Name: Kaufman County ROW

Date: 03/14/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) A pre-application conference with County staff is encouraged, but not required.
- 3) The applicant is responsible for reviewing [Section 11 \(Development or Use of County Property or Facility\)](#) of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Darrin Wallace

Applicant's Signature

03/14/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

Applicant's Engineer's Signature

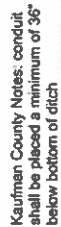
03/14/2022

Date

Prepared by DFW Telecom, Inc

Firm



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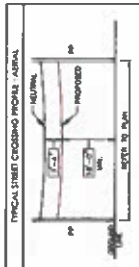
1. **BARRENCING AND TRAFFIC CONTROL.** SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE WORK SITE SHALL BE SAFARIALLY LIT AND BARRENCED AT NIGHT.
2. **CONSTRUCTION CONTRACTOR SHALL ADOPT AN APPLICABLE REGIONAL, STATE AND LOCAL LAWS GOVERNING THE CONSTRUCTION OF CONCRETE.** THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO ANY REGULATION.
3. **ALL CONCRETE USED IN ANY FOUNDATION SHALL BE IN COMPLIANCE WITH THE SPECIFIED CLASSES OF CONCRETE IN THE SUBMITTAL SPECIFICATIONS TO THE PORTLAND CEMENT CONCRETE PRACTICE AND 7-5 "QUALITY OF CONCRETE CONSTRUCTION" - 2004. ALL OTHER CONCRETE SHALL BE CLASS A CONCRETE.**
4. **ALL REINFORCING STEEL AND BARS OR PATCHES SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.**
5. **ALL CONCRETE MUST BE PLACED WITH A MINIMUM 42° OF COVER, UNLESS OTHERWISE SPECIFIED.**
6. **ALL REINFORCING WILL BE MECHANICALLY LAPPED IN LETS TO A JOINTS OF ONE PROPORTION. THE REQUIRED JOINTS WILL BE OBTAINED BY USING "TAMPERS" REMOVED OR BOLTING CONCRETE LAPS. NO WAY, ACCORDING TO THE CONTRACT, WILL BE USED TO OBTAIN THE REQUIRED JOINTS. SAND AND GRAVELS ARE NOT ALLOWED TO BE USED FOR JOINTS.**

CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL AS SET FORTH IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

**Kaufman County Notes: conduit shall be placed a minimum of 36" below bottom of ditch**



UNDERGROUD CONDUIT 1-2" HDPE





## SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3258987 Bob White Ln

### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
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- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name:	Darrin Wallace 214-288-9549	Company/Firm Name:	Charter / Spectrum
Address:			
4520 Stonewall St			
City/State/Zip:			
Greenville, Texas 75401			
Contact Number Primary:	214-288-9549	Contract Number (Secondary):	
Contract Email:			
Darrin.wallace@charter.com			
Applicant Signature:	Darrin Wallace		Date:
			03/14/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	N/A County ROW	Company/Firm Name:	
Address:			
City/State/Zip:			
Contact Number Primary:		Contract Number (Secondary):	
Contract Email:			
Applicant Signature:			Date:

### PROPERTY INFORMATION (Box 4 of 6)

Project Name:	PID 3258987
Address:	
Bob White Ln, as shown in plans	
City/State/Zip:	Terrell
Parcel Tax ID#:	





## Kaufman County

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### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

Printed Name: Kaufman County ROW

Date: 03/14/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) A pre-application conference with County staff is encouraged, but not required.
- 3) The applicant is responsible for reviewing [Section 11 \(Development or Use of County Property or Facility\)](#) of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application Form</a> .	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

*Darrin Wallace*

Applicant's Signature

03/14/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

Applicant's Engineer's Signature

03/14/2022

Date

Prepared by DFW Telecom, Inc

Firm

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL DEVICES AT SET POINT IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

Kaufman County Notes: conduit shall be placed a minimum of 36" below bottom of ditch

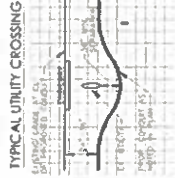
Project consist of approximately:  
294' of Aerial Fiber

## GENERAL CONSTRUCTION NOTES

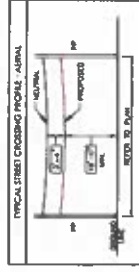
1. ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
2. EXISTING UTILITY LOCATIONS SHOWN ON THE MAPS ARE BASED ON AVAILABLE RECORDS AND MAY NOT BE ALL INCLUDING ALL UTILITIES. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH PARTICULAR UTILITY.
3. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL DEPARTMENTS WITHIN THE JURISDICTION AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.
4. CALL BEFORE YOU DIG (811) IT'S THE LAW
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
6. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL DEVICES AT SET POINT IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
7. ALL CONCRETE USED IN ANY ROADWAY SHALL BE IN COMPLIANCE WITH THE SPECIFIED CLASSES OF CONCRETE IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AT SET POINT IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
8. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BARS CHAINED OR OTHER APPROVED SUPPORT.
9. ALL CONDUIT MUST BE PLACED WITH A MINIMUM 42" OF COVER, UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING SHALL BE MECHANICALLY TAMPED IN LIFTS TO A DENSITY OF 95% PROCTOR. THE REQUIRED DENSITY OF THE BACKFILL SHALL BE DETERMINED BY THE TYPE OF EQUIPMENT USED TO OBTAIN THE REQUIRED DENSITY. SAND AND GRAVEL FILL MATERIAL WILL BE USED FOR BACKFILL.

PID 3258987

Kaufman County road Bob White Ln



UNDERGROUND CONDUIT 1-2" HDPE





## SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3235860 Thunder road

### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

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### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Ross Lowe

Company/Firm Name: Charter / Spectrum

Address: 4520 Stonewall St

City/State/Zip: Greenville, Texas 75401

Contact Number Primary: 214-287-0416

Contract Number (Secondary):

Contract Email: [ross.lowe@charter.com](mailto:ross.lowe@charter.com)

Applicant Signature: *Ross Lowe*

Date: 03/16/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: N/A County ROW

Company/Firm Name:

Address:

City/State/Zip:

Contact Number Primary:

Contract Number (Secondary):

Contract Email:

Applicant Signature:

Date:

### PROPERTY INFORMATION (Box 4 of 6)

Project Name: PID 3235860

Address: Thunder road, as shown in plans

City/State/Zip: Quinlan

Parcel Tax ID#:



## Kaufman County

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### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

Printed Name: Kaufman County ROW

Date: 03/16/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_





## Kaufman County

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### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
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- 3) The applicant is responsible for reviewing [Section 11 \(Development or Use of County Property or Facility\)](#) of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>





## Kaufman County

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### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Ross Lowe

Applicant's Signature

03/16/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

Applicant's Engineer's Signature

03/16/2022

Date

Prepared by DFW Telecom, Inc

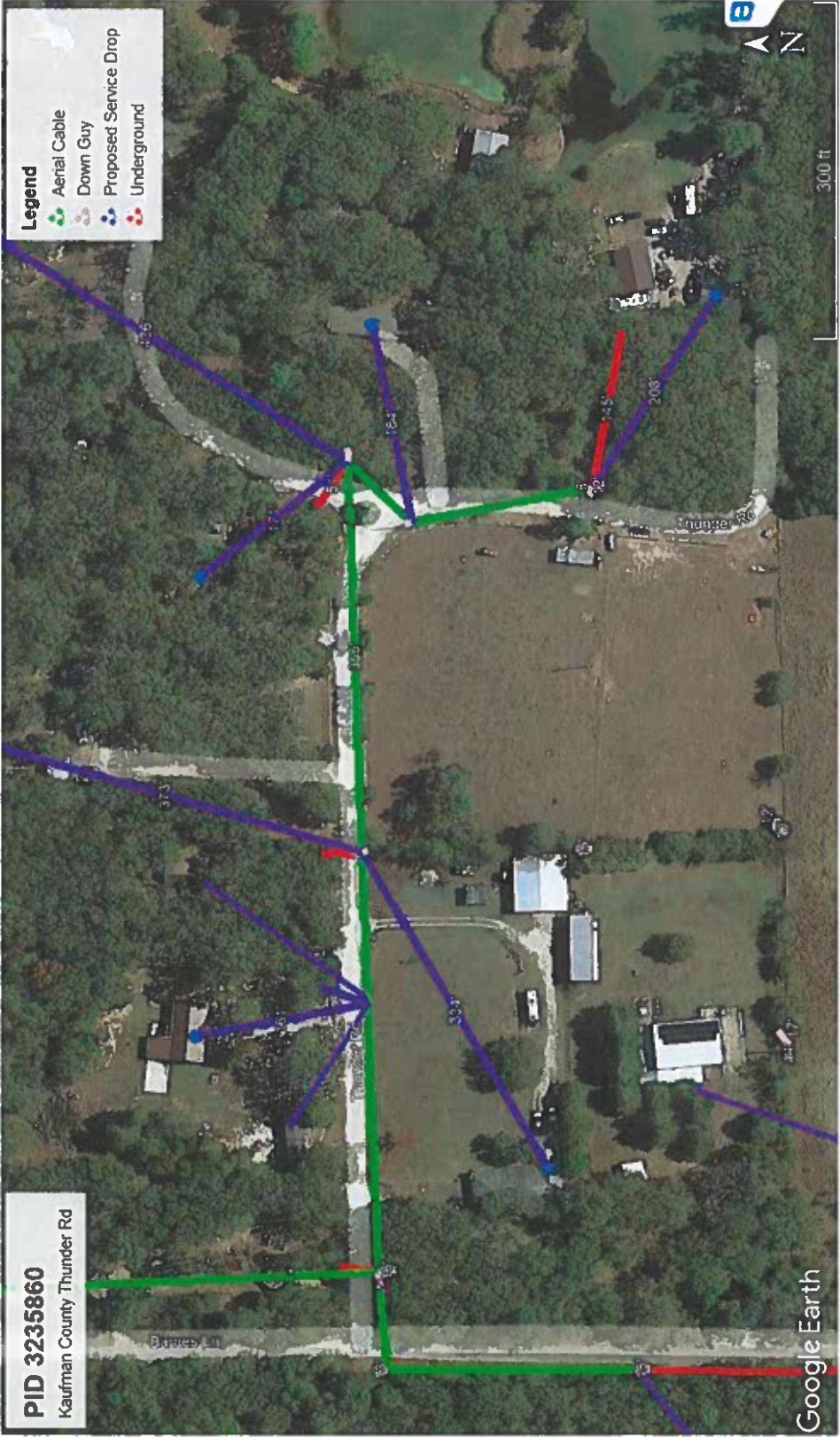
Firm



CONTRACTOR'S RESPONSIBILITY: MAINTAIN TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

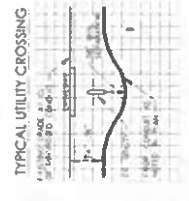
Kaufman County Notes: conduit shall be placed a minimum of 36" below bottom of ditch

Project consist of approximately:  
1,031' of Aerial Fiber  
886' of Underground Fiber

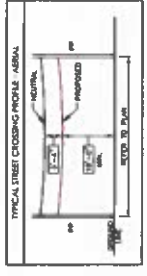


### GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED.
2. EXISTING UTILITY LOCATIONS SHOWN ON THE LATEST AVAILABLE RECORDS AND ANY NOT BE ALL INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, AND OTHER UTILITIES. THE LOCATION OF EACH PARTICULAR UTILITY, THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING THE LOCATION OF EACH UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REMEDY TO ANY EXISTING FACILITY DAMAGES OR NOT.
3. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL DEPARTMENTS WITHIN THE MUNICIPALITY AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.  
CALL BEFORE YOU DIG  
B.1.1  
IT'S THE LAW
4. IF THERE BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE A PERSONAL LIABILITY TO REMEDY AND PUBLIC PROPERTY, BY RESTORE AS NEAR AS POSSIBLE BY THE CONSTRUCTION TO ORIGIN, OR BETTER CONDITION.
5. BARRICADE AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TRAFFIC FLOW AND ACCESS FOR PROHIBITING. TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE WORK SITE SHALL BE SURVEILLED AT NIGHT AND SURVEILLED AT NIGHT.
6. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS GOVERNING ALL LAWS CONCERNING EXCAVATION, THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.
7. ALL CONCRETE USED IN ANY ROADWAY SHALL BE IN COMPLIANCE WITH THE SPECIFIED GRADES OF CONCRETE IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TRAFFIC FLOW AND ACCESS FOR PROHIBITING. TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE WORK SITE SHALL BE SURVEILLED AT NIGHT AND SURVEILLED AT NIGHT.
8. ALL REINFORCED STEEL AND DOWN BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCE BY THE USE OF BARS LAYING ON OTHER APPROVED SUPPORT.
9. ALL CONDUIT MUST BE PLACED WITH A MINIMUM 12" OF COVER UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING WILL BE MECHANICALLY TAMPED IN LIFTS TO A DENSITY OF 95% PROCTOR. THE REQUIRED DENSITY OF THE BACKFILLING WILL BE OBTAINED BY THE CONSTRUCTION CONTRACTOR. THE REQUIRED DENSITY OF THE BACKFILLING WILL BE OBTAINED BY THE CONSTRUCTION CONTRACTOR. THE REQUIRED DENSITY OF THE BACKFILLING WILL BE OBTAINED BY THE CONSTRUCTION CONTRACTOR.



UNDERGROUND CONDUIT 1-2" HDPE



PREPARED BY: DFW TELECOM, INC



## SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3235860 county road 336

### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

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### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name:	Ross Lowe	Company/Firm Name:	Charter / Spectrum
Address:	4520 Stonewall St		
City/State/Zip:	Greenville, Texas 75401		
Contact Number Primary:	214-287-0416	Contract Number (Secondary):	
Contract Email:	ross.lowe@charter.com		
Applicant Signature:	Ross Lowe	Date:	03/16/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	N/A County ROW	Company/Firm Name:	
Address:			
City/State/Zip:			
Contact Number Primary:		Contract Number (Secondary):	
Contract Email:			
Applicant Signature:		Date:	

### PROPERTY INFORMATION (Box 4 of 6)

Project Name:	PID 3235860
Address:	County road 336, as shown in plans
City/State/Zip:	Quinlan
Parcel Tax ID#:	



## Kaufman County

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### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: \_\_\_\_\_

Printed Name: Kaufman County ROW

Date: 03/16/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_





## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
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- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



## Kaufman County

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### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Ross Lowe

Applicant's Signature

03/16/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

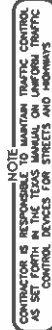
Applicant's Engineer's Signature

03/16/2022

Date

Prepared by DFW Telecom, Inc

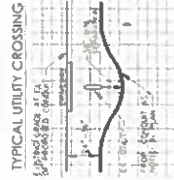
Firm



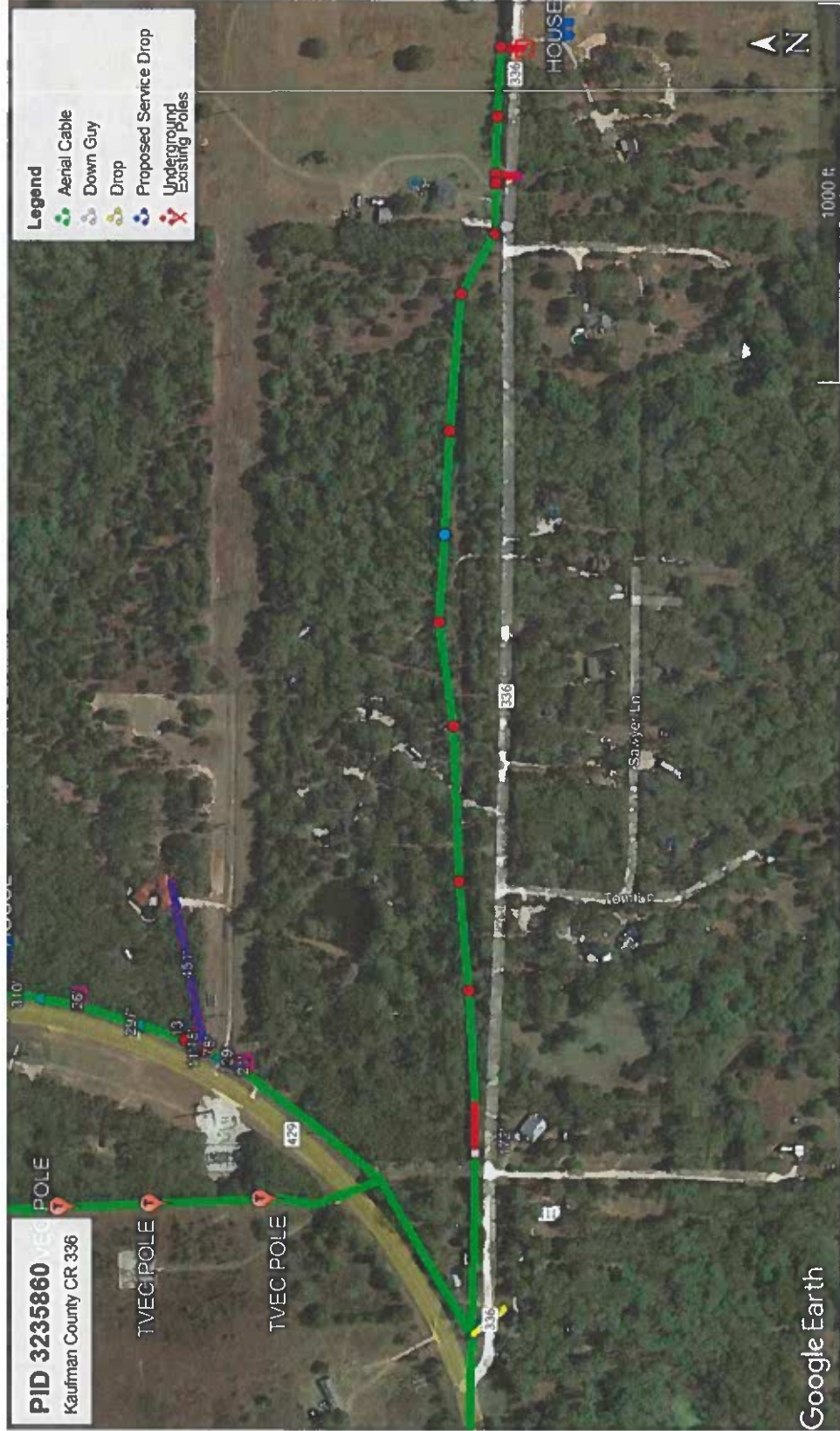
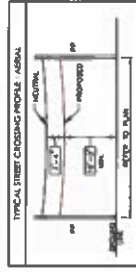
**Project consist of approximately:  
3,335' of Aerial Fiber  
142' of Underground Fiber**

ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED.

- [illegible]



UNDERGROUND CONDUIT 1-2" HDPE



Google Earth





## SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3235860 county road 335

### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Ross Lowe

Company/Firm Name: Charter / Spectrum

Address: 4520 Stonewall St

City/State/Zip: Greenville, Texas 75401

Contact Number Primary: 214-287-0416

Contract Number (Secondary):

Contract Email: [ross.lowe@charter.com](mailto:ross.lowe@charter.com)

Applicant Signature: *Ross Lowe*

Date: 03/16/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: N/A County ROW

Company/Firm Name:

Address:

City/State/Zip:

Contact Number Primary:

Contract Number (Secondary):

Contract Email:

Applicant Signature:

Date:

### PROPERTY INFORMATION (Box 4 of 6)

Project Name: PID 3235860

Address: County road 335, as shown in plans

City/State/Zip: Quinlan

Parcel Tax ID#:



## Kaufman County

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### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature:

Printed Name: Kaufman County ROW

Date: 03/16/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
- 2) A pre-application conference with County staff is encouraged, but not required.
- 3) The applicant is responsible for reviewing [Section 11 \(Development or Use of County Property or Facility\)](#) of the Kaufman County Subdivision and Land Development Regulations prior to submitting a formal application for a Development or Use of County Property or Facility Permit.
- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



## Kaufman County

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### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Ross Lowe

Applicant's Signature

03/16/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

Applicant's Engineer's Signature

03/16/2022

Date

Prepared by DFW Telecom, Inc

Firm



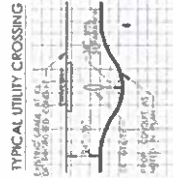
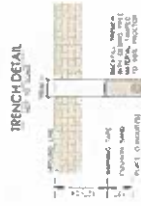
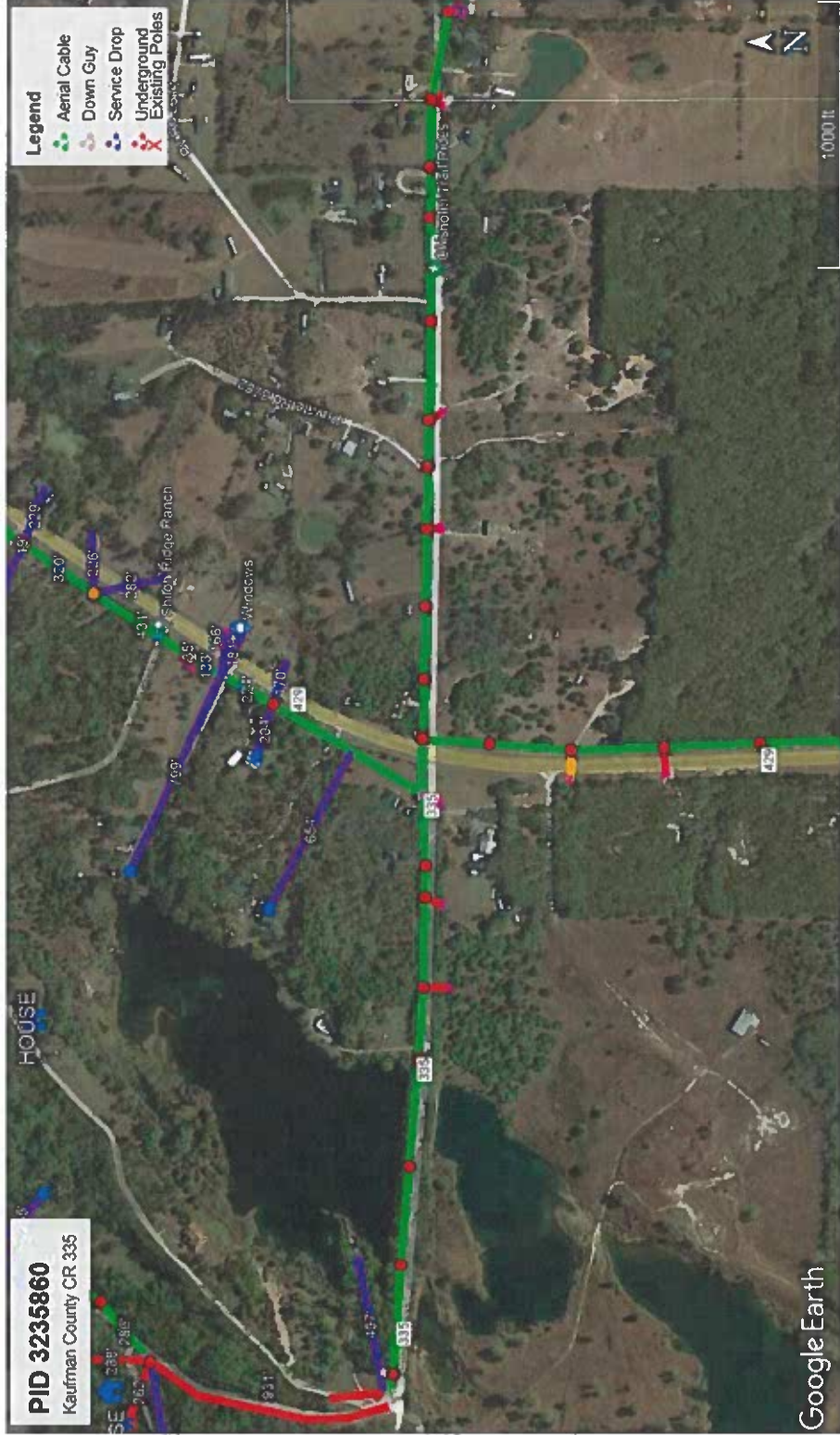
CONSTRUCTION & REPAIRS  
AS SET FORTH IN THE TEXAS MANUAL ON UNDERGROUND TRAFFIC  
CONTROL DEVICES FOR STREETS AND HIGHWAYS

Kaufman County Notes: conduit  
shall be placed a minimum of 36"  
below bottom of ditch

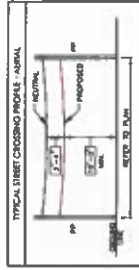
Project consist of approximately:  
4,821' of Aerial Fiber  
328' of Underground Fiber

### GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
2. UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED AND NOT BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONSTRUCTION CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REMEDY TO ANY EXISTING FACILITY DAMAGES OR NOT.
3. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL EXISTING UTILITIES WITH THE JURISDICTION AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.  
CALL BEFORE YOU DIG  
B11  
IT'S THE LAW  
IF SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO AVOID DAMAGE TO EXISTING UTILITIES AND PUBLIC PROPERTY. (B) RESTORE ALL AREAS DAMAGED BY THE CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
4. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITY DAMAGES OR NOT.
5. BARRICADING AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND SHALL COMPLY WITH THE TEXAS MANUAL ON UNDERGROUND TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITY DAMAGES OR NOT.
6. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITY DAMAGES OR NOT.
7. ALL CONCRETE USED IN ANY WORK SHALL BE IN COMPLIANCE WITH THE SPECIFIED GRADES OF CONCRETE IN THE TEXAS MANUAL ON UNDERGROUND TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITY DAMAGES OR NOT.
8. ALL REINFORCING BARS AND OTHER MATERIALS SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT ELEVATION. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITY DAMAGES OR NOT.
9. ALL CONDUIT MUST BE PLACED WITH A MINIMUM 42" OF COVER UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING WILL BE MECHANICALLY TAMPED IN LIFTS TO A DENSITY OF 95% PROVIDE THE REQUIRED PROTECTION TO THE TYPE OF EQUIPMENT USED TO OBTAIN THE REQUIRED DENSITY. SAND AND GRADES FINE MATERIAL WILL BE USED FOR BACKFILL.



UNDERGROUND CONDUIT 1-2" HDPE







## SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: PID 3235860 county road 334

### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name:	Ross Lowe	Company/Firm Name:	Charter / Spectrum
Address:			
4520 Stonewall St			
City/State/Zip:			
Greenville, Texas 75401			
Contact Number Primary:	214-287-0416	Contract Number (Secondary):	
Contract Email:			
ross.lowe@charter.com			
Applicant Signature:	Ross Lowe	Date:	03/16/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name:	N/A County ROW	Company/Firm Name:	
Address:			
City/State/Zip:			
Contact Number Primary:		Contract Number (Secondary):	
Contract Email:			
Applicant Signature:		Date:	

### PROPERTY INFORMATION (Box 4 of 6)

Project Name:	PID 3235860
Address:	
County road 334, as shown in plans	
City/State/Zip:	
Quinlan	
Parcel Tax ID#:	





## Kaufman County

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### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: \_\_\_\_\_

Printed Name: Kaufman County ROW

Date: 03/16/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS                    §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

- 1) See [Section 14 \(Site Development Authorization\)](#) of the Kaufman County Subdivision and Land Development Regulations for more information regarding the permitting process.
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- 4) An electronic copy (Adobe PDF) of all required materials shall be submitted. Hard copies are optional. Electronic submittals can be saved on a CD/DVD or flash drive. Each file shall be labeled on the disc or drive as it appears on the checklist. Discs or drives must be clearly labeled with the project name on the outside of the media.

Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>



## Kaufman County

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### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Ross Lowe

Applicant's Signature

03/16/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

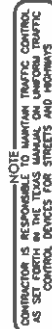
Applicant's Engineer's Signature

03/16/2022

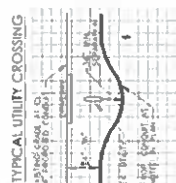
Date

Prepared by DFW Telecom, Inc

Firm



**PID 3235860**  
Kaufman County road 334



UNDERGROUND CONDUIT 1-2" HDPE



PREPARED BY: DFW TELECOM, INC.

## GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
- CUSTOMER UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS AND MAY NOT BE ALL INCLUDING LOCATIONS OF EACH PARTICIPAL UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY LOCATIONS SHOWN AND FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES NOT SHOWN.
- THE LOCATION OF THE CONSTRUCTION ACTIVITIES WHETHER THE FACILITY IS SHOWN ON THE DRAWING AS A DIRECT RESULT OF THE CONSTRUCTION OR OTHERWISE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES, THE PUBLIC RIGHT-OF-WAY AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.
- CALL BEFORE YOU DIG !!!**
- IT'S THE LAW**
- IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO: A) PROVIDE DAMAGE TO PRIVATE AND PUBLIC PROPERTY, B) RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.

Project consist of approximately:  
4,509' of Aerial Fiber  
2,117' of Underground Fiber



## Kaufman County

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### SITE DEVELOPMENT AND PLAT APPLICATION FORM

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PROJECT NAME: PID 3235860 county road 333 / Barnes Ln

#### TYPE OF APPLICATION (Box 1 of 6)

Instructions: Please check the appropriate box(es) below.

#### SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

- ☐ Floodplain Development Permit
- ☐ On-Site Sewage Facility (OSSF) Permit
- ☐ Manufactured Home Community and RV Park Permit
- ☒ Use of County Property (including driveway culverts)

#### REGULATED LAND USES

- ☐ Automotive Wrecking & Salvage Yard
- ☐ Demolition Business
- ☐ Flea Market
- ☐ Junkyard
- ☐ Outdoor Resale Business
- ☐ Sexually Oriented Business

#### SUBDIVISION RELATED APPLICATIONS

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☐ Cancellation of a Subdivision
- ☐ Revision of a Plat
- ☐ Platting Exception
- ☐ Utility Connection Certificate
- ☐ Preliminary 911 Addressing
- ☐ Final 911 Addressing

#### NOTICE AND INSPECTION

- ☐ Residential Building Notice and Inspection Requirement



## Kaufman County

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### APPLICANT INFORMATION (Box 2 of 6)

Applicant Name: Ross Lowe

Company/Firm Name: Charter / Spectrum

Address: 4520 Stonewall St

City/State/Zip: Greenville, Texas 75401

Contact Number Primary: 214-287-0416

Contract Number (Secondary):

Contract Email: [ross.lowe@charter.com](mailto:ross.lowe@charter.com)

Applicant Signature: *Ross Lowe*

Date: 03/16/2022

### PROPERTY OWNER INFORMATION (Box 3 of 6)

Applicant Name: N/A County ROW

Company/Firm Name:

Address:

City/State/Zip:

Contact Number Primary:

Contract Number (Secondary):

Contract Email:

Applicant Signature:

Date:

### PROPERTY INFORMATION (Box 4 of 6)

Project Name: PID 3235860

Address: County road 333 / Barnes Ln, as shown in plans

City/State/Zip: Quinlan

Parcel Tax ID#:





## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

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Signature: \_\_\_\_\_

Printed Name: Kaufman County ROW

Date: 03/16/2022

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

### NOTARY (Box 6 of 6)

STATE OF TEXAS §  
COUNTY OF KAUFMAN§

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: \_\_\_\_\_



## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### USE OF COUNTY PROPERTY OR FACILITY APPLICATION CHECKLIST

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Item	Applicant	Staff
Completed <a href="#">Site Development and Plat Application</a> Form.	<input type="checkbox"/>	<input type="checkbox"/>
Site Boundary Survey including the following information:		
The name of the property owner.	<input type="checkbox"/>	<input type="checkbox"/>
The name of the surveyor or engineer that prepared the plans.	<input type="checkbox"/>	<input type="checkbox"/>
Sign and seal of the licensed professional engineer or registered professional land surveyor.	<input type="checkbox"/>	<input type="checkbox"/>
The location of proposed improvements with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
Attach Exhibit A for Culvert Permit only.	<input type="checkbox"/>	<input type="checkbox"/>
A letter of intent (Providing a brief description of the project)	<input type="checkbox"/>	<input type="checkbox"/>
Digital file submission (optional):		
All items submitted in Adobe PDF format must be saved on a CD/DVD or Flash Drive	<input type="checkbox"/>	<input type="checkbox"/>





## Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • [www.kaufmancounty.net](http://www.kaufmancounty.net)

### Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Ross Lowe

Applicant's Signature

03/16/2022

Date

### Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Prepared by DFW Telecom, Inc

Applicant's Engineer's Signature

03/16/2022

Date

Prepared by DFW Telecom, Inc

Firm



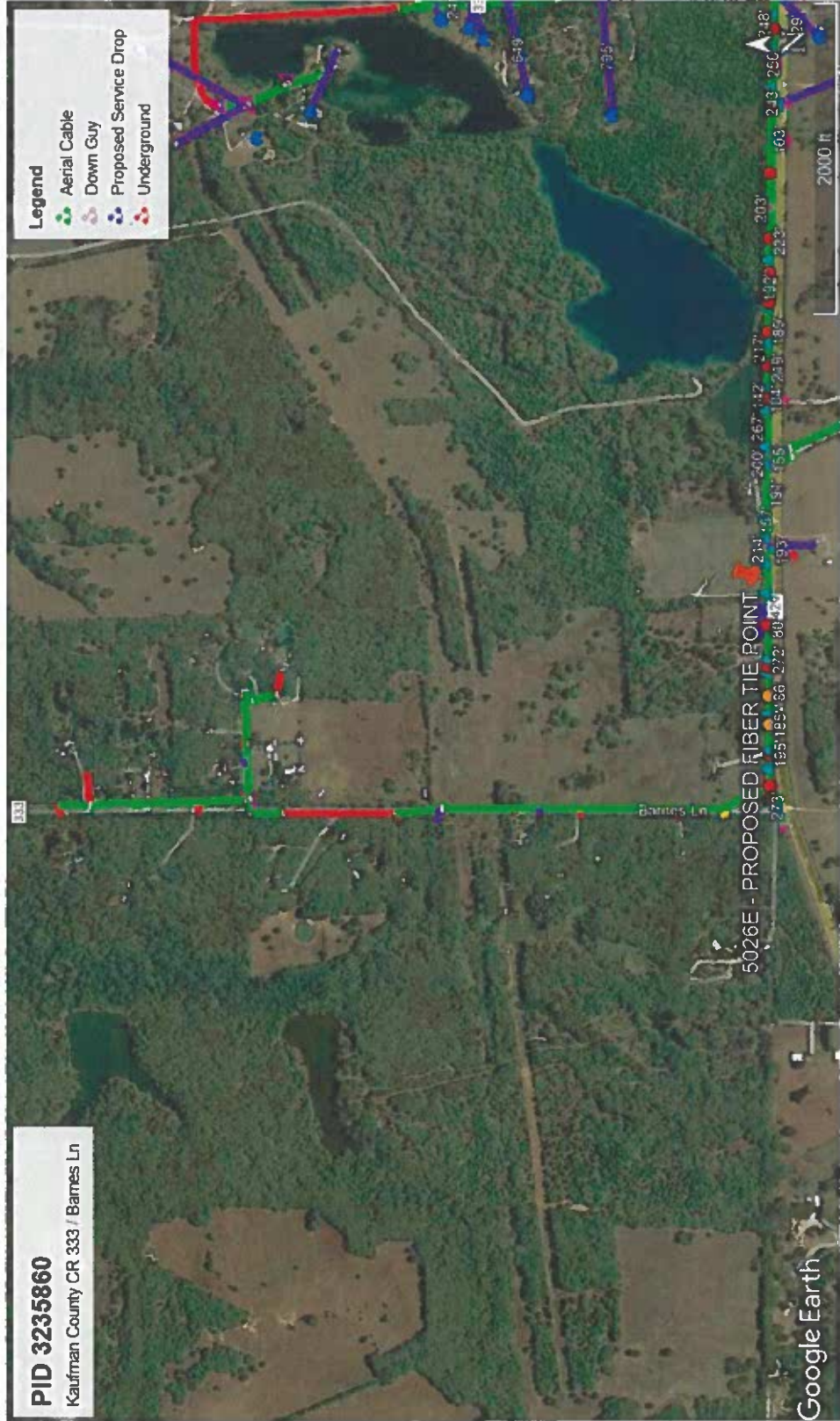
CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL DEVICES IN PLACE TO MAINTAIN TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

Kaufman County Notes: conduit shall be placed a minimum of 36" below bottom of ditch

Overall work on county road 333 / Barnes Ln

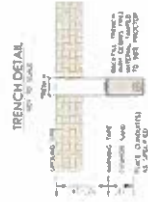
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Kaufman County CR 333 / Barnes Ln

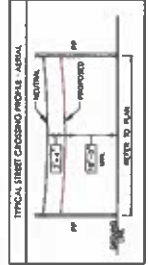


### GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED.
2. EXISTING UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS AND MAY NOT BE ALL INCLUDING LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF ALL UTILITIES. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO ANY EXISTING UTILITY CAUSED BY THE CONSTRUCTION ACTIVITIES WITHIN THE FACILITY IS SHOWN ON THE DRAWINGS OR NOT.
3. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL DEPARTMENTS WITHIN THE MUNICIPALITY AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK. CALL BEFORE YOU DIG B1.1 IT'S THE LAW
4. IF THERE BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR OF A PROJECT DUE TO THE DAMAGE AND PUBLIC SAFETY, BY ACTION OR INACTION, ALL AREAS INVOLVED BY THE CONSTRUCTION TO BE OPEN ON AUTION LOCATION.
5. BARRELING AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND SHALL CONFORM TO THE TEXAS MANUAL ON HIGHWAY TRAFFIC CONTROL DEVICES. TRAFFIC FLOW AND ACCESS FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE WORK SITE SHALL BE SURFACED AND BARRELED AT NIGHT.
6. THE CONSTRUCTION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS GOVERNING ALL LAWS CONCERNING EXCAVATION. THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.
7. ALL CONCRETE USED IN ANY ROADWAY SHALL BE IN COMPLIANCE WITH THE SPECIFIED CLASSES OF CONCRETE IN THE TEXAS MANUAL ON HIGHWAY TRAFFIC CONTROL DEVICES. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSESSMENT OF THE ROADWAY TO THE ADJACENT TO THE WORK. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF 20'-6" ALL OTHER CONCRETE SHALL BE CLASS A CONCRETE.
8. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROPRIATE SUPPORT.
9. ALL CONDUIT MUST BE PLACED WITH A MINIMUM 42" OF COVER, UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING WILL BE MECHANICALLY TAMPED IN LIFTS TO A DENSITY OF 95% PROCTOR. THE REQUIRED DENSITY WILL BE DETERMINED BY THE TYPE OF EQUIPMENT USED TO OBTAIN THE REQUIRED DENSITY. SAND AND GRAVEL MATERIAL WILL BE USED FOR BACKFILL.



UNDERGROUND CONDUIT 1-2" HDPE



PREPARED BY: DFW TELECOM, INC





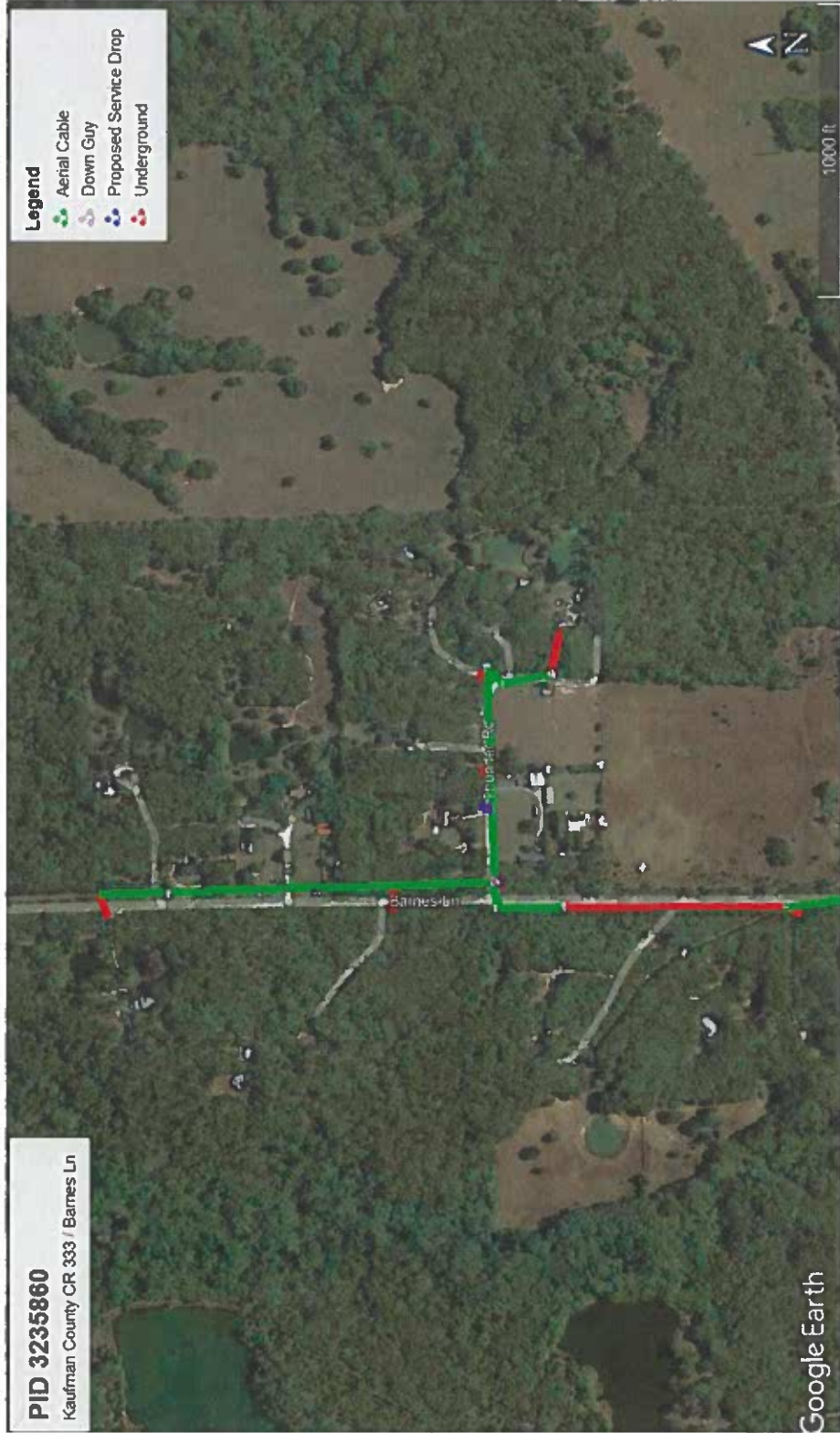
NOTE  
CONSTRUCTION IS RESPONSIBLE FOR TRAFFIC CONTROL  
AS SET FORTH IN THE TEXAS MANUAL ON TRAFFIC  
CONTROL DEVICES FOR STREETS AND HIGHWAYS

Kaufman County Notes: conduit  
shall be placed a minimum of 36"  
below bottom of ditch

Project consist of approximately:  
1,839' of Aerial Fiber  
2,462' of Underground Fiber

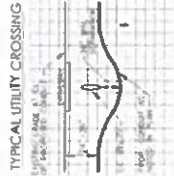
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Kaufman County CR 333 / Barnes Ln

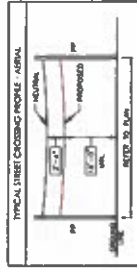


## GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
2. EXISTING UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS AND MAY NOT BE FULLY ACCURATE. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EACH PARTICULAR UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF ALL UTILITIES. THE CONSTRUCTION CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REMOVAL OF ANY EXISTING FACILITY OR OBSTRUCTION TO THE CONSTRUCTION ACTIVITIES WITHIN THE FACILITY IS SHOWN ON THE DRAWINGS OR NOT.
3. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL OPERATIONS WITHIN THE MUNICIPALITY AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.  
CALL BEFORE YOU DIG  
811  
IT'S THE LAW
4. IF THERE IS THE RESPONSIBILITY OF THE CONSTRUCTION TO A PROPOSED CHANGE IN EXISTING AND PUBLIC PROPERTY, BY RECORD, ALL ADJACENT UTILITIES IN THE CONSTRUCTION TO DESIGN, ON EITHER SIDE.
5. SURROUNDING AND TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND SHALL CONFORM TO THE "TEXAS MANUAL ON TRAFFIC CONTROL DEVICES" TRAFFIC FLOW AND ACCESS TO THE PROJECT SHALL BE MAINTAINED AT ALL TIMES. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE WORK SITE SHALL BE SURFACED WITH ASPHALT OR CONCRETE AND BARRICADED AT NIGHT.
6. THE CONSTRUCTION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS CONCERNING TRAFFIC CONTROL DEVICES. THE CONSTRUCTION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.
7. ALL CONCRETE USED IN ANY FOOTING SHALL BE IN COMPLIANCE WITH THE SPECIFIED CLASS OF CONCRETE IN THE "TEXAS MANUAL ON TRAFFIC CONTROL DEVICES". ALL CONCRETE SHALL BE PLACED AND FINISHED AS DIRECTED BY THE ADDENDUM TO THE NORTH-CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 2004. ALL OTHER CONCRETE SHALL BE CLASS A CONCRETE.
8. ALL REINFORCING AND TOWER BARS AS PRESENT SHALL BE SUPPORTED AND MARKED AT THE CORRECT CLEARANCES OF THE UTILITY. BARS CHANGED OR OTHER APPROVED SUPPORT.
9. ALL CHOUT MUST BE PLACED WITH A MINIMUM 42" OF COVER, UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING WILL BE NECESSARILY TAMPED IN LIFTS TO A DENSITY OF 95% PROCTOR. THE REQUIRED DENSITY WILL BE DETERMINED BY THE TYPE OF MATERIAL AND THE REQUIRED DENSITY. SAND AND GRAVEL FILL MATERIAL WILL BE USED FOR BACKFILL.



UNDERGROUND CONDUIT 1-2" HDPE



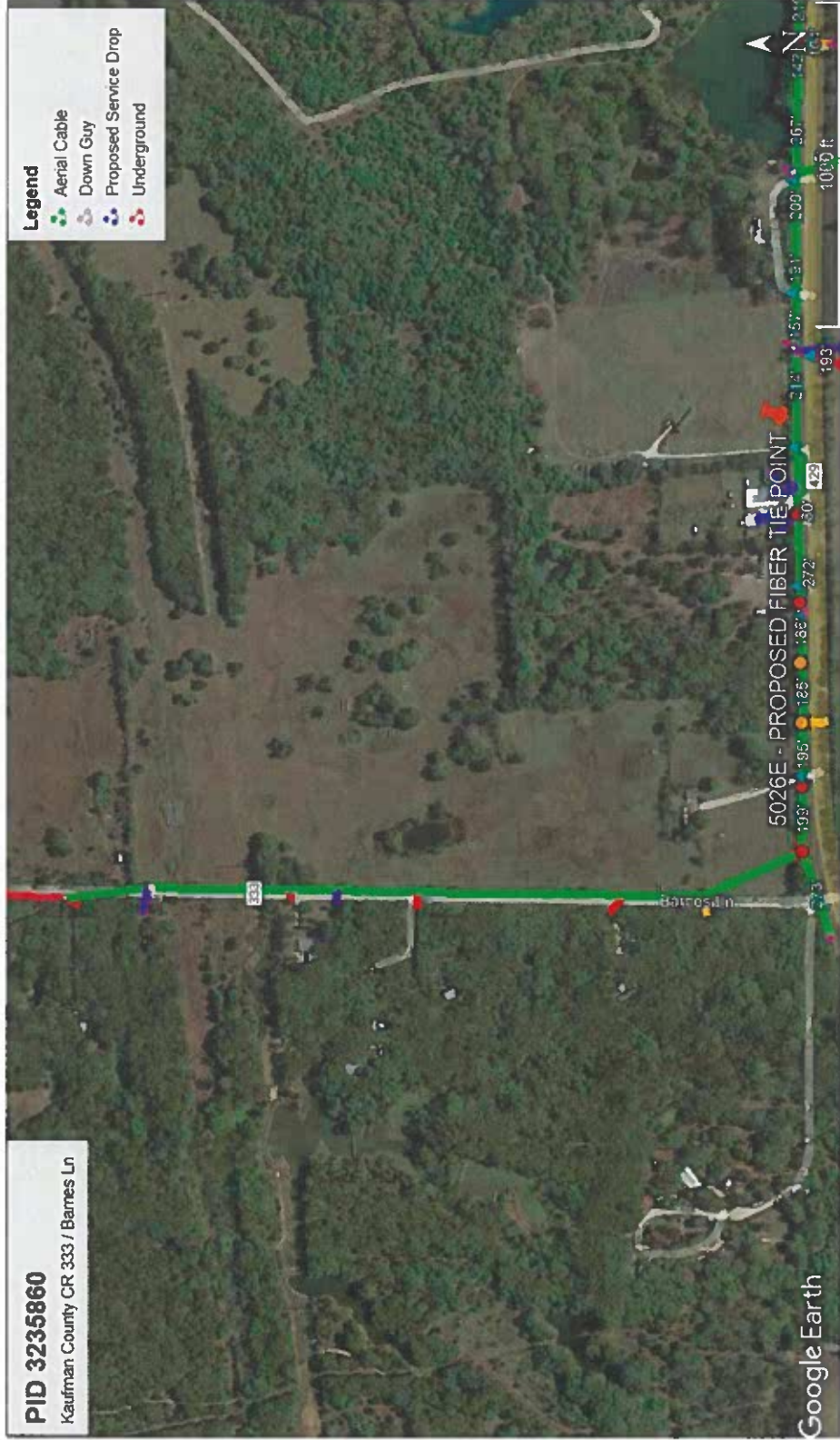
PREPARED BY: DFW TELECOM, INC



NOTE  
CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

Kaufman County Notes: conduit shall be placed a minimum of 36" below bottom of ditch

Project consist of approximately:  
2,281' of Aerial Fiber  
94' of Underground Fiber

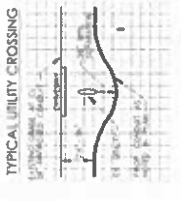
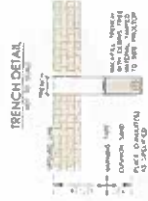


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Kaufman County CR 333 / Barnes Ln

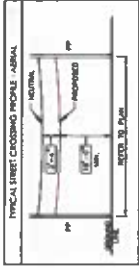
Google Earth

GENERAL CONSTRUCTION NOTES

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2. EXISTING UTILITY LOCATIONS SHOWN ARE TAKEN FROM AVAILABLE RECORDS AND MAY NOT BE ALL INCLUDING BUT NOT LIMITED TO: WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND FIBER OPTIC. THE LOCATION OF EACH UTILITY SHALL BE DETERMINED BY THE CONSTRUCTION CONTRACTOR. THE CONSTRUCTION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE LOCATION OF EACH UTILITY. THE CONSTRUCTION CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REMOVAL OF ANY EXISTING FACILITY. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL SURVEYS WITHIN THE JURISDICTION AND THE UTILITY COMPANIES AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK.
3. CALL BEFORE YOU DIG 811 IT'S THE LAW
4. IT SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR TO REPORT DAMAGE TO EXISTING AND PUBLIC UTILITIES. IF ANY DAMAGE OCCURS, THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THE DAMAGE.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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9. ALL CONCRETE MUST BE PLACED WITH A MINIMUM 4" OF COVER UNLESS OTHERWISE SPECIFIED.
10. ALL BACKFILLING WILL BE MECHANICALLY TAMPED IN LIFTS TO A DENSITY OF 95% PROCTOR. THE REQUIRED DENSITY WILL BE DETERMINED BY THE TYPE OF EQUIPMENT USED TO OBTAIN THE REQUIRED DENSITY. SAND AND GRAVEL FILL MATERIAL SHALL BE USED FOR BACKFILL.



UNDERGROUND CONDUIT 1.2" HDPE



PREPARED BY: DFW TELECOM, INC





## CPAs & Advisors

Bob J. Arnold, CPA, PFS  
Lanny G. Walker, CPA, PFS  
Kris Arnold, CPA, PFS  
Andrew Arnold, CPA  
Melissa J. Godfrey, CPA

March 4, 2022

**Board of Directors  
Kaufman County Appraisal District  
Kaufman, Texas**

We have audited the financial statements of the governmental activities and each major fund of Kaufman County Appraisal District for the year ended December 31, 2021, and have issued our report thereon dated March 4, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and Government Auditing Standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 11, 2022. Professional Standards also require that we communicate to you the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Kaufman County Appraisal District are described in Note 1 to the financial statements. The effects of the adoption of GASB 75 regarding the post-employment supplemental death benefits were reflected in the financial statements. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's 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 significantly from those expected. The most sensitive estimates affecting the financial statements were the depreciable lives of fixed assets, the net pension liability, the other postemployment benefits (OPEB) and the related deferred inflows and outflows.

Management's estimates of the depreciable lives of assets is based upon a range of lives generally used by governmental entities. The net pension liability, OPEB liability and the related deferred inflows and outflows are based on actuarially determined, audited information. The actuaries and auditors are qualified to perform these functions. We evaluated the key factors and assumptions used to develop the above estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 4, 2022.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Information in Documents Containing Audited Financial Statements*

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors of Kaufman County Appraisal District and is not intended to be and should not be used by anyone other than these specified parties.

Arnold, Walker, Arnold & Co., P.C.

Arnold, Walker, Arnold & Co., P.C.

**Kaufman Central Appraisal District**

**Financial Statements  
And Independent Auditor's Report**

**As of December 31, 2021**

**Kaufman Central Appraisal District**  
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Year ended December 31, 2021

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	<b>Government Wide Statements:</b>	
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	<b>Governmental Fund Financial Statements:</b>	
C-1	Balance Sheet	10
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CPAs & Advisors

Bob J. Arnold, CPA, PFS  
Lanny G. Walker, CPA, PFS  
Kris Arnold, CPA, PFS  
Andrew Arnold, CPA  
Melissa J. Godfrey, CPA

## UNQUALIFIED OPINION ON BASIC FINANCIAL STATEMENTS

### Independent Auditor's Report

**Board of Directors  
Kaufman Central Appraisal District  
Kaufman, Texas**

We have audited the accompanying financial statements of the governmental activities and the major fund of Kaufman Central Appraisal District as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

#### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of December 31, 2021, and the respective changes in financial position, thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Other Matters**

##### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison, net pension liability and OPEB liability information on pages 3 through 7, 12 and 24 through 27 be presented to supplement the basic financial statements. Such information, 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 auditing standards generally accepted in the United States of America, 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.

915 N. Jefferson Ave. • P.O. Box 1217 • Mt. Pleasant, TX 75456

P. 903.572.6606 • F. 903.572.3751 • [firm@awacpa.com](mailto:firm@awacpa.com)

Member: American Institute of Certified Public Accountants • Texas State Society of Certified Public Accountants

#### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated March 4, 2022, on our consideration of the District'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 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 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 the District's internal control over financial reporting and compliance.

*Arnold, Walker, Arnold & Co., P.C.*

March 4, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Kaufman Central Appraisal District, we offer readers of the District's financial statements this narrative overview and analysis of the financial activities and performance for the year ended December 31, 2021. The information presented here should be read in conjunction with the independent auditor's report and the District's financial statements.

### FINANCIAL HIGHLIGHTS

The District's total net position was \$2.4 million at December 31, 2021. During the year, the District's expenses were less than revenues by \$304 thousand.

The total cost of all the District's activities was \$2.7 million. Expenses were \$283 thousand less than budgeted.

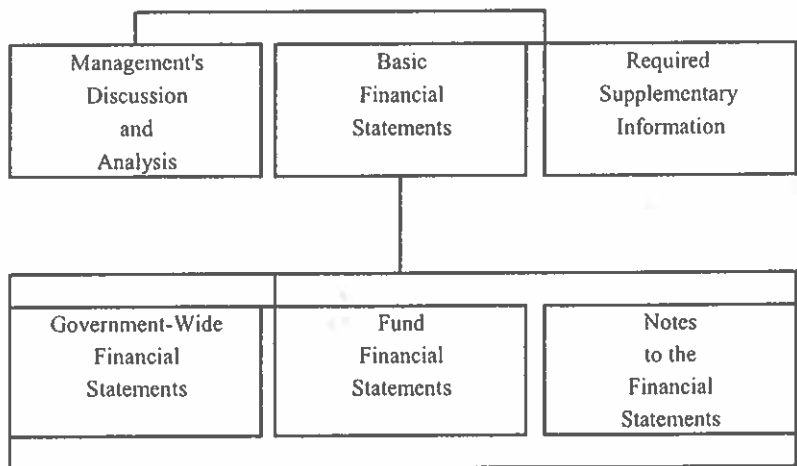
The general fund balance was \$1.54 million at December 31, 2021.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts--*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the District:

- The first two statements are *government-wide financial statements* that provide information about the District's activities as a whole and present a longer-term view of the District's property and debt obligations. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.
- The remaining statements are *fund financial statements* that focus on *individual part* of the government, reporting the District's operations in *more detail* than the government-wide statements.
- The *governmental funds* statements tell how *general government* services were financed in the *short term* as well as what remains for future spending.

Figure A-1. Required Components of the District's Annual Financial Report



Summary ⇌ Detail

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and related to one another.

Figure A-2 summarizes the major features of the District's financial statements, including the portion of the District government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure A-2. Major Features of the District's Government-wide Fund Financial Statements		
Type of Statements	Government-wide	Governmental Funds
Scope	Entire District's government (except fiduciary funds) and the District's component units	The activities of the District that are not proprietary or fiduciary
Required financial statements	Statement of net position	Balance sheet
	Statement of activities	Statement of revenues, expenditures & changes in fund balances
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter, no capital assets included
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon after

### Government-wide Statements

The government-wide statements report information about the District as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes *all* of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the District's *net position* and how they have changed. Net position-the difference between the District's assets and liabilities-is one way to measure the District's financial health or *position*.

- Over time, increases or decreases in the District's net position is an indicator of whether its financial health is improving or deteriorating, respectively.

The government-wide financial statements of the District include the *Governmental activities*. Assessing and collecting fees for services finance most of these activities.

### Fund Financial Statements

The fund financial statements provide more detailed information about the District's most significant *funds*-not the District as a whole. Funds are accounting devices that the District uses to keep track of specific sources of funding and spending for particular purposes.

The District has one fund:

- Governmental funds*-Most of the District's basic services are included in governmental funds, which focus on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed *short-term* view that helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information is provided that explains the relationship (or differences) between them.

## FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

### Net position.

The District's combined net position was approximately \$2.4 million at December 31, 2021.

Table A-1  
The District's Net Position  
(in thousands of dollars)

	Activities	
	2021	2020
Current and other position	2,559	2,136
Capital and non-current assets	653	576
<b>TOTAL ASSETS</b>	<b>3,212</b>	<b>2,712</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	<b>470</b>	<b>283</b>
Long-term liabilities	-	-
Other liabilities	1,079	840
<b>TOTAL LIABILITIES</b>	<b>1,079</b>	<b>840</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>208</b>	<b>272</b>
Invested in capital assets	596	576
Restricted	-	-
Unrestricted	1,799	1,307
<b>TOTAL NET POSITION</b>	<b>2,395</b>	<b>1,883</b>

Net position invested in capital assets net of related debt reflects the book value of the District's capital assets.

Net position of the District increased by \$512 thousand. The District recorded depreciation of \$91 thousand.

### Changes in net position.

The District's total revenues were \$2.99 million. \$2.97 million of this was from appraisal fees.

The total cost of all programs was \$2.5 million. Approximately 67% of this was for salaries and benefits, 16% for purchased and contracted services and 17% for other expenditures.

Table A-2  
The District's Changes in Net Position  
(in thousands of dollars)

	Governmental Activities	
	2021	2020
<b>Revenues</b>		
<u>Program Revenues</u>		
Charges for Services	2,977	2,770
<u>General Revenues</u>		
Investment earnings	4	4
Other	17	13
<b>Total Revenues</b>	<b>2,998</b>	<b>2,787</b>
<b>Expenses</b>		
Tax appraisal	2,486	2,380
<b>Total Expenses</b>	<b>2,486</b>	<b>2,380</b>
Other sources (uses)	-	-
<b>Increase (Decrease) in Net Position</b>	<b>512</b>	<b>407</b>
<b>Beginning Net Position</b>	<b>1,883</b>	<b>1,476</b>
<b>Ending Net Position</b>	<b>2,395</b>	<b>1,883</b>

## FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The District reported a fund balance in its governmental funds of approximately \$1.54 million at December 31, 2021. Revenue was more than expenditures by \$304 thousand.

### General Fund Budgetary Highlights

The budget was amended as needed. \$2.9 million was budgeted to be spent. \$2.7 million was actually spent.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

Table A-3  
District's Capital Assets  
(in thousands of dollars)

	Governmental Activities	
	2021	2020
Building	754	754
Furniture, equipment and technology	413	334
Totals at historical cost	<u>1,167</u>	<u>1,088</u>
Total accumulated depreciation	<u>(571)</u>	<u>(512)</u>
Net capital assets	<u>596</u>	<u>576</u>

### Long-Term Debt

The District has no long-term debt.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The District's Board and management considered many factors when setting the 2022 budget. Growth and economic conditions were considered. It is anticipated that the equity position will continue to remain about the same. The financial position will remain adequate to meet the needs of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the Chief Appraiser's office.



## BASIC FINANCIAL STATEMENTS

## GOVERNMENT WIDE STATEMENTS

**Kaufman Central Appraisal District**  
**STATEMENT OF NET POSITION**  
As of December 31, 2021

	Governmental Activities
<b>ASSETS</b>	
Current assets	
Cash and cash equivalents	2,513,347
Accounts receivable	500
Prepaid expenses	45,507
Total current assets	<u>2,559,354</u>
Capital assets	
Building	753,638
Furniture, equipment and technology	413,725
Accumulated depreciation	(571,373)
Total capital assets	<u>595,990</u>
Net pension asset	<u>56,100</u>
Total Assets	<u>3,211,444</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred resource outflow TCDRS pensions	443,528
Deferred resource outflow TCDRS OPEB	26,559
Total deferred resource outflows of resources	<u>470,087</u>
<b>LIABILITIES</b>	
Current liabilities	
Accounts payable and accrued expenses	71,648
Unearned revenue	948,239
Total current liabilities	<u>1,019,887</u>
Non-current liabilities	
Net pension liability	-
Net OPEB liability	59,097
Total non-current liabilities	<u>59,097</u>
Total Liabilities	<u>1,078,984</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred resource inflow TCDRS pensions	203,765
Deferred resource inflow TCDRS OPEB	4,134
Total deferred revenue inflows of resources	<u>207,899</u>
<b>NET POSITION</b>	
Invested in capital assets	595,990
Unrestricted	1,798,658
Total Net Position	<u>2,394,648</u>

The accompanying notes are an integral part of this statement.

**Kaufman Central Appraisal District**  
**STATEMENT OF ACTIVITIES**  
For the year ended December 31, 2021

		Program Revenues		Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
<b>Primary Government:</b>				
<b>GOVERNMENTAL ACTIVITIES</b>				
Tax appraisal	2,485,840	2,976,941	-	491,101
Total primary government	2,485,840	2,976,941	-	491,101
 General Revenues				
Investment earnings				4,116
Miscellaneous				16,800
Total General Revenues				20,916
 Other Sources (Uses)				-
Changes in Net Assets				512,017
Net Position -- Beginning				1,882,631
Net Position -- Ending				2,394,648

The accompanying notes are an integral part of this statement.

## GOVERNMENTAL FUND FINANCIAL STATEMENTS

Kaufman Central Appraisal District  
BALANCE SHEET  
GENERAL FUND  
As of December 31, 2021

	General Fund
<b>ASSETS</b>	
Cash and cash equivalents	2,513,347
Accounts receivable	500
Prepaid expenses	45,507
Total assets	<u>2,559,354</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	71,648
Unearned revenue	948,239
Total liabilities	<u>1,019,887</u>
<b>FUND BALANCE</b>	
Committed:	
Reserve	502,329
Litigation	446,307
Building	389,151
Unassigned	201,680
Total fund balance	<u>1,539,467</u>
Total liabilities and fund balance	<u>2,559,354</u>

The accompanying notes are an integral part of this statement.

**Kaufman Central Appraisal District**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS**  
**BALANCE SHEET TO THE STATEMENT OF NET POSITION**  
For the year ended December 31, 2021

<b>Total Fund Balances - Governmental Funds</b>	1,539,467
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the beginning of the year, the cost of these assets was \$1,088,158 and the accumulated depreciation was \$512,065. The net effect of including the beginning balances for capital assets (net of depreciation) is to increase net position.	576,093
The 2021 depreciation expense increases accumulated depreciation. The net effect of the current year's depreciation is to decrease net position.	(90,972)
Capital outlay 2021. (see Note I.F.1.)	110,869
Recognition of the District's net pension asset (liability) is not reported in the funds.	56,100
Deferred resource outflows related to the pension plan are not reported in the funds.	443,528
Deferred resource inflows related to the pension plan are not reported in the funds.	(203,765)
Recognition of the District's OPEB asset (liability) is not reported in the funds.	(59,097)
Deferred resource outflows related to the OPEB plan are not reported in the funds.	26,559
Deferred resource inflows related to the OPEB plan are not reported in the funds.	(4,134)
<b>Net Position, of Governmental Activities</b>	<u><u>2,394,648</u></u>

The accompanying notes are an integral part of this statement.



**Kaufman Central Appraisal District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE--BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the year ended December 31, 2021**

	Budget*	Actual	Variance Favorable (Unfavorable)
REVENUE			
Appraisal fees	2,976,941	2,976,941	-
Interest income	-	4,116	4,116
Other income	-	16,800	16,800
Total revenue	<u>2,976,941</u>	<u>2,997,857</u>	<u>20,916</u>
EXPENDITURES			
Personnel services	1,914,641	1,810,095	104,546
Travel	170,200	134,024	36,176
Office	157,000	150,704	6,296
Postage and postal equipment	80,000	110,383	(30,383)
Computer, GIS and imaging	232,000	162,940	69,060
Contracted services and professional fees	253,100	162,262	90,838
Other operating	170,000	139,022	30,978
Capital outlay and contingency	-	24,595	(24,595)
Total expenditures	<u>2,976,941</u>	<u>2,694,025</u>	<u>282,916</u>
Excess of expenditures over revenues	-	303,832	303,832
Fund balance at beginning of year	<u>1,235,635</u>	<u>1,235,635</u>	-
Fund balance at end of year	<u><u>1,235,635</u></u>	<u><u>1,539,467</u></u>	<u><u>303,832</u></u>

\*The original budget was not amended significantly in total.

The accompanying notes are an integral part of this statement.

**Kaufman Central Appraisal District**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES**  
**for the year ended December 31, 2021**

<b>Total Net Change in Fund Balances - Governmental Funds</b>	303,832
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position.	(90,972)
Capital outlay 2020. (see Note I.F.I.)	110,869
Pension contributions made after the measurement date but in the current year were de-expended and reduced the net pension liability.	204,993
The District's share of the unrecognized deferred inflows and outflows for the pension plan was amortized.	(23,144)
OPEB contributions made after the measurement date but in the current year were de-expended and reduced the OPEB liability.	2,759
The District's share of the unrecognized deferred inflows and outflows for the OPEB plan was amortized.	<u>3,680</u>
Change in Net Position of Governmental Activities	<u><u>512,017</u></u>

The accompanying notes are an integral part of this statement.

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
December 31, 2021

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Kaufman Central Appraisal District is a governmental unit under the applicable laws and regulations of the State of Texas. It is governed by a Board of Directors appointed by the entities for which the District appraises property. The District prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Institute of Certified Public Accountants.

**A. REPORTING ENTITY**

The District has the authority to make decisions and significantly influence operations. It has the primary accountability for fiscal matters. Therefore, the District is a financial reporting entity as defined by the Governmental Accounting Standards Board ("GASB") in its Statement No. 14, "The Financial Reporting Entity." There are no component units included within the reporting entity.

At December 31, 2021, the District has agreements with over 40 taxing entities to provide property valuations.

**B. FORMATION**

Kaufman Central Appraisal District was formed under a Senate Bill for the purpose of reappraisal of all property in Kaufman County. The assessed valuation determined by the Appraisal District will be used by all taxing entities in the District. Funding for the District comes from each taxing entity each year based on an approved budget.

**C. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

The Statement of Net Position and the Statement of Activities are government-wide financial statements. They report information on all of the District's activities. *Governmental activities* include programs supported primarily by charges for services, grants and other intergovernmental revenues. Business type activities include operations that rely to a significant extent on fees and charges for support. The District has no business type activities. All of the District's support comes from the entities that the District appraises taxes for except for a small amount of interest income and miscellaneous other income. A budget is adopted each year by the Board and is also approved by the entities.

The Statement of Activities demonstrates how other people or entities that participate in the programs the District operates have shared in the payment of those costs. The "charges for services" column includes payments made by the entities for appraising taxes and miscellaneous charges to customers such as copying documents. The "grants and contributions" column includes amounts paid by organizations outside the District to help meet the operational or capital requirements of a given function. The District had no grants and contributions this year. If a revenue is not a program revenue, it is a general revenue used to support all of the District's functions.

The fund financial statements provide reports on the financial condition and results of operations of the District's one fund category. The District has only one fund, the general fund, and it is a major fund. There are no proprietary funds.

**D. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT**

The government-wide financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows, appraisal fees are recognized in the year for which they are budgeted.

Governmental fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets, current liabilities and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest and principal on long-term debt, which is recognized when due.

**E. FUND ACCOUNTING**

The District reports the following major governmental fund:

The General Fund - The general fund is the District's operating fund. It accounts for all financial resources of the District.

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**December 31, 2021**

**F. OTHER ACCOUNTING POLICIES**

1. Capital assets, which include office equipment and furniture and fixtures are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Building depreciation uses the straight line method over estimated useful lives of 10-30 years. Furniture, equipment and technology are depreciated similarly over 3-7 years.

2. The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.
3. The governmental fund financials present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a government's funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance – amounts that are not in spendable form (such as prepaid items) or are required to be maintained intact.

Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance – amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance – amounts the District intends to use for a specific purpose. Intent can be expressed by the Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned fund balance – amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the general fund.

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the government fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any components of the unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, restricted fund balance is depleted first, followed by unrestricted fund balance – committed and assigned, in order as needed. Unassigned fund balance is applied last.

4. For purposes of measuring the net pension liability, other post-employment benefits, deferred outflows of resources and deferred inflows of resources related to such, and pension/benefits expenses information about the Fiduciary Net Position of the Texas County & District Retirement System (TCDRS) and additions to/deductions from TCERS's Fiduciary Net Position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period the 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.
5. It is the District's policy to permit employees to accumulate earned but unused vacation benefits. All vacation and projected sick leave is reported as a liability. At December 31, 2021, \$35,869 is reported as a liability in the financial statements.

**II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

Formal budgetary integration is employed as a management control device during the year for the general fund. This budget is adopted on a basis consistent with generally accepted accounting principles. The budget was not amended during the year.

Kaufman Central Appraisal District  
NOTES TO THE FINANCIAL STATEMENTS  
At December 31, 2021

**III. DETAILED NOTES ON ALL FUNDS AND ACCOUNT GROUPS**

**A. CASH, CASH EQUIVALENTS AND INVESTMENTS**

**Cash and Cash Equivalents**

District Policies and Legal and Contractual Provisions Governing Deposits

*Custodial Credit Risk for Deposits* State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity or its agent. Since the District complies with this law, it has no custodial credit risk for deposits.

*Foreign Currency Risk* The District has no investments in foreign currency.

As of December 31, 2021, the following are the District's cash and cash equivalents with respective maturities and credit rating:

Type of Deposit	Fair Value	Maturity in Less than 1 year	Maturity in 1-10 Years	Maturity in Over 10 Years	Credit Rating
Cash, Money Markets and FDIC Insured Accounts	2,513,347	2,513,347	-	-	N/A
Total Cash and Cash Equivalents	2,513,347	2,513,347	-	-	

In addition, the following is disclosed regarding coverage of combined balances on the date of highest deposit:

- a. Depository: American National Bank of Texas
- b. The market value of securities pledged on December 31, 2021 was \$2,934,000.
- c. The bank balances of cash, savings, and time deposit accounts amounted to approximately \$2,304,000 at December 31, 2021.
- d. Total amount of FDIC coverage at the time of the highest combined balance was \$250,000.

**Investments**

District Policies and Legal and Contractual Provisions Governing Investments

**Compliance with the Public Funds Investment Act**

The **Public Funds Investment Act** (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports, and establishment of appropriate policies. Among other things, it requires a governmental entity to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit.

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**A. CASH, CASH EQUIVALENTS AND INVESTMENTS continued**

Statutes authorize the entity to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas and its agencies; (2) guaranteed or secured certificates of deposit issued by state and national banks domiciled in Texas; (3) obligations of states, agencies, counties, cities and other political subdivisions of any state having been rated as to investment quality not less than an "A"; (4) No load money market funds with a weighted average maturity of 90 days or less; (5) fully collateralized repurchase agreements; (6) commercial paper having a stated maturity of 270 days or less from the date of issuance and is not rated less than A-1 or P-1 by two nationally recognized credit rating agencies OR one nationally recognized credit agency and is fully secured by an irrevocable letter of credit; (7) secured corporate bonds rated not lower than "AA-" or the equivalent; (8) public funds investment pools; and (9) guaranteed investment contracts for bond proceeds investment only, with a defined termination date and secured by U.S. Government direct or agency obligations approved by the Texas public Funds Investment Act in an amount equal to the bond proceeds. The Act also requires the entity to have independent auditors perform test procedures related to investment practices as provided by the Act. Kaufman Central Appraisal District is in substantial compliance with the requirements of the Act and with local policies.

Additional policies and contractual provisions governing investments for Kaufman Central Appraisal District are specified below:

**Credit Risk** To limit the risk that an issuer or other counterparty to an investment will not fulfill its obligations the District limits investments in commercial paper, corporate bonds, mutual bond funds to the top ratings issued by nationally recognized statistical rating organizations (NRSROs).

**Custodial Credit Risk for Investments** To limit the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in possession of an outside party the District requires counterparties to register the securities in the name of the District and hand them over to the District or its designated agent. This includes securities in securities lending transactions. All of the securities are in the District's name and held by the District or its agent.

**Concentration of Credit Risk** To limit the risk of loss attributed to the magnitude of a government's investment in a single issuer, the District limits investments to less than 5% of its total investments. The District further limits investments in a single issuer when they would cause investment risks to be significantly greater in the governmental and business-type activities, individual major funds, aggregate non-major funds and fiduciary fund types than they are in the primary government. Usually this limitation is 20%.

**Interest Rate Risk** To limit the risk that changes in interest rates will adversely affect the fair value of investments, the District requires all of the investment portfolio to have maturities of less than one year.

**Foreign Currency Risk for Investments** The District limits the risk that changes in exchange rates will adversely affect the fair value of an investment by not allowing foreign investments.

The District categorizes its fair value measurements with the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below. In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The District's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

**B. CAPITAL ASSET ACTIVITY**

Capital asset activity for the District for the year ended December 31, 2021, was as follows:

	Primary Government			
	<u>Beginning</u>			<u>Ending</u>
	<u>Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u>
Governmental Activities:				
Building	753,638	-	-	753,638
Furniture, equipment and technology	334,520	110,869	(31,664)	413,725
Total	<u>1,088,158</u>	<u>110,869</u>	<u>(31,664)</u>	<u>1,167,363</u>
Less Accumulated Depreciation				
Building	(415,455)	(19,379)	-	(434,834)
Furniture, equipment and technology	(96,610)	(71,593)	31,664	(136,539)
Total	<u>(512,065)</u>	<u>(90,972)</u>	<u>31,664</u>	<u>(571,373)</u>
Governmental Activities Capital				
Assets, Net	<u>576,093</u>	<u>19,897</u>	<u>-</u>	<u>595,990</u>

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**C. UNEARNED REVENUE**

As of December 31, 2021, participating entities had advanced the District \$948,239 toward budget year 2022.

**D. HEALTH CARE COVERAGE**

During the year ended December 31, 2021, employees of Kaufman Central Appraisal District were covered by a health insurance plan (the Plan). The District contributed 100% of the health insurance premiums per pay period per employee to the Plan. All contributions were paid to a licensed insurer.

The contract between the District and the District and the licensed insurer is renewable annually and terms of coverage and contribution costs are included in the contractual provisions.

**E. COMMITMENTS AND CONTINGENCIES**

Various taxpayer appraisal valuation disputes inevitable arise during the year. Most are settled by negotiations during taxpayer meetings with the chief appraiser and/or Appraisal Review Board (ARB), which is appointed by the Board.

**F. RETIREMENT PLAN**

Plan Description

The District provides retirement, disability, and death benefits for all of its full-time employees through a nontraditional defined benefit plan in the state-wide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the state-wide agent multiple-employer public employee retirement system consisting of over 600 nontraditional defined benefit pension plans. TCDRS in the aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the District, within the options available in the Texas state statutes governing TCDRS (TCDRS Act). Members can retire at ages 60 and above with 8 or more years of service or with 30 years of service regardless of age or when the sum of their age and years of service equals 80 or more. A member is vested after 8 years of service but must leave his accumulated contributions in the plan to receive any employer-financed benefit. If a member withdraws his personal contributions in a lump-sum, he is not entitled to any amounts contributed by the employer.

All eligible employees of the District are required to participate in the TCDRS.

Benefits Provided

TCDRS provides retirement, disability and death benefits. Benefit provisions are adopted by the governing body of the District, within the options available in the state statutes governing TCDRS.

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the employer within actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the employer's commitment to contribute. At retirement, death, or disability, the benefit is calculated as if the sum of the employee's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

Employees covered by benefit terms.

At December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	10
Inactive employees entitled to but not yet receiving benefits	16
Active employees	21
	<hr/>
	47

Contributions

The employer has elected the annually determined contribution rate (Variable-Rate) plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the employer is actuarially determined annually.

Employees for the District were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the District was 8.60%. The District's contributions to TCDRS for the year ended December 31, 2021, were \$113,018, and were equal to the required contributions.



**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**F. RETIREMENT PLAN continued**

Net Pension Liability

The District's Net Pension Liability (NPL) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	4.60% per year
Investment Rate of Return	7.50% net of pension plan investment expenses, including inflation

Demographic and economic assumptions are used to estimate employer liabilities and to determine the amount of funding required from employer contributions as opposed to investment earnings. These assumptions reflect a long-term perspective of 30 years or more. Examples of key economic assumptions include long-term investment return, long-term inflation and annual payroll increase.

Demographic assumptions are the actuary's best estimate of what will happen to TCDRS members and retirees. Examples of demographic assumptions are employment termination rates, retirement rates and retiree mortality rates. A complete listing of all actuarial assumptions can be found in the annual system-wide valuation report.

The long-term expected rate of return on pension plan investments is 7.60%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. 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 TCDRS.

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. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Geometric Real Rate of Return
US Equity	11.50%	4.25%
International Equity	13.50%	4.25-4.75%
Various	19.00%	0.00-5.70%
Hedge Funds	6.00%	1.85%
Private Equity	25.00%	7.25%
Direct Lending	16.00%	6.70%
Strategic Credit	9.00%	2.11%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 7.60%. 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.

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**F. RETIREMENT PLAN continued**

Changes in the Net Pension Liability

	Increase (decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at December 31, 2019	3,312,889	3,424,396	(111,507)
Changes for the year:			
District cost	177,241	-	177,241
Interest	275,934	-	275,934
Change of benefit terms	-	-	-
Difference between expected and actual experience	12,987	-	12,987
Changes of assumptions	248,865	-	248,865
Refund of contributions	(1,453)	(1,453)	-
Contributions - employer	-	105,953	(105,953)
Contributions - employee	-	89,358	(89,358)
Net investment income	-	353,814	(353,814)
Benefit payments, including refund of employee contributions	(168,931)	(168,931)	-
Administrative expense	-	(2,782)	2,782
Other changes	-	1,077	(1,077)
Net changes	544,643	377,036	167,607
Balance at December 31, 2020	3,857,532	3,801,432	56,100

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the District, calculated using the discount rate of 7.60%, as well as what the District's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.60%) or 1-percentage-point higher (8.60%) than the current rate:

	1% Decrease in Discount Rate	Discount Rate	1% Increase in Discount Rate
	6.60%	7.60%	8.60%
District's net pension liability (asset)	651,970	56,100	(431,318)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TCDRS financial report. That report may be obtained on the Internet at [www.tcdrs.com](http://www.tcdrs.com).

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2021, the District recognized pension expense of \$115,778.

At December 31, 2020, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual economic experience	82,076	47,262
Changed is actuarial assumptions	-	191,273
Difference between projected and actual investment earnings	121,689	-
Contributions subsequent to the measurement date	-	204,993
Total	203,765	443,528

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**F. RETIREMENT PLAN continued**

Amounts reported as deferred outflows and (inflows) of resources related to pensions, excluding contributions made subsequent to the measurement date, will be recognized in pension expense as follows:

Year ended December 31:	
2021	(23,064)
2022	45,265
2023	(14,662)
2024	50,295
2025	-
Thereafter	-

**G. OTHER POST EMPLOYMENT BENEFITS PLAN ("OPEB")**

Plan Description

Kaufman Central Appraisal District participates in the retiree Group Term Life (GTL) program for the Texas County and District Retirement System (TCDRS), which is a statewide, multiple-employer, public employee retirement system.

TCDRS issues a publicly available comprehensive annual financial report that can be obtained at [www.tcdrs.org](http://www.tcdrs.org).

Benefits Provided

A brief description of benefit terms:

All full- and part-time non-temporary employees participate in the plan, regardless of the number of hours they work in a year and are eligible for the TCDRS pension plan. Only employers that have elected participation in the retiree Group Term Life program are included in the OPEB plan.

The plan provides a \$5,000 post-retirement death benefit to beneficiaries of service retirees and disability retirees of employers that have elected participation in the retiree GTL program.

The OPEB benefit is a fixed \$5,000 lump-sum benefit.

No future increases are assumed in the \$5,000 benefit amount.

Benefit terms are established under the TCDRS Act. Participation in the retiree GTL program is optional and the employer may elect to opt out of (or opt into) coverage as of January 1 each year.

Employees covered by benefit terms.

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	7
Inactive employees entitled to, but not yet receiving benefits	10
Active employees	<u>21</u>
	38

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
At December 31, 2021

**G. OTHER POST EMPLOYMENT BENEFITS PLAN ("OPEB") continued**

Changes in Total OPEB Liability

Balance at December 31, 2019	51,556
Changes for the year:	
District cost	1,981
Interest	1,450
Change of benefit terms	-
Effect of economic/demographic experience	(1,877)
Effect of assumptions changes or inputs	7,264
Benefit payments	(1,277)
Other	-
	<u>59,097</u>
Balance at December 31, 2020	<u>59,097</u>

Sensitivity to changes in the discount rate

The following presents the Total OPEB Liability of the employer, calculated using the discount rate of 2.12%, as well as what the District's liability would be if were calculated using a discount rate that is 1 percentage point lower (1.12%) or 1 percentage point higher (3.12%) than the current rate:

	1% Decrease in Discount Rate 1.12%	Discount Rate 2.12%	1% Increase in Discount Rate 3.12%
Total OPEB liability	74,237	59,097	48,005

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended December 31, 2021, the District recognized expense of \$2,759.

At December 31, 2021, the District reported deferred outflows of resources and deferred outflows of resources and deferred inflows of resources related to OPEB as follows:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	1,564	5,784
Changes in assumptions	2,570	18,016
Contributions subsequent to the measurement date	-	2,759
Total	<u>4,134</u>	<u>26,559</u>

Amounts currently reported as deferred outflows of resources and deferred inflows of resources related to OPEB benefits, excluding contributions made subsequent to the measurement date, will be recognized in OPEB expenses as follows:

Year ended December 31:

2021	3,680
2022	3,680
2023	3,680
2024	3,684
2025	1,262
Thereafter	0

**Kaufman Central Appraisal District**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**At December 31, 2021**

**II. RISK MANAGEMENT**

The District is exposed to various risks of loss to torts of theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2021, the District purchased commercial insurance to cover general liabilities. There were no significant reductions in coverage in the past fiscal year, and there were no settlements exceeding insurance coverage for each of the past three fiscal years.

**I. LITIGATION**

The District is a defendant in various lawsuits representing an appeal of valuation or an exemption decision made by the District. These lawsuits do not involve claims for monetary charges against the District, except claims for attorney fees if the plaintiff is successful. Although the outcome of these lawsuits is not presently determinable, in the opinion of management, the resolution of these matters will not have a material adverse effect on the financial condition of the District.

**J. SUBSEQUENT EVENTS**

The District has evaluated subsequent events through March 4, 2022, the date the financial statements were available to be issued.

## REQUIRED SUPPLEMENTARY INFORMATION

**Kaufman Central Appraisal District**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS**  
**At December 31,**

	2014	2015	2016	2017	2018	2019	2020
<b>Total pension liability</b>							
Service cost	100,302	109,506	132,810	135,916	128,659	126,903	177,241
Interest (on the Total Pension Liability)	170,885	190,501	209,955	219,983	243,192	252,203	275,934
Changes of benefit terms	-	(26,193)	3,763	8,048	-	-	-
Difference between expected and actual experience	31,529	(7,203)	(209,918)	11,144	(94,180)	46,950	12,987
Changes of assumptions	-	29,970	-	30,493	-	-	248,865
Refund on contributions	-	-	-	-	-	(55,733)	-
Benefit payments, including refunds of employee contributions	(71,733)	(61,891)	(73,991)	(89,864)	(134,584)	(140,216)	(170,384)
Net change in total pension liability	230,983	234,690	62,619	315,720	143,087	230,107	544,643
Total pension liability - beginning	2,095,684	2,326,667	2,561,357	2,623,976	2,939,695	3,082,782	3,312,889
Total pension liability - ending	2,326,667	2,561,357	2,623,976	2,939,696	3,082,782	3,312,889	3,857,532
<b>Plan fiduciary net position</b>							
Contributions - employer	83,165	136,511	63,504	73,625	72,605	101,776	105,953
Contributions - employee	52,917	61,416	63,504	64,342	65,666	82,873	89,358
Net investment income	141,364	(61,248)	181,558	377,796	(55,988)	484,990	353,814
Refund of contributions	-	-	-	-	-	(55,733)	-
Benefit payments, including refunds of employee contributions	(71,732)	(61,891)	(73,991)	(89,864)	(134,584)	(140,216)	(170,384)
Administrative expense	(1,741)	(1,735)	(1,973)	(2,000)	(2,372)	(2,610)	(2,782)
Other	9,471	8,331	(94,196)	626	412	90	1,077
Net change in plan fiduciary net position	213,444	81,384	138,406	424,525	(54,261)	471,170	377,036
Plan fiduciary net position - beginning	2,149,729	2,363,173	2,444,557	2,582,963	3,007,487	2,953,226	3,424,397
Plan fiduciary net position - ending	2,363,173	2,444,557	2,582,963	3,007,488	2,953,226	3,424,396	3,801,433
<b>Net pension liability (asset)</b>	<b>(36,506)</b>	<b>116,800</b>	<b>41,013</b>	<b>(67,792)</b>	<b>129,556</b>	<b>(111,507)</b>	<b>56,099</b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>101.57%</b>	<b>95.44%</b>	<b>98.44%</b>	<b>102.31%</b>	<b>95.80%</b>	<b>103.37%</b>	<b>98.55%</b>
<b>Covered-employee payroll</b>	<b>755,952</b>	<b>877,371</b>	<b>907,200</b>	<b>919,165</b>	<b>938,080</b>	<b>1,183,900</b>	<b>1,276,539</b>
<b>Net pension liability as a percentage of covered employee payroll</b>	<b>-4.83%</b>	<b>13.31%</b>	<b>4.52%</b>	<b>-7.38%</b>	<b>13.81%</b>	<b>-9.42%</b>	<b>4.39%</b>

**NOTES:**

*Changes of benefit terms*

There were no changes of benefit terms that affected measurement of the total pension liability during the measurement period.

*Changes of assumptions*

There were no changes of assumptions or other inputs that affected measurement of the total pension liability during the measurement period.

**Kaufman Central Appraisal District**  
**SCHEDULE OF OPEB LIABILITY AND RELATED RATIOS**  
At December 31,

<b>Changes in total OPEB liability</b>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Balance--beginning of year	28,290	33,562	35,226	51,556
Changes for the year:				
Service cost	1,621	1,403	978	1,981
Interest on total OPEB liability	1,117	1,193	1,465	1,450
Changes of benefit terms	-	-	-	-
Effect of economic/demographic experience	1,245	4,130	3,450	7,264
Effect of assumption changes or inputs	2,024	(4,499)	11,384	(1,877)
Benefit payments	(735)	(563)	(947)	(1,277)
Other	-	-	-	-
Balance--end of year	<u>33,562</u>	<u>35,226</u>	<u>51,556</u>	<u>59,097</u>
<b>Covered payroll</b>	919,165	938,080	1,183,900	1,276,539
<b>Net OPEB liability as % of covered payroll</b>	3.65%	3.76%	4.35%	4.63%



**Kaufman County Appraisal District**  
**SCHEDULE OF CONTRIBUTIONS - TCDRS**

	<u>12/31/14</u>	<u>12/31/15</u>	<u>12/31/16</u>	<u>12/31/17</u>	<u>12/31/18</u>	<u>12/31/19</u>	<u>12/31/20</u>
Actuarially Determined Contribution	70,530	72,559	62,778	73,625	72,605	101,697	105,953
Contributions in Relation to the Actuarially Determined Contributions	<u>83,165</u>	<u>136,511</u>	<u>63,504</u>	<u>73,625</u>	<u>72,605</u>	<u>101,776</u>	<u>105,953</u>
Contribution Deficiency (Excess)	<u>(12,635)</u>	<u>(63,952)</u>	<u>(726)</u>	<u>-</u>	<u>-</u>	<u>(79)</u>	<u>-</u>
Covered Employee Payroll	755,952	877,371	907,200	919,165	938,080	1,183,900	1,276,539
Contributions as a Percentage of Covered Employee Payroll	11.00%	15.56%	7.00%	8.01%	7.74%	8.60%	8.30%

**NOTES:**

In accordance with GASB 68, Paragraph 138, only six years of data are presented this reporting period. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

**Kaufman County Appraisal District**  
**SCHEDULE OF CONTRIBUTIONS - OPEB**

	<u>12/31/17</u>	<u>12/31/18</u>	<u>12/31/19</u>	<u>12/31/20</u>
Actuarially Determined Contribution	2,024	3,074	2,552	2,706
Contributions in Relation to the Actuarially Determined Contributions	<u>2,024</u>	<u>3,074</u>	<u>2,552</u>	<u>2,706</u>
Contribution Deficiency (Excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Covered Employee Payroll	919,165	938,080	1,183,900	1,276,539
Contributions as a Percentage of Covered Employee Payroll	0.22%	0.33%	0.22%	0.21%

**NOTES:**

In accordance with GASB 75, Paragraph 138, only three years of data are presented this reporting period. "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

## INTERNAL CONTROL SECTION



CPAs & Advisors

Bob J. Arnold, CPA, PFS  
Lanny G. Walker, CPA, PFS  
Kris Arnold, CPA, PFS  
Andrew Arnold, CPA  
Melissa J. Godfrey, CPA

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*

Board of Directors  
Kaufman Central Appraisal District  
Kaufman, Texas

We have audited, in accordance with the 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 and each major fund of the Kaufman Central Appraisal District, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 4, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the 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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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 may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District'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 determination of financial statement amounts. 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.

Respectfully Submitted,

Arnold, Walker, Arnold & Co., P.C.

Arnold, Walker, Arnold & Co., P.C.

March 4, 2022

**Kaufman Central Appraisal District**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**For the year ended December 31, 2021**

Type of Report on Financial Statements:	Unqualified
Reportable Conditions:	None
Material Weaknesses Involving Reportable Conditions:	None
Noncompliance Material to the Financial Statements:	None
Questioned Costs:	None

**Kaufman Central Appraisal District**  
**SCHEDULE OF STATUS OF PRIOR FINDINGS**  
For the year ended December 31, 2021

N/A

**Kaufman Central Appraisal District**  
**CORRECTIVE ACTION PLAN**  
For the year ended December 31, 2021

N/A



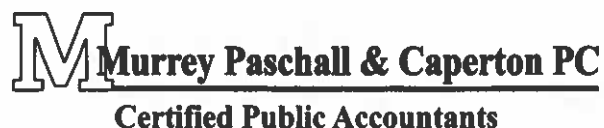
**KAUFMAN COUNTY EMERGENCY  
SERVICES DISTRICT #6  
AUDITED FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**MURREY PASCHALL & CAPERTON, PC  
Certified Public Accountants**



**KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
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SEPTEMBER 30, 2021**

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<b>Required Supplemental Information:</b>	
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## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Kaufman County Emergency Services District #6  
Forney, Texas

We have audited the accompanying financial statements of the governmental activities, and each major fund, of the Kaufman County Emergency Services District #6 ("District), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### AUDITOR'S RESPONSIBILITY

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

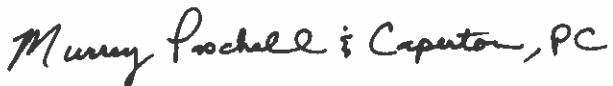
## OPINIONS

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund, of the Kaufman County Emergency Services District #6, as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## OTHER MATTERS

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-7 and 21 be presented to supplement the basic financial statements. Such information, 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 auditing standards generally accepted in the United States of America, 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.



Murrey, Paschall & Caperton, P.C.

*Certified Public Accountants*

Forney, Texas

February 23, 2022

**KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

In accordance with Governmental Accounting Standards Board ("GASB") Statement No.34, the management of Kaufman County Emergency Services District No. 6 (the "District") offers the following narrative on the financial performance of the District for the year ended September 30, 2021. Please review it in conjunction with the District's basic financial statements, which begin on page 8.

**Financial Highlights**

- The District's assets exceeded its liabilities by \$1,442,263 (net assets) for the fiscal year reported. This compares to the previous year when assets exceeded liabilities by \$1,571,845.
- Total net assets are comprised of the following:
  - (1) Capital assets of \$612,224
  - (2) Unrestricted net assets of \$830,039.
- Total net assets decreased by \$129,582, which represents an 8.2% decrease to 2020.
- The District had \$1,210,416 in expenses related to governmental activities with \$1,080,834 in program revenues to cover the cost of those programs.

**USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The Statement of Net Assets and the Statement of Activities (on pages 8 & 9) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. These statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

**REPORTING THE DISTRICT AS A WHOLE**

The Statement of Net Assets and the Statement of Activities:

Our analysis of the District as a whole begins on page 8. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of the year's activities?" The Statement of Net Assets and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021

These two statements report the District's *net assets* and changes in them. You can think of the District's net assets, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, *increases or decreases* in the District's net assets are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local government support to assess the *overall health* of the District.

#### REPORTING THE DISTRICT'S MOST SIGNIFICANT FUNDS

##### Fund Financial Statements:

Our analysis of the District's major funds begins on page 8. The fund financial statements begin on page 10 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. However, the Board of Fire Commissioners has the ability to establish other funds to help control and manage money for particular purposes. The District only has governmental funds.

*Governmental Funds:* The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using the *modified accrual* method of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds in a reconciliation after the fund financial statements.

Budgetary comparison statements are included in the basic financial statements. These statements and schedules demonstrate compliance with the District's adopted and final revised budget.

The budgetary comparison statements can be found on page 21 of this report.

*Notes to Financial Statements:* The accompanying notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021

THE DISTRICT AS A WHOLE

As year-to-year financial information is accumulated on a consistent basis, changes in net assets may be observed and used to discuss the changing financial position of the District as a whole.

Comparative data is accumulated and presented to assist analysis. The District's total net assets changed from one year ago, decreasing from \$1,571,845 to \$1,442,263. Net assets of the District's activities decreased 8.2% or \$129,582. Unrestricted net assets (the part of net assets that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements) decreased from \$873,341 to \$830,039 at the end of the fiscal year.

The following table provides a summary of the District's net assets at September 30:

Summary of Net Assets		
<u>Governmental Activities</u>		
	<u>2021</u>	<u>2020</u>
Current and other assets	\$ 832,416	\$ 1,090,238
Capital assets	<u>612,224</u>	<u>698,504</u>
Total Assets	<u>\$ 1,444,640</u>	<u>\$ 1,788,742</u>
Current liabilities	<u>\$ 2,377</u>	<u>\$ 216,897</u>
Net Assets:		
Invested in capital assets, net of related debt	612,224	698,504
Unrestricted	<u>830,039</u>	<u>873,341</u>
Total Net Assets	<u>\$ 1,442,263</u>	<u>\$ 1,571,845</u>

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021

The following table provides a summary of the District's changes in net assets for the year ended September 30:

Summary of Changes in Net Assets <u>Governmental Activities</u>				
	<u>2021</u>	<u>%</u>	<u>2020</u>	<u>%</u>
General Revenues:				
Property taxes*	\$ 1,074,582	99.42	\$ 909,918	98.93
Other income	<u>6,252</u>	<u>0.58</u>	<u>9,863</u>	<u>1.07</u>
Total Revenues	<u>1,080,834</u>	100.00	<u>919,781</u>	100.00
Expenses:				
General government	1,041,274	86.03	899,348	85.55
Tax collection fees	10,603	0.88	9,682	0.92
Administrative expenses	63,459	5.24	47,727	4.54
Depreciation expense	<u>95,080</u>	<u>7.86</u>	<u>94,493</u>	<u>8.99</u>
Total Expenses	<u>1,210,416</u>	100.00	<u>1,051,250</u>	100.00
Increase in net assets before transfers:	(129,582)		(131,471)	
Transfers in	-0-		-0-	
Change in Net Assets	(129,582)		(131,471)	
Beginning net assets	<u>1,571,845</u>		<u>1,703,316</u>	
Ending Net Assets	<u>\$ 1,442,263</u>		<u>\$ 1,571,845</u>	

#### CAPITAL ASSETS

The District's investment in capital assets for its governmental activities, net of depreciation, as of September 30, 2021 is \$612,224. These include land, a building, and field and office equipment. Depreciation expense for the year ended September 30, 2021 amounted to \$95,080.

	September 30, 2020	Additions	Dispositions	September 30, 2021
Land	\$ 5,138	\$ -	\$ -	\$ 5,138
Buildings	46,240	8,800	-	55,040
Equipment	934,022	-	-	934,022
Accum. Depr.	<u>(286,895)</u>	<u>(95,080)</u>	<u>-</u>	<u>(381,976)</u>
Total	<u>\$ 698,504</u>	<u>\$ (86,280)</u>	<u>\$ -</u>	<u>\$ 612,224</u>

**KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

**ECONOMIC FACTORS**

The District has operated in the Forney, Texas area since its inception in 2001. The District is supported exclusively by taxes levied on property owners within its District. Housing is expanding at a good pace, with projections of an increase in property tax for the District of approximately \$183k in the upcoming fiscal year.

This budgetary year finances will need to be managed conservatively, as a result of the increased rate paid to the City of Forney that requires the District to use reserve funds to cover a portion of the expenditures. There are positive economic forces in place. The challenge we face as a responsible governmental organization is balancing our financial resources with the demands for improved service coming from a growing population, and the corresponding demands for improved service coming from our residents, and local and state governmental entities. There is no doubt the citizens of ESD #6 support both financial restraint and improved services. We do intend to make the most of our citizens' support to provide consistently outstanding fire and emergency services in every sector of Kaufman County Emergency Services District #6.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addresses to the Kaufman County Emergency Services District #6, P.O. Box 829, Forney, TX 75126.



KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2021

ASSETS

Current Assets:

Cash in bank - Note 2	\$ 826,321
Accounts receivable	<u>6,095</u>

Total Current Assets	<u>832,416</u>
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Non-Current Assets

Capital assets, net of accumulated depreciation - Note 3	<u>612,224</u>
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Total Non-Current Assets	<u>612,224</u>
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TOTAL ASSETS	<u><u>\$ 1,444,640</u></u>
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LIABILITIES AND NET ASSETS

Current Liabilities:

Accounts payable	<u>\$ 2,377</u>
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Total Current Liabilities	<u>2,377</u>
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Total Liabilities	<u>2,377</u>
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Net Assets:

Invested in capital assets, net of related debt	612,224
Unrestricted	<u>830,039</u>

Total Net Assets	<u>1,442,263</u>
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TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 1,444,640</u></u>
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The accompanying notes are an integral part of the financial statements.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

<u>FUNCTIONS/PROGRAMS</u>	<u>Program Revenues</u>			<u>Net Revenues and Change in Net Assets Primary Government</u>
	Expenses	Levied Tax Income	Capital	Governmental Activities
			Grants and Contributions	
Primary Government				
Governmental Activities:				
General government	\$ 1,041,274	\$ 1,074,582	\$ -	\$ 33,308
County tax collection fees	10,603	-	-	(10,603)
Administrative expenses	63,459	-	-	(63,459)
Depreciation expenses	95,080	-	-	(95,080)
Total Primary Government	<u>\$ 1,210,416</u>	<u>\$ 1,074,582</u>	<u>\$ -</u>	<u>\$ (135,834)</u>
General Revenues:				
Interest and Admin income				<u>6,252</u>
Total General Revenues				<u>6,252</u>
Change in Net Assets				(129,582)
Net Assets - Beginning				<u>1,571,845</u>
Net Assets - Ending				<u>\$ 1,442,263</u>

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

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
BALANCE SHEET - GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021

	<u>General</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>		
Cash in bank - Note 2	\$ 826,321	\$ 826,321
Accounts receivable	<u>6,095</u>	<u>6,095</u>
Total Assets	<u>\$ 832,416</u>	<u>\$ 832,416</u>
 <b>LIABILITIES AND FUND BALANCES</b>		
<b>Liabilities</b>		
Accounts payable	<u>\$ 2,377</u>	<u>\$ 2,377</u>
Total Current Liabilities	<u>2,377</u>	<u>2,377</u>
Total Liabilities	<u>2,377</u>	<u>2,377</u>
<b>Fund Balances</b>		
Unassigned	<u>830,039</u>	<u>830,039</u>
Total Fund Balances	<u>830,039</u>	<u>830,039</u>
Total Liabilities and Fund Balance	<u>\$ 832,416</u>	<u>\$ 832,416</u>

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

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2021

Total Fund Balance - Total Governmental Funds	\$ 830,039
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets net of accumulated depreciation are not financial resources and, therefore, are not reported in the funds. See note 3 for detail.	<u>612,224</u>
Net Assets of Governmental Activities	<u>\$ 1,442,263</u>

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

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES-GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Governmental Fund</u>	
	<u>Types</u>	
	<u>General Fund</u>	<u>Total Governmental Funds</u>
REVENUES		
Levied tax income	\$ 1,074,582	\$ 1,074,582
Other income	<u>6,252</u>	<u>6,252</u>
Total Revenues	<u>1,080,834</u>	<u>1,080,834</u>
EXPENDITURES		
Fire protection	1,041,274	1,041,274
County tax collection fees	10,603	10,603
Administrative expenses	6,685	6,685
Marketing and website	30,066	30,066
Legal and accounting	13,924	13,924
Payroll and taxes	4,167	4,167
County election expense	8,617	8,617
Capital expenditures	<u>8,800</u>	<u>8,800</u>
Total Expenditures	<u>1,124,136</u>	<u>1,124,136</u>
Excess (Deficiency) of Revenues over Expenditures	(43,302)	(43,302)
Fund Balances - Beginning	<u>873,341</u>	<u>873,341</u>
Fund Balances - Ending	<u>\$ 830,039</u>	<u>\$ 830,039</u>

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

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ (43,302)
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Amounts reported for governmental activities in the statement of  
activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their useful lives and reported as depreciation expense. This is the amount of capital expenditures and depreciation expense for the current period.	8,800 <u>(95,080)</u>
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Changes in Net Assets of the Governmental Activities	<u>\$ (129,582)</u>
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The accompanying notes are an integral part of the financial statements.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Kaufman County Emergency Services District #6 is a body, both corporate and political, created for the purpose of providing support to the Forney Fire Department and contracting them to ensure fire protection and fire fighting operations in areas of Forney that are not in its city limits. The District was specifically formed under the auspices of Acts 1989, 71<sup>st</sup> Legislation, Chapter 794, and created by action of the Board on October 1, 2001.

The District is a jointly governed entity administered by a Board of Fire Commissioners ("Board") that acts as the authoritative and legislative body of the entity. The Board is comprised of 5 members, all voting members, appointed by the Commissioners Court. Each member is elected as an officer of the District; President, Vice-President, Secretary/Treasurer, and two members-at-large. Each Officer serves an unlimited term; there are no term limits for reappointment. The City of Forney is its only member government. No board members receive compensation for serving on the Board.

The Board of Fire Commissioners annually appoints the President of the Board from existing board members. The President's responsibilities are to preside at all meetings of the Board; be the chief officer of the District; perform all duties commonly incident to the position of presiding officer of a board, commission or business organization and exercise supervision over the business of the District, its officers and employees.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. More significant of these accounting policies are described below.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic - but not the only - criterion for including a potential component unit with the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

**B. Government-wide financial statements**

The government-wide financial statements report information on all of the non-fiduciary activities of the primary government.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include (1) charges for taxes levied to property owners in the District's service area and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as *general revenues*. Major individual governmental funds are reported as separate columns in the fund financial statements.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. 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 report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when 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 District considers revenues to be available if they are collected within 60 days of the end of the fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting.

Levied tax revenue associated with the current fiscal period are considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. In general, all other revenue items are considered measurable and available only when the District receives the cash.

***Fund Accounting***

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.



KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

*Governmental Funds*

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

**General Fund** – The General Fund is used to account for all financial resources of the District except those that must be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

*Revenues – Exchange and Non-Exchange Transactions*

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within 60 days of fiscal year-end. Under the modified accrual basis, only levied tax revenue is considered to be both measurable and available at fiscal year-end.

Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

*Expenses/Expenditures*

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

**D. Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net assets but are not reported in the fund financial statements.

All assets are capitalized at cost (or estimated at historical cost) and updated for additions and retirements during the year. The District maintains a capitalization threshold of \$2,500. The District does not possess any infrastructure. Improvements are capitalized, the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not. The District currently depreciates its building over a useful life of 39 years and the fire engines over a useful life of 10 years, both on the straight-line basis.

The District reviews potential impairments of long-lived assets when there is evidence that events or changes in circumstances have made the recovery of an asset's carrying value unlikely. An impairment loss is recognized if the sum of the expected, undiscounted future cash flows is less than the net book value of the asset. Generally, the amount of the impairment loss is measured as the excess of the net book value of the assets over the estimated fair value. As of September 30, 2021, no impairment of long-lived assets is necessary.

**E. Reservations of Fund Balance**

The District records reservations for portions of fund equity which are legally segregated for specific future use or which do not represent available expendable resources and therefore, are not available for appropriations or expenditure in the governmental fund balance sheet.

Unreserved fund balance indicates that portion of fund equity, which is available for appropriations, in future periods. The District does not currently have any reservations of fund balance. If restricted and unrestricted assets are available for the same purpose, then restricted assets will be used before unrestricted assets.

**F. Net Assets**

Net assets present the difference between assets and liabilities in the statement of net assets. Net assets invested in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

**G. Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America that requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

H. Fair Value of Financial Assets

The District measures and discloses certain financial assets and liabilities at fair value. GAAP defines fair value as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. GAAP also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. GAAP describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices in active markets for identical assets or liabilities.

Level 2 – Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

For disclosure purposes, assets and liabilities are classified in their entirety in the fair value hierarchy level based on the lowest level of input that is significant to the overall fair value measurement. The entity's assessment of the significance of a particular input to the fair value measurement requires judgment and may affect the placement within the fair value hierarchy.

The entity uses the active market approach to measure fair value of financial assets or liabilities.

I. Budgets

The District follows these procedures in establishing the budget reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures and is prepared in accordance with the basis of accounting utilized by that fund.
2. Public meetings are conducted at which all interested persons' comments concerning the budget are heard. After such meetings, the Board of Commissioners formally adopts the budget through passage of an ordinance.
3. The District amends the budget throughout the year approving such additional expenses. The amended budget is used in presenting the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual.
4. All annual appropriations lapse at fiscal year-end.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

NOTE 2 – CASH AND INVESTMENTS

As of September 30, 2021 the cash in bank is as follows:

Cash in Bank – American National Bank – Operating	\$ 457,644
Cash in Bank – American National Bank – Debit Card	2,364
CD #1 – City Bank	220,309
CD #2 – City Bank	<u>146,005</u>
Total	<u>\$ 826,321</u>

Cash deposits are reported at carrying amount, which reasonably estimates fair value. The limit for FDIC insured funds is \$250,000 per depositor. Additionally, the District has secured by collateral pledged by the depository through City Bank Lubbock valued at \$155,000 as of September 30, 2021. Occasionally the bank account balances do exceed this limit, but the board does not believe that the excess provides unreasonable risk to the entity.

NOTE 3 – CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended September 30, 2021:

	Balance September 30, 2020	Additions**	Dispositions	Balance September 30, 2021
Land	\$ 5,138	\$ -	\$ -	\$ 5,138
Buildings	46,240	8,800	-	55,040
Equipment	934,022	-	-	934,022
Accum. Depr.	<u>(286,895)</u>	<u>(95,080)</u>	<u>-</u>	<u>(381,976)</u>
Total	<u>\$ 698,504</u>	<u>\$ (86,280)</u>	<u>\$ -</u>	<u>\$ 612,224</u>

*\*\*The District completed an office addition during FY2021.*

NOTE 4 – COMMITMENTS AND CONTINGENCIES

A. City of Forney – Fire Protection Agreement

Kaufman County Emergency Services District #6 is in a Fire Protection Agreement with the City of Forney for the City of Forney to provide fire protection to the residents and businesses within the rural areas of Kaufman County. The previous agreement was signed September 21, 2011 and renewed annually through the period ending September 30, 2014. The District entered into a new contract with the City effective October 01, 2020 through September 30, 2021 and automatically renews for one year. According to the new agreement, the District now pays the City \$.03 per \$100 (previously \$.02) of appraised value of property located within the District.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021

In exchange the City provides fire and EMS services to the District as if the District were in the city limits. The total cost of the contract in 2020 was \$867,586 which was \$216,896 per quarter. This increased in FY2021 to 1,041,274 which was \$260,319 per quarter. Noted due to the rate increase and property value increase throughout the District, the total cost of the contract for fiscal year 2022 will be \$1,224,504 which is \$306,126 per quarter.

NOTE 5 – PROPERTY TAXES

The District has contracted with the Kaufman County Tax Assessor Collector to bill and collect its property tax. The District's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the District. The assessed value of the roll as of January 1, 2020, upon which the 2020 levy was based, was \$3,470,912,784 (\$3,535,338,763 after adjustments) as certified by the Kaufman Central Appraisal District.

Taxes are due by January 31 following the October 1 levy date. On February 1 of each year, a tax lien attaches to the property. The total 2020 levy was \$1,063,836 and the tax rate was 3% per \$100 assessed valuation.

NOTE 6 – SUBSEQUENT EVENTS

The District has evaluated all events or transactions that occurred after September 30, 2021 up through February 23, 2022, the date the financial statements were available to be issued.

KAUFMAN COUNTY EMERGENCY SERVICES DISTRICT #6  
GENERAL FUND  
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES  
IN FUND BALANCE-BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Original Budget	Revisions	Revised Budget	Actual	Variance
Revenue:					
Levied tax income	\$ 1,041,273	\$ -	\$ 1,041,273	\$ 1,074,582	\$ 33,309
Other income	<u>4,500</u>	<u>-</u>	<u>4,500</u>	<u>6,252</u>	<u>1,752</u>
Total Revenue	<u>1,045,773</u>	<u>-</u>	<u>1,045,773</u>	<u>1,080,834</u>	<u>35,061</u>
Expenditures:					
Reserve Fund (capital purchase)	4,500	-	4,500	8,800	(4,300)
Fire protection	1,041,273	-	1,041,273	1,041,274	(1)
County collection fees	10,405	-	10,405	10,603	(198)
Administrative expenses	13,300	-	13,300	6,685	6,615
Marketing and website	25,000	-	25,000	30,066	(5,066)
Legal and accounting	15,000	-	15,000	13,924	1,076
Payroll and taxes	6,000	-	6,000	4,167	1,833
County election expense	-	-	-	8,617	(8,617)
Special request	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>1,115,478</u>	<u>-</u>	<u>1,115,478</u>	<u>1,124,136</u>	<u>(8,658)</u>
Excess of revenues over expenditures	(69,705)	-	(69,705)	(43,302)	26,403
Fund Balances - Beginning	<u>873,341</u>	<u>873,341</u>	<u>873,341</u>	<u>873,341</u>	<u>-</u>
Fund Balances - Ending	<u>\$ 803,636</u>	<u>\$ 873,341</u>	<u>\$ 803,636</u>	<u>\$ 830,038</u>	<u>\$ 26,403</u>

*\*Noted expenses were higher than budget primarily as a result of additional time needed for special elections fees, attorney invoices, and marketing/website development.*

See Independent Auditor's Report.

**M** **Murrey Paschall & Caperton PC**  
**Certified Public Accountants**

February 23, 2022

To the Board of Commissioners  
Kaufman County Emergency Services District #6  
Forney, Texas

We have audited the financial statements of Kaufman County Emergency Services District #6 for the year ended September 30, 2021, and have issued our report thereon dated February 23, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 11, 2021. Professional standards also require that we communicate to you the following information related to our audit.

**SIGNIFICANT AUDIT FINDINGS**

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Kaufman County Emergency Services District #6 are described in Note I to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. We noted no transactions entered into by the Kaufman County Emergency Services District #6 during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's 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 significantly from those expected. The most sensitive estimate affecting the Kaufman County Emergency Services District #6's financial statements was:

Management's estimate of the depreciation of the District's fixed assets is based upon management's estimate of the specific assets useful life and the cost of the assets is depreciated accordingly. We evaluated the key factors and assumptions used to develop the depreciation estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. These are typically disclosures of long-term debt or other commitments. The District has no outstanding debt as of year-end.

The financial statement disclosures are neutral, consistent, and clear.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

- We made a \$95k entry to record 2021 depreciation expense.
- We made a \$2,440 entry to record CD interest income for 2021.
- We made a \$1,500 entry to record a Mayes Media invoice to accounts payable.
- We reclassified \$8,800 to capital assets for the office remodel / addition.
- We reclassified Kaufman CAD collection fees for 1 quarter to the correct account.

### *Disagreements with Management*

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

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated February 23, 2022.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



## OTHER MATTERS

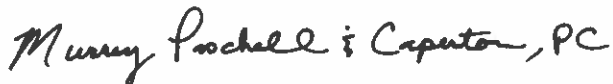
We applied certain limited procedures to the MD&A and Budget and Actual schedules by fund type, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

- *During this audit, we spent additional time working with management to reconcile the attorney and media expense invoices and payments. All media invoices were able to be correctly reconciled. The attorney emailed a reconciliation of the District's account balance and noted several months where an incorrect amount was paid. We discussed with management and feel this is an isolated incident and should not be a pervasive issue going forward.*

## RESTRICTION ON USE

This information is intended solely for the information and use of the Board of Directors and management of the Kaufman County Emergency Services District #6 and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Murrey Paschall & Caperton, P.C.".

Murrey Paschall & Caperton, P.C.

# KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

<b>Submission Date:</b> 3/30/22		<b>Submitted by:</b> Raylan Smith		<b>Person Presenting:</b>	
<b>Court Date Requested:</b> 4/5/22		<b>Department:</b> Purchasing		<b>Zennell Andy</b>	
<b>Item Requested is:</b> <input checked="" type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
<b>Item:</b> (Statement as you wish to appear on the agenda) Discuss and consider the purchase of a used 2017 Dynapac Model CA 1400PD Padfoot in the amount of \$81,775; utilizing Buyboard Contract #597-19; for Precinct #2.					
<b>Background, if any:</b>					
<b>Attachments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Fiscal Impact:</b>		<b>Has this item been reviewed by the District Attorney's Office:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Signatures Required:</b>		<b>Yes / No</b>		<b>Return Signed Originals to:</b>  _____ (Name of Company)  _____ (Mailing Address)  _____ (City, State, Zip)  <b>OR CALL TO HAVE ITEMS PICKED UP:</b> <input type="checkbox"/>  _____ (Name) <span style="float: right;">(Phone Number)</span>	
County Judge		<input type="checkbox"/> <input type="checkbox"/>			
County Clerk		<input type="checkbox"/> <input type="checkbox"/>			
County Auditor		<input type="checkbox"/> <input type="checkbox"/>			
Elected Official(s) Commissioners:					
Department Heads(s):					
Other:					

**Note:** This is the only form required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the Office of the County Judge by email to [annabel@kaufmancounty.net](mailto:annabel@kaufmancounty.net) or 100 W. Mulberry St., Kaufman, Texas, 75142 for inclusion on the courts agenda. **Items will not be included if submitted after deadline: Thursday at 12 noon preceding court meeting.** Regular Court Meetings are held on the 2nd and 4th Tuesdays of each month.

## FOR OFFICE USE ONLY:

**Item Received by:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_

5210 N. Loop 1604 E  
San Antonio, TX 78247  
Ph: (210) 657-6151  
Fax: (210) 657-5871



201 Commerce Blvd  
Georgetown, TX 78626  
Ph: (512) 930-5151  
Fax: (210) 657-5871

Commissioner Skeet Phillips  
Kaufman County, Precinct 2  
200 E. Main Street  
Forney, Texas 75126

March 25, 2022  
PH: 972 564 4054  
FX: 972 551 0113

BuyBoard Quotation for Kaufman County, Pct. 2, TX  
Attn: Commissioner Skeet Phillips,

**BUYBOARD PURCHASE QUOTATION**  
**BuyBoard Contract No: 597-19**

Used, 2017 Dynapac Model CA 1400PD Padfoot Drum Vibratory Soil Compactor, 66"  
Drum Width, water cooled, turbo charged, producing 75 HP, Dual Speed - Work / Travel,  
ROPS Canopy.

Operating Weight w/th ROPS Canopy: 14,500 lbs.  
Drum Vibrations Per Minute: 1,920 VPM  
Drum Centrifugal Force; High / Low Amplitude 25,800 / 12,400 lbs

Dealer Used Equipment Price .....	\$ 87,890.00
BuyBoard Contract Used Equipment Discount: 10% .....	- 7,990.00
BuyBoard Customer Discounted Sale Amount .....	\$ 79,900.00
Delivery to Customer .....	\$ 1,875.00
Total BuyBoard Sale Amount .....	\$ 81,775.00

**Warranty: Power Train & Hydraulics - One Year**  
Warranty work to be performed; FOB: Dealer Location  
[customer responsible for travel charges to customer location]

**Delivery: In Stock & Available**  
Will deliver Wednesday, April 6

Dealer Unit No: DYN 144      Mfg. S/N 10000169CHA019876  
Hour-Meter Registers: 179 Hours

Submitted by : Rick Chapman

A handwritten signature in black ink, appearing to read "Rick Chapman", is written over a horizontal line.

District Manager  
Cooper Equipment Co.

# KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

<b>Submission Date:</b> 3/30/22		<b>Submitted by:</b> Raylan Smith		<b>Person Presenting:</b>	
<b>Court Date Requested:</b> 4/5/22		<b>Department:</b> Purchasing		Raylan Smith	
<b>Item Requested is:</b> <input checked="" type="checkbox"/> For Action/Consideration <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Public Workshop <input type="checkbox"/> Executive Session					
<b>Item:</b> (Statement as you wish to appear on the agenda) Discuss and consider recommendation from Gallagher Construction for award of multiple contracts for RFP 22-07: Kaufman County Justice Center Expansion					
<b>Background, if any:</b>					
<b>Attachments:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Fiscal Impact:</b>		<b>Has this item been reviewed by the District Attorney's Office:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Signatures Required:</b>		<b>Yes / No</b>		<b>Return Signed Originals to:</b>	
County Judge		<input type="checkbox"/> <input type="checkbox"/>			
County Clerk		<input type="checkbox"/> <input type="checkbox"/>			
County Auditor		<input type="checkbox"/> <input type="checkbox"/>		(Name of Company)	
Elected Official(s) Commissioners:				(Mailing Address)	
Department Heads(s):				(City, State, Zip)	
Other:				<b>OR CALL TO HAVE ITEMS PICKED UP:</b> <input type="checkbox"/>	
				_____ (Name) <span style="float: right;">(Phone Number)</span>	

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## FOR OFFICE USE ONLY:

**Item Received by:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_



**GALLAGHER**

April 5, 2022

Mrs. Raylan Smith, Purchasing Agent  
Kaufman County  
100 N. Washington  
Kaufman, Tx 75142

**Re: Kaufman County Justice Center Expansion Project  
RFP No. 22-07  
Recommendation to Award**

Mrs. Smith,

Kaufman County received competitive sealed proposals for the Kaufman County Justice Expansion project on March 17, 2022. A copy of the proposal tabulation is attached for your reference.

The attached documents indicate the fees, contingencies, budgets, professional fees, amounts recommended for award, etc. for the project.

Gallagher Construction Services recommends that the County award all items as indicated on the attached documents contingent upon the contractor selection process and the County receiving the required insurance and bonds from each selected contractor. If the awarded contractor does not provide the required documents, award will be made to the respondent with the next highest evaluation.

Award of contracts will be made to the respondent offering the best value to Kaufman County based on evaluation of the proposals received using the following selection criteria as set forth in the bid documents:

1. Purchase price
2. Ability of Vendor to provide adequate manpower & resources to complete the Project(s) on schedule
3. Reputation of the Vendor
4. Quality of Vendor's work
5. Extent of Vendor's services to meet the needs of the County
6. Vendor's past relationship with the County
7. Vendor's designation as a historically underutilized business
8. Total long term cost to the County
9. Other criteria:
  - A. Has the Respondent constructed projects of similar size, type and complexity?
  - B. Are Respondent's personnel experienced in similar projects?
  - C. Does the Respondent stay on schedule?
  - D. Does the Respondent work well with the Owner on change orders?
  - E. Does the Respondent timely complete warranty work?

We have reviewed all proposals submitted in categories where only one proposal was received and have found the proposed amounts to be within an acceptable range for the scope of work in each respective work category.

Gallagher Construction Services is honored for the continued opportunity to work with Kaufman County and HOK Architects. We look forward to the successful completion of this project.

Sincerely,

GALLAGHER CONSTRUCTION SERVICES

Lance Aaron

cc:

Curt Parde – HOK Architects



**Kaufman County  
Justice Center Expansion  
Total Sheet  
Thursday, March 17, 2022**

**TOTAL SQFT**  
**25,416**

CSP #	SCOPE	CONTRACTOR	TOTAL	COST/SF
01-B	Final Building Cleaning	Jewel's Commercial Cleaning, LLC	\$ 6,475	\$ 0.25
03-A	Building Concrete	JDS Contractors	\$ 1,196,000	\$ 47.06
04-A	Masonry	Skinner Masonry, LLP	\$ 350,650	\$ 13.80
05-A	Structural Steel & Erection	Plyler Fabrication	\$ 1,152,949	\$ 45.36
06-A	Millwork	EGR Construction, Inc.	\$ 302,000	\$ 11.88
07-A	Roofing and Sheetmetal	Paragon Roofing, Inc.	\$ 449,500	\$ 17.69
07-A	Temporary Roofing	Estimate	\$ 100,000	\$ 3.93
07-C	Sprayed on Fireproofing/Insulation	Alpha Insulation & Waterproofing, Inc.	\$ 61,623	\$ 2.42
08-A	Frames, Doors and Hardware	Tex-Oma Builders Supply Company	\$ 258,647	\$ 10.18
08-A	Frames, Doors and Hardware	Omit Alum Door Frames (Incl BP 09-A)	\$ (26,369)	\$ (1.04)
08-B	Glass and Glazing	B&B Glass, Inc	\$ 342,250	\$ 13.47
09-A	Drywall and Acoustical	All Around Commercial Construction	\$ 863,000	\$ 33.95
09-C	Ceramic Tile	Fabulous Floors	\$ 87,232	\$ 3.43
09-D	Floor Coverings	Fabulous Floors	\$ 75,100	\$ 2.95
09-E	Painting and Wall Covering	M Danny Harrison, Inc.	\$ 105,244	\$ 4.14
09-I	Terrazzo	American Terrazzo Co., Ltd	\$ 87,000	\$ 3.42
09-I	Terrazzo	Add for Terrazzo Stair Treads/Risers	\$ 28,000	\$ 1.10
10-A	Building Specialties	Spectrum Resource Group, Ltd	\$ 60,882	\$ 2.40
10-D	Wire Mesh Partitions	N/A	\$ -	\$ -
10-G	Identification Devices	Sign International, Inc.	\$ 30,236	\$ 1.19
11-G	Residential Appliances	Estimate	\$ 15,000	\$ 0.59
12-D	Window Coverings	Kenmark Interiors	\$ 11,510	\$ 0.45
14-A	Elevator(s)	TK Elevator Corporation	\$ 217,659	\$ 8.56
21-A	Fire Sprinkler System	Service Fire & Industrial, Inc.	\$ 62,200	\$ 2.45
22-A	Plumbing	Texas General Mechanical	\$ 1,508,000	\$ 59.33
23-A	HVAC	Texas General Mechanical	Included Above	\$ -
26-A	Electrical	B&D Electrical LP	\$ 785,000	\$ 30.89
27-A	Voice and Data Cabling	J&L Technology Group	\$ 47,000	\$ 1.85
27-B	Audio Visual Systems	Justice AV Solutions	\$ 275,289	\$ 10.83
28-A	Fire Alarm	Terrell Alarm Systems, LLC	\$ 48,489	\$ 1.91
28-B	Security Systems	Terrell Alarm Systems, LLC	\$ 198,790	\$ 7.82
31-E	Termite Control	Texoma Pest Management	\$ 1,100	\$ 0.04
	Cost for Subs in Phase 1	Estimate	\$ 1,031,452	\$ 40.58
<b>COST OF WORK</b>				
1100	Survey and Layout	Estimate	\$ 5,000	\$ 0.20
1200	Temporary Crane Mats	Estimate	\$ 15,000	\$ 0.59
1310	Temporary Toilets	Estimate	\$ 10,000	\$ 0.39
1320	Temporary Power & Water	Estimate	\$ 15,000	\$ 0.59
1330	Storage Trailers	Estimate	\$ 10,000	\$ 0.39
1340	Waste Removal	Estimate	\$ 50,000	\$ 1.97
1350	Temporary Protection Provisions	Estimate	\$ 15,000	\$ 0.59
1360	Floor Protection	Estimate	\$ 25,000	\$ 0.98
1370	Cleanup Equipment	Estimate	\$ 15,000	\$ 0.59
1380	Grading Equipment	Estimate	\$ 15,000	\$ 0.59
1390	General Cleanup	Estimate	\$ 10,000	\$ 0.39
1400	SWPPP Book/Inspections/Repairs	Merit Professional Services	\$ 9,943	\$ 0.39
1500	Mailing/Shipping	Estimate	\$ 500	\$ 0.02
1510	Printing	Estimate	\$ 500	\$ 0.02
1520	Close-Out Documentation Scanning Fee	Estimate	\$ 5,000	\$ 0.20
1600	Builders Risk Insurance	Estimate	\$ 35,000	\$ 1.38
1700	Subcontractor Commitment Contingency	Estimate	\$ 150,000	\$ 5.90
1710	Construction Contingency	Estimate	\$ 700,000	\$ 27.54
1800	Constr Mgmt Fee and General Requirements	Gallagher Construction Services	\$ 841,174	\$ 33.10
<b>CONSTRUCTION COSTS TOTAL</b>			<b>\$ 11,659,025</b>	<b>\$ 458.73</b>
<b>FEES AND OWNER'S DIRECT EXPENSES</b>				
2210	Material Testing and Inspection	Alpha Testing	\$ 35,209	\$ 1.39

2300	HVAC Test & Balance	Campos Engineering	\$ 11,895	\$ 0.47
2310	MEP Commissioning	Campos Engineering	\$ 6,580	\$ 0.26
2410	TAS Reviews and Inspections	Estimate	\$ 5,000	\$ 0.20
2420	Energy Inspections	Estimate	\$ 2,500	\$ 0.10
FEES AND OWNER'S DIRECT EXPENSES TOTAL			\$ 61,184	\$ 2.41
FURNITURE, FIXTURES, & EQUIPMENT (FF&E)				
3100	Furniture, Fixtures, and Equipment	Estimate	\$ 400,000	\$ 15.74
FURNITURE, FIXTURES, & EQUIPMENT (FF&E) TOTAL			\$ 400,000	\$ 15.74
MISCELLANEOUS CONTINGENCIES				
4100	Owner Move-In	Estimate	\$ 50,000	\$ 1.97
4200	Moisture Floor Prep Allowance	Estimate	\$ -	\$ -
4300	Owner Contingency	Estimate	\$ 200,000	\$ 7.87
MISCELLANEOUS CONTINGENCIES TOTAL			\$ 250,000	\$ 9.84
TOTAL COST			\$ 12,370,209	\$ 486.71



Proposal Tabulation

March 17, 2022

Kaufman County Justice Center Addition

2:00PM

CSP 01-B	FINAL BUILDING CLEANING	1	2	3	TOTAL	COMBINATION PROPOSAL
	JEWELS COMMERCIAL CLEANING, LLC	X	X	X	\$ 6,475	
	JT SPECIALTY CLEANING, LLC	X	X	X	\$ 8,550	
	MEMBERS BUILDING MAINTENANCE, LLC				\$ 9,337	
CSP 03-A	BUILDING CONCRETE	1	2	3	TOTAL	COMBINATION PROPOSAL
	JDS CONTRACTORS	X	X	X	\$ 1,196,000	
	MILLER SIERRA CONTRACTORS, INC	X	X	X	\$ 1,199,000	
	NORTH TEXAS CONTRACTING, INC	X	X	X	\$ 1,229,184	
	ROBERT KENT CONSTRUCTION	X	X	X	\$ 1,344,100	
CSP 04-A	MASONRY	1	2	3	TOTAL	COMBINATION PROPOSAL
	SKINNER MASONRY, LLP	X	X	X	\$ 350,650	
	J&E COMPANIES	X	X		\$ 475,245	
	MIDTEX MASONRY, LLC DBA WILKS MASONRY	X	X	X	\$ 567,000	
LATE	FATHER & SONS MASONRY				LATE	
LATE	GAY & SON MASONRY, LP				LATE	
CSP 05-A	STRUCTURAL STEEL & ERECTION	1	2	3	TOTAL	COMBINATION PROPOSAL
	PLYLER FABRICATION	X	X	X	\$ 1,152,949	
	THORNTON STEEL COMPANY	X	X	X	\$ 1,179,474	
CSP 06-A	MILLWORK	1	2	3	TOTAL	COMBINATION PROPOSAL
	EGR CONSTRUCTION, INC	X	X	X	\$ 302,000	
	EUREKA MILLWORKS	X	X	X	\$ 328,498	

Proposal Tabulation

March 17, 2022

Kaufman County Justice Center Addition

2:00PM

CSP 07-A	ROOFING AND SHEETMETAL	1	2	3	TOTAL	COMBINATION PROPOSAL
	PARAGON ROOFING, INC	X	X	X	\$ 449,500	
	WRANGLER ROOFING, INC	X	X	X	\$ 480,980	
	SHOEMAKE HOLDINGS, INC DBA PREMIERE ROOFING	X			\$ 580,000	
	PRECISION WATERPROOFING & ROOFING, INC.	X	X	X	\$ 670,000	
CSP 07-C	SPRAYED ON FIREPROOFING AND SPRAYED ON INSULATION	1	2	3	TOTAL	COMBINATION PROPOSAL
	ALPHA INSULATION WATERPROOFING, INC	X	X	X	\$ 61,623	
	TRUTEAM BUILDER SERVICES GROUP, INC DBA LCR CONTRACTORS	X	X	X	\$ 76,010	
	LONE STAR FIREPROOFING, INC	X	X	X	\$ 103,250	
CSP 08-A	FRAMES, DOORS & HARDWARE	1	2	3	TOTAL	COMBINATION PROPOSAL
	ACE DOOR & HARDWARE, LLC	X	X	X	\$ 196,165	
	TEX-OMA BUILDERS SUPPLY CO	X	X	X	\$ 258,647	
	COMMERCIAL HARDWARE	X	X	X	\$ 299,356	
	PIPER WEATHERFORD COMPANY	X	X	X	\$ 335,965	
CSP 08-B	GLASS & GLAZING	1	2	3	TOTAL	COMBINATION PROPOSAL
	B&B GLASS, INC	X	X	X	\$ 342,250	
	NORTEX GLASS & MIRROR	X	X	X	\$ 727,380	
CSP 09-A	DRYWALL & ACOUSTICAL	1	2	3	TOTAL	COMBINATION PROPOSAL
	ALL AROUND COMMERCIAL CONSTRUCTION	X	X	X	\$ 863,000	
	J&E COMPANIES	X	X	X	\$ 879,900	
	MORRIS DRYWALL SYSTEMS	X	X	X	\$ 895,000	
	RICE DRYWALL, INC	X	X	X	\$ 981,295	
	SUN DRYWALL, LLC	X	X	X	\$ 996,860	
	NORTH TEXAS DRYWALL SYSTEMS	X	X	X	\$ 1,423,135	

Proposal Tabulation

March 17, 2022

Kaufman County Justice Center Addition

2:00PM

		1	2	3		TOTAL	COMBINATION PROPOSAL
<b>CSP 09-C</b>	<b>CERAMIC TILE</b>						
	FABULOUS FLOORS					\$ 87,232	
	ONE SOURCE COMMERCIAL FLOORING, LLC	x	x	x		\$ 102,040	
	WADLEIGH TILE	x	x	x		\$ 131,100	
<b>LATE</b>	LIFETIME FLOORING CREATIONS, LLC					LATE	
<b>CSP 09-D</b>	<b>FLOOR COVERINGS</b>	1	2	3		TOTAL	COMBINATION PROPOSAL
	FABULOUS FLOORS					\$ 75,100	
	TRINITY FLOOR COMPANY	x	x	x		\$ 85,922	
	ONE SOURCE COMMERCIAL FLOORING, INC	x	x	x		\$ 98,247	
	VECTOR CONCEPTS, INC	x	x	x		\$ 102,825	
<b>LATE</b>	LIFETIME FLOORING CREATIONS, LLC					LATE	
<b>CSP 09-E</b>	<b>PAINTING &amp; WALLCOVERING</b>	1	2	3		TOTAL	COMBINATION PROPOSAL
	M DANNY HARRISON, INC	x	x	x		\$ 105,244	
	SHAHAN & SON, LTD	x	x	x		\$ 124,998	
	BURNS & PARKS PAINTING, LLC	x	x	x		\$ 196,000	
	THOR CONSTRUCTION AND PAINTING	x	x	x		\$ 357,281	
<b>CSP 09-I</b>	<b>TERAZZO</b>	1	2	3		TOTAL	COMBINATION PROPOSAL
	AMERICAN TERAZZO COMPANY, LTD	x	x	x		\$ 87,000	
	TERRAZZO USA & ASSOCIATES, INC	x	x	x		\$ 107,478	
<b>CSP 10-A</b>	<b>BUILDING SPECIALTIES</b>	1	2	3		TOTAL	COMBINATION PROPOSAL
	SPECTRUM RESOURCE	x	x	x		\$ 60,822	
	KENMARK INTERIORS					\$ 72,135	

Proposal Tabulation

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Kaufman County Justice Center Addition

2:00PM

CSP 10-D	WIRE MESH PARTITIONS	1	2	3	TOTAL	COMBINATION PROPOSAL
	NONE SHOWN					
CSP 10-G	IDENTIFICATION DEVICES	1	2	3	TOTAL	COMBINATION PROPOSAL
	SIGN INTERNATIONAL, INC	X	X	X	\$ 30,236	
	A SIGN OF QUALITY	X	X	X	\$ 31,989	
	BENCHMARK SIGNS	X	X	X	\$ 40,759	
	SIGNDEALZ				\$ 46,914	
CSP 11-G	RESIDENTIAL APPLIANCES	1	2	3	TOTAL	COMBINATION PROPOSAL
CSP 12-D	WINDOW TREATMENTS	1	2	3	TOTAL	COMBINATION PROPOSAL
	KENMARK INTERIORS	X	X	X	\$ 11,510	
	CAPITOL BLIND	X	X	X	\$ 12,247	
	CKW COMMERCIAL DBA BLIND DEPOT				\$ 20,150	
CSP 14-A	ELEVATOR	1	2	3	TOTAL	COMBINATION PROPOSAL
	OTIS ELEVATOR COMPANY	X	X	X	\$ 184,000	\$ 33,659
	NEXT LEVEL ELEVATOR				\$ 189,000	
	TK ELEVATOR	X	X		\$ 217,659	
CSP 21-A	FIRE SPRINKLER SYSTEM	1	2	3	TOTAL	COMBINATION PROPOSAL
	SERVICE FIRE & INDUSTRIAL, INC	X	X	X	\$ 62,200	
	HIGHLAND FIRE PROTECTION COMPANY	X	X	X	\$ 87,807	
	ACTION FIRE PROS				\$ 97,115	
CSP 22-A	PLUMBING	1	2	3	TOTAL	COMBINATION PROPOSAL

Proposal Tabulation

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Kaufman County Justice Center Addition

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<b>22A/23A</b>	TEXAS GENERAL MECHANICAL	X	X	X					\$	1,508,000
<b>22A/23A</b>	ATMAC MECHANICAL SERVICES, LP	X	X	X					\$	1,633,000
<b>CSP 23-A</b>	<b>HVAC</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	
<b>22A/23A</b>	TEXAS GENERAL MECHANICAL	X	X	X					\$	1,508,000
	DALLAS MECHANICAL GROUP	X	X	X			736,965			
<b>22A/23A</b>	ATMAC MECHANICAL SERVICES, LP	X	X	X					\$	1,633,000
	LASSITER	X	X	X			788,000			
<b>CSP 26-A</b>	<b>ELECTRICAL</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	
	B&D ELECTRIC, LP	X	X	X			785,000			
	GROVES ELECTRICAL SERVICE, INC	X	X	X			816,450			
<b>22A/23A/26A</b>	TEXAS GENERAL MECHANICAL								\$	2,468,000
<b>CSP 27-A</b>	<b>VOICE AND DATA CABLING</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	
	AIR JET COMMUNICATIONS						30,665			
	JL TECHNOLOGY GROUP	X	X	X			47,000			
	LYNK AUTOMATION, LLC	X	X	X			58,186			
	CMC NETWORK SOLUTIONS, LLC	X	X	X			75,559			
<b>CSP 27-B</b>	<b>AUDIO/VISUAL SYSTEMS</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	
	JUSTICE AV SOLUTIONS	X	X				275,289			
<b>CSP 28-A</b>	<b>FIRE ALARM SYSTEMS</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	
	TERRELL ALARM SYSTEMS, LLC	X	X	X			48,489			
<b>CSP 28-B</b>	<b>SECURITY SYSTEMS</b>	1	2	3			<b>TOTAL</b>		<b>COMBINATION PROPOSAL</b>	

Proposal Tabulation

Kaufman County Justice Center Addition

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	TERRELL ALARM SYSTEMS, LLC	X	X	X	\$	198,790	
<b>CSP 31-E</b>	<b>TERMITE CONTROL</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>TOTAL</b>	<b>COMBINATION PROPOSAL</b>	
	TEXOMA PEST MANAGEMENT	X	X	X	\$ 1,100		
	PEST MANAGEMENT OF TEXAS	X	X	X	\$ 1,184		
	LEWIS JAMES, INC DBA ADVANTAGE PEST CONTROL	X	X	X	\$ 4,140		

# **Kaufman County**

## **Assessments and Collections Contract**

### **I. PURPOSE**

This contract between the Kaufman County Tax Assessor/Collector and the City of Cottonwood is entered into pursuant to Section 6.24 of the Texas Property Tax Code and Sec. 791.011 of the Texas Government Code.

### **II. SCOPE OF SERVICES**

#### **1. SERVICES TO BE RENDERED BY TAX ASSESSOR/COLLECTOR (TAC)**

The Tax Assessor shall assess and collect ad valorem property taxes on all properties subject to the Taxing Unit's taxing jurisdiction, and shall perform said services in the same manner and fashion as the TAC collects taxes due and owing Kaufman County on its own taxable properties. The services rendered hereunder shall conform with all applicable and controlling laws, rules, orders, mandates, and regulations, and shall include the following: (1) receiving the Certified Appraisal Roll from the appropriate Appraisal District(s) and monthly changes thereto, (2) providing mortgage companies, property owners and/or tax representatives tax roll and payment data, (3) providing all necessary assessments of taxes as required, (4) The transmittal of tax statements via appropriate medium (5) processing property tax payments, and (6) Calculations of effective tax rates, roll back tax rates and Truth in Taxation notices for publication unless instructed otherwise.

Additionally, on Taxing Unit's behalf, the TAC shall (1) approve and refund erroneous overpayments, if provided sufficient historical information by Taxing Unit, (2) obtain approval or rejection of requests for waiver of penalties and interest for delinquent taxes owed, (3) prepare and issue tax certificates, and (4) prepare and/or provide information and reports to state agencies, auditors and other interested parties regarding assessments, collections and disbursements of ad valorem taxes.

#### **2. ADDITIONAL SERVICES AVAILABLE TO TAXING UNIT**

The Tax Assessor might further perform or render additional related services when requested by the Taxing Unit, which additional services might result in additional costs and fees to be paid by the Taxing Unit. Before any such additional services are commenced by the TAC, said services and attendant costs and fees shall be confirmed by separate written agreement.

### **3. EXCLUSIONS**

The scope of services contemplated hereunder does not include the administration of a rollback election. In the event of a rollback election, regardless of the outcome, all costs incurred by the TAC on behalf of the Taxing Unit shall be in addition to the collection fees set out in the attached Notice of Annual per Parcel Cost and shall be confirmed by separate written agreement. Should the Taxing Unit adopt a rate that will trigger a rollback election, they may obtain an estimate of the costs that would be incurred, regardless of the outcome of the election.

In the event of a rollback election by the Taxing Unit, the TAC shall assume no duty or responsibility hereunder regarding (1) any matter relating to a financial or legal obligation said Taxing Unit may owe to any applicable Appraisal District; (2) the adoption of Taxing Unit's corrected/modified/amended tax rates, and related publications or notices pertaining thereto, or (3) any other obligation imposed by law or other controlling authority upon Taxing Unit not specifically stated in this Agreement.

### **III. COMPENSATION**

In consideration of the services provided by the TAC, Taxing Unit shall pay the TAC for the services provided herein, the amounts reflected in the attached Notice of Annual per Parcel Cost. The Notice of Annual per Parcel Cost attached hereto is incorporated herein for all purposes and constitutes a part of this contractual agreement.

It is expressly understood and agreed that the City of Cottonwood will pay costs stated in Exhibit A, the Notice of Annual per Parcel Cost, or future fees per parcel that might be amended over time, with the approval of the Kaufman County Commissioners Court. If the Notice of Annual Per Parcel Cost is amended in the future, the remainder of this Agreement shall remain in full force and effect unless specifically changed by supplemental, amended or a replacement Agreement. Before any such amendment may take effect, timely notice must be provided. To be considered timely, said notice shall be provided on or before the 1st day of June of each year, with an effective date of October 1st of the new tax year.

The TAC's shall withhold from the taxes collected under this agreement the amount of money necessary to pay for Tax Collection Services at the rate indicated in Section 4.01 from the December collections. The Taxing Entity shall not be entitled to receive any taxes collected for a tax year until the TAC has withheld the total amount of compensation under Section 4.01 for that year.



#### **IV. COOPERATION**

The Taxing Unit shall provide to the TAC, without charge, copies of all records necessary to perform the duties and responsibilities contemplated under this Agreement in the format and/or medium in which they currently exist.

The Taxing Unit shall provide to the TAC all accounts involved in the establishment of a new Public Improvement District ("PID") or any additions or deletions of an existing PID. PID rates must be adopted per \$100 of valuation as determined and certified by the applicable Appraisal District(s).

Tax Increment Financing (TIF) payments are not calculated or distributed by the County Tax Office.

Consistent with mandates of applicable law, the parties hereto shall assist each other in promptly complying with Public Information Requests pertaining to any aspects of this Agreement.

#### **V. NOTICE OF APPLICABLE TAX RATES**

Taxing Unit shall provide the TAC with timely notice regarding the adoption of all applicable tax rates and exemptions, as well as related directives, orders, decisions or other matters which impact the assessment and collection of ad valorem property taxes. As used herein, the phrase "timely" shall mean adopting the applicable tax rate for the Taxing Unit and providing notice to the TAC of same no later than September 30th for each year that this Contract remains in effect.

In the event that the Taxing Unit does not timely adopt its tax rate on or before September 30<sup>th</sup> and notify the TAC of same, the Taxing Unit agrees that it will bear all reasonable and additional costs incurred by the TAC as a direct or indirect result of Taxing Unit's failure to timely adopt its tax rate. All such costs are in addition to the collection fees set out in the attached Notice of Annual per Parcel Cost.

#### **VI. DEPOSIT OF FUNDS**

All funds collected by the TAC on Taxing Unit's behalf shall be promptly transferred and deposited by automated clearing house (ACH) protocol into an account designated by Taxing Unit at its depository bank. If any daily collection total is less than Twenty-five Dollars (\$25.00), the distribution will be withheld until the cumulative total of taxes collected on the Taxing Unit's behalf equals at least Twenty-five Dollars (\$25.00).

After initiation of the aforementioned ACH transfers from the Kaufman County Tax Office's Depository account to the Taxing Unit's designated Depository Account, the TAC retains no responsibility, and shall have no liability, for the further management and processing of said funds.

## **VII. REFUNDS**

Refunds will be made by the TAC on Taxing Unit's behalf only as set forth herein. The TAC will not make refunds on prior year paid accounts unless the prior year paid accounts for the past five (5) years are provided and made available to the TAC.

The TAC agrees to issue refund checks on behalf of the Taxing Unit based on value changes as provided by the Appraisal Districts; should a Taxing Unit have insufficient collections to repay the Tax Office within 15 days then the outstanding sum must be paid in full upon notification by the Tax Office.

In the event that the Taxing Unit is a party in any lawsuit regarding the collection of taxes provided for herein, which matter is resolved by settlement or final judgment requiring the Taxing Unit to refund tax payment proceeds to a taxpayer, the TAC shall be permitted to make such refund on the Taxing Unit's behalf, and to debit such amount from tax payment proceeds currently held by the TAC on behalf of the Taxing Unit.

## **VIII. AUDIT CONTROLS**

The TAC shall employ and utilize appropriate internal and external audit controls to insure the accuracy and integrity of their tax collection efforts on Taxing Unit's behalf. The Taxing Unit reserves the right to employ its own independent audit mechanisms and controls. When requested, the TAC shall cooperate with the Taxing Unit's independent auditors by providing necessary explanations and reports.

## **IX. DELINQUENT TAX COLLECTION**

In addition to the services provided herein, the TAC shall, to the fullest extent permitted by law, make all reasonable efforts to pursue the collection of delinquent ad valorem property taxes owed to the Taxing Unit. All such efforts shall include contracting with any competent attorney to represent the TAC in enforcing the collection of delinquent taxes. To avoid duplication of efforts and unnecessary costs to the taxpayer, the TAC recommends employing the same counsel for both the TAC and the Taxing Unit. Any attorney retained for such representation shall be paid in the manner permitted by law and consistent with the contract between the TAC and the attorney.

In the event the Taxing Unit utilizes different legal counsel than the

one employed by the TAC, the Taxing Unit agrees to pay the additional cost, if any, that are incurred in utilizing different legal counsel. All such costs are in addition to the collection fees set out in the attached Notice of Annual per Parcel Cost.

#### **X. NOTICES**

Notices required to be given to either party to this agreement shall be deemed delivered when either personally delivered, faxed with receipt confirmed, or when mailed via United States Mail, certified or registered, postage prepaid, and confirmed received by intended recipient.

#### **XI. SUPPLEMENTAL SURETY BOND RECOMMENDED**

The TAC recommends that the Taxing Unit obtain additional and adequate surety bond for the TAC specifically related to all anticipated services to be performed and rendered hereunder, with all associated premiums for such bond to be paid by the Taxing Unit.

#### **XII. TERM AND DURATION OF AGREEMENT**

The term of this Agreement shall begin on the date of signatures by all parties, and continue in full force and effect, from year to year, until such time as either party, by written notice to the other, terminate the same. Notice of termination given hereunder on or before the 1st day of May of the tax year in which the party intends termination, shall be effective immediately following the 30th day of September after such notice.

#### **XIII. SOVEREIGN IMMUNITY**

This Contract for Assessment and Collection is expressly made subject to each party's sovereign immunities, Title 5 of the Texas Civil Remedies Code and all applicable state and federal law. The parties expressly agree that no provision of this Agreement is intended to in any way constitute a waiver of any immunity from suit or from liability that the parties have by operation of law.

#### **XIV. MISCELLANEOUS PROVISIONS**

This Contract for Assessment and Collection contains the entire agreement between the parties relating to the rights and obligations delegated, assumed and owed by and between the TAC and the Taxing Unit. This contract supersedes any prior understandings and agreements between the parties, written or oral, pertaining to the same subject matters.

This contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations herein shall be performed in Kaufman County, Texas.

This contract is not intended to benefit any third-party beneficiaries.

This contract shall be binding upon and inure to the benefit of the parties hereto, and to their respective successors and assigns.

Should one or more provisions contained herein be declared invalid, illegal, or otherwise unenforceable, such declaration shall not invalidate or adversely impact other valid, legal and enforceable provisions, and the remainder of this Agreement shall remain in full effect.

**AGREED AS TO FORM AND CONTENT:**

Brenda Samples  
Brenda Samples  
Kaufman County Tax Assessor/Collector

\_\_\_\_\_  
Date

Karen DeLoney  
Karen DeLoney  
Mayor

3/2/22  
Date

\_\_\_\_\_  
Hal Richards  
Kaufman County Judge

\_\_\_\_\_  
Date

**Exhibit A (Section 4.01)**

**Annual Notice of Per Parcel Cost for Ad Valorem Tax Collections for 2014**

Please accept this annual notice of per parcel cost of collections for your Ad Valorem taxes for assessment and collection with your entity and the Kaufman County Tax Assessor/Collector's Office.

These per parcel costs were effective with the July 2013 certified roll and were billed and collected by January 31, 2014.

	<u>2013 Tax Year</u>	<u>2014 Tax Year</u>
Parcels with Kaufman County	\$1.50	\$1.50
(Certified by Kaufman County Appraisal District)		
Parcels outside of Kaufman County	\$2.10	\$2.10
(Certified by any other CAD besides Kaufman CAD)		

Please attach this notice to your original Assessment and Collection Contract as the official costs determined and agreed upon by the Kaufman County Tax Assessor's Office and the Commissioners Court.

  
Brenda Samples  
Tax Assessor/Collector