

Terry Crow
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2



Jakie Allen
County Judge

FILED FOR RECORD
KAUFMAN CO. TEXAS

DEC 31 PM 12:05

LAURA A. HUGHES
COUNTY CLERK

BY:

A handwritten signature in dark ink, appearing to be "LA", is written over the printed name of the County Clerk.

Kelly Lane
Commissioner Precinct 3

Tommy Moore
Commissioner Precinct 4

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Tuesday, January 6, 2026, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

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

1. ROUTINE CORRESPONDENCE

2. CONSENT AGENDA

A. Discuss/Consider/Accept the Commissioners Court regular meeting minutes for December 30, 2025.

3. **Pam Corder:** Discuss/Consider/Accept donations from Operation Kindness Humane Society and Spay N Neuter Network of \$1,000.00 each for the sponsorship of the Very Furry Open House and to cover the cost of the wrap for the Doggie Mobile.
4. **Carrie Sharp & Sarah Matranga:** Discuss/Present the Texas A&M AgriLife Extension Office combined report for October, November and December of 2025.
5. **Commissioner Lane:** Discuss/Consider/Approve the abandonment of 11827 FM Rd 1393, Terrell TX: Property ID: 29904, 30019, 30021, and 30027 street and alleyway located in what used to be the Town of Lawrence
6. **Auditor:** Discuss/Consider line item and budget transfers/corrections.
7. **Auditor:** Discuss/Consider claims for payment and/or Financial Information as provided by the County Auditor.
8. **Workshop:** Workshop to discuss an Interlocal Agreement with the City of Crandall to Participate in Tax Increment Reinvestment Zone No. 6.
9. **Judge Allen:** Discuss/Consider/Approve Interlocal Agreement with City of Crandall to Participate in Tax Increment Reinvestment Zone No. 6.
10. **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 and Infrastructure	Gov't Code §551.0761 and 551.089
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:

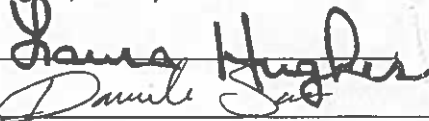
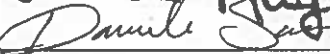
- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.

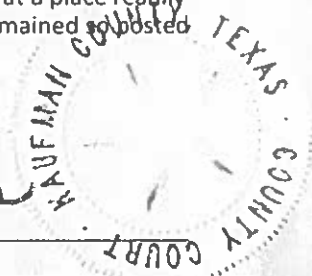
Signed this the 31st day of December, 2025.


 Jackie Allen, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 31st day of December, 2025, and said notice remained 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.

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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

COURT DATE REQUESTED: January 6, 2025	SUBMITTED BY: Pam Corder DEPARTMENT: Project Manager	PERSON PRESENTING: Pam Corder
---	---	---

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss and consider donations from Operation Kindness Humane Society and Spay n Neuter Network. Donation of \$1,000.00 each for the sponsorship of the Very Furry Open House and to cover the cost of the wrap for the Doggie Mobile. Each group will have their logo on the wrap.
--

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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

COURT DATE REQUESTED: 1/6/26	SUBMITTED BY: Cynthia Smith DEPARTMENT: Extension	PERSON PRESENTING: Carrie Sharp & Sarah Matranga
--	--	---

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input type="radio"/> Action/Consideration <input checked="" type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Texas A&M AgriLife Extension Agents present quarterly combined report for October, November and December of 2025.
--

Kaufman County *AgriLife Extension Office*

4-H YOUTH DEVELOPMENT

Agent: Carrie Sharp



EMPOWERING THE NEXT GENERATION OF LEADERS: The 4-H Youth Development Program empowers young people to become true leaders through hands-on learning, leadership experiences, and the guidance of caring adult volunteers. Kaufman County 4-H youth are building essential life skills—goal setting, responsibility, teamwork, and communication—that prepare them for success in school, careers, and community life.

Program Impact & Outreach Report

During this reporting period, Kaufman County 4-H programming demonstrated strong impact through direct youth engagement, leadership development, curriculum enrichment, volunteer support, and statewide service. These efforts collectively strengthened agricultural literacy, leadership capacity, and experiential learning opportunities for youth across the county and beyond.

Kaufman County 4-H hosted a **Turkey Frying Safety Workshop** to educate new participants on safe practices for deep-frying turkeys for Thanksgiving. The workshop was attended by **8 adults and 2 youth**.



Turkey Frying Safety Workshop @ the Extension Office



4-H'er assisting with turkey-prep

Youth Programming & Leadership Development

Kaufman County 4-H clubs conducted planning meetings to organize fall programming, engaging **135 enrolled youth** in structured leadership development, project planning, and community-based activities. Additionally, **10 youth** are participating in the Leadership Re-Imagined workshop series, designed to enhance leadership competencies, communication skills, and civic responsibility.

The county livestock judging team resumed structured preparation, with **8 youth** beginning practices held **twice monthly**. These practices reinforce decision-making, oral communication, and career readiness skills within animal science pathways.

Kaufman County continues to invest in long-term leadership experiences by participating in the **Multi-County 4-H Summer Camp planning committee** for the 2026 camp season. Historically, Kaufman County sends approximately **15 youth annually**, providing access to regional collaboration, independence-building experiences, and leadership growth.



4-H'ers assisted CEA Matranga with her Angel Tree service activity involving Leadership Re-Imagined youth. All participants had a great time fulfilling wish lists for children in need.



Kaufman County 4-H is currently preparing for their next service-learning project, **Hearts for the Homeless**, by collecting clothing, coats, and blankets to help Kaufman County individuals stay warm this winter.



Livestock & Agricultural Education Impact

Livestock programming remains a cornerstone of Kaufman County 4-H. Spring major show preparation included updates and support for heifer validation and spring major show entries, ensuring youth were informed, compliant, and prepared for competition.

As the **State Validation Chair for Cattle, Sheep, and Goats**, this agent provided leadership at the state level by working with **two committees totaling 14 members** to support standardized and accurate validation processes statewide. Locally, validation efforts resulted in:

- **54 heifers** validated by 4-H and FFA members
- **152 sheep and goats** validated for spring major shows

These efforts support project integrity, youth accountability, and fair competition across Texas.

Additionally, **5 youth** participated in the Hay and Forage Judging Contest at the Kaufman County Hay Show in October. Participants enjoyed the challenge and plan to compete again next year.

Clover Kid Clubs continue to gain momentum, with successful meetings held in November and December. Clubs currently meet on the second Saturday of each month.



Curriculum Enrichment & School Partnerships

Kaufman County 4-H curriculum enrichment programs reached a substantial number of students through hands-on, TEKS-aligned agricultural education:

- **928 students** participated in Hatching in the Classroom
- **176 students** engaged in Life Cycle of the Pumpkin
- **1,024 students** learned agricultural history through The History of the Cotton Gin
- **452 students** learned about plant and seed development

In addition, collaboration with **Forney ISD Johnson Elementary teachers** resulted in planning for an **afterschool gardening program** beginning in January 2026, further expanding experiential learning opportunities and strengthening school partnerships.

Volunteer Support & Professional Development

Adult volunteers were supported through assistance with a **Youth Council fundraiser**, helping ensure continued youth-led programming and scholarship opportunities.

Ongoing professional development included:

- Training with **MarComm** on the new Extension website to strengthen digital communication and outreach
- Participation in **monthly District updates** with Hurley Miller
- Participation in online trainings for Major Show updates and weekly State 4-H “Office Hours” workshops
- Attendance at the **State 4-H Horse Show Committee meeting**, contributing to statewide program planning and policy discussions
- Attendance at the **State 4-H Summit**, where youth professionals across AgriLife shared ideas and received updates on the Program for Minors implemented for youth programs

Summary Impact

Through club programming, leadership development, livestock education, curriculum enrichment, volunteer support, and statewide service, Kaufman County 4-H directly reached **over 3,400 youth** during this reporting period. These efforts demonstrate the breadth and depth of programming required to make a measurable difference in youth development, agricultural literacy, and leadership readiness—both locally and across Texas.

UPCOMING 4-H YOUTH DEVELOPMENT AGENT INVOLVEMENT

January

- 3 – Assisting new showmen at the Forney FFA Show
- 6 – Commissioners Court / Assisting CEA FCH Matranga with program at Tri-County Library / County Show Board Meeting
- 7 – Curriculum Enrichment Planning Meeting
- 10 – Assisting new showmen heading to spring stock shows with final preparations at the Crandall FFA Show
- 13 – Assisting with New Agent Onboarding Training hosted in our office / Kemp 4-H Meeting
- 15 – Farm Bureau Board Meeting
- 19 – Livestock Club Virtual Meeting
- 20 – Youth Council Meeting and Adult Leader Meeting
- 21 – San Angelo Food Challenge
- 21-31 – Fort Worth Stock Show (Breeding Sheep, Market Lambs and Goats, Junior Breeding Heifers)
- 27 – Scurry-Rosser 4-H Club Meeting

February

- 1-7 – Fort Worth Stock Show (Market Steers, Junior Rabbits)
- 3 – Show Board Meeting
- 7 – District IV 4-H Food Show and Talent Showcase
- 9 – Leadership Re-Imagined
- 10 – Kemp 4-H Meeting
- 12-27 – San Antonio Livestock Show (Breeding Sheep, Market Goats and Lambs, Junior Heifers, Market Steers)
- 13-21 – San Angelo Livestock Show (Junior Heifers, Breeding Sheep)
- 14 – Clover Kids Club
- 16 – Livestock Club Virtual Meeting
- 17 – Youth Council Meeting
- 19 – Farm Bureau Board Meeting
- 22-28 – Kaufman County Junior Livestock Show
- 23 – Ag Day at the Fair
- 24 – Scurry-Rosser 4-H Club Meeting

March

- 1-20 – Houston Junior Livestock Show
- 3 – Show Board Meeting
- 7 – Rodeo Austin Calf Scramble (one Kaufman County youth selected this year)
- 9 – Leadership Re-Imagined
- 10 – Kemp 4-H Meeting
- 11-28 – Rodeo Austin Livestock Show
- 14 – Clover Kid Club
- 16 – Livestock Club Virtual Meeting
- 17 – Youth Council Meeting
- 19 – Farm Bureau Board Meeting



PROGRAMS

Sarah Matranga facilitated her first program in Kaufman County, "Growing & Nourishing Healthy Communities" (GNHC). GNHC is a six-week series that teaches participants about soils and composting, vegetable and fruit planting, pest and disease management, and more. During Session 3, participants planted their own container vegetable plants and were able to take them home. This session featured Collard Greens.



Agent Sarah Matranga & PA Stephani Hardy completed the last 2 Fall sessions of "Stir & Stitch" for 4-H Youth Development at the Extension Office. Stir & Stitch brings together two important life skills: cooking & sewing. 4-H participants learned how to stir up simple, healthy recipes and stitch useful items while learning new sewing techniques.

PROFESSIONAL DEVELOPMENT

In November, Sarah attended the Texas 4-H Summit in Brownwood, Texas.

OUTREACH

Sarah has been meeting with schools & business around Kaufman County.

From October-December Sarah:

- Had meetings with 21 business and/or schools to discuss collaboration efforts and programming for FY 25-2026.
- Attended Kaufman County Employee Wellness Committee meeting; elected as co-chair; collaborated on future KCo employee wellness events.
- Judged at the State Fair for the Food Challenge teams on October 17th.
- Conducted a single educational session (SES) on Nutrition for Brain Health on October 27th at Bee Happy (10 participants).
- Spoke at the Community Coalition Meeting presenting an interpretation of AgriLife Extension Service and the programs she is offering in FY 25-26 on November 20th (31 people were in attendance).
- Recruited a new Master Wellness Volunteer who is currently going through certification training.



OUTREACH (cont'd)

- Received a grant from the 4-H Foundation to give back to the Kaufman County community by collecting Angel Tree wish lists and helping families in need provide Christmas gifts for their children. With this grant—and with the help of fellow agent Carrie Sharp, five 4-H members, and three parent volunteers—we were able to provide Christmas gifts for 14 children.



From October-December, Sarah has reached 21,939 people in different outlets such as her monthly Dinner Tonight YouTube Page, FCH Facebook, the monthly FCH Newsletter, Kaufman County Employee Newsletter, the Kaufman Herald, attending Kaufman's Christmas on the Square & more.

UPCOMING FAMILY & COMMUNITY HEALTH EVENTS

JANUARY

- MASTER OF MEMORY SERIES
- SES PEST & DISEASE MANAGEMENT
- SES DIABETES SUPPORT GROUP
- KEMP ISD WALK ACROSS TEXAS
- SES NUTRITION FOR KIDS
- PRESERVING THE HARVEST SALSA

FEBRUARY

- CLOVER KIDS
- SES PEST & DISEASE MANAGEMENT
- COOKING WELL HEALTHY BP SERIES
- GROWING HEALTHY NOURISHING COMMUNITY SERIES
- AG DAY KAUFMAN COUNTY

AGRICULTURE AND NATURAL RESOURCES

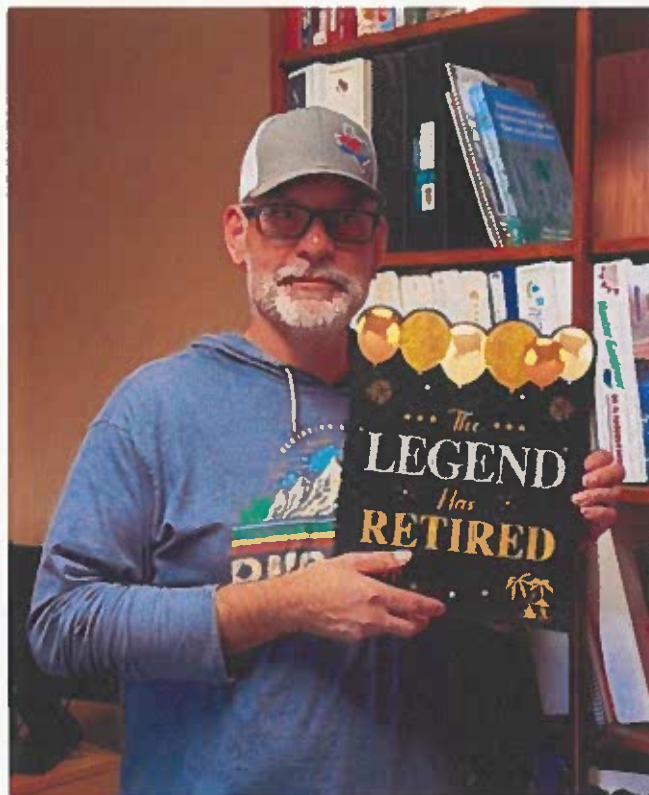
Agent: Tommy Phillips

TEXAS A&M
AGRILIFE
EXTENSION

KAUFMAN COUNTY

Retirement

Agent Tommy Phillips retirement party was held on December 5, at the Extension Office.



TEXAS A&M
AGRILIFE
EXTENSION

KAUFMAN COUNTY



Texas A&M AgriLife Extension Service
Kaufman County
2471 N State Hwy 34
Kaufman, TX 75142
Phone: 469-376-4520
Fax: 469-595-0144



Carrie L Sharp, MS, CEA
4-H Youth Development
Email: cl-sharp@tamu.edu

Sarah Ellis Matranga, MS, CEA
Family & Community Health
Email: sarah.matranga@ag.tamu.edu

QUICK FACTS

NUMBER OF TEACHING CONTACTS:

4697

NUMBER OF PROGRAMS CONDUCTED WITH EXTENSION:

42

NUMBER OF OUTREACH CONTACTS (EMAIL, PHONE, & SOCIAL MEDIA):

56,397

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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

COURT DATE REQUESTED: 12/30/25	SUBMITTED BY: Commissioner Kelly Lane DEPARTMENT: R&B3	PERSON PRESENTING: Commissioner Lane
--	---	--

ITEM REQUESTED IS FOR:

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

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

Abandonment of 11827 FM Rd 1392, Terrell, TX: Property ID: 29904, 30019,30021 and 30027. Street and alleyway located in what used to be the town of Lawrence.

**INTERLOCAL AGREEMENT TO PARTICIPATE IN
TAX INCREMENT REINVESTMENT ZONE NUMBER SIX,
CITY OF CRANDALL, TEXAS**

This **INTERLOCAL AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER SIX, CITY OF CRANDALL, TEXAS** ("**Agreement**") is entered into by and between the CITY OF CRANDALL, TEXAS (the "**City**"), a municipal corporation and Type A, general law city of the State of Texas situated in Kaufman County, acting by and through its governing body, the City Council of the City of Crandall, Texas (the "**City Council**"), **REINVESTMENT ZONE NUMBER SIX, CITY OF CRANDALL, TEXAS** (the "**Zone**"), a reinvestment zone created by the City pursuant to Chapter 311 of the Texas Tax Code (the "**Act**"), acting by and through its Board of Directors, and **KAUFMAN COUNTY, TEXAS** (the "**County**"), acting by and through its governing body, the Kaufman County Commissioners Court (the "**Commissioners Court**"). This Agreement is made pursuant to Chapter 791 of the Texas Government Code and Chapter 311 of the Texas Tax Code.

The City, the Zone, and the County (referred to herein individually as a "**Party**" and collectively as the "**Parties**") hereby agree that the following statements are true and correct and constitute the basis upon which the Parties have entered into this Agreement:

- A. On December 15, 2025, the City Council of the City of Crandall, Texas, pursuant to Chapter 311 of the "Act," approved Ordinance No. 12012025A, which designated a contiguous geographic area within the City limits and extraterritorial jurisdiction of the City as Reinvestment Zone Number Six, City of Crandall, Texas (the "**TIRZ Ordinance**").
- B. Ordinance No. 12012025A, with all accompanying exhibits, is hereby incorporated by reference for all purposes and is collectively attached hereto as **Exhibit "A."**
- C. Designation of the Zone will enable development of property in and around the Zone to occur that otherwise would not occur in the foreseeable future. As a result of designation of the Zone, it is intended that public infrastructure will be funded to support the development of the area in and around the Zone. This overall development will result in increased tax revenues and other public benefits for both the City and the County.
- D. Pursuant to Section 311.013(f) of the Act, the County is not required to pay any tax increment into the tax increment fund of the Zone unless it enters into an agreement to do so with the City. The County wishes to enter into this Agreement with the City and Zone pursuant to the Act.

NOW, THEREFORE, for and in consideration of the conditions set forth herein, the sufficiency of which is hereby acknowledged, the City, the Zone, and the County do hereby contract, covenant, and agree as follows:

1. INCORPORATION OF RECITALS.

The Parties hereby agree that the recitals set forth above are true and correct and form the basis upon which they have entered into this Agreement.

2. **DEFINITIONS.**

In addition to any terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

Act means the Tax Increment Financing Act, as amended and as codified in Chapter 311 of the Texas Tax Code.

Captured Appraised Value in a given year means the total appraised value of all real property taxable by the County that is located in the Zone for that year less the Tax Increment Base, as defined by Chapter 311.012(b) of the Texas Tax Code.

County Rollback Tax is additional tax that is imposed when a property owner changes the use of a property from Agricultural to any other use - excluding building a house for a personal homestead. The Rollback Tax recoups the tax the owner would have paid if his or her land had been taxed at Market Value for the years covered in the rollback, pursuant to Section 23.55 of the Texas Property Tax Code.

County Tax Increment Participation means the amount of the County tax levy on the Captured Appraised Value which the County agrees to contribute to the Zone pursuant to this Agreement.

Debt Service Tax Rate means that portion of the County's tax rate that is levied for payment of debt service.

Material Breach means any material failure by a Party to follow the terms and conditions of this Agreement, the Project Plan, or any other term or condition that is incorporated into this Agreement.

Project Plan means the Preliminary Project and Financing Plan for the development of the Zone adopted by the City Council on December 15, 2025, pursuant to Ordinance No. 12012025A, attached as Exhibit "B." The Project Plan includes any amendments and revisions to such plan as may be adopted by the Board of Directors of the Zone and approved by the City Council and the Commissioners Court.

Road & Bridge Tax Rate means the tax rate the County levies under Article VIII, Sec. 1(a), and Article VIII, Sec. 9 of the Texas Constitution.

TIRZ Board means the Zone's governing Board of Directors appointed in accordance with Section 311.009 of the Act and pursuant to Section 4 of Ordinance No. 12012025A and Section 4.4 of this Agreement.

Tax Increment means the amount of property taxes levied and collected by the County in a given year on the Captured Appraised Value of real property taxable by the County and located in the Zone.

Tax Increment Base means the total appraised value, as of January 1, 2025, of all real property taxable by the County and located in the Zone.

Tax Increment Fund means that fund created by the City pursuant to Section 311.014 of the Act and Section 7 of City Ordinance No. 12012025A, which will be maintained by the City as a separate and individual interest-bearing account into which all revenues of the Zone will be deposited, including (i)

deposits of Tax Increment by the City and by other taxing units with jurisdiction over real property in the Zone, including the County, and (ii) all accrued interest earned on the cash balance of the fund.

Zone means the certain real properties and boundaries as described in the TIRZ Ordinance.

3. DEPOSIT OF TAX INCREMENT.

For and in consideration of the agreement of the Parties set forth herein, the County agrees to participate in the Zone for a maximum period of thirty-five (35) years, beginning with the 2026 tax year. During such period of this Agreement, the County agrees to participate in the Zone by contributing forty percent (40%) of its tax rate (not including the Road & Bridge Tax Rate or Debt Service Tax Rate) attributed to the County's Captured Appraised Value into the Tax Increment Fund; provided, however, any County Rollback Taxes shall not be paid into the Tax Increment Fund and shall remain with the County.

The calculation to determine the dollar amount of the County's Tax Increment to be deposited shall be made in accordance with the County's Tax Increment Financing Policy and such deposits shall be made in accordance with the County's standard administrative procedures, but only following receipt of a bill from the City that outlines the City's calculation of the amount of the deposit that is required for that year. Deposits will continue at the percentage rates set forth herein until December 31, 2060 (with the final year's tax to be collected by September 1, 2061), at which point the County's obligation to the Tax Increment Fund is complete.

The County is not obligated to pay the County's Tax Increment from any source other than taxes collected on the Captured Appraised Value, not including taxes collected resulting from the Road & Bridge Tax Rate or the Debt Service Tax Rate. Furthermore, the County has no duty or obligation to pay the County's Tax Increment from any other County taxes or revenues or until the County's Tax Increment in the Tax Increment Fund is actually collected. No interest or penalty will be charged to the County for any late payment received from the County; provided, however, the penalty and interest received by the County on any delinquent taxes from the County Tax Increment Participation shall be paid to the Tax Increment Fund less any collection fees. Any portion of the taxes representing the County's Tax Increment that are paid to the County and subsequently refunded pursuant to the provision of the Act shall be offset against future payments to the Tax Increment Fund.

4. LIMITATIONS ON TAX INCREMENT DEPOSITS AND USE OF FUNDS.

This Agreement is based on the following conditions, and the City and the Zone agree and acknowledge the County's right to enforce the conditions contained herein by injunction or any other lawful means in the event one or more of such conditions are not satisfied.

4.1 Amendments to TIRZ Ordinance.

The TIRZ Ordinance designates the boundaries, the eligible real properties for the calculation of Tax Increment for the Zone, and the specific participation level of the City. All amendments to the TIRZ Ordinance shall be approved by the TIRZ Board prior to consideration and approval by the City Council. If the TIRZ Ordinance is amended, the County may suspend payment into the Tax Increment Fund as described in Section 3 until the Commissioners' Court approves the amendment as an amendment to this Agreement.

4.2. Certain Zone Project Costs Excluded.

The Tax Increment deposited into the Tax Increment Fund by the County shall be used to pay project costs for purposes as set forth and identified in the Project Plan. All Tax Increment Fund allocations, including but not limited to any management and administrative costs, must be approved by the TIRZ Board in accordance with the Project Plan. If the Project Plan as approved by the City is further amended to substantially change the scope and nature of the projects included in the Project Plan or to include additional projects and associated costs that will increase the total public improvement costs of the Project Plan, the County may suspend payment into the Tax Increment Fund as described in Section 3 until the Commissioners Court approves the amendment as an amendment to this Agreement.

4.3. Zone Expansion.

As defined, the Zone shall include real properties located within the boundaries as described in the TIRZ Ordinance. If the Zone is expanded, the County is not required to deposit into the Tax Increment Fund any Tax Increment generated from properties in the expanded area unless participation in the expanded boundary area is approved by the Commissioners Court as an amendment to this Agreement. Additionally, the Tax Increment deposited into the Tax Increment Fund by the County may not be used for any permissible project costs in any portion of the expanded area of the Zone unless and until approved by the Commissioners Court as an amendment to this Agreement.

4.4. TIRZ Board Membership.

During the term of the Zone, the TIRZ Board shall include up to two (2) County representatives designated by the Commissioners Court and the remaining members of the Board shall be designated by the City Council or the other taxing entities participating in the TIRZ funding. The Commissioners' Court shall provide the names and addresses of its designated representative(s) to the City Council for appointment to the TIRZ Board. The City Council then shall appoint the designated representative(s) to the TIRZ Board. If the designated representatives are not appointed to the TIRZ Board or the TIRZ Board does not consist of the representatives stated above, the County may suspend payment into the TIF Fund as described in Section 3 until such time as the requirements above are satisfied.

5. TERM.

This Agreement shall take effect on the last date on which the Parties have executed it and shall expire upon expiration or termination of the Zone or the date on which all County obligations have been met, which currently is the earlier of (i) December 31, 2060 (with the final year's tax to be collected by September 1, 2061); or (ii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes, and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

Nothing in this Agreement limits the Commissioners Court's authority to extend the term of the Agreement. Upon termination of the Agreement, the obligation of the County to contribute to the Tax Increment Fund for the Zone shall end; however, any refund obligations of the City or the Zone shall survive such termination.

6. TAX INCREMENT FUND ACCOUNTING.

Throughout the term of the Zone, and no later than February 1 of each year following execution of this Agreement, the City shall provide the County with an annual accounting of the funds deposited to and disbursed from the Tax Increment Fund, including accrued interest. After all project costs of the Zone have been paid or at the time of the expiration of this Agreement, any funds remaining in the Tax Increment Fund following the final annual accounting by the City shall be paid to those taxing units participating in the Zone in proportion to each taxing unit's share of the total amount of Tax Increment deposited into the Tax Increment Fund.

Furthermore, if the projects to be undertaken pursuant to the Project Plan are not undertaken, are discontinued, or are terminated, all monies remaining in the Tax Increment Fund after satisfaction of lawful claims shall be paid to the participating taxing entities in proportion to their respective share of the total amount of Tax Increment deposited into the Tax Increment Fund derived from taxable real property in the Zone that were deposited in the Tax Increment Fund.

In the event the City creates a redevelopment authority in connection with the Zone, the City shall provide to the Kaufman County Judge a copy of each of the audits required by the agreement between the City, the Zone, and any such redevelopment authority within thirty (30) days of receipt of each audit.

No later than July 1 of each year following execution of this Agreement, the City shall submit to the Kaufman County Judge, other taxing jurisdictions, and the State of Texas Comptroller, a report of the status of the Zone. The contents of the report must contain all information required under section 311.016 of the Texas Tax Code.

7. RESPONSIBILITY FOR ACTS.

The City, the Zone, and the County shall each be responsible for the sole negligent acts of their officers, agents, employees, or separate contractors. In the event of joint and concurrent negligence of the City, the Zone and the County, responsibility, if any, shall be apportioned comparatively with the laws of the State of Texas, with the understanding that no Party waives any of its governmental powers or immunities or any other defenses available to each individually.

8. ADMINISTRATION OF AGREEMENT.

This Agreement shall be administered on behalf of the City by the City Manager of the City of Crandall, or his or her designee.

9. NOTICES.

All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either Party may subsequently designate in writing, by certified mail, postage prepaid, or by hand delivery:

City:

City of Crandall, Texas
Attn: City Manager
110 S. Main Street
Crandall, Texas 75114

County:

Kaufman County Kaufman County, Texas
Attn: County Judge
100 W. Mulberry
Kaufman, TX 75142

With copies to:

Messer, Fort & McDonald, PLLC
Attn: Crandall City Attorney
6371 Preston Road, Ste. 200
Frisco, TX 75034

Kaufman County DA's Office
Attn: Civil Dept.
100 W. Mulberry
Kaufman, TX 75142

or to such other address as either Party may request; in writing, from time to time.

10. NO WAIVER & NO WAIVER OF IMMUNITY

The failure of either Party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

Notwithstanding any other provision of this Agreement, nothing in this Agreement shall or may be deemed to be, or shall or may be construed to be, a waiver or relinquishment of any immunity, defense, or tort limitation to which the Parties, their officials, officers, employees, representatives, and agents are or may be entitled, including, without limitation, any waiver of immunity to suit. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in any persons or entities who are not parties to this Agreement.

11. VENUE AND JURISDICTION.

If any action, whether real or asserted, at law or in equity, arises based on any provision of this Agreement, venue for such action shall lie in Kaufman County, Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

12. NO THIRD-PARTY RIGHTS.

**INTERLOCAL AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE
NUMBER SIX, CITY OF CRANDALL, TEXAS**

The provisions and conditions of this Agreement are solely for the benefit of the City, the Zone, and the County and are not intended to create any rights, contractual or otherwise, to any other person or entity.

13. ASSIGNMENT.

No Party may assign, transfer, or otherwise convey this Agreement, or any of its rights, duties, or obligations hereunder, without the prior written consent of the other Parties.

14. FORCE MAJEURE.

The Parties shall exercise every reasonable effort to meet their respective obligations as set forth in this Agreement, but shall not be held liable for any delay in or omission of performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of omission, epidemics, pandemics, fires, strikes, lockouts, national disasters, wars, riots, material or labor restrictions, transportation problems, and/or any other cause beyond the reasonable control of such Party. The affected Party's obligation shall be suspended during the continuance of the inability then claimed, but for no longer period. To the extent possible, the Party shall endeavor to remove or overcome the inability claimed with reasonable dispatch.

15. INTERPRETATION.

In the event of any dispute over the meaning or application of any provision of this Agreement, this Agreement shall be interpreted fairly and reasonably, and neither more strongly for nor against any Party, regardless of the actual drafter of this Agreement.

16. CAPTIONS.

Captions and headings used in this Agreement are for convenience and reference purposes only and shall not be deemed a part of this Agreement, nor used in interpretation of this Agreement, and are not intended to define or limit the scope of any provision of this Agreement. For purposes of this Agreement, "includes" and "including" are terms of enlargement and not of limitation or exclusive enumeration, and use of the terms does not create a presumption that components not expressed are excluded.

17. SEVERABILITY.

The sections, subsection, and all provisions and portions of this Agreement are severable, and if any section, subsection, or other provision or portion hereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable under present or future laws, such section, subsection, or other provision or portion shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable sections, subsection, or other provision or portion is not a part hereof, and the remaining sections, subsections, and other provisions and portions hereof shall remain in full force and effect.

18. **ENTIRETY OF AGREEMENT.**

This Agreement, including any exhibits attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City, the Zone, and the County as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent it conflicts with any provision of this Agreement. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by the Parties and approved by the City Council and Commissioners Court in an open meeting held in accordance with Chapter 551 of the Texas Government Code, as amended.

19. **COUNTERPARTS.**

This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

20. **AUTHORIZED SIGNATORIES.**

The person signing this Agreement on behalf of each Party has been properly authorized to sign this Agreement for that Party.

21. **EFFECTIVE DATE.**

This Agreement shall be effective on the date when it has been signed by the authorized representatives of all of the Parties (“the Effective Date”).

IN WITNESS HEREOF, the City, the County, and the Zone have made and executed this Agreement in multiple copies, each of which is an original, on the ____ day of _____, 2025.

[this space intentionally left blank]

CITY OF CRANDALL, TEXAS

KAUFMAN COUNTY, TEXAS

Mayor David Lindsey

County Judge

ATTEST:

ATTEST:

City Secretary

County Clerk

**TAX INCREMENT REINVESTMENT ZONE NUMBER SIX,
CITY OF CRANDALL, TEXAS**

By: _____

Name: _____
Chair, Board of Directors

Exhibit A
**Ordinance No. 12012025A of the City of Crandall, Texas
Establishing Reinvestment Zone Number Six, City of Crandall, Texas,
and all associated exhibits**

Exhibit B
Preliminary Project Plan and Finance Plan

CITY OF CRANDALL, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRANDALL, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA LOCATED WHOLLY WITHIN THE CITY LIMITS AND THE CITY'S EXTRATERRITORIAL JURISDICTION AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER SIX, CITY OF CRANDALL; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crandall, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "ETJ") of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the City limits or the extraterritorial jurisdiction (the "ETJ") of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City and the City's ETJ, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Six, City of Crandall*, attached as *Exhibit "C"* (hereinafter referred to as the "Preliminary Project and Finance Plan"), for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 20, 2025, which date was before the seventh (7th) day before the public hearing held on December 1, 2025 and December 15, 2025; and

WHEREAS, on December 1 and 15, 2025, the City Council opened and continued a public hearing in accordance with Section 311.003(c) of the Act, and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 15, 2025; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed Zone, excluding property that is public-owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed Zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

The City Council, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed tax increment reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and

- (c) That the proposed reinvestment zone, as described and depicted in in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits and City's ETJ; and
 - 2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in in *Exhibits "A" and "B"* hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Six, City of Crandall** (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of six (6) members appointed by the City Council. Six (6) members shall be appointed by the City Council.
- (b) A Board member appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a

county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county.

- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the “Project and Finance Plan”) as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by the City Council.
- (d) The Board members shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two (2) years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall consist of six (6) members and the following shall be members:
 - 1. Mayor
 - 2. City Councilmember, Place 1
 - 3. City Councilmember, Place 2
 - 4. City Councilmember, Place 3
 - 5. City Councilmember, Place 4
 - 6. City Councilmember, Place 5

The City Council hereby appoints the Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City Council shall appoint one member of the Board to serve as chair for a term of one year that begins on January 1 of the year following that person’s appointment. If the City Council does not appoint a chair during that period, the Mayor is automatically appointed to serve as chair for the term that begins on January 1 of the following year. The Board may elect a vice-chair to preside in the absence of the chair or when there is a vacancy in the office of chair. The Board may elect other officers as it considers appropriate. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint no more than two members of the board. The number of directors on the Board of Directors shall be increased for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone,

eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon the earlier of: (i) December 31, 2060 (with final year's tax to be collected by September 1, 2061); or (ii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

The tax increment base shall consist of the total taxable value, as of January 1, 2025, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone pursuant to Section 311.012(c) of the Act (the "Tax Increment Base").

The amount of the tax increment placed into the Tax Increment Fund (hereinafter defined) for a year shall consist of: (i) fifty percent (50%) of the City's available portion of the tax increment, as defined by Section 311.012(a) of the Act, and (ii) all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a fund (the "Tax Increment Fund") for the Zone into which the Tax Increment, as such increments are described in the Project and Finance Plan with included administration costs, less any amount not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited.

The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited

into the Tax Increment Fund from which money will be disbursed first to pay administration costs and then to pay other project costs, plus interest, for the Zone.

SECTION 8. **SEVERABILITY CLAUSE.**

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Crandall hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. **OPEN MEETINGS.**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Crandall, Texas, on this the *15th DAY OF DECEMBER, 2025*.

David Lindsey, Mayor

ATTEST:

Sabrina Del Bosque, City Secretary

APPROVED AS TO LEGAL FORM:

Judy El Masri, City Attorney

Exhibit A
Legal Description

TIRZ #6 contains approximately 343 acres of land located within the corporate limits and extraterritorial jurisdiction of the City of Crandall, Texas, described below:

Beginning at the point where the southern right of way boundary of College Street meets the northwest corner of Property ID 18178, thence

East along the southern right of way boundary of College Street to the point it meets the northeast corner of Property ID 6127, thence

South along the eastern boundary of Property ID 6127 to the point it meets the northern boundary of Property ID 225134, thence

East along the northern boundary of Property ID 225134, continuing south along the eastern boundary of Property ID 225134 to the point it meets the northern boundary of Property ID 221568, thence

Northeast along the northern boundary of Property ID 221568, continuing south along the boundary of Property ID 221568 to the point it meets the northeast corner of Property ID 221215, thence

Southeast along the eastern boundary of Property ID 221215 to the point it meets Property ID 232785, thence

North along the western boundary of Property ID 232785 to the point the western right of way boundary of Ranch River Circle meets the southern right of way boundary of Barkridge Street, thence

Southwest across Ranch River Circle to the western boundary of Property ID 233367, thence

North along the western boundary of Property ID 233367, continuing along the boundary of Property ID 233367 to the point it meets the northeast corner of Property ID 221214, thence

Southeast along the eastern boundaries of Property IDs 221214 and 240668 to the point it meets the western boundary of Property ID 232641, thence

North and then east along the boundary of Property ID 232641 to the point it meets the western right of way boundary of Cartwright Ranch Parkway, thence

South along the western right of way boundary of Cartwright Ranch Parkway to the point it meets the northern right of way boundary of the US 175 frontage road, thence

East along the northern right of way boundary of the US 175 frontage road to the point it meets the southwest corner of Property ID 221213, thence

North along the western boundary of Property ID 221213, continuing to follow the boundary of Property ID 221213 to the point it meets the northern right of way boundary of the US 175 frontage road, thence

South across US 175 to the eastern corner of Property ID 208814, thence

Southwest along the southern boundary of Property ID 208814 to the southwest corner of Property ID 208814, thence

TIRZ #6 Creation

Page 8

Northwest to the southern boundary of Property ID 6147, thence

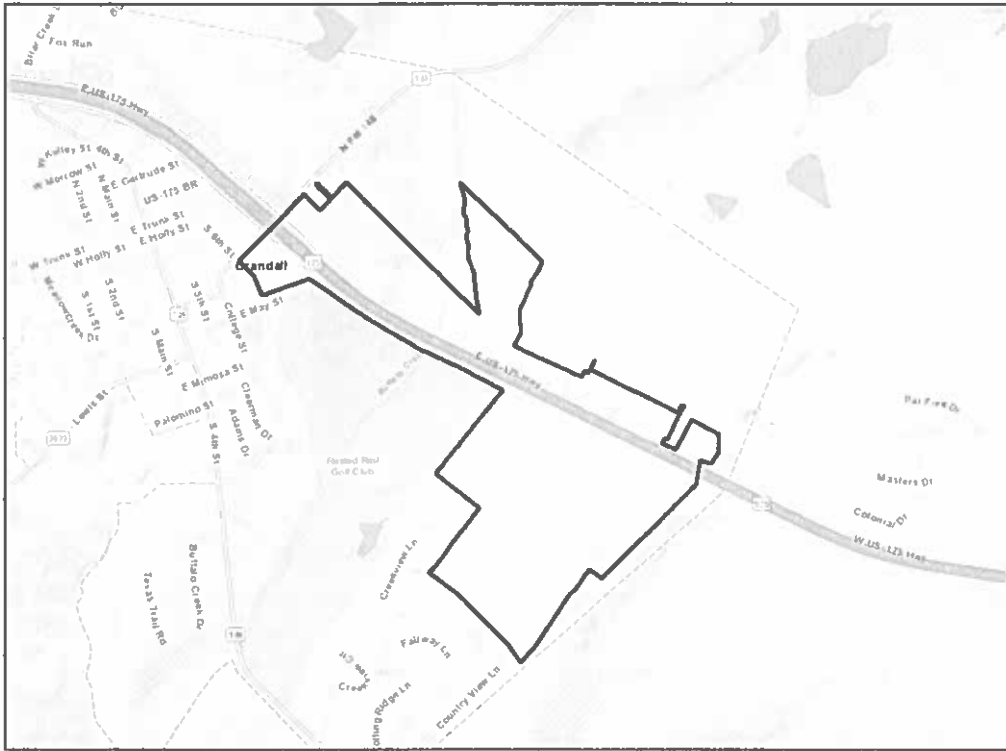
Southwest along the southern boundary of Property ID 6147, continuing north along the western boundary of Property ID 6147, continuing northeast along the northern boundary of Property ID 6147 to the point it meets the southwest corner of Property ID 6223, thence

North along the western boundary of Property ID 6223, continuing east along the northern boundaries of Property IDs 6223, 6221, and 6224 to the point the northeast corner of Property ID 6224 meets the southern right of way boundary of the US 175 frontage road, thence

West along the southern right of way boundary of the US 175 frontage road to the point it meets the southeast corner of Property ID 6126, thence

West along the southern boundary of Property ID 6126, continuing north along the western boundaries of Property IDs 6126, 6181, and 18178, to the point the southern right of way boundary of College Street meets the northwest corner of Property ID 18178, which is the point of beginning.

EXHIBIT B
Boundary Map



 - TIRZ Boundary

Exhibit C
Preliminary Project Plan and Finance Plan