



# Town of Poetry, Texas

## Agenda

### Zoning Board of Adjustment Hearing, Workshop & Regular Town Council Meeting

Thursday, May 21, 2026

Poetry Town Hall

5671 County Road 323, Poetry TX 75160

5:30 pm



#### A. Call to Order

Roll Call for Quorum

Pledge of Allegiance

Invocation

*Persons wishing to speak on any posted Workshop or Regular Agenda item may do so when the individual item is opened for consideration by the Council. Speakers will be limited to (3) minutes. If a translator is needed, the speaker may be given up to (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your request/comments to [speak@poetrytexas.org](mailto:speak@poetrytexas.org) at least 24 hours prior to the start of the meeting.*

#### B. Zoning Board of Adjustment Hearing Agenda (approx. 1 hr. – citizen comments welcome)

1. Consideration of Zoning Variance for Hidden Oaks Estates III Property located at 10440 CR 2440, Poetry, TX (Mayor)

*A zoning variance has been requested by the owner of the property who would like to split the property into two 1.0 acre lots. A variance would be required due to the road frontage width on both resulting lots being less than the 150 feet required by our zoning ordinance*

#### C. Workshop Agenda (citizen comments welcome)

1. FY 2026-2027 Budget Discussion (Kendrick & Hibbs)

*We are working to put together our budget for next year (Oct. 1, 2026 – Sept. 30, 2027). This will be a discussion only, of our progress to date.*

2. Long Range Planning Discussion (Mayor)

*This will be a discussion only on our ongoing effort to develop a long-range plan for the Town of Poetry.*

#### D. Items of Community Interest

*Pursuant to Section 551.0415 of the Texas Government Code, the Town Council may report on the following items: 1) expression of thanks, congratulations, or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders upcoming Town Council events; 5) about community events, and 6) announcements involving an imminent threat to public health and safety.*

1. Primary Run-off Election Day – May 26, 2026 – Early voting May 18-22. - Various polling locations in Hunt and Kaufman Counties dependent on where you live. Check with your county elections office for polling locations.
2. We are accepting donations for the Town of Poetry 4<sup>th</sup> Annual Agricultural Student Scholarship – applications due by 5pm, June 4, 2026. See website.
3. Poetry Community Picnic – Saturday, June 27<sup>th</sup>, 2026 at Campground Cemetery Pavillion located at FM 986 and CR2326.
4. Thanks to Hunt and Kaufman Counties for their continued help with our road maintenance through our interlocal agreements.

## E. Reports

1. Financial
  - a. P&L Budget vs Actual - Apr 2026
  - b. Account Quick Reports 6011, 6012, 6111, 6112 – Apr 2026
  - c. Bank Reconciliation Summary & Detail – Apr 2026
  - d. Bank Reconciliation Petty Cash – Apr 2026
  - e. Sales & Use Tax Report – Apr 2026
  - f. Hunt & Kaufman County Roads Escrow Reports – Apr 2026
2. TDA CDBG Grant Update
3. Mystic Springs Solar Farm Update
4. Roads & Traffic Update
5. Mayor & Councilmember Activity Updates

## F. Consent Agenda

*Items on the Consent Agenda are considered routine, not likely to require discussion or deliberation and may be approved in a single motion. If discussion is desired, items may be removed from the Consent Agenda for individual discussion by any Councilmember prior to the motion and vote.*

1. Approve Minutes – April 16, 2026 Executive Session & Regular Meeting
2. Approve Minutes – April 21, 2026 Public Hearing
3. Approve Nichols Jackson legal invoice - \$161.25
4. Approve ETJ Removal Petition - Fowler

## G. Regular Agenda (item sponsor)

1. Discuss and take action as needed on Master Fee Schedule ordinance. (Mayor)  
*All fees that we charge our citizens should be adopted in either an ordinance or resolution. We are deficient in this area and this ordinance will create a centralized Master Fee Schedule that will be maintained over time and that will document all of our fees. This fee schedule will be posted on the Town's website.*
2. Discuss and take action as needed on adding \$10,000 to Hunt County roads escrow. (Mayor)  
*Our current Hunt County escrow balance is \$18,483. We have three approved project agreements to replace under road culverts on CR 2430 and CR 2464 and to do pavement level up work on CR 2326 from CR 2426 to CR 2400 totaling \$19,989. This money will cover the deficit and create a balance for other upcoming work.*

3. Discuss and take action as needed on draft citizen survey. (Bryant)

*As part of our long-range planning effort, we discussed conducting a citizen survey to get their input on topics related to planning. Here we will consider a draft of that survey.*

**H. General Public Comments**

*Comments are limited to three (3) minutes. If a translator is needed, the speaker may be given up to four (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your comments to [speak@poetrytexas.org](mailto:speak@poetrytexas.org) at least 24 hours prior to the start of the meeting. The Texas Open Meetings Act restricts council members from discussing items not posted on the agenda. Action or responses to your remarks by council members (if not a posted agenda item) are limited to either a statement of fact or recitation of an existing policy or a proposal to place the subject on the agenda for a future meeting.*

**I. Adjournment**

*Note: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including Sec. 551.071 (private consultation with the attorney for the Town); Sec. 551.072 (purchase, exchange, lease, or value of real property); Sec. 551.074 (personnel or to hear complaints against personnel); Sec. 551.076 (deployment, or specific occasions for implementation of security personnel or devices); and Sec. 551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.*

***Note: Disabled persons requiring special assistance are requested to notify the Town of Poetry 24 hours in advance of the meeting by calling the Mayor at 214-704-1593.***

***I certify that the above Notice of the Meeting and Agenda was posted at 5671 CR 323 Poetry, Texas on Thursday, May 14, 2026 by 5:30 pm and online at [poetrytexas.org](http://poetrytexas.org).***



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**Mike Jaffe, Mayor**



Please print all information legibly

## Town of Poetry Application for Zoning Variance

Explanation of Variance Request (please cite hardship or difficulty as described in the *Criteria for Approval*):

This request for Variance is the second request we have made before the Council of the Town of Poetry (ToP). The zoning ordinance in and of itself is the burden. We feel as though we met spirit of the zoning ordinance by dividing it into 2 separate 1 acre lots. It is our desire to work within the guidance of this council and have therefore worked diligently with you out of respect and hoping that you too would see the benefit to your growing town.

As you may be aware Mr Navarro removed a blight to the town with the demolition of the existing DW Mobil Home. The house was not inhabitable and the land was in need of clean up which he also completed after purchasing the property.

Furthermore, we feel our request is not out of line with the Town's interests. Mr Navarro bought the property under the agreed recored deed restrictions that at the time did not indicate any impediment from subdividing. As you may also be aware that deed restrictions run with title and should be grand-fathered in. We are not requesting a zoning change but merely asking that a fair and impartial decision be made to meet our proposed improvements.

Date Submitted: 05/13/2026

Filing Fee: \$75

Applicant's Name: Navarro Contractors, LLC

Mailing Address: [REDACTED]

City/State/Zip: Royce City/ TX/ 75189

Email Address: [REDACTED]

Phone Number: [REDACTED]

Owner's Name\*: Efren Navarro

Mailing Address: All same as above

City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address or General Location: 10440 County Road 2440 Royce City, TX 75189

Property ID(s): 46322

Site Acreage: 2.0

Current Zoning: Residentil Rural

Legal Description: S3349 HIDDEN OAKS ESTATES #3 LOT 23 ACRES 2.0

**\*\* See Next Page for Site Plan Requirements and the Criteria for Approval \*\***

Fee:	Received by:	Date:
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**\*Note: The Applicant must provide a signed "Legal Authorization by Property Owner" from the owner, when submitting this application.**

### Criteria for Approval

1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily shared by others in the same neighborhood or zoning district;
2. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a practical difficulty or unnecessary hardship or inequity upon or for the owner or occupant, as distinguished from a mere inconvenience, if the provisions of the regulations were literally enforced;
3. The request for a variance is not based exclusively upon a desire from the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship;
4. The granting of the variances will not be materially detrimental or injurious to, or adversely affect the rights of, owners or residents of surrounding properties;
5. The proposed variance will not impair an adequate supply of light or air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, substantially diminish or impair property values within the neighborhood, or otherwise be opposed to the general spirit and intent of this Unified Development Code.

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### Zoning Variance Site Plan Requirements

The following information shall be shown on each site plan submitted to the Town with an application for a Zoning Variance. Drawing must be to scale with a graphic scale and North Arrow. One copy of the site plan shall be submitted initially with the application.

The general information and data listed below may not be applicable to all types of zoning variance. Please refer to the *Town of Poetry Zoning Ordinance*.

1. The location of all property lines and lot dimensions.
2. The location of all setbacks according to zoning.
3. The location of all existing structures with a solid line and proposed structures in a dashed line.
4. Include the dimensions of all structures, square footage and separation distances from the
5. structures.
6. The location and label of all adjacent streets, alleys, and access easements, to include known
7. utilities easements.
8. For signage, provide all details for signs.
9. The location of off-street parking areas.

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### Acknowledgement

I, being the undersigned applicant, certify that the information provided is true and correct to the best of my knowledge and belief and that I, or my authorized representative will present this case in a public hearing before the Zoning Board of Adjustment, unless I withdraw the request prior to public notice. Should I initiate withdrawal after public notice is given, the filing fee will be non-refundable. I also understand that all of the conditions, dimensions, building sizes, and/or parking areas depicted on the site plan shall be adhered to as amended and approved by the Board of Adjustment.

Signature of Applicant: \_\_\_\_\_

*Efren Navarro*

Printed Name of Applicant: \_\_\_\_\_

EFREN NAVARRO

Date: 5/13/2026



**Town of Poetry Legal Authorization by Property Owner.**

Property ID(s): 46322

Property Address: 10440 County Road 2440 Royse City TX 75189

**The Legal Authorization by Property Owner will be used by Town staff as the document confirming a person's authority, rank or ability to perform a specific action or delegate their power/duties. This Legal Authorization of Property Owner is required to be completed by both the Owner of Record and Representative as part an Application for Zoning Variance.**

I, EFREN NAVARRO hereby give authorization to  
Owner of Record - Print Name

\_\_\_\_\_ to complete and submit an *Application for*  
Representative - Print Name and Entity

*Zoning Variance.*

This authorization will remain in full force unless revoked by written notice. If a new representative is selected, the Owner of Record will submit a new *Legal Authorization by Property Owner* in a timely manner to notify Town staff of the change.

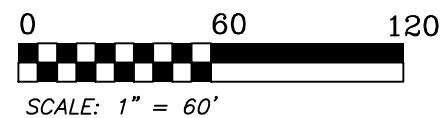
Efren Navarro  
Owner of Record - Signature

5-13-2026  
Date

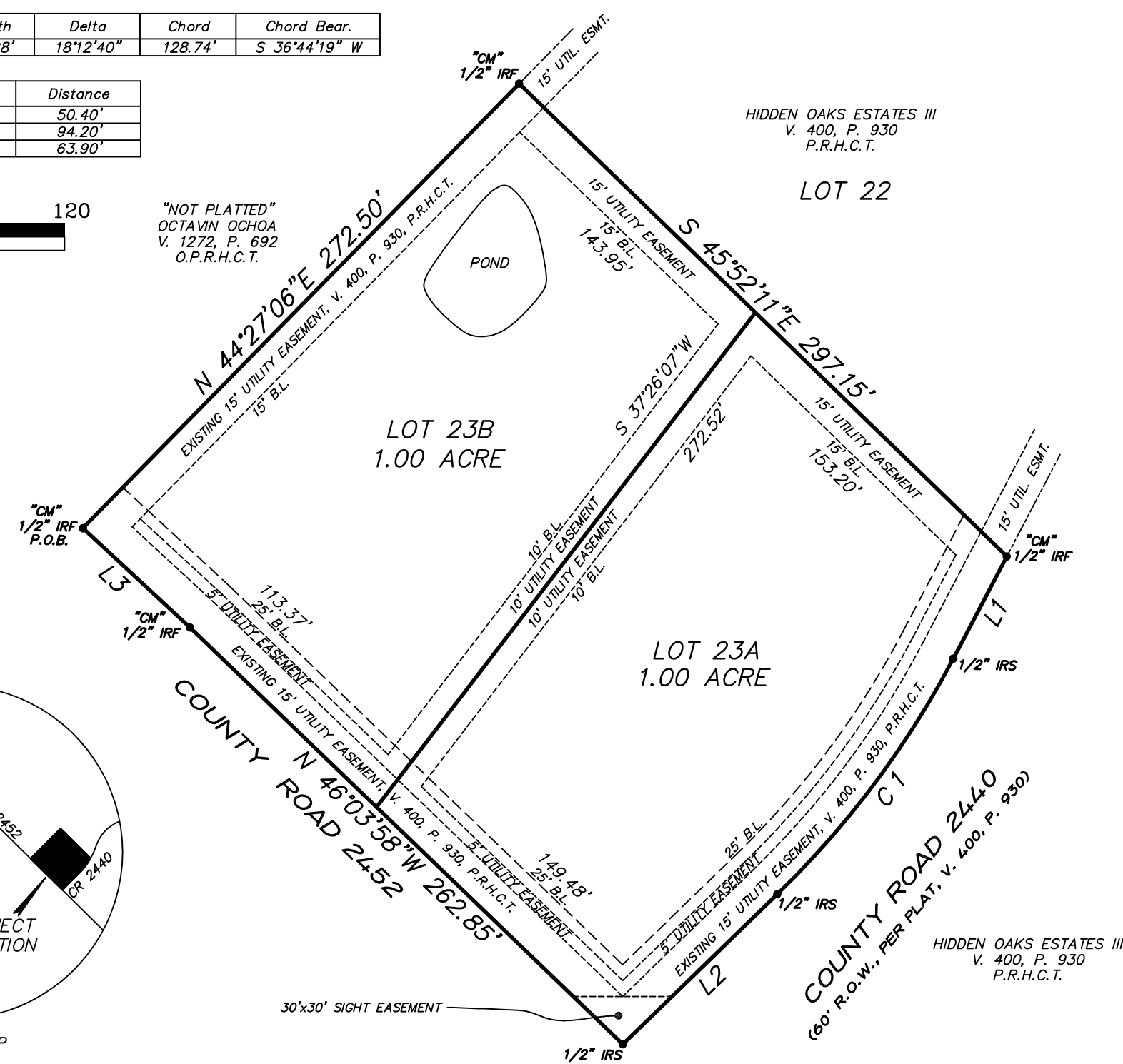
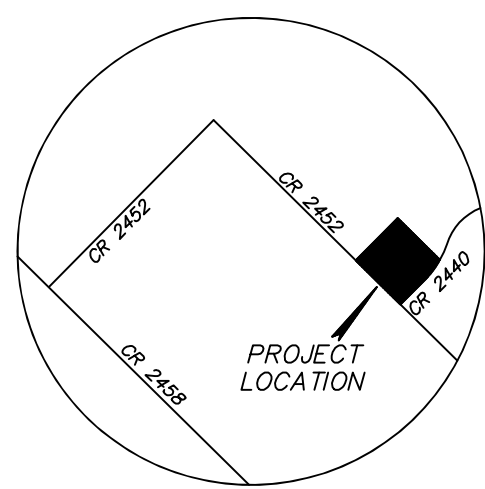
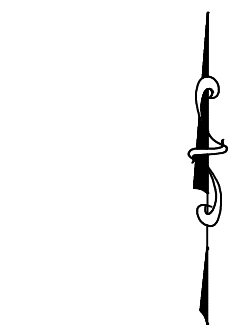
\_\_\_\_\_  
Representative - Signature

Curve	Radius	Length	Delta	Chord	Chord Bear.
CT	406.75'	129.28'	18°12'40"	128.74'	S 36°44'19" W

Course	Bearing	Distance
L1	S 27°37'59" W	50.40'
L2	S 45°50'39" W	94.20'
L3	N 47°10'01" W	63.90'



"NOT PLATTED"  
OCTAVIN OCHOA  
V. 1272, P. 692  
O.P.R.H.C.T.



**NOTES**

- 1) BEARING SOURCE: GPS, TEXAS STATE PLAIN NORTH CENTRAL ZONE
- 2) "CM" = CONTROL MONUMENT
- 3) All iron rods set are with caps stamped "FITE 5837"
- 4) SEPTIC SYSTEM - Individual facilities licensed by Hunt County and installed prior to occupancy.
- 5) Development and septic tank permits (if necessary) are required prior to construction of any improvements on any lot.
- 6) No more than one single family detached dwelling shall be located on any lot.
- 7) An adequate potable water supply will be immediately available to each lot in the subdivision.
- 8) WATER SERVICE PROVIDER: Aqua Texas (already in service)  
ELECTRIC SERVICE PROVIDER: FEC (already in service)
- 9) All private streets (drives and roadways) will be signed in a manner that indicates its private status: Hunt County shall not be responsible for the maintenance of private roadways, drives, emergency access easements, recreation areas, and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Hunt County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- 10) Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 11) The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- 12) Hunt County will not be responsible for the maintenance and operation of drainage ways or the control of erosion.
- 13) Hunt County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 14) Hunt County will not be responsible for the availability or delivery of any private well water in a subdivision.
- 15) All culverts within any right-of-way require Hunt County permit Approval and must meet minimum County requirements.
- 16) Hunt County will not maintain roadways or public improvements dedicated by this Plat except by an express order of the Commissioner's Court, entered of record in the minutes of the Commissioner's Court specifically identifying any roadway or public improvement and specifically accepting it for County maintenance.
- 17) Easements: Any public utility, including Hunt County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any if the easements or right-of-ways shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including Hunt County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners, Hunt County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- 18) Construction not completed within two (2) years of the recording date shall be subject to the then current county standards and regulations. The County may require the subdivision to be re-platted.
- 19) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48231C0600G, dated January 6, 2012, this property lies in Zone X. None of this property does appear to lie within a 100-year flood plain.
- 20) SIGHT VISIBILITY RESTRICTION: No structure, object or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb or edge of pavement, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., within the sight visibility easement.
- 21) Any preexisting building or buildings that is or are encroaching into the building lines and/or easements, as established by this plat, WILL NOT BE ALLOWED to be rebuilt or replaced in the same location if in the event the building(s) require being rebuilt or replacement caused by natural or unnatural means.

**OWNER'S CERTIFICATE**

WHEREAS, Navarro Contractors LLC is the owner of a tract of land situated in the John J. Riels Survey, Abstract No. 871, Hunt County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the John J. Riels Survey, Abstract No. 871, Hunt County, Texas, and being known as Lot 23 of Hidden Oaks Estates III, an addition to Hunt County as recorded in Volume 400, Page 930 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northeast line of County Road 2452 and at the West corner of Lot 23;

THENCE N. 44 deg. 27 min. 06 sec. E. with the Northwest line of Lot 23, a distance of 272.50 feet to a 1/2" iron rod found for corner at the North corner of Lot 23;

THENCE S. 45 deg. 52 min. 11 sec. E. with the Northeast line of Lot 23, a distance of 297.15 feet to a 1/2" iron rod found corner at the East corner of Lot 23 and being in the Northwest line of County Road 2440

THENCE S. 27 deg. 37 min. 59 sec. W. with the Northwest line of said road, a distance of 50.40 feet to a 1/2" iron rod set for corner at the beginning of a tangent curve to the right;

THENCE in a Southwesterly direction with said curve in the Northwest line of said road, having a radius of 406.75 feet, a central angle of 18 deg. 12 min. 40 sec., a chord of S. 36 deg. 44 min. 19 sec. W. a distance of 128.74 feet and an arc length of 129.28 feet to a 1/2" iron rod set for corner at the end of said curve;

THENCE S. 45 deg. 50 min. 39 sec. W. with the Northwest line of said road, a distance of 94.20 feet to a 1/2" iron rod set for corner at the intersection of the Northwest line of County Road 2440 and the Northeast line of County Road 2452 and at the South corner of Lot 23;

THENCE N. 46 deg. 03 min. 58 sec. W. with the Northeast line of County Road 2452, a distance of 262.85 feet to a 1/2" iron rod found for corner at a turn in the Northeast line of said road;

THENCE N. 47 deg. 10 min. 01 sec. W. with the Northeast line of said road, a distance of 63.90 feet to the POINT OF BEGINNING and containing 2.00 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Navarro Contractors LLC, does hereby adopt this plat designating the herein above described property as REPLAT OF LOT 23 OF HIDDEN OAKS ESTATES III, an addition to Hunt County, and dedicates to the public use forever the streets or roads and easements shown herein, (if any) for the use and accommodation of any public utility desiring to use, or using same for the purpose of constructing, maintaining, adding to removing any or all their respective systems located therein.

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Representative for Navarro Contractors LLC Title

\_\_\_\_\_  
Printed Name

STATE OF TEXAS  
COUNTY OF HUNT

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day appeared \_\_\_\_\_ whose names are subscribed to the foregoing instrument, and he acknowledged same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

**CERTIFICATE OF APPROVAL**

STATE OF TEXAS  
COUNTY OF HUNT

KNOW ALL MEN BY THESE PRESENTS: I, BOBBY STOVALL, THE COUNTY JUDGE OF HUNT COUNTY, TEXAS, does hereby certify that this plat, with field notes hereon, having been fully presented to the Commissioners Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

BOBBY STOVALL \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY JUDGE, HUNT COUNTY, TEXAS

COMMISSIONER PRECINCT 1 \_\_\_\_\_ DATE \_\_\_\_\_

COMMISSIONER PRECINCT 2 \_\_\_\_\_ DATE \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ DATE \_\_\_\_\_

COMMISSIONER PRECINCT 4 \_\_\_\_\_ DATE \_\_\_\_\_

HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE**

THE UNDERSIGNED, THE COUNTY CLERK OF HUNT COUNTY, TEXAS, does hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2025, that the Hunt County Commissioners Court, by appropriate minute order, did find that this plat is in compliance with applicable State and County subdivision regulations and did approve the same for filing in the Plat Records of Hunt County, Texas.

CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY CLERK  
HUNT COUNTY, TEXAS

**CERTIFICATE ACCEPTANCE OF DEDICATION**

THE UNDERSIGNED, THE COUNTY CLERK OF HUNT COUNTY, TEXAS, does hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 2025, that the owner(s) of the real property described herein did execute and deliver unto Hunt County Commissioners Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY CLERK  
HUNT COUNTY, TEXAS

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat.

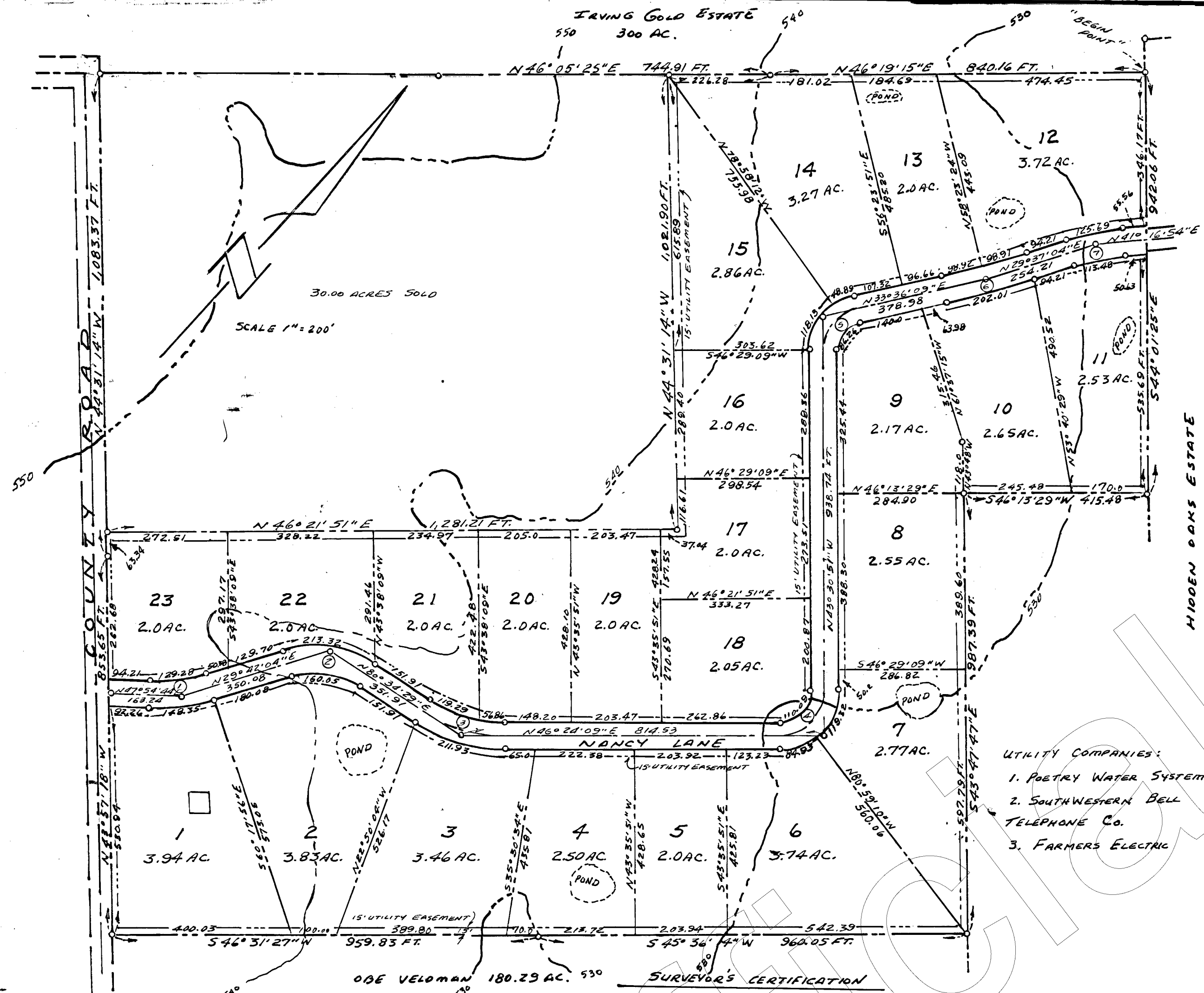
"FOR REVIEW ONLY, NOT AN OFFICIAL DOCUMENT"

David W. Fite, R.P.L.S. No. 5837

**REPLAT OF  
LOT 23 OF HIDDEN OAKS ESTATES III**

AN ADDITION TO HUNT COUNTY, TEXAS  
JOHN J. RIELS SURVEY, ABSTRACT NO. 871  
AUGUST 2025 2.00 ACRES

<b>FITE &amp; ASSOCIATES LAND SURVEYING, LLC</b>		OWNER: Navarro Contractors LLC 7563 CR 2584 Royce City, TX 75189
SCALE: 1" = 60' JOB NO. FA250249 DRAWN: D.W.F. CHECK: D.W.F.	DATE: 8-18-2025 GF NO. _____ FIRM NO. 10194651	
P.O. BOX 1466 GREENVILLE, TX 75403 903-355-8178 fiteandassociateslandsurveying.com		



HIDDEN OAKS ESTATE  
PHASE II

State of Texas  
County of Rockwall

930  
Legal Description

We, Bobby J. Crowell, Robert Crowell, and James Scott Crowell, are the owners of a 64.559 acre tract, part of the John J. Riels Survey, Abstract No. 871, Hunt County, Texas, part of the former called 93.13 acres described in Deed from Sherrill and wife to Dee E. Williams, dated July 14, 1964, recorded in Volume 625, page 66 of the Deed Records of Hunt County, Texas, and being described more particularly as follows:  
 BEGINNING at a 1/2" iron rod for corner, and being the original North corner of said called 93.13 acres;  
 Thence S 44° 01' 25" E, along the fenced Northeast line of same, 942.06 ft. to 1/2" iron rod for corner;  
 Thence S 46° 13' 29" W, along fence line, 415.48 ft. to 1/2" iron rod for corner;  
 Thence S 43° 47' 47" E, along fenced Northeast line of same, 987.39 ft. to 1/2" iron rod found for corner;  
 Thence along the fenced Southeast line of same as follows; S 45° 36' 14" W, distance of 960.05 ft. to 1/2" iron rod found; and S 46° 31' 27" W, distance of 959.83 ft. to a 1/2" iron rod found for original South corner of called 93.13 acres, mentioned above;  
 Thence along the fenced Southwest line of same and Northeast line of County Road as follows; N 43° 57' 18" W, distance of 853.65 ft.; and N 44° 31' 14" W, distance of 63.34 ft. to 1/2" iron rod for corner;  
 Thence N 46° 21' 51" E, distance of 1,281.21 ft. to a 1/2" iron rod for corner;  
 Thence N 44° 31' 14" W, distance of 1,021.90 ft. to a 1/2" iron rod for corner in the fenced Northwest line of same 93.13 acre tract;  
 Thence along fence line of same as follows; N 46° 05' 25" E, distance of 226.28 ft. to 1/2" iron rod; and N 46° 19' 15" E, distance of 840.16 ft. to place of beginning containing 64.559 acres as surveyed by Ruben Fletes Registered Surveyor No. 1998.

State of Texas  
County of Rockwall

Before me, the undersigned authority, and owner, of above described tract of land, dedicate to the public use forever all streets, alleys, parks, water courses, and easements as shown on plat for the purposes and considerations therein expressed.

THIS IS A PRIVATE DEVELOPMENT AND NO COUNTY FUNDS WILL BE REQUIRED FOR UPKEEP OF ANY ROAD, PARKS, OR OTHER IMPROVEMENTS WITHIN THE DEVELOPMENT AT ANY TIME.

Bobby J. Crowell  
Bobby J. Crowell  
Robert John Crowell  
Robert John Crowell  
James Scott Crowell  
James Scott Crowell

Before me, the undersigned authority, on this day personally appeared Bobby J. Crowell, Robert John Crowell, and James Scott Crowell, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein expressed and stated.

Given under my hand and seal this the 6 day of March, 1984.

James E. Files  
Notary Public in and for Rockwall County, Texas

State of Texas  
County of Hunt

I, J. W. Green, County Judge of Hunt County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County of Hunt on the 14 day of May, 1984, as shown by Order of Records in the minutes of said court.

Witness my hand and seal of Hunt County, Texas, this 14 day of May, 1984.

ATTEST:  
Jimmy P. Hamilton  
County Clerk  
J. W. Green  
County Judge, Hunt County, Texas.

5469

FILED FOR R  
at 10:45 o'clock  
MAY 14 1984  
JIMMY P. HAMILTON  
County Clerk, Hunt County, Texas.

THIS IS TO CERTIFY THAT I, RUBEN FLETES REGISTERED PUBLIC SURVEYOR NO. 1998, HAVE CONDUCTED AN ON THE GROUND SURVEY OF TRACTS DEPICTED HEREIN, HAVE PLACED IRON RODS AT ALL PROPERTY CORNERS, AND PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

Ruben Fletes  
RUBEN FLETES REGISTERED SURVEYOR NO. 1998  
MARCH 8, 1984  
P.O. BOX 15  
JOSEPHINE, TEXAS  
694-2205

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUBEN FLETES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF March, 1984.

James E. Files  
NOTARY PUBLIC ROCKWALL COUNTY, TEXAS

OWNERS:  
BOBBY CROWELL, ETAL  
% CROWELL REAL ESTATE  
ROYSE CITY, TEXAS 1-635-2108

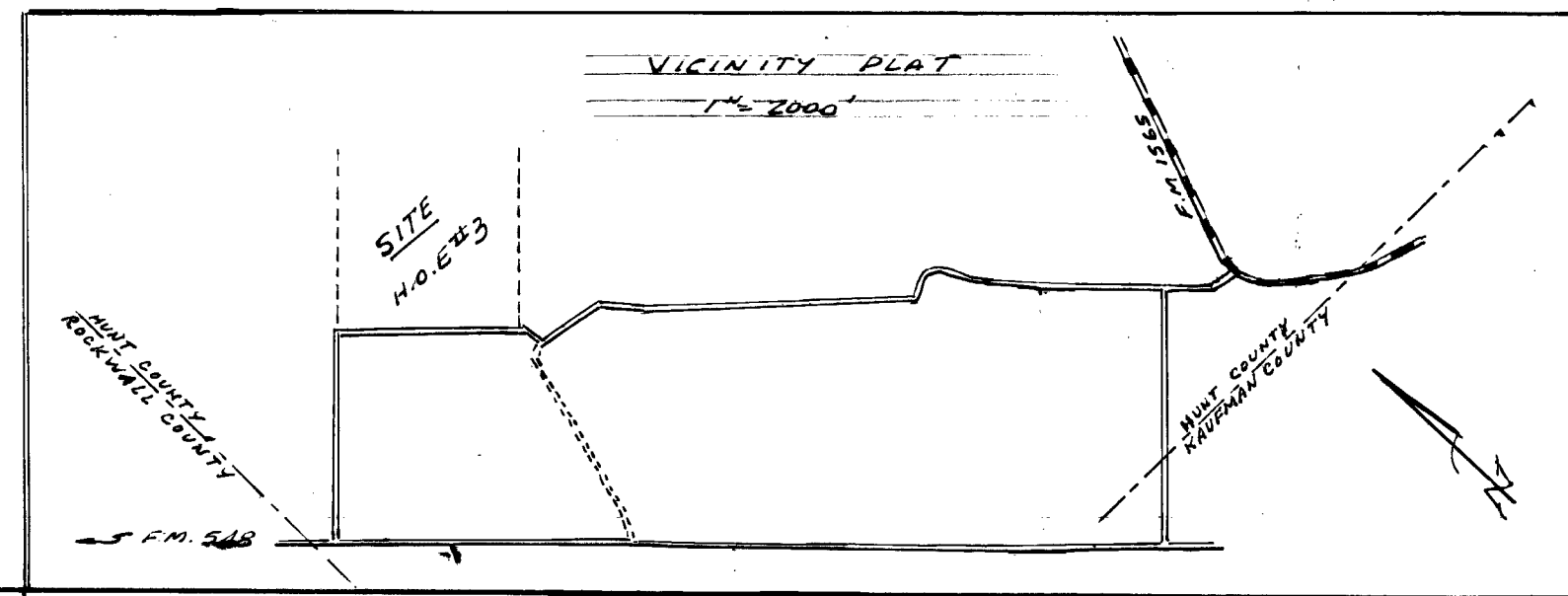
Vol. 400  
Page 930

**E CURVE INFORMATION**

CURVE NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	18°12'40"	70.00	436.75	138.82
2.	50°52'25"	100.00	210.25	186.68
3.	34°10'20"	100.00	325.34	194.04
4.	89°55'00"	100.00	100.15	157.16
5.	77°01'00"	75.00	94.09	126.64
6.	3059'05"	100.00	2874.61	199.92
7.	11039'50"	60.00	587.43	119.59

- NOTES:
- ALL STREETS 60 FT. WIDE.
  - ALL TRACT CORNERS MARKED WITH 1/2" IRON RODS.
  - DISTANCES ON STREETS OR P.I. TO P.I. OF CURVES.
  - SEPTIC TANKS TO BE INSTALLED UNDER RULES SET OUT BY COUNTY HEALTH UNIT OF HUNT COUNTY.
  - OWNERS RESERVE 15 FT. WIDTH ALONG FRONT OF ALL TRACTS FOR UTILITY EASEMENT.
  - ALL HOUSES TO BE SET 60 FT. BACK FROM PROPERTY LINE ON STREET.
  - WATER SUPPLY FROM POETRY WATER SYSTEM.
  - ALL LOTS HAVE HOME LOCATION OUT FLOOD PLAIN.
  - ALL LOTS FOR RESIDENTIAL USE.
  - 15 FT. UTILITY EASEMENT RESERVED ON FRONT AND BACK EACH LOT.

**HIDDEN OAKS ESTATE III**



D 287

RESTRICTIVE COVENANTS

STATE OF TEXAS

11740

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HUNT

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THAT BOBBY J. CROWELL, d/b/a HIDDEN OAKS ESTATES NO. 2, do hereby adopt and impress the following restrictive covenants upon the following described property, which is hereby designated as a separate and distinct divisional unit:

Being all that certain lot, tract or parcel of land situated in Hunt County, Texas, part of the John J. Rials Survey, Abstract No. 871, part of a certain called 387.24 acre tract conveyed from Gary R. Reid to Herman Mayhew, Jr., in four separate tracts dated January of 1958, and recorded in Volume 569, Page 308 of the Deed Records of Hunt County, Texas, being all of that called 40 acre tract from Ruby Reese Adams to Herman Mayhew, Jr. in deed dated May 2, 1963 which is recorded in Volume 614, Page 254 of the Deed Records of Hunt County, Texas, all of that called 25.841 acre tract conveyed to Bobby Crowell, and being described more particularly as follows:

BEGINNING at an iron rod found for corner, being the present South corner of Lot No. 28 of Phase No. 1 of Hidden Oaks Estate as shown of record in Volume 400, Page 798 of the Plat Records of Hunt County, Texas, being the West corner of Robert L. Jordan's tract:

THENCE along the agreed line between Robert L. Jordan and Joan L. Jordan, and Herman Mayhew, Jr., and Betty Jo Mayhew, said agreement dated July 28, 1971, and recorded in Volume 703, Page 136 of the Deed Records of Hunt County, Texas as follows: S 79° 38' 18" E, distance of 652.88 ft. to iron; S 46° 35' 36" E, distance of 1,000.00 ft to iron; S 45° 35' 30" E, distance of 495.61 ft. to iron for corner; and S 35° 58' 40" W, distance of 40.20 ft. to iron rod for corner;

THENCE S 70° 29' 15" W, distance of 451.19 ft. to iron rod for corner;

THENCE S 46° 50' 29" W, distance of 50.00 ft. to iron rod for corner;

THENCE S 43° 01' 31" E, distance of 450.00 ft. to iron rod for corner;

THENCE S 50° 04' 58" W, distance of 425.58 ft. to iron rod for corner;

THENCE N 45° 13' 06" W, along the Northeast line of a 109.08 acre tract sold by Bobby Crowell, 600.00 ft. to iron rod for corner;

THENCE N 41° 46' 56" W, along fence line, 1,638.84 ft. to iron rod for corner in the fenced Southeast line of a 35.14 acre tract of Bobby Crowell;

THENCE along the occupied line of same as follows; S 43° 10' 46" W, distance of 177.33 ft. to iron; and S 22° 41' 49" W, distance of 1,048.69 ft to iron rod found for corner;

THENCE along the occupied Southwest line of called 40 acre tract from Ruby Reese Adams to Herman Mayhew, Jr. in May of 1963, and recorded in Volume 614 Page 254 of the Deed Records of Hunt County, Texas as follows: N 48° 04' 25" W, distance of 252.51 ft.; and N 45° 10' 41" W, distance of 987.99 ft. to found iron rod for corner at occupied West corner of same;

THENCE N 45° 18' 58" E, along fence line, 413.74 ft. to iron rod for corner, and being the South corner of Crowell's called 25.841 acre tract;

THENCE N 45° 07' 30" W, along fenced Southwest line of same, 1,021.93 ft. to iron rod at the West corner of same;

THENCE N 44° 10' 37" E, along fence line, 1,104.37 ft. to an iron rod next to a 26" Post Oak tree, and being the former most Northerly Northeast corner of a 253.9 acre tract conveyed to Walter J. Allen by deed recorded in Volume 440, Page 374 of the Deed Records of Hunt County, Texas;

THENCE S 45° 57' 18" E, distance of 1,002.78 ft. to the place of beginning containing 101.01 acres of land as surveyed in 1982.

BOBBY J. CROWELL, d/b/a HIDDEN OAKS ESTATES NO. 2, hereby certifies that it has subdivided the above described land as shown by the map and plat of such subdivision which map and plat has heretofore been filed as the true and correct survey, map and plat thereof, and which subdivision is and shall be known as "HIDDEN OAKS ESTATES NO. 2".

For the benefit of himself as owner of the land in said subdivision, and for the use and benefit of present or subsequent owner or owners of any lot therein, as well as the use and benefit of all future owners thereof, the following covenants are made and adopted to run with the land as hereinafter set out.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

#### COVENANTS

1. Single-Family Residential Lots. Lots in HIDDEN OAKS ESTATES NO. 2 shall be known and described as single-family residential lots.
2. Buildings or Structures. All buildings or structures erected or maintained on any lot in this subdivision must have the exterior completed within six (6) months after the ground breaking, and shall not contain less than 1,000 square feet of floor space. Mobile homes should not have less than 800 square feet of floor space. Modern self-contained trailers are allowed before and during construction of a permanent resident on premises. All mobile homes and structures must be underpinned within ninety (90) days.
3. No Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a resident either temporarily or permanently; however, a lot owner is allowed to camp on his lot for not more than fourteen (14) consecutive days.
4. Livestock and Poultry. Livestock must be fenced in on owner's lots. No swine shall be raised, bred or kept on any lot. All fences on any lot shall be sturdy and well maintained.
5. Junk. No junk or abandoned cars or wrecking yards will be permitted.
6. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Materials incident to construction of improvements may be stored on lots during construction.
7. Nuisance. No noxious or offensive trade or activity may be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. Sewage & Water. No outside toilet facilities shall be constructed or maintained on any lot, and any sewage disposal systems must be approved by the state and local departments of health, and shall be maintained at all times in accordance with state and county sanitary laws. All plumbing and drains must be connected with water tight septic tanks of approved construction. In no case shall any portion of any sewage disposal system be installed within 180 feet of the subdivision water wells. In any event, however, such disposal system shall meet all health regulations.

9. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved along a fifteen (15) foot strip of land along the rear line and front line and side lines of each lot in the subdivision. By acceptance of a deed or contract to any one or more of the above lots, the owner thereof covenants and agrees to keep and maintain in a neat and clean condition any easement which may traverse a portion of the lot conveyed in the deed or contract, including the keeping of weeds and grass mowed within such area.

10. Driveways. All property owners must install a driveway (or driveways, if necessary) with culverts, so that no cars are parked on the streets. All streets are OFF-LIMITS to parking.

11. Used or Old Buildings. No used or old building shall be moved on any lot in the subdivision.

12. Motorcycles or Similar Vehicles. No motorcycles or similar vehicles are to be ridden in said subdivision without mufflers, nor may they be raced.

13. Firearms. Firearms shall not be used or displayed in any irresponsible or dangerous manner, nor shall firearms be discharged within the subdivision.

14. Building Location: No building shall be located on any lot nearer than sixty (60) feet to the front line, nor nearer than ten (10) feet to a side lot line. No dwelling shall be located on any lot nearer than sixty (60) feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from date hereof, at which time said covenants shall be automatically extended for successive period of twenty-five (25) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

EXECUTED THIS 13th day of December, 1982.

BOBBY J. CROWELL, d/b/a HIDDEN OAKS ESTATES NO.

*Bobby J. Crowell*

1982  
25  
2007  
25  
2032

STATE OF TEXAS |  
COUNTY OF HUNT |

BEFORE ME, the undersigned authority, on this day personally appeared BOBBY J. CROWELL, d/b/a HIDDEN OAKS ESTATES NO. 2 known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of December, 1982.

*Polly Langford*  
Notary Public in and for  
Hunt County, Texas

SEAL :



POLLY LANGFORD  
NOTARY PUBLIC  
HUNT COUNTY, TEXAS

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Company name: Town of Poetry  
 Budget name: FY\_2026\_2027  
 Budget type: Profit and loss  
 Period: FY 2027 (Oct 2026 - Sep 2027)

Consolidated

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
Income													
3000 Use of Prior Year Excess	\$50366.81												50366.81
4000 Franchise Fees Electric													
4010 Oncor Franchise Fees	\$15000.00												15000
4020 FEC Franchise Fees	\$36000.00												36000
<b>Total 4000 Franchise Fees Electric</b>	<b>\$51000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$51000.00</b>
4100 Franchise Fees Solid Waste													
4150 Tx Contractor Roll Off													
4160 Blackjack Disposal Franchi	\$46000.00												46000
<b>Total 4100 Franchise Fees Solid Waste</b>	<b>\$46000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$46000.00</b>
4200 Franchise Fees Communicati													
4210 Charter Communications	\$250.00												250
<b>Total 4200 Franchise Fees Communicati</b>	<b>\$250.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$250.00</b>
4300 Public Information Req													
4400 Sales Tax Revenue	\$130000.00												130000
4450 Encumbered Road Fund Prior	\$105000.00												105000
4500 Donations	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
4580 Donations Scholarship													
<b>Total 4500 Donations</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
4505 Contributed Capital Assets													
4600 PID Permit Application													
4800 Appl Fee ETJ Petitions													
Billable Expense Income													
Markup													
Sales													
Services													
TDA GO! Grant	\$750000.00												750000
Unapplied Cash Payment													

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
Income													
Uncategorized Income													
<b>Total Income</b>	<b>\$1132616.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1132616.81</b>
Cost of Goods Sold													
Cost of Goods Sold													
<b>Total Cost of Goods Sold</b>													
Expense													
5000 Salary Secretarys	\$46200.00	0	0	0	0	0	0	0	0	0	0	0	46200
5005 Wage Exp Secretary													
Wages													
<b>Total 5005 Wage Exp Secretar</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
5040 Quickbooks Software	\$2200.00												2200
5056 Payroll taxes -Employer	\$3600.00												3600
Taxes													
<b>Total 5056 Payroll taxes -Employer</b>	<b>\$3600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3600.00</b>
5057 Payroll Tax Employee	\$7308.00												7308
<b>Total 5000 Salary Secretarys</b>	<b>\$59308.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$59308.00</b>
5100 Office Supplies	\$1500.00												1500
5110 Office Equipment, Printers	\$3500.00												3500
5130 Dues/Membership Admin	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5135 Steering Committee Members	\$500.00												500
5140 TML Lobbying (Membership)	\$900.00												900
5150 General Dues/Mbrship Admin	\$800.00												800
<b>Total 5130 Dues/Membership Admin</b>	<b>\$2200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2200.00</b>
5200 Shipping and Postage	\$50.00												50
5300 Newspaper Publications	\$4000.00												4000
5400 Prof. Mbrship	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5450 Poetry Scholarship Donated													
5500 Education & Mtg Exp	\$1000.00	0	0	0	0	0	0	0	0	0	0	0	1000
5600 Professional Services	\$30000.00	0	0	0	0	0	0	0	0	0	0	0	30000
5610 Engineering Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5620 Engineering Consultants	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5630 Engineering Finance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5640 Engineering Survey	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
5650 ETJ Removal	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5660 Zoning Map Update Prof Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5670 Dis Annexation Map Update													
<b>Total 5600 Professional Services</b>	<b>\$30000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30000.00</b>
5700 Tech Support & Serv	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5705 Town Public Forum													
5710 Website	\$400.00												400
5715 Tech Services - Other	\$2000.00												2000
5740 Internet Phone Services	\$1500.00												1500
5780 Software Subscriptions	\$1300.00												1300
5790 Domain Renewal	\$100.00												100
<b>Total 5700 Tech Support &amp; Ser</b>	<b>\$5300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5300.00</b>
5800 Legal Services	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5801 Revise Annexation	\$0.00												0
5802 ETJ Map	\$0.00												0
5803 Boundary Survey	\$0.00												0
5810 Legal Services Meetings	\$1000.00												1000
5820 Legal Lawsuit Fees	\$15000.00												15000
5830 Legal Documents	\$1500.00												1500
5840 Legal - Other	\$250.00												250
5850 Legal Zoning Map Update	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5860 Legal Zoning Ordinance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total 5800 Legal Services</b>	<b>\$17750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17750.00</b>
5900 Town Insurance	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5910 Cyber Ins Policy	\$2000.00												2000
5920 Bldg Ins. *Ervin Ins. Concepts, Inc.* TOP	\$800.00												800
5930 TML Town Ins	\$6500.00												6500
<b>Total 5900 Town Insurance</b>	<b>\$9300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9300.00</b>
6000 Capital Expenditure													
6010 Cap Exp Road Refurbishment	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6011 Cap Exp HC Road Refurbishm	\$120000.00												120000
6012 Cap Exp KC Road Refurbishm	\$70000.00												70000
<b>Total 6010 Cap Exp Road Refurbishment</b>	<b>\$190000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$190000.00</b>

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
6020 Cap Exp Signage	\$5000.00												5000
6030 Cap Exp Bldg Improvement	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6033 Cap Exp Town Hall Sept													
6034 Capital Town Hall Improvem													
6035 ADA Ramp Town Hall													
6036 ADA Bathroom													
6040 Cap Exp Parking Lot Improv	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6075 Cap Bldg Skirt & Foam Spr													
6085 Cap Exp Roofing													
6090 Cap Exp Landscaping	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6091 Cap Misc Overage													
6095 Cap Exp HVAC													
<b>Total 6030 Cap Exp Bldg Improvement</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
6050 CBD TDA Match	\$750000.00												750000
<b>Total 6000 Capital Expenditure</b>	<b>\$945000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$945000.00</b>
6100 Pothole Signage & Road Rel	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6111 HC Project Sheets	\$10000.00												10000
6112 KC Project Sheets	\$10000.00												10000
6125 Volunteer Pothole Repair													
6150 Volunteer Road Supplies	\$1000.00												1000
6175 Volunteer Road Equip. Rent	\$1000.00												1000
<b>Total 6100 Pothole Signage &amp; Road Rel</b>	<b>\$22000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22000.00</b>
6200 TownHall Grounds Maint Services	\$2500.00												2500
6300 Election Expense	\$10000.00	0	0	0	0	0	0	0	0	0	0	0	10000
6350 Town Hall Building Repairs	\$1500.00												1500
6400 Bldg Utilities Exp													
6410 Reimburse Church/Utilities													
6420 Town Hall Electricity	\$2500.00												2500
6430 Water Utilities	\$600.00												600
<b>Total 6400 Bldg Utilities Exp</b>	<b>\$3100.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3100.00</b>
6500 Audit Expense	\$6000.00												6000

Accounts	Budget totals	Oct 2026	Nov 2026	Dec 2026	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027
6550 Depreciation													
6575 TDA GO! Grant	\$18750.00												18750
6600 Emergency Management	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000
6650 Rainy Day Fund 25-26	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6655 Rainy Day Severe Weather C	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
7000 Closing Entry Corrections													
Payroll Expenses													
Taxes													
<b>Total Payroll Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Reimbursements													
Unapplied Cash Bill Payment Expense													
Uncategorized Expense	\$0.00												0
<b>Total Expense</b>	<b>\$1147758.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1147758.00</b>
Other Income													
8000 Reconciliation Item													
<b>Total Other Income</b>													
Other Expense													
Reconciliation Discrepancies													
<b>Total Other Expense</b>													
<b>Total Net Income</b>	<b>\$-15141.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$-15141.19</b>

Wednesday, May 6, 2026 at 3:57 PM CDT

# Town of Poetry

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
3000 Use of Prior Year Excess		50,366.81	-50,366.81	
4000 Franchise Fees Electric				
4010 Oncor Franchise Fees	7,625.79	14,480.00	-6,854.21	52.66 %
4020 FEC Franchise Fees	18,475.30	36,000.00	-17,524.70	51.32 %
<b>Total 4000 Franchise Fees Electric</b>	<b>26,101.09</b>	<b>50,480.00</b>	<b>-24,378.91</b>	<b>51.71 %</b>
4100 Franchise Fees Solid Waste				
4160 Blackjack Disposal Franchi	35,842.50	46,000.00	-10,157.50	77.92 %
<b>Total 4100 Franchise Fees Solid Waste</b>	<b>35,842.50</b>	<b>46,000.00</b>	<b>-10,157.50</b>	<b>77.92 %</b>
4200 Franchise Fees Communicati				
4210 Charter Communications	133.63	300.00	-166.37	44.54 %
<b>Total 4200 Franchise Fees Communicati</b>	<b>133.63</b>	<b>300.00</b>	<b>-166.37</b>	<b>44.54 %</b>
4400 Sales Tax Revenue	76,764.58	108,000.00	-31,235.42	71.08 %
4450 Encumbered Road Fund Prior		103,209.63	-103,209.63	
4500 Donations				
4580 Donations Scholarship	500.00	2,000.00	-1,500.00	25.00 %
<b>Total 4500 Donations</b>	<b>500.00</b>	<b>2,000.00</b>	<b>-1,500.00</b>	<b>25.00 %</b>
4600 PID Permit Application	200.00		200.00	
TDA GO! Grant		0.00	0.00	
<b>Total Income</b>	<b>\$139,541.80</b>	<b>\$360,356.44</b>	<b>\$ -220,814.64</b>	<b>38.72 %</b>
<b>GROSS PROFIT</b>	<b>\$139,541.80</b>	<b>\$360,356.44</b>	<b>\$ -220,814.64</b>	<b>38.72 %</b>
<b>Expenses</b>				
5000 Salary Secretarys	0.00		0.00	
5005 Wage Exp Secretary	19,812.30	31,668.00	-11,855.70	62.56 %
Wages	0.00		0.00	
<b>Total 5005 Wage Exp Secretary</b>	<b>19,812.30</b>	<b>31,668.00</b>	<b>-11,855.70</b>	<b>62.56 %</b>
5040 Quickbooks Software	0.00	0.00	0.00	
5056 Payroll taxes -Employer	1,328.55	3,533.00	-2,204.45	37.60 %
Taxes	0.00		0.00	
<b>Total 5056 Payroll taxes -Employer</b>	<b>1,328.55</b>	<b>3,533.00</b>	<b>-2,204.45</b>	<b>37.60 %</b>
<b>Total 5000 Salary Secretarys</b>	<b>21,140.85</b>	<b>35,201.00</b>	<b>-14,060.15</b>	<b>60.06 %</b>
5100 Office Supplies	860.49	1,000.00	-139.51	86.05 %
5110 Office Equipment, Printers	769.84	1,500.00	-730.16	51.32 %
5130 Dues/Membership Admin				
5135 Steering Committee Members	206.90	500.00	-293.10	41.38 %
5140 TML Lobbying (Membership)	853.00	812.00	41.00	105.05 %
5150 General Dues/Mbrship Admin	125.00	900.00	-775.00	13.89 %
<b>Total 5130 Dues/Membership Admin</b>	<b>1,184.90</b>	<b>2,212.00</b>	<b>-1,027.10</b>	<b>53.57 %</b>
5200 Shipping and Postage	35.20	500.00	-464.80	7.04 %
5300 Newspaper Publications	333.00	3,000.00	-2,667.00	11.10 %
5450 Poetry Scholarship Donated		2,000.00	-2,000.00	

# Town of Poetry

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5500 Education & Mtg Exp	175.00	1,000.00	-825.00	17.50 %
5600 Professional Services				
5640 Engineering Survey		17,966.88	-17,966.88	
5650 ETJ Removal		10,000.00	-10,000.00	
5660 Zoning Map Update Prof Services		5,000.00	-5,000.00	
5670 Dis Annexation Map Update		5,000.00	-5,000.00	
<b>Total 5600 Professional Services</b>		<b>37,966.88</b>	<b>-37,966.88</b>	
5700 Tech Support & Serv				
5705 Town Public Forum	224.95	180.00	44.95	124.97 %
5710 Website	181.86	312.00	-130.14	58.29 %
5715 Tech Services - Other	1,388.92	1,200.00	188.92	115.74 %
5740 Internet Phone Services	839.93	2,100.00	-1,260.07	40.00 %
5780 Software Subscriptions	2,079.44	3,036.00	-956.56	68.49 %
5790 Domain Renewal		23.17	-23.17	
<b>Total 5700 Tech Support &amp; Serv</b>	<b>4,715.10</b>	<b>6,851.17</b>	<b>-2,136.07</b>	<b>68.82 %</b>
5800 Legal Services				
5810 Legal Services Meetings		1,500.00	-1,500.00	
5820 Legal Lawsuit Fees	1,344.49	15,000.00	-13,655.51	8.96 %
5830 Legal Documents	645.00	3,000.00	-2,355.00	21.50 %
5840 Legal - Other	484.25	500.00	-15.75	96.85 %
5860 Legal Zoning Ordinance		1,500.00	-1,500.00	
<b>Total 5800 Legal Services</b>	<b>2,473.74</b>	<b>21,500.00</b>	<b>-19,026.26</b>	<b>11.51 %</b>
5900 Town Insurance				
5910 Cyber Ins Policy	1,850.00	1,850.00	0.00	100.00 %
5920 Bldg Ins. *Ervin Ins. Concepts, Inc." TOP		700.00	-700.00	
5930 TML Town Ins	5,500.69	6,526.00	-1,025.31	84.29 %
<b>Total 5900 Town Insurance</b>	<b>7,350.69</b>	<b>9,076.00</b>	<b>-1,725.31</b>	<b>80.99 %</b>
6000 Capital Expenditure				
6010 Cap Exp Road Refurbishment	31,303.16		31,303.16	
6011 Cap Exp HC Road Refurbishm	17,137.00	65,000.00	-47,863.00	26.36 %
6012 Cap Exp KC Road Refurbishm	17,350.00	35,000.00	-17,650.00	49.57 %
<b>Total 6010 Cap Exp Road Refurbishment</b>	<b>65,790.16</b>	<b>100,000.00</b>	<b>-34,209.84</b>	<b>65.79 %</b>
6020 Cap Exp Signage		5,000.00	-5,000.00	
<b>Total 6000 Capital Expenditure</b>	<b>65,790.16</b>	<b>105,000.00</b>	<b>-39,209.84</b>	<b>62.66 %</b>
6100 Pothole Signage & Road Rel	-31,303.16		-31,303.16	
6111 HC Project Sheets	3,208.20	50,000.00	-46,791.80	6.42 %
6112 KC Project Sheets	1,000.00	23,500.00	-22,500.00	4.26 %
6125 Volunteer Pothole Repair		7,000.00	-7,000.00	
6150 Volunteer Road Supplies		500.00	-500.00	
6175 Volunteer Road Equip. Rent		1,000.00	-1,000.00	
<b>Total 6100 Pothole Signage &amp; Road Rel</b>	<b>-27,094.96</b>	<b>82,000.00</b>	<b>-109,094.96</b>	<b>-33.04 %</b>
6200 TownHall Grounds Maint Services	1,614.87	3,500.00	-1,885.13	46.14 %

# Town of Poetry

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

October 2025 - September 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6350 Town Hall Building Repairs		1,300.00	-1,300.00	
6400 Bldg Utilities Exp				
6410 Reimburse Church/Utilities		600.00	-600.00	
6420 Town Hall Electricity	1,570.32	1,500.00	70.32	104.69 %
6430 Water Utilities	349.13	600.00	-250.87	58.19 %
<b>Total 6400 Bldg Utilities Exp</b>	<b>1,919.45</b>	<b>2,700.00</b>	<b>-780.55</b>	<b>71.09 %</b>
6500 Audit Expense	5,450.00	6,000.00	-550.00	90.83 %
6575 TDA GO! Grant		0.00	0.00	
6600 Emergency Management		5,000.00	-5,000.00	
6650 Rainy Day Fund 25-26		30,549.39	-30,549.39	
6655 Rainy Day Severe Weather C		2,500.00	-2,500.00	
Payroll Expenses				
Taxes	0.00		0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>		<b>0.00</b>	
<b>Total Expenses</b>	<b>\$86,718.33</b>	<b>\$360,356.44</b>	<b>\$ -273,638.11</b>	<b>24.06 %</b>
<b>NET OPERATING INCOME</b>	<b>\$52,823.47</b>	<b>\$0.00</b>	<b>\$52,823.47</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$52,823.47</b>	<b>\$0.00</b>	<b>\$52,823.47</b>	<b>0.00%</b>

# Town of Poetry

## Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6000 Capital Expenditure									
6010 Cap Exp Road Refurbishment									
6011 Cap Exp HC Road Refurbishm									
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		530.00	530.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		1,590.00	2,120.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Culverts	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		400.00	2,520.00
6011 Cap Exp HC Road Refurbishm	10/30/2025	Journal Entry	11		10/14/2025 2-36" Rock	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		400.00	2,920.00
6011 Cap Exp HC Road Refurbishm	12/09/2025	Journal Entry	3		Project Sheet H-29 Complete 11102025	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		4,930.00	7,850.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	11		Adj H-29 Completed Work to HC Poetry Repairs Worksheet	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		-494.00	7,356.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	12		Rev 10302025 Entry H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		-2,390.00	4,966.00
6011 Cap Exp HC Road Refurbishm	01/31/2026	Journal Entry	12		H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		11,171.00	16,137.00
6011 Cap Exp HC Road Refurbishm	04/30/2026	Journal Entry	16		Project Sheet H-31 CR 2446 1-15" x 30' metal culvert - 1 load of rock	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6011 Cap Exp HC Road Refurbishm		1,000.00	17,137.00
<b>Total for 6011 Cap Exp HC Road Refurbishm</b>								<b>\$17,137.00</b>	
<b>Total for 6010 Cap Exp Road Refurbishment with sub-accounts</b>								<b>\$17,137.00</b>	
<b>Total for 6000 Capital Expenditure with sub-accounts</b>								<b>\$17,137.00</b>	
<b>TOTAL</b>								<b>\$17,137.00</b>	

# Town of Poetry

## Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6000 Capital Expenditure									
6010 Cap Exp Road Refurbishment									
6012 Cap Exp KC Road Refurbishm									
6012 Cap Exp KC Road Refurbishm	10/01/2025	Journal Entry	2		Completed K-11 per Krystal Cruz KC Road	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		3,000.00	3,000.00
6012 Cap Exp KC Road Refurbishm	11/17/2025	Journal Entry	4		Project K-12 Completed 11172025	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		6,250.00	9,250.00
6012 Cap Exp KC Road Refurbishm	01/31/2026	Journal Entry	9		K-13 KC Road 321 from CR 321 to FM 986	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment:6012 Cap Exp KC Road Refurbishm		8,100.00	17,350.00
<b>Total for 6012 Cap Exp KC Road Refurbishm</b>								<b>\$17,350.00</b>	
<b>Total for 6010 Cap Exp Road Refurbishment with sub-accounts</b>								<b>\$17,350.00</b>	
<b>Total for 6000 Capital Expenditure with sub-accounts</b>								<b>\$17,350.00</b>	
<b>TOTAL</b>								<b>\$17,350.00</b>	

# Town of Poetry

## Account QuickReport

October 1, 2025-September 30, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6100 Pothole Signage & Road Rel									
6111 HC Project Sheets									
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/13/2025 Pothole and Road Edge Repair CR 2454,2526,2426,2432,2458,2460,2440,2450	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	530.00
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/14/2025 Pothole and Road Edge Repair CR 2454,2326,2426,2432,2458,2460,2440,2450,2420	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	1,060.00
6111 HC Project Sheets	10/30/2025	Journal Entry	11		10/20/2025 Pothole and Road Edge Repair CR2434,2426,2526,2432,2458,2460,2440,2450,2430	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		530.00	1,590.00
6111 HC Project Sheets	01/31/2026	Journal Entry	10		H-25 Adj 2471.8 to 2500.00 pothole signage 2434 2426 2326 2400 2458 2452 2454 2456	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		28.20	1,618.20
6111 HC Project Sheets	04/30/2026	Journal Entry	16		Project Sheet H-30 CR2426, CR2326, CR2400, CR2454, CR2456, CR2464, CR2434 3 loads pot hole repair mix	6100 Pothole Signage & Road Rel:6111 HC Project Sheets		1,590.00	3,208.20
<b>Total for 6111 HC Project Sheets</b>								<b>\$3,208.20</b>	
<b>Total for 6100 Pothole Signage &amp; Road Rel with sub-accounts</b>								<b>\$3,208.20</b>	
<b>TOTAL</b>								<b>\$3,208.20</b>	

# Town of Poetry

## Account QuickReport

October 1, 2025-September 30, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6100 Pothole Signage & Road Rel									
6112 KC Project Sheets									
6112 KC Project Sheets	02/23/2026	Journal Entry	13	K-14 Project	Four Post and Gate Lane 02232026 Pothole Expense	6100 Pothole Signage & Road Rel:6112 KC Project Sheets		1,000.00	1,000.00
<b>Total for 6112 KC Project Sheets</b>								<b>\$1,000.00</b>	
<b>Total for 6100 Pothole Signage &amp; Road Rel with sub-accounts</b>								<b>\$1,000.00</b>	
<b>TOTAL</b>								<b>\$1,000.00</b>	

Town of Poetry

American National Bank of Texas, Period Ending 04/30/2026

RECONCILIATION REPORT

Reconciled on: 05/07/2026

Reconciled by: Theresa Scholander

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	190,010.14
Checks and payments cleared (20).....	-16,625.10
Deposits and other credits cleared (4).....	22,937.65
Statement ending balance.....	<u>196,322.69</u>
Uncleared transactions as of 04/30/2026.....	-277.70
Register balance as of 04/30/2026.....	196,044.99
Cleared transactions after 04/30/2026.....	0.00
Uncleared transactions after 04/30/2026.....	-2,868.98
Register balance as of 05/07/2026.....	193,176.01

Details

Checks and payments cleared (20)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/24/2026	Bill Payment	1749	Vicars Septic Service	-200.00
04/03/2026	Payroll Check	DD	Lora Lehew	-1,590.27
04/03/2026	Tax Payment		QuickBooks Payroll	-322.00
04/03/2026	Tax Payment		QuickBooks Payroll	-249.40
04/03/2026	Payroll Check	DD	Mrs. Theresa Rita Scholander	-1,083.20
04/07/2026	Bill Payment	1752	Hunt County Attn Brittany Gib...	-10,000.00
04/09/2026	Bill Payment	1759	Nichols, Jackson, Dillard, Hag...	-376.25
04/09/2026	Bill Payment	1760	Herbert Fletcher	-160.00
04/09/2026	Bill Payment	1758	Vicars Septic Service	-250.00
04/11/2026	Bill Payment	Debit Card	Charter Communications	-112.96
04/12/2026	Bill Payment	Debit Card	Amazon Online	-418.88
04/13/2026	Bill Payment	ACH	Microsoft O365	-28.42
04/13/2026	Bill Payment	ACH	Wix.com	-25.98
04/13/2026	Bill Payment	Debit Card	Amazon Online	-146.94
04/15/2026	Bill Payment	ACH	PWSC	-35.83
04/16/2026	Bill Payment	1761	TrackerSoft, LP	-531.25
04/16/2026	Bill Payment	1762	TML Texas Municipal League	-853.00
04/20/2026	Bill Payment	Debit Card	Amazon Online	-16.98
04/21/2026	Bill Payment	ACH	Intuit	-189.75
04/24/2026	Bill Payment	Debit Card	Amazon Online	-33.99
<b>Total</b>				<b>-16,625.10</b>

Deposits and other credits cleared (4)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
04/21/2026	Deposit		Blackjack Disposal	11,785.50
04/21/2026	Deposit		Tom Anderson	500.00
04/21/2026	Deposit		Oncor Pmts	11.47
04/21/2026	Deposit		TEXAS STATE COMPTROLL...	10,640.68
<b>Total</b>				<b>22,937.65</b>

Additional Information

Uncleared checks and payments as of 04/30/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/01/2024	Bill Payment	1566	Haley Anderton-Dennis	-6.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/01/2024	Bill Payment	1564	Mrs. Shelley Smith	-3.05
06/26/2025	Bill Payment	36	Reliant	-123.62
09/04/2025	Bill Payment	ACH	Gusto	-65.03
04/30/2026	Bill Payment	1765	Herbert Fletcher	-80.00
<b>Total</b>				<b>-277.70</b>

Uncleared checks and payments after 04/30/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
05/04/2026	Payroll Check	DD	Mrs. Theresa Rita Scholander	-1,082.05
05/04/2026	Payroll Check	DD	Lora Lehew	-1,123.71
05/04/2026	Tax Payment		QuickBooks Payroll	-476.72
05/07/2026	Bill Payment	1766	TrackerSoft, LP	-73.62
05/11/2026	Bill Payment	1764	Charter Communications	-112.88
<b>Total</b>				<b>-2,868.98</b>

Uncleared deposits and other credits after 04/30/2026

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
06/30/2026	Tax Payment		QuickBooks Payroll	0.00
<b>Total</b>				<b>0.00</b>

Town of Poetry

Petty Cash, Period Ending 04/30/2026

RECONCILIATION REPORT

Reconciled on: 05/07/2026

Reconciled by: Theresa Scholander

Any changes made to transactions after this date aren't included in this report.

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Summary	USD
Statement beginning balance.....	45.41
Checks and payments cleared (0).....	0.00
Deposits and other credits cleared (0).....	0.00
Statement ending balance.....	<u>45.41</u>
Register balance as of 04/30/2026.....	45.41



Town of  
Poetry

Apr-26

GL Account  
6010,11,12,20  
Capital Road  
Refurbishment &  
6100 Pothole  
Signage, Road  
Repair

Sales and Use Tax Revenue

Texas Comptroller Allocation

May-23	\$392.28
Jun-23	\$6,432.63
July-23	\$8,529.55
August-23	\$7,633.36
September-23	\$9,172.77
October-23	\$8,169.48
November-23	\$10,285.29
December-2023	\$8,982.72
January-2024	\$9,297.01
February-2024	\$11,177.13
March-2024	\$8,313.79
April-2024	\$8,767.73
May-2024	\$9,379.24
June-2024	\$8,025.35
July-2024	\$8,761.22
August-2024	\$8,616.47
September-2024	\$9,517.29
October-2024	\$8,149.76
November-2024	\$8,692.26
December-2024	\$8,333.01
January-2025	\$9,549.48
February-2025	\$12,200.67
March-2025	\$8,778.05
April-2025	\$7,790.71
May-2025	\$10,381.66
June-2025	\$9,598.68
July-2025	\$9,281.90
Aug-2025	\$10,026.77
Sept-2025	\$12,416.15
Oct-2025	\$9,339.81
Nov-2025	\$10,263.27
Dec-2025	\$10,236.88
Jan-2026	\$12,173.70
February-2026	\$14,601.88
March-2026	\$9,508.36
April-2026	\$10,640.68

**Total Allocation \$333,416.99**

Expenditures	
Capital Expense	
GL 6010 YE 09302022	\$ 7,477.00
GL 6010 YE 09302023	\$ 23,826.16
GL 6010 YE 09302025	\$ 64,859.68
GL 6020 YE 09/30/2025 Signage	\$ 4,847.48
GL 6011 YE 09302026 HC	\$ 17,137.00
GL 6012 YE 09302026 KC	\$ 17,350.00
<b>6010,20,11,&amp; 12 TOTAL</b>	<b>\$ 135,497.32</b>
Pothole and Signage	
GL 6100 YE 09302024	\$ 33,300.50
GL 6100 YE 09302025	\$ 25,027.45
GI 6112 KC Proj. Sheets YE 09302026	\$ 1,000.00
GL 6111 HC Proj. Sheets YE 09302026	\$ 3,180.00
<b>6100,6111 &amp;6112 TOTAL</b>	<b>62,507.95</b>
HC Escrow Account	\$ 18,483.00
KC Escrow Account	\$ 8,407.00
<b>Escrow Accounts TOTAL</b>	<b>\$ 26,890.00</b>

10/01 -09/30/2026  
10/01 -09/30/2026

10/01 -09/30/2026

Road Fund Balance	\$108,521.72
General Fund Balance	\$87,800.95
<b>Bank Bal 04/30/2026</b>	<b>\$196,322.67</b>

**Total Expenditures \$224,895.27**

**Town of Poetry**  
**Account QuickReport**  
All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
<b>ROADS Escrow Accounts</b>									
Hunt County Roads Escrow Acct									
Hunt County Roads Escrow Acct	07/01/2025	Bill	Escrow Acct ROADS	Hunt County Attn Brittany Gibson	Escrow Acct ROADS Intital Deposit Approved Council 06192025 HUNT COUNTY	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	5,000.00	5,000.00
Hunt County Roads Escrow Acct	10/21/2025	Bill	10162025 Project Shee	Hunt County Attn Brittany Gibson	Project Sheet 12K Approved 10162025 TH Meeting	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	12,000.00	17,000.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/03/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	16,470.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/13/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	15,940.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	15,410.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,590.00	13,820.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-400.00	13,420.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/14/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-400.00	13,020.00
Hunt County Roads Escrow Acct	10/30/2025	Journal Entry	11		10/20/2025 See Hunt County ILA Spreadsheet 10302025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-530.00	12,490.00
Hunt County Roads Escrow Acct	11/21/2025	Bill		Hunt County Attn Brittany Gibson	Town Council Mtg 11202025 approved Escrow Payment Hunt County Roads	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	10,000.00	22,490.00
Hunt County Roads Escrow Acct	12/09/2025	Journal Entry	3		Project Sheet H-29 Complete 11102025	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-4,930.00	17,560.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	11		Adj H-29 Completed Work to HC Poetry Repairs Worksheet	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	494.00	18,054.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	12		Rev 10302025 Entry H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	2,390.00	20,444.00
Hunt County Roads Escrow Acct	01/31/2026	Journal Entry	12		H-28 to match HC Poetry Repairs Culverts 2-36" 2440, 24" 2466, Rock, 2-36" 2452	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-11,171.00	9,273.00
Hunt County Roads Escrow Acct	04/07/2026	Bill		Hunt County Attn Brittany Gibson	Agenda I Tem #5 03/19/2026 Road Maint Projects APPROVED 5-0	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	10,000.00	19,273.00
Hunt County Roads Escrow Acct	04/30/2026	Journal Entry	16		Project Sheet H-30 CR2426, CR2326, CR2400, CR2454, CR2456, CR2464, CR2434 3 loads pot hole repair mix	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,590.00	17,683.00
Hunt County Roads Escrow Acct	04/30/2026	Journal Entry	16		Project Sheet H-31 CR 2446 1-15" x 30' metal culvert - 1 load of rock	ROADS Escrow Accounts:Hunt County Roads Escrow Acct	Uncleared	-1,000.00	16,683.00
<b>Total for Hunt County Roads Escrow Acct</b>								<b>\$16,683.00</b>	
<b>Total for ROADS Escrow Accounts with sub-accounts</b>								<b>\$16,683.00</b>	
<b>TOTAL</b>								<b>\$16,683.00</b>	

# Town of Poetry

## Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
ROADS Escrow Accounts									
Hunt County Roads AGREED CREDIT Escrow Acct									
Hunt County Roads AGREED CREDIT Escrow Acct	08/04/2025	Journal Entry	3		Refund Reimbursement HC Missed Work CR 2400	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	4,300.00	4,300.00
Hunt County Roads AGREED CREDIT Escrow Acct	08/04/2025	Journal Entry	4		Pothole Repairs HC	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	-2,471.80	1,828.20
Hunt County Roads AGREED CREDIT Escrow Acct	01/31/2026	Journal Entry	10		H-25 Adj 2471.8 to 2500.00 pothole signage 2434 2426 2326 2400 2458 2452 2454 2456	ROADS Escrow Accounts:Hunt County Roads AGREED CREDIT Escrow Acct	Uncleared	-28.20	1,800.00
<b>Total for Hunt County Roads AGREED CREDIT Escrow Acct</b>								<b>\$1,800.00</b>	
<b>Total for ROADS Escrow Accounts with sub-accounts</b>								<b>\$1,800.00</b>	
<b>TOTAL</b>								<b>\$1,800.00</b>	

# Town of Poetry

## Account QuickReport

All Dates

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
ROADS Escrow Accounts									
Kaufman County Roads Escrow Acc									
Kaufman County Roads Escrow Acc	07/01/2025	Bill		Kaufman County Auditor	Escrow Account ROADS initial Deposit Approved Council 06192025 Kaufman Cty	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	5,000.00	5,000.00
Kaufman County Roads Escrow Acc	08/18/2025	Journal Entry	5		CR 249 Project Sheet Pot Holes/Side of Road ASPPM Cold Mix	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-2,100.00	2,900.00
Kaufman County Roads Escrow Acc	09/19/2025	Bill	ESCROW #2	Kaufman County Auditor	Escrow Check #2 Approved TH Mtg 09182025	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	20,000.00	22,900.00
Kaufman County Roads Escrow Acc	10/01/2025	Journal Entry	2		Completed K-11 per Krystal Cruz KC Road	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-3,000.00	19,900.00
Kaufman County Roads Escrow Acc	10/07/2025	Journal Entry	8		Beginning Balance - Per KC FY 2023 Rollover	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	3,857.00	23,757.00
Kaufman County Roads Escrow Acc	11/17/2025	Journal Entry	4		Project K-12 Completed 11172025	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-6,250.00	17,507.00
Kaufman County Roads Escrow Acc	01/31/2026	Journal Entry	9		K-13 KC Road 321 from CR 321 to FM 986	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-8,100.00	9,407.00
Kaufman County Roads Escrow Acc	02/23/2026	Journal Entry	13		K-14 Project Four Post and Gate Lane 02232026 Pothole Expense	ROADS Escrow Accounts:Kaufman County Roads Escrow Acc	Uncleared	-1,000.00	8,407.00
<b>Total for Kaufman County Roads Escrow Acc</b>								<b>\$8,407.00</b>	
<b>Total for ROADS Escrow Accounts with sub-accounts</b>								<b>\$8,407.00</b>	
<b>TOTAL</b>								<b>\$8,407.00</b>	



# Town of Poetry, Texas

## Minutes

### Executive Session & Regular Town Council Meeting

Thursday, April 16, 2026

Poetry Town Hall

5671 County Road 323, Poetry Texas 75160

5:30pm



**STATE OF TEXAS**

**COUNTIES OF KAUFMAN AND HUNT**

**TOWN OF POETRY, TEXAS**

**BE IT REMEMBERED THAT ON THIS DAY OF THE 16<sup>TH</sup>** of April 2026 at 5:30pm, the Town Council of Poetry, Texas, held an Executive Session and Regular Town Council Meeting at Poetry Town Hall, 5671 County Road 323, Poetry, Texas 75160.

#### **A. Call to Order**

Mayor Mike Jaffe called the public meeting to order at 5:30pm. Roll call was taken by Deputy Secretary Lora Lehew. Present were: Mayor Mike Jaffe, Mayor Pro Tem Terry Fowler (via video conferencing), Council Members: Tom Anderson, Dale Bryant, Tracie Hibbs, and Doug Kendrick. No Council Members were absent. The Deputy Secretary announced a quorum was present.

Pledge of Allegiance: Councilmember Kendrick

Invocation: Councilmember Kendrick

#### **B. Executive Session**

The Town Council convened in Executive Session pursuant to Texas Government Code Section 551.076 (Security Devices, Personnel & Audits) and Section 551.089 (Information Technology & Network Security) to discuss a legal opinion and possible actions regarding the recent IT forensic audit of the Town computing environment.

The Council convened into Executive Session at 5:35pm.

The Executive Session concluded at 6:10pm.

No vote was taken during the Executive Session.

The Council reconvened and began the Regular Council Meeting at 6:13pm.

#### **C. Items of Community Interest – 6:13pm**

*Pursuant to Section 551.0415 of the Texas Government Code, the Town Council may report on the following items: 1) expression of thanks, congratulations, or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders upcoming Town Council events; 5) about community events, and 6) announcements involving an imminent threat to public health and safety.*

1. Mayor Jaffed announced that there is a Primary Run-off and Election Day is May 26, 2026. Early voting is May 18-22. There are various polling locations in Hunt and Kaufman Counties based on where you live, so check with your county elections office for polling locations and for information on the races.
2. Mayor Jaffe reported that the first ever Easter Egg Hunt was held. The Town and Faith Temple Baptist Church worked together, and the event was a hit.
3. The Mayor announced that we are still accepting donations for the Town of Poetry Annual Agricultural Student Scholarship 2026. Please reach out if you want to donate.
4. Mayor Jaffe reported that the TCEQ water discharge permit hearing for Bishop Field development took place at Royse City High School and that several people from the Town of Poetry spoke at the meeting.
5. Mayor Jaffe thanked both Hunt and Kaufman Counties for their continued support of our road's maintenance. Mayor Jaffe received a copy of a resolution and a petition from Hunt County Commissioner Monroe regarding the building of data centers throughout the state. There are current plans for three (3) data centers in Hunt County. Mayor Jaffe will be placing a copy of the resolution and the petition on the door at Town Hall if anyone would like to sign the petition in favor of having guidelines and restrictions on the data centers.

#### **D. Reports – 6:21pm**

1. Financial Reports
  - a. P&L Budget vs Actual - Mar 2026
  - b. Account Quick Reports 6011, 6012, 6111, 6112 – Mar 2026
  - c. Bank Reconciliation Summary & Detail – Mar 2026
  - d. Bank Reconciliation Petty Cash – Mar 2026
  - e. Sales & Use Tax Report – Mar 2026
  - f. Hunt & Kaufman County Roads Escrow Reports – Mar 2026. Mayor Jaffe issued a correction to this item. He previously reported the amount was \$1,800 and corrected it to \$18,483. The error was unintentional due to numbers on two different reports not being combined and added together to acquire the correct total amount. The Mayor will be proposing to Councilmembers Fowler and Anderson to do some leveling up roadwork on our roads soon that will be utilizing these funds.
2. The Mayor provided an update on roads, rumble strips, and traffic.
3. Mayor Jaffe reported that everything is updated, cleaned up, and correct for the Federal System for Award Management (SAM) Registration.
4. Mayor and Councilmember Activity Updates
  - Councilmember Anderson provided information regarding the SAM system and the TCEQ meeting.
  - Councilmember Kendrick provided information regarding TCEQ meeting.
  - Councilmember Bryant reported on the Citizen Zoning meetings and the signage project. He reported that the next Citizen Zoning meeting will be May 7<sup>th</sup>.

## E. Consent Agenda – 6:30pm

Items on the Consent Agenda are considered routine, not likely to require discussion or deliberation and may be approved in a single motion. If discussion is desired, items may be removed from the Consent Agenda for individual discussion by any Councilmember prior to the motion and vote.

1. Approved Minutes – March 18, 2026 Special Meeting
2. Approved Minutes – March 19, 2026 Public Hearing & Regular Meeting
3. Approved Minutes – March 30, 2026 Special Meeting
4. Approved TML Membership invoice - \$853.00
5. Approved TrackerSoft IT Audit invoice - Mayor Jaffe corrected the amount of this invoice from \$743.75 to \$531.25 based on the incorrect billing rate TrackerSoft indicated on the invoice. Councilmember Hibbs caught the error and the invoice was corrected to the lower negotiated amount.
6. Approved Nichols Jackson legal invoice - \$376.25

Motion made by Councilmember Anderson to approve all items on the Consent Agenda.  
Motion seconded by: Councilmember Hibbs  
All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick  
All Opposed: none  
Abstain: none  
Result: Passed 5-0

## F. Regular Agenda – 6:32pm

1. Mayor Jaffe indicated that discussions were held in the Executive Session regarding the results of the IT audit and the possibility of investigating or further looking into some items as a result of the audit. **No vote was taken during the Executive Session.**

Citizens Speaking on this topic:

- Shelley Smith, Poetry

Motion made by Councilmember Anderson to authorize the Mayor to proceed with further actions to investigate this.

Motion seconded by: None

All in Favor: n/a

All Opposed: n/a

Abstain: n/a

Result: n/a

The motion died due to lack of a second. The Mayor indicated that he would pursue this matter without the motion because he and the Council feel like it is not required.

2. Mayor Jaffe led a discussion and provided a recap on the Texas Department of Agriculture Community Development Grant project and related required surveys. He also discussed the process and specifics of how to do the survey. The deadline to have the surveys completed is April 30, 2026. After consulting with Councilmember Anderson and Councilmember Kendrick, Mayor Jaffe will type up the rules for conducting the survey and talking points for when Councilmembers interact with the citizens, and he will distribute those documents to the Council. The Mayor indicated that the project map and the list of the road options being considered will be placed on the Town's website. It was decided that Councilmembers Bryant and Hibbs will conduct the surveys for "Option 1" on the project list. **No vote was taken.**

Citizens Speaking on this topic:

- None

3. The Mayor discussed and took action to fulfil a requirement of our Texas Department of Agriculture (TDA) grant to provide a list of authorized signatories for different components and stages of the grant awarded to the Town. All approvals will require two signatories which is why multiple Town officials are listed in the Resolution.

Citizens Speaking on this topic:

- None

Motion made by: Councilmember Kendrick to approve the Resolution.

Motion seconded by: Councilmember Anderson

All in Favor: Anderson, Bryant, Fowler, Hibbs, Kendrick

All Opposed: none

Abstain: none

Result: Passed 5-0

4. The Mayor and Council discussed conducting a survey of Town residents regarding long range planning. Discussion was had about how to conduct the survey and who to include in the survey. The Mayor asked for input from Deputy Secretary Lora Lehew regarding potential methods of conducting the survey, and asked her to produce a mock-up of a survey to be presented before the next meeting. Further discussion was had regarding potential questions and topics for the survey. It was discussed to possibly have this topic deliberated in a Workshop format at the May meeting. **No vote was taken.**

Citizens Speaking on this topic:

- Shelley Smith, Poetry

5. The Mayor and Council discussed and took action on the Town of Poetry Outdoor and Open Burning Ordinance. This draft of the Ordinance contains some edits from a prior meeting with contributions from our Town attorney. The Mayor provided detailed

information and specifics regarding the Ordinance, its compliance with TCEQ rules, and why the Ordinance was presented to Council. Discussion among the Council and Mayor also included issues regarding enforcement, compliance, fines, responding fire departments, and responsibilities of the Town.

Citizens Speaking on this topic:

- David Emard, Poetry

Motion made by Councilmember Anderson to approve the Ordinance as presented to the Council.

Motion seconded by: Councilmember Kendrick

All in Favor: Anderson, Fowler, Kendrick

All Opposed: Bryant, Hibbs

Abstain: none

Result: Passed 3-2

The Council recessed for a break at 7:50pm.

The Council reconvened at 7:54pm.

6. The Mayor and Council discussed the information that has been gathered to determine whether Four Post Lane, Gate Lane, and Corral Lane are private or public roadways. This determination matters because by law the Town cannot spend Town money on private property (private roads) maintenance. It was determined that these roads are public roads and are the responsibility of the Town of Poetry. **No vote was taken.**

Citizens Speaking on this topic:

- None

7. The Mayor and Council discussed the Town of Poetry's ordinance enforcement or lack thereof. They also discussed various enforcement mechanisms that would be needed, such as enforcement officers and a court and judge to hear cases. **No vote was taken.**

Citizens Speaking on this topic:

- None

## G. General Public Comments

*Comments are limited to three (3) minutes. If a translator is needed, the speaker may be given up to four (4) minutes. Sign up is required in advance either in-person prior to the start of the meeting or by emailing your comments to [speak@poetrytexas.org](mailto:speak@poetrytexas.org) at least 24 hours prior to the start of the meeting. The Texas Open Meetings Act restricts council members from discussing items not posted on the agenda. Action or responses to your remarks by council members (if not a posted agenda item) are limited to either a statement of fact or recitation of an existing policy or a proposal to place the subject on the agenda for a future meeting.*

Citizens Speaking on General Public Comments:

- Scott Lehew, Poetry

**H. Adjournment**

The Town Council meeting adjourned at 8:20pm.

*I certify that the minutes of April 16, 2026 were voted and approved by the Council of the Town of Poetry on this 21<sup>st</sup> day of May, 2026.*

\_\_\_\_\_  
Mike Jaffe, Mayor  
Town of Poetry, Texas

ATTEST:

\_\_\_\_\_  
Lora Lehew, Deputy Secretary  
Town of Poetry, Texas



# Town of Poetry, Texas

## Minutes

### Public Hearing

Tuesday, April 21, 2026

Poetry Town Hall

5671 County Road 323, Poetry Texas 75160

5:30pm



**STATE OF TEXAS**

**COUNTIES OF KAUFMAN AND HUNT**

**TOWN OF POETRY, TEXAS**

**BE IT REMEMBERED THAT ON THIS DAY OF THE 21<sup>st</sup>** of April 2026 at 5:30pm, the Town of Poetry, Texas, held a Public Hearing at Poetry Town Hall, 5671 County Road 323, Poetry, Texas 75160.

#### **A. Opened Public Hearing**

Mayor Mike Jaffe called the public hearing to order at 5:30pm. Present were: Mayor Mike Jaffe, Mayor Pro Tem Terry Fowler, Councilmember Tom Anderson, Councilmember Dale Bryant, Councilmember Doug Kendrick, and Deputy Secretary Lora Lehew

Pledge of Allegiance: Mayor Jaffe

Invocation: Mayor Jaffe

#### **B. Public Hearing - Texas Community Development Block Grant Program**

This Public Hearing was in regard to submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program (TxCDBG) grant. The purpose of this meeting was to allow citizens an opportunity to discuss the citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds. The Town encouraged citizens to participate in the development of this TxCDBG application and to make their views known at this public hearing.

Mayor Jaffe opened the Public Hearing at 5:30pm and read the Notice of Public Hearing. Mayor Jaffe also read the sample public hearing script provided by the Texas Department of Agriculture interjecting explanations and specifics regarding the Town of Poetry. Mayor Jaffe announced at 5:35pm that there were no citizens present. Mayor Jaffe also announced that in addition to there being no citizens in attendance, the Town did not receive any phone calls, emails, or other messages from citizens requesting to speak.

Citizens Speaking at the Public Hearing:

- None

C. Mayor Jaffe closed the Public Hearing at 5:41pm

*I certify that the minutes of April 21, 2026 were voted and approved by the Council of the Town of Poetry on this 21<sup>st</sup> day of May, 2026.*

---

Mike Jaffe, Mayor  
Town of Poetry, Texas

ATTEST:

---

Lora Lehew, Deputy Secretary  
Town of Poetry, Texas

DRAFT

**Nichols, Jackson, Dillard, Hager & Smith L.L.P.**  
**500 N Akard St.**  
**Suite 1800**  
**Dallas, TX 75201 USA**  
**214-965-9900      Tax ID: 75-0861592**

**TOWN OF POETRY**  
**TX USA**

**Date:            04/30/2026**  
**Ref.:            3089.000**  
**Bill #:          66442**

**RE:**    General Legal Services

**Attention:      Mayor Mike Jaffe**

Date	Init	Description of Service	Hours	Amount
04/11/2026	DMB	Email opinion to mayor re zoning ordinance and county road maintenance.	0.25	53.75
04/16/2026	DMB	Email opinion to mayor re public streets.	0.25	53.75
04/28/2026	DMB	Review of statutes; email to mayor re disannexation.	0.25	53.75
		Our Fee	0.75	161.25

**Time Summary**

Lawyer Initials	Rate	Hrs	Amount
DMB	215.00	0.75	161.25
<b>Total Fees and Disbursements</b>			<b>161.25</b>
<b>TOTAL</b>			<b>161.25</b>
<b>Net Amount Owing on This Bill</b>			<b>161.25</b>

**Statement of Account**

Prior Balance	376.25
Payments & Adjustments	-376.25
Current Fees	161.25
<b>Amount Due and Owing to Date</b>	<b>\$161.25</b>

**Nichols, Jackson, Dillard, Hager & Smith L.L.P.**  
Attorneys & Counselors at Law  
500 N Akard St.  
Suite 1800  
Dallas, TX 75201 USA  
214-965-9900  
Fax (214) 965-0010  
E-mail admin@nicholsjackson.com

Apr 30, 2026

Client: 3089

TOWN OF POETRY  
TX USA

**MATTER STATUS**

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	<b>Prior Balance</b>	<b>Payments Adjustments</b>	<b>Current Charges</b>	<b>Total</b>
3089.000 General Legal Services	376.25	-376.25	161.25	161.25
<b>Total</b>	<b>376.25</b>	<b>-376.25</b>	<b>161.25</b>	<b>161.25</b>

---

Received 4/21/26  
Theresa L Scholander

9 # pages total  
1 survey Exhibit C  
1 prop. description  
Hunt Cty CAD

PETITION FOR RELEASE OF AREA BY LANDOWNER OR RESIDENT

FROM EXTRATERRITORIAL JURISDICTION

TO THE TOWN OF POETRY, TEXAS:

ARS

Ⓟ payment  
under protest  
dispute of  
validity

Pursuant to Chapter 42, Local Government Code as amended and effective September 1, 2023, Petitioners Terry & Amy Fowler DBA Waterfowl Refuge LLC, hereby file this Petition for Release of Area within the municipality's extraterritorial jurisdiction ("ETJ") and in support thereof would respectfully show as follows:

#### FACTUAL BACKGROUND

Petitioners aver that they: (a) are all of the residents of the area described by the Petition in the Town of Poetry's extraterritorial jurisdiction; (b) are the owners of the majority in value of such area consisting of one lot in the Town of Poetry's extraterritorial jurisdiction; and (c) constitute the majority in value of the holders of title to such land to be released.

#### ARGUMENT AND AUTHORITY

1. As set forth above, Petitioners are all of the residents of the area described by the Petition in the municipality's extraterritorial jurisdiction. See Tex. Loc. Gov. Code Sec. 42.102(a).
2. Petitioners are more than 50 percent of the registered voters of the area described by the petition as of the date of the preceding. See Tex. Loc. Gov. Code Sec. 42.102(b).
3. In addition, Petitioners are the owners of the majority in value of such area consisting of one lot of land in the municipality's extraterritorial jurisdiction. See Tex. Loc. Gov. Code Sec. 42.102(b).
4. Likewise, Petitioners constitute the majority in value of the holders of title of land in the area described by the Petition, as indicated by the tax rolls of the Hunt County Central Appraisal District ("HCAD"), in accordance with Tex. Loc. Gov. Code Sec. 42.104(a)(2).

5. As set forth below, Petitioners have satisfied the signature requirement described by Tex. Loc. Gov. Code Sec. 42.104(a) by submitting all of the required signatures not later than the 180th day after the date the first signature for the petition was obtained and such signatures are in writing, as required by Tex. Loc. Gov. Code Secs. 42.104(c) and (d).
6. The petition includes a map of the land to be released and describes the boundaries of the land to be released by lot and block numbers. See Tex. Loc. Gov. Code Sec. 42.104(d)(1) and (2). See also Exhibit. "A" all of the property owned by Petitioners and Exhibit "B" the property to be released and Exhibit. "C" map of area defined in Exhibit A and B, attached hereto.
7. The "area described by the petition" and "land to be released" as set forth herein is any part of the following property included within the Town of Poetry ETJ: (1) HCAD Property ID: 229378 & 33341; Legal Acreage: 67.366; GEO ID: 0871-2300-0010-56 & 0871-1420-0000-89; Legal Description: Being all of Survey Plat Private Road 2431, as recorded in Rials John J, Abstract No. A0871 and as more specifically described on Exhibits "A" and Exhibit "B" attached hereto and which are incorporated herein by reference. See also the map attached hereto as Exhibit. "C,"
8. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(a) Petitioners request this petition requesting removal shall be verified by the municipal secretary or other person responsible for verifying signatures.
9. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(b), Petitioners request the municipality to notify the residents and landowners of the results of the petition.
10. Pursuant to Tex. Loc. Gov. Code Sec. 42.105(c), since the Petitioners have obtained the required number of signatures under Section 42.104, the aforementioned municipality shall immediately release the area from the municipality's extraterritorial jurisdiction.

Respectfully Submitted,

Petitioner(s) Name: Terry Fowler  
Signature: [Signature]  
DOB: [Redacted]

Date: 4/21/20

Petitioner(s) Name: Amy Fowler  
Signature: [Signature]  
DOB: [Redacted]

Date: 4/21/20

Petitioner(s) Home Address:

[Redacted]

Terrell, TX 75160

Phone Number [Redacted]

Email Address [Redacted]

**CERTIFICATE OF SERVICE:**

This is to certify that on 21<sup>st</sup> day of April, 2025 a true and correct copy of the above and foregoing instrument was this date sent to the Town of Poetry, Texas via email to the secretary@poetrytexas.org, The Mayor and all Town Councilmen.

Petitioners Name: Terry Fowler

Petitioners Name: Amy Fowler

**TOWN OF POETRY, TEXAS**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING THE TOWN OF POETRY MASTER FEE SCHEDULE TO INCLUDE CERTAIN FEES AND CHARGES ASSESSED BY THE TOWN FOR VARIOUS PERMITS AND OTHER ADMINISTRATIVE FEES; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Poetry, Texas as a Type A General Law Municipality and in accordance with Texas Constitution and General Statutes of the State of Texas, is authorized to impose and set fees and rates for providing various town services for the benefit of the citizens; and

**WHEREAS**, the Town Council has determined that adopting the Master Fee Schedule is in the best interest of the Town, and further finds and determines that the rules, regulations, terms, conditions, provisions, and requirement of this ordinance are reasonable and necessary to protect town finances, public health, safety, and quality of life in the Town.

**WHEREAS**, the Town Council finds that it is in the best interest of the town to adopt the Master Fee Schedule attached hereto;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF POETRY, TEXAS THAT:**

**SECTION 1. ADOPTION OF MASTER FEE SCHEDULE.** The Town Council of the Town of Poetry adopts the Master Fee Schedule attached hereto and incorporated herein as Exhibit "A" to govern all fees shown on Exhibit "A". Future changes may be made to the Fee Schedule by resolution or ordinance.

**SECTION 2. REPEALER.** All provisions of the ordinances and resolutions of the Town of Poetry, specifically including all conflicting fees, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the Town of Poetry, not in conflict with the provisions of this Ordinance, shall remain in full force and

effect. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

**SECTION 3. SEVERABILITY.** It is the intention of the Town Council that this Ordinance, and every provision thereof, shall be considered severable and the invalidity of any section, clause, or provision or part or portion of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption on second reading and publication as required by law.

**DULY PASSED** by the Town Council of the Town of Poetry, Texas on the 21<sup>st</sup> day of May, 2026.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Deputy Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**EXHIBIT "A" – MASTER FEE SCHEDULE**

DRAFT



**Town of Poetry**  
**Master Fee Schedule**

(Approved 5/21/26)

ETJ Removal Petition - \$125

Culvert Installation Permit - \$0

Zoning Variance Application - \$75

Public Information (Open Records) Requests – \$0

Work in Right-of-Way and Easements Permit - \$100

DRAFT

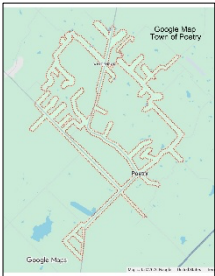
# TOWN OF POETRY LONG-RANGE PLANNING SURVEY

The Town of Poetry is now five years old, and the Town’s third Governing Body is developing a five-year strategic plan to address the growing demands of becoming a viable and sustainable Town. To remain compliant, the Town must meet numerous federal and state requirements while maintaining sufficient funding to enforce Town ordinances, perform necessary road maintenance, and operate the Town Hall. Accordingly, several critical issues require input to help guide the Town’s priorities over the next five years.

The Governing Body requests feedback from all property owners with land located within the Town’s **Extraterritorial** boundaries. Please respond based on the property you own in the Town of Poetry. If you own multiple parcels, you may answer once based on your overall views.

- 1. Are you aware that the Town of Poetry is approximately 622 feet wide and approximately 27 miles long?

Choose one:  Yes, I am aware  Neutral  No, I was not aware



- 2. Are you aware that more than 95% of all parcels in the Town of Poetry are not entirely within the Town Limits; they are split between the Town and the County? In fact, a large percentage of homes are only partly in the Town.

Choose one:  Yes, I am aware  Neutral  No, I was not aware

- 3. Do you understand that the Town of Poetry’s primary sources of revenue are franchise fees (trash service and utilities) and a 1.5% sales tax on taxable items sold within the Town of Poetry?

Choose one:  Yes, I am aware  Neutral  No, I was not aware

4. Are you aware that the Town of Poetry’s total annual income is approximately \$300,000? This amount must cover operating costs, maintenance of approximately 20 miles of roads and bridges, future (possibly 2027) ordinance enforcement (enforcement officer), compliance with federal and state requirements, required insurance coverage, legal services, defense of the Town in legal matters, and other essential expenses?

	Yes, I am aware	Neutral	No, I was not aware
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. Are you aware that the Town of Poetry is currently out of compliance with certain state requirements, including maintaining a current Extraterritorial Jurisdiction (ETJ) map and an up-to-date survey of the Town? The cost of an ETJ map is estimated at \$35,500, and a survey of the Town is estimated at more than \$350,000.

	Yes, I am aware	Neutral	No, I was not aware
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Are you aware that the Town of Poetry has a Zoning Ordinance that regulates what property owners may and may not do on their property?

	Yes, I am aware	Neutral	No, I was not aware
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Have you read the current Zoning Ordinance, and do you have a reasonable understanding of its requirements?

	Yes, I have read it and understand it	Yes, I have read it, but I do NOT understand it	No, I have NOT read it
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Do you support the current zoning regulations?

	Strongly support the current zoning regulations	Somewhat support the current zoning regulations	Neutral / No opinion	Somewhat oppose the current zoning regulations	Strongly oppose the current zoning regulations
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Are you aware that if a portion of your property is located within the Town’s Extraterritorial Jurisdiction (ETJ), that the Town has very little authority to impose any **authority regulations or controls** over what can and cannot be built on that portion of your property?

	Yes, I am aware	Neutral	No, I was not aware
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. The Town of Poetry does not currently have a real property tax mechanism in place to assess or collect property tax. If an ad valorem tax of \$0.50 per \$100.00 of taxable value were implemented, the additional annual tax would be calculated as follows (examples):

$$\$500,000 \div \$100 = 5,000; \quad 5,000 \times \$0.50 = \$2,500$$

$$\$750,000 \div \$100 = 7,500; \quad 7,500 \times \$0.50 = \$3,750$$

$$\$1,000,000 \div \$100 = 10,000; \quad 10,000 \times \$0.50 = \$5,000$$

The total taxable value of property within the Town of Poetry (Hunt County) is approximately \$173,112,913.00. At a rate of \$0.50 per \$100 of taxable value, this would generate approximately \$865,564.00 in annual property tax revenue. By comparison, rebuilding one mile of county road is estimated to cost approximately \$1,000,000.

Given the above information, how likely would you be to support an ad valorem property tax of \$0.50 per \$100.00 of assessed value to ensure the Town is adequately funded for the foreseeable future?

	Strongly support a property tax	Somewhat support a property tax	Neutral / No opinion	Somewhat oppose a property tax	Strongly oppose a property tax
Choose one:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. Please provide any additional comments, questions, or concerns you would like to share with the Governing Body of the Town of Poetry:

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# TOWN OF POETRY

## LONG-RANGE

### PLANNING SURVEY

Name: (?) \_\_\_\_\_

Address of the Property where you live:

\_\_\_\_\_

Email Address:

\_\_\_\_\_

Do you own Property in the Town of Poetry?

Yes       No

Do you own Property in the ETJ (Extraterritorial Jurisdiction) of the Town of Poetry?

Yes       No

Do you pay a franchise fee of any kind to the Town of Poetry?

Yes       No