



Agenda

Budget Public Hearing & Regular Town Council Meeting

Thursday September 18, 2025
Poetry Community Christian School
18688 FM 986, 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 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 at least 24 hours prior to the start of the meeting.

B. Budget Public Hearing (approx. 1 hr. – public comments invited)

1. Discuss and take action on proposed 2025-2026 budget and ordinance. (Hibbs/Kendrick)

C. 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. Thank you to David Emard for helping with Sound and Video.
2. Thank you to Scott, Lora and Zoe Lehw for helping with meeting setup.
3. Thank you to PCCS for hosting us.

D. Reports

1. Financial
 - a. P&L Budget vs Actual Aug 2025
 - b. Sales & Use Tax Report Aug 2025
 - c. Sales & Use Tax Quick Report Aug 2025
 - d. Bank Reconciliation Report Aug 2025
 - e. Hunt & Kaufman County Roads Escrow Reports Aug 2025
2. Roads & Traffic update
3. Mayor and Councilmember Activity Updates

E. Consent Agenda

All items under Consent Agenda are considered to be routine by the Council and will be approved by a single motion. If

discussion is desired on an item, it will be removed from the Consent Agenda and will be considered separately as part of the Regular Agenda.

1. Approve Minutes from August 21, 2025 Workshop & Regular Meeting
2. Approve Nichols Jackson 8/31/25 legal bill \$107.50
3. Approve TML Workers' Comp Renewal \$1,075.00

F. Regular Agenda (item sponsor)

1. Discuss and take action as necessary on the status of County Road 2450 in Trojan Horse Estates and Troy Road in Greco Estates.

Recently several citizens inquired about the status of this road which extends from FM1565 for 1.1 miles into these two contiguous planned developments. The citizens are trying to determine whether the Town of Poetry is responsible for maintaining the road. It's important to understand the correct status of this road to ensure that taxpayer funds are spent correctly and only on town owned assets.

2. Discuss and take action as necessary on the creation and adoption of a Driveway Culvert Ordinance. (Mayor)

Now that we are a town, it is our responsibility to oversee and regulate driveway culvert installations for the benefit of public safety. Our counties are no longer responsible for these. We will not be voting on an ordinance here but will discuss the need and assign someone to create one for a future vote.

3. Discuss and take action as necessary on Town of Poetry, road repair and refurbishment projects. (Mayor)

We have requested estimates from both Hunt and Kaufman Counties to Repair and/or refurbishment 18 Town of Poetry roads. We will discuss the larger of these projects and request funding to complete them. Roads being scheduled for repair: CR2434, CR2426, CR2326, CR2400, CR2432, CR2458, CR2460, CR2440, CR2450, CR2430, Woodland Estates, CR247, CR323, CR248, Gate Lane, Four Post, Green Meadows,

4. Discuss and take action as necessary on adding monies to our roads escrow fund with Kaufman County. (Mayor)

We have spent \$2,100 of our recent \$5,000 escrow with Kaufman County leaving a balance of \$2,900. We have a significant amount of roadwork to be performed in the near future in Kaufman County. Having funds in escrow in advance allows us to move more quickly in getting that work done.

5. Discuss and take action as necessary on status and next steps for Planning & Zoning. (Bryant)

Every meeting for the foreseeable future we are going to talk about something P&Z. One of the topics we'll cover in this meeting is section 13.5 of our P&Z ordinance, "Abandonment/Discontinuation of Nonconformity."

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 request/comments to 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.

H. 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, September 11, 2025 by 6:30 pm and online at poetrytexas.org.

A handwritten signature in black ink, appearing to read 'Mike Jaffe', written over a horizontal line.

Mike Jaffe, Mayor

Exhibit A

Company name: Town of Poetry

Budget name: FY_2025_2026

Budget type: Profit and loss

Period: FY 2026 (Oct 2025 - Sep 2026)

Consolidated

Accounts	Budget totals	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Income													
3000 Use of Prior Year Excess	\$43708.05	0	0	0	0	0	0	0	0	0	0	0	43708.05
4000 Franchise Fees Electric													
4010 Oncor Franchise Fees	\$14480.00	0	0	0	0	0	0	0	0	0	0	0	14480
4020 FEC Franchise Fees	\$36000.00	0	0	0	0	0	0	0	0	0	0	0	36000
Total 4000 Franchise Fees Electric	\$50480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50480.00
4100 Franchise Fees Solid Waste													
4150 Tx Contractor Roll Off													
4160 Blackjack Disposal Franchi	\$46000.00	0	0	0	0	0	0	0	0	0	0	0	46000
Total 4100 Franchise Fees Solid Waste	\$46000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46000.00
4200 Franchise Fees Communicati													
4210 Charter Communications	\$300.00	0	0	0	0	0	0	0	0	0	0	0	300
Total 4200 Franchise Fees Communicati	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
4300 Public Information Req													
4400 Sales Tax Revenue	\$108000.00	0	0	0	0	0	0	0	0	0	0	0	108000
4450 Encumbered Road Fund Prior	\$80019.00	0	0	0	0	0	0	0	0	0	0	0	80019
4500 Donations													
4580 Donations Scholarship	\$2000.00	0	0	0	0	0	0	0	0	0	0	0	2000
Total 4500 Donations	\$2000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2000.00
4505 Contributed Capital Assets													
4600 PID Permit Application													
4800 Appl Fee ETJ Petitions													
Billable Expense Income													
Markup													
Sales													
Services													
TDA GO! Grant	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
Unapplied Cash Payment													

Draft

Accounts	Budget totals	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Income													
Uncategorized Income													
Total Income	\$330507.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330507.05
Cost of Goods Sold													
Cost of Goods Sold													
Total Cost of Goods Sold													
Expense													
5000 Salary Secretarys													
5005 Wage Exp Secretary	\$31668.00	0	0	0	0	0	0	0	0	0	0	0	31668
5010 Wage Exp Deputy Secretary	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5040 Quickbooks Software	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
5056 Payroll taxes -Employer	\$3533.00	0	0	0	0	0	0	0	0	0	0	0	3533
Total 5000 Salary Secretarys	\$35201.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35201.00
5100 Office Supplies	\$1000.00	0	0	0	0	0	0	0	0	0	0	0	1000
5110 Office Equipment, Printers	\$1500.00	0	0	0	0	0	0	0	0	0	0	0	1500
5130 Dues/Membership Admin													
5135 Steering Committee Members	\$500.00	0	0	0	0	0	0	0	0	0	0	0	500
5140 TML Lobbying (Membership)	\$812.00	0	0	0	0	0	0	0	0	0	0	0	812
5150 General Dues/Mbrship Admin	\$900.00	0	0	0	0	0	0	0	0	0	0	0	900
Total 5130 Dues/Membership Admin	\$2212.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2212.00
5200 Shipping and Postage	\$500.00	0	0	0	0	0	0	0	0	0	0	0	500
5300 Newspaper Publications	\$3000.00	0	0	0	0	0	0	0	0	0	0	0	3000
5400 Prof. Mbrship													
5450 Poetry Scholarship Donated	\$2000.00	0	0	0	0	0	0	0	0	0	0	0	2000
5500 Education & Mtg Exp	\$1000.00	0	0	0	0	0	0	0	0	0	0	0	1000
5600 Professional Services													
5610 Engineering Services													
5620 Engineering Consultants													
5630 Engineering Finance													
5640 Engineering Survey	\$17966.88	0	0	0	0	0	0	0	0	0	0	0	17966.88
5650 ETJ Removal	\$10000.00	0	0	0	0	0	0	0	0	0	0	0	10000
5660 Zoning Map Update Prof Services	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000
5670 Dis Annexation Map Update	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000

Accounts	Budget totals	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Total 5600 Professional Services	\$37966.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37966.88
5700 Tech Support & Serv													
5705 Town Public Forum	\$180.00	0	0	0	0	0	0	0	0	0	0	0	180
5710 Website	\$312.00	0	0	0	0	0	0	0	0	0	0	0	312
5715 Tech Services - Other	\$1200.00	0	0	0	0	0	0	0	0	0	0	0	1200
5740 Internet Phone Services	\$2100.00	0	0	0	0	0	0	0	0	0	0	0	2100
5780 Software Subscriptions	\$3036.00	0	0	0	0	0	0	0	0	0	0	0	3036
5790 Domain Renewal	\$23.17	0	0	0	0	0	0	0	0	0	0	0	23.17
Total 5700 Tech Support & Ser	\$6851.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6851.17
5800 Legal Services													
5810 Legal Services Meetings	\$1500.00	0	0	0	0	0	0	0	0	0	0	0	1500
5820 Legal Lawsuit Fees	\$15000.00	0	0	0	0	0	0	0	0	0	0	0	15000
5830 Legal Documents	\$3000.00	0	0	0	0	0	0	0	0	0	0	0	3000
5840 Legal - Other	\$500.00	0	0	0	0	0	0	0	0	0	0	0	500
5850 Legal Zoning Map Update													
5860 Legal Zoning Ordinance	\$1500.00	0	0	0	0	0	0	0	0	0	0	0	1500
Total 5800 Legal Services	\$21500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21500.00
5900 Town Insurance													
5910 Cyber Ins Policy	\$1850.00	0	0	0	0	0	0	0	0	0	0	0	1850
5920 Bldg Ins. *Craig & Leig	\$700.00	0	0	0	0	0	0	0	0	0	0	0	700
5930 TML Town Ins	\$6526.00	0	0	0	0	0	0	0	0	0	0	0	6526
Total 5900 Town Insurance	\$9076.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9076.00
6000 Capital Expenditure													
6010 Cap Exp Road Refurbishment													
6011 Cap Exp HC Road Refurbishm	\$65000.00	0	0	0	0	0	0	0	0	0	0	0	65000
6012 Cap Exp KC Road Refurbishm	\$35000.00	0	0	0	0	0	0	0	0	0	0	0	35000
Total 6010 Cap Exp Road Refurbishment	\$100000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100000.00
6020 Cap Exp Signage	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000
6030 Cap Exp Bldg Improvement													
6033 Cap Exp Town Hall Sept													
6034 Capital Town Hall Improvem													
6035 ADA Ramp Town Hall													
6036 ADA Bathroom													
6040 Cap Exp Parking Lot													

Accounts	Budget totals	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Improv													
6075 Cap Bldg Skirt & Foam Spr													
6085 Cap Exp Roofing													
6090 Cap Exp Landscaping													
6091 Cap Misc Overage													
6095 Cap Exp HVAC													
Total 6030 Cap Exp Bldg Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total 6000 Capital Expenditure	\$105000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105000.00
6100 Pothole Signage & Road Rel													
6111 HC Project Sheets	\$50000.00	0	0	0	0	0	0	0	0	0	0	0	50000
6112 KC Project Sheets	\$23500.00	0	0	0	0	0	0	0	0	0	0	0	23500
6125 Volunteer Pothole Repair	\$7000.00	0	0	0	0	0	0	0	0	0	0	0	7000
6150 Volunteer Road Supplies	\$500.00	0	0	0	0	0	0	0	0	0	0	0	500
6175 Volunteer Road Equip. Rent	\$1000.00	0	0	0	0	0	0	0	0	0	0	0	1000
Total 6100 Pothole Signage & Road Rel	\$82000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$82000.00
6200 TownHall Grounds Maint Services													
6300 Election Expense													
6350 Town Hall Building Repairs	\$1300.00	0	0	0	0	0	0	0	0	0	0	0	1300
6400 Bldg Utilities Exp													
6410 Reimburse Church/Utilities	\$600.00	0	0	0	0	0	0	0	0	0	0	0	600
6420 Town Hall Electricity	\$1500.00	0	0	0	0	0	0	0	0	0	0	0	1500
6430 Water Utilities	\$600.00	0	0	0	0	0	0	0	0	0	0	0	600
Total 6400 Bldg Utilities Exp	\$2700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2700.00
6500 Audit Expense													
6550 Depreciation													
6575 TDA GO! Grant	\$0.00	0	0	0	0	0	0	0	0	0	0	0	0
6600 Emergency Management	\$5000.00	0	0	0	0	0	0	0	0	0	0	0	5000
6650 Rainy Day Fund 25-26	\$2500.00	0	0	0	0	0	0	0	0	0	0	0	2500
6655 Rainy Day Severe Weather C	\$2500.00	0	0	0	0	0	0	0	0	0	0	0	2500
7000 Closing Entry Corrections													
Payroll Expenses													
Taxes													
Wages													

Accounts	Budget totals	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026
Total Payroll Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reimbursements													
Unapplied Cash Bill Payment Expense													
Uncategorized Expense													
Total Expense	\$330507.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330507.05
Other Income													
8000 Reconciliation Item													
Total Other Income													
Other Expense													
Reconciliation Discrepancies													
Total Other Expense													
Total Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tuesday, September 9, 2025 at 6:30 PM CDT

Comparison of 2024-2025 Approved Budget to 2025-2026 Proposed Budget

Revenue Summary	2024-2025 Approved Budget	Sept 9, 2025 Actual	% of 2024-2025 Budget Spent	2025-2026 Proposed Budget	Variance
Total of 3000 Use of Prior Year Excess	\$68,914.11			\$43,708.05	63.42%
Total of 4000 Franchise Fees Electric	\$47,000.00	\$49,334.91	104.97%	\$50,480.00	107.40%
Total of 4100 Franchise Fees Solid Waste	\$44,000.00	\$46,067.50	104.70%	\$46,000.00	104.55%
Total of 4200 Franchise Fees Communication	\$1,200.00	\$249.05	20.75%	\$300.00	25.00%
Total of 4400 Sales Tax Revenue	\$107,000.00	\$102,782.95	96.06%	\$108,000.00	100.93%
Total of 4450 Encumbered Road Fund Prior	\$76,839.71			\$80,019.00	104.14%
Total of 4500 Donations	\$1,500.00	(\$275.97)	-18.40%	\$2,000.00	133.33%
Total Income	\$346,453.82	\$198,435.14	57.28%	\$330,507.05	95.40%
Expense Summary	2024-2025 Approved Budget	Sept 9, 2025 Actual	% of 2024-2025 Budget Spent	2025-2026	Variance
Total 5000 Salary Secretarys	\$24,480.00	\$23,061.04	94.20%	\$35,201.00	143.79%
Total 5100 Office Supplies	\$5,000.00	\$3,180.22	63.60%	\$1,000.00	20.00%
Total 5110 Office Equipment, Printers	\$0.00	\$461.98		\$1,500.00	
Total 5130 Dues/Membership Admin	\$0.00	(\$5.20)		\$2,212.00	
Total 5300 Newspaper Publications	\$1,000.00	\$1,349.00	134.90%	\$3,000.00	300.00%
Total 5400 Professional Membership	\$900.00	\$310.86	34.54%	\$0.00	0.00%
Total 5450 Poetry Scholarship Donated	\$0.00	\$0.00		\$2,000.00	
Total 5500 Education & Meeting Expense	\$1,500.00	\$685.52	45.70%	\$1,000.00	66.67%
Total 5600 Professional Services	\$35,000.00	\$22,945.14	65.56%	\$37,966.88	108.48%
Total 5610 Security Town Hall Mtgs	\$2,400.00	\$300.00	12.50%	\$0.00	0.00%
Total 5700 Tech Support & Services	\$4,367.15	\$3,321.72	76.06%	\$6,851.17	156.88%
Total 5800 Legal Services	\$16,000.00	\$19,435.02	121.47%	\$21,500.00	134.38%
Total 5900 Town Insurance	\$6,926.58	\$5,889.67	85.03%	\$9,076.00	131.03%
Total 6010 Cap Exp Road Refurbishment	\$148,839.71	\$63,839.90	42.89%	\$100,000.00	67.19%
Total 6020 Cap Exp Signage	\$0.00	\$4,847.48		\$5,000.00	
Total 6030 Cap Exp Bldg Improvement	\$6,710.87	\$2,717.48	40.49%	\$0.00	0.00%
Total 6070 Cap Exp Office Furniture	\$0.00	\$215.44		\$0.00	
Total 6100 Pothole Signage & Road Related	\$35,000.00	\$24,999.25	71.43%	\$82,000.00	234.29%
Total 6150 Volunteer Road Supplies	\$0.00	\$0.00		\$500.00	
Total 6200 Townhall Grounds Maint	\$4,700.00	\$3,126.60	66.52%	\$1,700.00	36.17%
Total 6300 Election Expense	\$7,500.00	\$4,962.96	66.17%	\$0.00	0.00%
Total 6350 Town Hall Bldg Repairs	\$0.00	\$0.00		\$1,300.00	
Total 6400 Bldg Utilities Exp	\$2,800.00	\$2,426.95	86.68%	\$2,700.00	96.43%
Total 6500 Audit Expense	\$4,750.00	\$4,950.00	104.21%	\$6,000.00	126.32%
Total 6550 Depreciation	\$38,579.51	\$0.00	0.00%	\$0.00	0.00%
Total 6600 Emergency Mgmt	\$0.00	\$0.00		\$5,000.00	
Total 6650 Rainy Day Fund 25-26	\$0.00	\$0.00		\$2,500.00	
Total 6655 Rainy Day Severe Weather	\$0.00	\$0.00		\$2,500.00	
Total 7000 Closing Entry Corrections	\$0.00	\$1,019.78		\$0.00	
Total Payroll Expenses	\$0.00	\$1,987.69		\$0.00	
Total Expense	\$346,453.82	\$196,028.50	56.58%	\$330,507.05	95.40%

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF POETRY, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; AND PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR BE MADE IN ACCORDANCE WITH SAID BUDGET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 has been duly created by the Mayor of the Town of Poetry, Texas in accordance with Chapter 102 of the Texas Local Government Code; and

WHEREAS, the Mayor of the Town of Poetry has timely filed the proposed budget in the office of the Town Secretary and the proposed budget has been made available for public inspection in accordance with Chapter 102 of the Local Government Code; and

WHEREAS, one public hearing was held in accordance with State law by the Town of Poetry in accordance with Chapter 102 of the Local Government Code, following due publication of notice thereof, at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed Fiscal Year 2025-2026 Budget; and

WHEREAS, after full and final consideration, it is the opinion of the Town Council of the Town of Poetry that the Fiscal Year 2025-2026 budget of revenues and expenditures as hereinafter set forth should be adopted and approved.

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

SECTION 1: That the annual budget of revenues and expenditures necessary for conducting the affairs of the Town of Poetry for Fiscal Year 2025-2026, beginning October 1, 2025, and ending September 30, 2026, a true and correct copy of which is attached hereto and incorporated herein as Exhibit A, providing for a financial plan for the ensuing fiscal year, be and is hereby approved and adopted.

SECTION 2: That expenditures during the Fiscal Year 2025-2026 shall be made in accordance with the budget adopted herein, unless otherwise authorized by proper amendment;

and said budget shall be on file for public inspection in the office of the Town Secretary. Upon approval of the budget, the budget officer shall file a true copy thereof with the County Clerk as required by law.

SECTION 3: That all budget amendments and transfers of appropriations budgeted from one account or activity to another for the prior fiscal year be and are hereby ratified, and the budget ordinances, heretofore enacted by the Town Council, be and are hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 4: That should any word, sentence, section, subsection, subdivision, paragraph, clause, phrase or provision of this ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof, other than the part so decided to be invalid or unconstitutional.

SECTION 5: That all provisions of the ordinances of the Town of Poetry in conflict with the provisions of this ordinance be and the same 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.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

At a meeting of the Town Council of the Town of Poetry, Texas, on September 18, 2025, this Ordinance was passed and adopted by the Town Council by motion and the following votes:

	<u>AYE</u>	<u>NAY</u>
Mayor Pro Tem Terry Fowler	_____	_____
Councilmember Tom Anderson	_____	_____
Councilmember Tracie Hibbs	_____	_____
Councilmember Dale Bryant	_____	_____
Councilmember Doug Kendrick	_____	_____

DULY PASSED by the Town Council of the Town of Poetry, Texas, on the 18th day of September, 2025.

APPROVED:

MAYOR

ATTEST:

TOWN SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY



STATE OF TEXAS
COUNTIES OF KAUFMAN AND HUNT
TOWN OF POETRY, TEXAS

BE IT REMEMBERED THAT ON THIS DAY OF THE 21th of August 2025 at 5:30 pm, the Town Council of Poetry, Texas, held a Workshop and Regular Town Council Meeting at Poetry Community Christian School, 18688 FM 986 Poetry, Texas 75160 with the following present:

- A. Mayor Jaffe** called the public meeting to order at 5:33 p.m. He explained to the audience he expected the workshop regarding the 2025-2026 budget to take around an hour. Roll call was taken by Mayor Jaffe. Present were Mayor Pro Tem Terry Fowler, Council Members, Tom Anderson, Doug Kendrick, Tracie Hibbs and Dale Bryant.

Pledge of Allegiance: Councilmember Tracie Hibbs

Invocation: Councilmember Bryant

B. Workshop Agenda (*approx. 1 hr. – no public comments*)

1. 2025-2026 Budget Preparation Discussion (Hibbs/Kendrick)

- Mayor Jaffee explained to the audience that the budget is required to be finalized by September 30. There will be a budget hearing at the September Council meeting and citizens will have the chance to provide feedback or ask questions. Afterwards, the council will vote to approve the budget which is then filed with the Kaufman County Clerk and it becomes law.
 - **Grant Funding (6575):** Updated to reflect all grant funding, not just TDA, ensuring clarity and alignment with anticipated allocations.
 - **Lobbying (5131/5140):** Added a lobbying subcategory for memberships and dues related to advocacy (e.g., TML, Chamber of Commerce) as required by legislation. This ensures transparency in taxpayer funds used for lobbying.
 - **Dues and Memberships (5130):** Added \$50 for municipal clerk memberships to provide staff access to statewide networking, training, and resources.
 - **Engineering & Legal Contingency (5850–5860):** Added \$5,000 each to cover miscellaneous engineering questions and one-off legal issues, keeping flexibility for unexpected matters. Legal subcategories for lawsuits and documents will track expenditures without overcomplicating the budget.
 - **Capital Road Refurbishment (6010):** Proposed \$10,000 allocation for major road improvements beyond routine county work. Encumbered funds from prior year (~\$84,000) plus current allocations will cover expected expenses. Budget may be adjusted as final encumbered funds are confirmed.
 - **Professional Services – Education & Management (5500):** Increased to \$1,000 to cover TML training courses, benefiting staff and future council members.
 - **Emergency Management & Rainy-Day Funds (6600–6655):** Increased emergency management allocation to \$5,000 for documentation, safety supplies, and potential equipment rental. Rainy-day

fund “Other” (6650) serves as a general reserve; 6655 is for severe weather. Surplus funds not encumbered will flow here to reduce frequent budget amendments.

Council recess at 6:30. Council resumed at 6:35

C. Items of Community Interests:

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

1. Thank you to Kaufman County Precinct #3 road crew
2. Thank you to Kaufman County Precinct #3 Constable
3. Thank you to Kaufman County Sheriff Bryan Beavers
4. Thank you to Citizen Becky Carter for watering at Town Hall
5. Thank you to David Emard for helping with Sound and Video.
6. Thank you to Scott, Lora and Zoe Lehew for helping with meeting setup.
7. Thank you to PCCS for hosting us.

D. Reports:

1. Financial
 - a. P&L Budget vs Actual Jul 2025
 - b. Account Quick Report Jul 2025
 - c. Bank Reconciliation Summary Jul 2025
 - d. Bank Reconciliation Detail Jul 2025
 - e. Sales & Use Tax Report Jul 2025
2. Roads & Traffic update
3. Mayor and Councilmember Activity Updates
 1. **Mayor Mike Jaffe:** Discussed current efforts to improve organization and standardization in Town Hall operations, with assistance from staff. His goal is to create consistency in document formatting. Mayor Jaffe also emphasized responsiveness to citizen concerns, noting timely follow-ups on issues such as roads, complaints, and safety concerns, with support from the Mayor Pro Tem, Terry Fowler. Road maintenance remains a significant challenge, but ongoing efforts aim to keep them passable and maintain through significant county partnerships.
 2. **Council Member Doug Kendrick:** Reported on the significant work involved in the budget process, ongoing efforts in emergency management including website updates, community training opportunities, and information sharing. He noted progress on researching and preparing for code adoption with assistance from Robin Followell. He emphasized the importance of transparency with the community. He also provided an update on grant opportunities, confirming the town remains on the list and is actively engaged in the process, though outcomes are not yet certain.
 3. **Council Member Tracie Hibbs:** Reported extensive work on the 2025-2026 budget, including research on financial law, review of other county budgets, and completion of TML budget classes. She introduced TrackerSoft, (A third-party data storage company) to ensure smoother transitions for future Town officials. She is also assisting with grant work alongside Council Member Kendrick and conducting additional research on planning, zoning, and regional resources to support the team.
 4. **Mayor Pro Tem Terry Fowler:** Reported spending significant time reviewing documents, completing training, and assisting with citizen questions and concerns. He highlighted collaboration with other

council members, work with engineers on project numbers, and ongoing communication with county commissioners, noting that these relationships have been beneficial in resolving issues such as flood concerns.

5. **Council Member Tom Anderson:** Reported monitoring development issues and maintaining communication with TCEQ, though many questions remain unresolved. He also handles co-signing and approving town checks through American National Bank, noting recent system improvements. Additional contributions include making minor repairs at Town Hall and assisting by proofing written materials such as minutes to help ensure accuracy, which is very much appreciated by all.
6. **Council Member Dale Bryant:** Reported on efforts to improve street signage throughout the town, including surveying all intersections in Hunt County, coordinating with TXDOT districts, and participating in a road safety program that provides signage installation at no cost to the town. He is also reviewing and preparing updates to the Planning & Zoning ordinance to address citizen requests, non-conforming uses, setbacks, and other zoning concerns, with proposed changes to be presented after the budget process.

E. Consent Agenda:

1. (Re-) Approve Minutes from June 19, 2025 Regular Meeting (failed to take vote on motion). Motion to approve made by CM Anderson with a second by CM Hibbs. ***Motion passed unanimously 5:0***
2. Approve Minutes from July 17, 2025 Workshop & Regular Meeting - Moved to Regular Agenda number 0.
3. Approve Minutes from July 29, 2025 Special Meeting – Moved to Regular Agenda number 0.1

F. Regular Agenda:

0. (*Moved from consent agenda #2*) **Approve Minutes from July 17, 2025 Workshop & Regular Meeting:** Council Member Anderson outlined edits that were needed to the minutes. Motion by CM Hibbs to approve minutes with changes made, with a second by CM Anderson. ***Motion passed unanimously 5:0***
- 0.1 (*Moved from consent agenda #3*) **Approve Minutes from July 29, 2025 Special Meeting:** Council Member Hibbs outlined edits that were needed to the minutes. Motion by CM Anderson to approve minutes with changes made, with a second by CM Hibbs. ***Motion passed unanimously 5:0***
1. **Discuss and take action as necessary on the Town of Poetry joining the Terrell Chamber of Commerce (Mayor):** Citizen Chad McFarland donated funds to cover the first year of the town's membership in the Terrell Chamber of Commerce, highlighting the networking benefits and confirming with the attorney that participation is permitted, Mayor Jaffe emphasized that joining fosters good neighborly relations with Terrell and recommended budgeting \$300 annually for future membership. Motion by CM Anderson, with a second by Mayor Pro Tem Fowler. ***Motion passed unanimously 5:0***
3. **Discuss and take action as necessary on the Town of Poetry joining the North Central Texas Council of Governments (NCTCOG) and associated Resolution. (Kendrick):** Council discussed the value of joining the North Central Texas Council of Governments (COG), a regional body covering 16 counties and providing resources in areas such as emergency preparedness, transportation, aging services, and economic development. Membership, based on population, is \$200 annually and will provide many benefits such as grant access, regional expertise, and collaboration with other municipalities on issues like transportation, emergency preparedness, and economic development. Motion by CM Anderson, with a second by Mayor Pro Tem Fowler. ***Motion passed unanimously 5:0***
4. **Discuss and take action as necessary on updating the Resolution (2021-08-01R) Establishing the National Incident Management System (NIMS) as the Standard for Incident Management in Poetry**

and Designating the “Mayor” as the Contact (LPOC). (Mayor): Council discussed an amendment to the current NIMS resolution, designating the Mayor as Local Point of Contact (LPOC) for continuity. The update also adds that if the Mayor is unavailable, the Mayor Pro Tem will serve as LPOC. This replaces outdated references and ensures clarity during emergencies. A motion was made by CM Anderson, with a second by CM Kenderick. *Motion passed unanimously 5:0*

5. **Discuss and take action as necessary on a Standards of Conduct Ordinance w/Exhibits. (Anderson):** Council discussed adopting a concise “honor code” outlining town values and expectations for officials, employees, and volunteers. Members agreed it should remain short, positive, and not overly punitive, with state law and existing handbooks covering formal consequences. A motion was made by CM Anderson, with a second by CM Hibbs. *Motion passed with a vote of 3:2 with CM Bryant and CM Kendrick voting against*

- **Citizen Tara Senkevech:** noted that state law already covers elected officials and the employee handbook addresses staff, so the honor code would mainly serve volunteers and should remain overarching and positive.

6. **Discuss and take action as necessary on status and next steps for Planning & Zoning. (Bryant):** Mayor Jaffe stated that while he is not a proponent of zoning, it provides necessary protections against incompatible development and gives the town leverage in managing growth, noting that decisions should be driven by community input and approached incrementally. Councilmember Bryant added that although Poetry already has a zoning ordinance, the town lacks clear policies and procedures for consistent enforcement. He referenced issues with abandoned properties, nonconforming uses, and developer pressures for smaller lots, emphasizing the need for rules to protect both new and longtime residents. Both agreed that zoning should remain minimal and flexible to preserve Poetry’s rural character while providing essential safeguards. *Discussion item only. No vote required.*

- **Citizen Candy Fletcher:** Mrs. Fletcher expressed concerns about P&Z regulations. She agrees that some regulations are necessary to prevent harm to neighbors, such as controlling waste, keeping dangerous pets contained, or preventing unsafe firearm use. However, she believes cosmetic regulations—like restrictions on fences or solar panels—go too far for rural residents who value freedom on their own land. She noted that even residents not currently planning major developments could be affected by new zoning rules or permit requirements, such as building a barn or adding a structure for a family member. She further argued that permits and regulations will not effectively deter developers, who can find ways around them, and encouraged the board to seek input from a broad range of residents about the town’s future. She expressed appreciation that the board listens to citizen concerns.
- **Citizen Herbert Fletcher:** Mr. Fletcher expressed strong support for no zoning. He emphasized that zoning adds unnecessary costs through permits, fees, and oversight, and that he values the freedom to use his property as he chooses, including building structures like a barn or mother-in-law house. He noted that much of his land falls under the ETJ, so zoning would not affect him directly. Fletcher contrasted city inspectors with third-party inspectors used by banks, stating that third-party inspectors are more thorough and effective. He believes that property owners should be able to manage their own land without interference and considers zoning ordinances largely unnecessary, often serving only to enable complaints.
- **Citizen Tara Senkevech:** Expressed appreciation for the Mayor’s explanation and emphasized that people often only want rules when neighbors do something they dislike. She noted that the Town of Poetry’s 21-page zoning ordinance is far shorter and simpler than neighboring Terrell’s 307-page ordinance, reflecting an intention to protect the town’s rural character without being overly restrictive. She highlighted that most recent zoning and septic requests have been

approved, with only a few non-conforming cases requiring legal review. She supports allowing citizens flexibility for things like building shops, barns, or using mobile homes, while recognizing that certain clauses, such as the driveway clause, have been helpful in managing potential negative impacts from developers. Overall, she is advocating for as few rules as possible while maintaining the town's integrity.

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 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.

- **Citizen Robin Boyles:** Expressed her appreciation for the council meeting, noting it was informative and helped clarify differing viewpoints. She encouraged the council to continue considering all community voices when creating laws, rules, and agendas, and thanked the council for their efforts.
- **Citizen Tara Senkevech:** Mrs. Senkevech acknowledged the complexity of the town budget and requested that all encumbered funds be clearly listed to avoid issues, specifically noting funds earmarked for roads. She also highlighted the need to include the \$37,500 (5% match) required for a grant approved in November 2024. Additionally, she requested reconciliation details for escrow accounts with Hunt and Kaufman Counties related to roads. Finally, she noted that the initial zoning effort cost under \$2,000 and expressed appreciation for the council's work.
- **Robin Followell:** Mrs. Followell discussed a dilapidated, abandoned mobile home, noting it is likely uninhabitable due to long-term weather damage. She emphasized the importance of existing policies that prevent occupancy of such structures to avoid safety hazards or potential lawsuits. She inquired about road repairs on County Road 2400; Mayor Jaffe confirmed the work is scheduled, ongoing, and tracked with the county, noting that potholes reappear quickly despite repairs. Robin also expressed appreciation for the town's engagement with regional organizations like COG, highlighting that their support provides valuable guidance at low cost to the town. She concluded by thanking the council and noting the meeting was informative.

H. Adjournment

The Town Council meeting was adjourned at 8:26 pm

I certify that the minutes of August 21, 2025 was voted and approved by the Council of the Town of Poetry on this _____ day of _____.

Mike Jaffe
Mayor, Town of Poetry

Prepared by: Anne E. Hamilton
Secretary, Town of Poetry

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: 08/31/2025
Ref.: 3089.000
Bill #: 61473

RE: General Legal Services

Attention: Mayor Mike Jaffe

Date	Init	Description of Service	Hours	Amount
08/12/2025	DMB	Revision and transmittal of ordinance adopting standards of conduct.	0.25	53.75
08/19/2025	DMB	Emails to mayor and councilmember (DB) re zoning setbacks, deed restrictions.	0.25	53.75
		Our Fee	0.50	107.50

Time Summary

Lawyer Initials	Rate	Hrs	Amount
DMB	215.00	0.50	107.50
	Total Fees and Disbursements		107.50
	TOTAL		107.50
	Net Amount Owing on This Bill		107.50

Statement of Account

Prior Balance	1,022.00
Payments & Adjustments	-1,022.00
Current Fees	107.50
Amount Due and Owing to Date	\$107.50

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 NJDHS@NJDHS.com

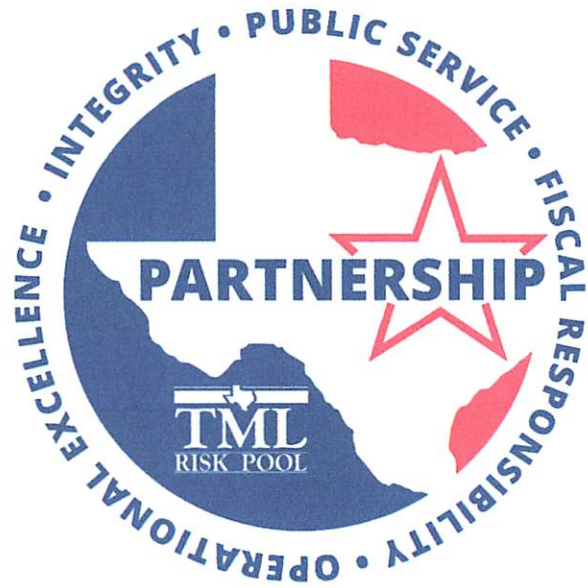
Aug 31, 2025

Client: 3089

TOWN OF POETRY
TX USA

MATTER STATUS

		Prior Balance	Payments Adjustments	Current Charges	Total
3089.000	General Legal Services	1,022.00	-1,022.00	107.50	107.50
Total		1,022.00	-1,022.00	107.50	107.50





Workers' Compensation Declarations Page

Member Name: Poetry
Member ID: 3317
Fed ID No: 36-4989944
Effective Date: 10/01/2025
Anniversary Date: 10/01/2026

Workers' Compensation Coverage: This agreement applies to the Workers' Compensation laws of the State of Texas.

Coverage will be provided in accordance with the signed Workers' Compensation Interlocal Agreement on file with the Texas Municipal League Intergovernmental Risk Pool.

This contribution has been determined according to the Pool's manual of rules, classifications, rates and rating plans. Classifications and payrolls are subject to verification and change at audit.

Net Estimated Contribution:

\$1,075



Schedule of Applicable Documents

Member Name: Poetry
Member ID: 3317
Coverage Period: 10/01/2025 to 10/01/2026 Shown As of 07/18/2025
Transaction Number: 0069276355

ID	Document Name	Revision Date
W101	WC Declarations Page	08/20/2010
X150	Schedule of Applicable Documents	06/01/2008
W102	WC Payroll Classification Schedule	08/01/2023
E111	Employers' Liability	10/15/2010
W133	Volunteer Endorsement to Interlocal Agreement	08/30/2010
W134	WC Payroll Adjustment Form	04/01/2022



Workers' Compensation Payroll Schedule

Member Name: Poetry
Member ID: 3317
Effective Date: 10/01/2025
Anniversary Date: 10/01/2026
Date Generated: 07/18/2025

Location 1: 5671 CR 323, Poetry, TX

Classification	Description	Estimated Payroll	Rate	# of Emp.	Estimated Contribution
8810	Clerical - Office	11,807	0.41	2	48
Subtotals		11,807		2	48

Volunteers and Elected Officials:

3724O	Outside Volunteers	1,044	7.11	12	74
7704V	Volunteer Firefighters	No Exposure		0	Not Covered
7720E	Volunteer Ambulance/EMS	No Exposure		0	Not Covered
7720V	Police Reserves	No Exposure		0	Not Covered
8742E	Elected/Apptd Officials-Governing Board	3,600	0.43	6	15
8742F	Elected/Apptd Officials-All Boards/Commissions	No Exposure		0	Not Covered
8742I	Inside Volunteers	1,631	0.70	3	11
8888V	Police Reserves-Motorcycle	No Exposure		0	Not Covered
Subtotals		6,275		21	100
Totals		18,082		23	148



Workers' Compensation Payroll Schedule

Member Name: Poetry
Member ID: 3317
Effective Date: 10/01/2025
Anniversary Date: 10/01/2026
Date Generated: 07/18/2025

Total Manual Contribution	1,344
Experience Modifier	1.00
Total Standard Contribution	1,344
Fund Discount (20.00%)	0.80
Discounted Standard Contribution	1,075
Deductible Credit	0
Net Contribution	1,075
Waiver of Subrogation	0
Total Contribution	1,075

EMPLOYERS' LIABILITY

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION

Member Name : Poetry
Member ID : 3317
Effective Date : 10/01/2025

While the Fund does not believe that governmental entities can be held liable for exemplary or punitive damages in a work-related death case and by this endorsement does not waive any defense of governmental immunity to be so asserted; the Fund does agree to defend the Member against such claims and should the highest Court in this state decide that governmental entities such as the employer-member are liable for exemplary or punitive damages in a work-related death case, the Fund will pay all monetary damages the Member shall become legally obligated to pay, but not to exceed :

\$ 500,000

VOLUNTEER ENDORSEMENT TO INTERLOCAL AGREEMENT

This endorsement forms a part of the **Declarations** to which attached, effective on the inception date of the coverage unless otherwise stated herein, and modifies such coverage as is afforded by the provisions of the coverage shown below:

WORKERS' COMPENSATION COVERAGE

Member Name: Poetry
Member ID: 3317
Effective Date: 10/01/2025

In consideration of the Employer Pool Member's request for payment of additional benefits and in further consideration of the Fund's agreement to pay such benefits, the Interlocal Agreement is amended by adding thereto the applicable coverages indicated below.

The Fund will pay on behalf of the Employer Pool Member if a volunteer employee in a classification for which coverage was accepted shall sustain injury, including death resulting therefrom, under circumstances which would have rendered the Employer Pool Member liable for compensation if the injured volunteer employee and the Employer Pool Member had been subject to the Texas Workers' Compensation Law with respect to such voluntary employment, an amount equal to the compensation and other benefits which would have been payable under such law had the injured volunteer and the Employer Pool Member been subject to such law with respect to such voluntary employment. The parties of this agreement do not by its use intend to make applicable to themselves any provision of the Texas Workers' Compensation Law not already in force and effect as to them. The reference to the Texas Workers' Compensation Law is intended as a measure and extent of benefits and the liability therefore and not an adoption of the law.

The Employer Pool Member agrees to pay the contribution for the volunteer employee classifications shown on the Payroll Schedule (W102). The information regarding coverages accepted or rejected has been derived from documentation on file including the signed acceptance executed by a representative of this entity duly authorized to accept or reject Workers' Compensation coverage for volunteers.

This agreement shall be subject to all the terms, provisions and conditions of the Interlocal Agreement, and nothing herein contained shall vary, alter or extend any term, provision or condition of the Interlocal Agreement except as herein specifically stated.



Workers' Compensation Payroll Adjustment Form

Member Name: Poetry
Member ID: 3317
Effective Date: 10/01/2025
Anniversary Date: 10/01/2026

The payrolls shown below by classification reflect the estimated values from the Payroll Schedule for the coverage period shown above. If adjustments are needed, please make changes in the blank spaces provided and return to the Pool. If volunteer classifications are being added or deleted, refer to page 2 for instructions and signature. If you have additional operations for classifications not shown below or questions regarding volunteer classifications, please contact your Member Services Manager or Underwriter at (800) 537-6655.

Location: 5671 CR 323, Poetry, Texas 75160

Non-Volunteer:

Class code	Classification Description	Estimated Payroll	Req. Adjusted Payroll	Number of Employees
8810	Clerical - Office	\$11,807		
Subtotals		\$11,807		

Volunteers and Elected Officials:

Class code	Classification Description	Estimated Payroll	Req. Adjusted Payroll	Number of Volunteers
3724O	Outside Volunteers	\$1,044		
7704V	Volunteer Firefighters	Not Covered		
7720E	Volunteer Ambulance/EMS	Not Covered		
7720V	Police Reserves	Not Covered		
8742E	Elected/Apptd Officials-Governing Board	\$3,600		
8742F	Elected/Apptd Officials-All Boards/Commissions	Not Covered		
8742I	Inside Volunteers	\$1,631		
8888V	Police Reserves-Motorcycle	Not Covered		
Subtotals		\$6,275		

Total Estimated Payroll: \$18,082

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655



Workers' Compensation Payroll Adjustment Form

Member Name: Poetry
Member ID: 3317
Effective Date: 10/01/2025
Anniversary Date: 10/01/2026

Please note that a payroll amount must be shown on the previous page for all volunteer classifications for which coverage is desired. Payroll is estimated using hourly rates as follows (except for Elected & Appointed Officials):

Class code	Class Description	Hourly Rate
3724O	Outside Volunteers	\$7.25
7704V	Volunteer Firefighters	\$15.00
7720E	Volunteer Ambulance/EMS	\$9.25
7720V	Police Reserves	\$9.90
8742I	Inside Volunteers	\$7.25
8888V	Police Reserves-Motorcycle	\$9.90
If hourly records are not kept, a payroll of \$110 per week or \$5,720 annually per volunteer will be used.		

Amount applies per year per official or actual payroll, whichever is greater.

8742E	Elected/Apptd Officials - Governing Board Only	\$600
8742F	Elected/Apptd Officials - All Boards/Comms	\$600

Directions: Coverage is not provided for volunteers unless it is expressly accepted. It is important to evaluate these classifications on an annual basis to be certain the desired coverage is in place. Your Declarations Page assures the continuation of the volunteer coverage elected in the previous coverage period. If you wish to add or remove volunteer coverage, please indicate this change by adjusting the applicable classifications and signing below.

I, the undersigned, a duly authorized representative of this entity, do hereby ACCEPT Workers' Compensation coverage for Volunteers of this local government for which a value is shown on the previous page, and REJECT Workers' Compensation coverage for those that are shown as "Not Covered".

Name: _____

Title: _____

Signature: _____

Date: _____

It is only necessary to sign and return this form if you are making changes to payroll or classifications.

Texas Municipal League Intergovernmental Risk Pool
1821 Rutherford Lane, First Floor, Austin, Texas 78754
(512) 491-2300 | (800) 537-6655

Town of Poetry

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - September 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
3000 Use of Prior Year Excess		68,914.11	-68,914.11	
4000 Franchise Fees Electric				
4010 Oncor Franchise Fees	11,204.34	47,000.00	-35,795.66	23.84 %
4020 FEC Franchise Fees	38,130.57	0.00	38,130.57	
Total 4000 Franchise Fees Electric	49,334.91	47,000.00	2,334.91	104.97 %
4100 Franchise Fees Solid Waste		0.00	0.00	
4110 AWT Solid Waste Franch Fee (deleted)		0.00	0.00	
4120 CRS Solid Waste Franch Fee (deleted)		0.00	0.00	
4130 CARDS Solid Waste Franch (deleted)		0.00	0.00	
4140 Titan Solid Waste Franch (deleted)		0.00	0.00	
4150 Tx Contractor Roll Off		0.00	0.00	
4160 Blackjack Disposal Franchi	46,067.50	44,000.00	2,067.50	104.70 %
Total 4100 Franchise Fees Solid Waste	46,067.50	44,000.00	2,067.50	104.70 %
4200 Franchise Fees Communicati	10.17		10.17	
4210 Charter Communications	238.88	1,200.00	-961.12	19.91 %
Total 4200 Franchise Fees Communicati	249.05	1,200.00	-950.95	20.75 %
4300 Public Information Req	51.70	0.00	51.70	
4400 Sales Tax Revenue	102,782.95	107,000.00	-4,217.05	96.06 %
4450 Encumbered Road Fund Prior		76,839.71	-76,839.71	
4500 Donations	-300.00	500.00	-800.00	-60.00 %
4510 Donations FEC Reimb (deleted)		0.00	0.00	
4520 Donations Christma (deleted)	23.73	0.00	23.73	
4530 Donations Work Comp Ins (deleted)		0.00	0.00	
4540 Donations Septic Town Hall (deleted)		0.00	0.00	
4550 Donations ADA Ramp Town Ha (deleted)		0.00	0.00	
4560 Donations ADA Bathroom (deleted)		0.00	0.00	
4570 Donations Misc Town Hall (deleted)	0.30	0.00	0.30	
4580 Donations Scholarship	0.00	1,000.00	-1,000.00	0.00 %
Total 4500 Donations	-275.97	1,500.00	-1,775.97	-18.40 %
4505 Contributed Captial Assets		0.00	0.00	
4600 PID Permit Application	100.00	0.00	100.00	
4800 Appl Fee ETJ Petitions	125.00	0.00	125.00	
Total Income	\$198,435.14	\$346,453.82	\$ -148,018.68	57.28 %
Cost of Goods Sold				
Cost of Goods Sold		0.00	0.00	
Total Cost of Goods Sold	\$0.00	\$0.00	\$0.00	0.00%
GROSS PROFIT	\$198,435.14	\$346,453.82	\$ -148,018.68	57.28 %
Expenses				
5000 Salary Secretarys	12,503.88	24,480.00	-11,976.12	51.08 %
5005 Wage Exp Secretary	3,791.60		3,791.60	
5040 Quickbooks Software	49.66		49.66	

Town of Poetry

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - September 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5050 Payroll Exp SS Company (deleted)		0.00	0.00	
5055 Secretarial Wages (deleted)	2,447.05	0.00	2,447.05	
5056 Payroll taxes -Employer	3,895.16	0.00	3,895.16	
5057 Payroll-Employee (deleted)	373.69	0.00	373.69	
Total 5000 Salary Secretarys	23,061.04	24,480.00	-1,418.96	94.20 %
5100 Office Supplies	3,180.22	5,000.00	-1,819.78	63.60 %
5110 Office Equipment, Printers	461.98		461.98	
5130 Dues/Membership Admin		0.00	0.00	
5135 Steering Committee Members	94.80		94.80	
5140 TML Lobbying (Membership)	-300.00		-300.00	
5150 General Dues/Mbrship Admin	200.00		200.00	
Total 5130 Dues/Membership Admin	-5.20	0.00	-5.20	
5200 Shipping and Postage		0.00	0.00	
5300 Newspaper Publications	1,349.00	1,000.00	349.00	134.90 %
5393 Repair & Maint - Admin (deleted)		0.00	0.00	
5398 Town Maint & Clean Up (deleted)		0.00	0.00	
5400 Prof. Mbrship	310.86	900.00	-589.14	34.54 %
5450 Poetry Scholarship Donated		0.00	0.00	
5500 Education & Mtg Exp	685.52	1,500.00	-814.48	45.70 %
5550 Travel Meeting Exp (deleted)		0.00	0.00	
5600 Professional Services	22,945.14	35,000.00	-12,054.86	65.56 %
5065 Bank and Misc Fees (deleted)		0.00	0.00	
Total 5600 Professional Services	22,945.14	35,000.00	-12,054.86	65.56 %
5610 Security Town Hall Mtgs (deleted)	300.00	2,400.00	-2,100.00	12.50 %
5700 Tech Support & Serv		0.00	0.00	
5705 Town Public Forum	179.95	179.95	0.00	100.00 %
5710 Website	279.24	233.76	45.48	119.46 %
5720 Info Tech Internet (deleted)		0.00	0.00	
5730 Misc Tech Equipment (deleted)		0.00	0.00	
5740 Internet Phone Services	1,649.42	1,625.64	23.78	101.46 %
5750 IT Maintenance/Flex (deleted)	283.28	900.00	-616.72	31.48 %
5760 Alarm Security (deleted)		419.88	-419.88	
5770 Upgrade Calendar (deleted)		143.88	-143.88	
5780 Software Subscriptions	860.26	850.00	10.26	101.21 %
5785 Public Forum Annual Fee (deleted)		14.04	-14.04	
5790 Domain Renewal	69.57		69.57	
Total 5700 Tech Support & Serv	3,321.72	4,367.15	-1,045.43	76.06 %
5800 Legal Services	3,232.02	5,000.00	-1,767.98	64.64 %
5810 Legal Services Meetings	591.25		591.25	
5820 Legal Lawsuit Fees	15,503.50	11,000.00	4,503.50	140.94 %
5830 Legal Documents	54.50		54.50	
5850 Legal Zoning Map Update	53.75		53.75	

Town of Poetry

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - September 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 5800 Legal Services	19,435.02	16,000.00	3,435.02	121.47 %
5900 Town Insurance	681.79	0.00	681.79	
5910 Cyber Ins Policy		1,250.00	-1,250.00	
5920 Bldg Ins. *Craig & Leig		682.02	-682.02	
5930 TML Town Ins	5,207.88	4,994.56	213.32	104.27 %
Total 5900 Town Insurance	5,889.67	6,926.58	-1,036.91	85.03 %
6000 Capital Expenditure		0.00	0.00	
6010 Cap Exp Road Refurbishment	63,839.90	148,839.71	-84,999.81	42.89 %
6020 Cap Exp Signage	4,847.48	0.00	4,847.48	
6030 Cap Exp Bldg Improvement		0.00	0.00	
6033 Cap Exp Town Hall Septic		0.00	0.00	
6034 Capital Town Hall Improvem		0.00	0.00	
6036 ADA Bathroom		0.00	0.00	
6037 Cap Exp Town Hall Parking (deleted)		0.00	0.00	
6040 Cap Exp Parking Lot Improv	2,540.87	2,190.00	350.87	116.02 %
6090 Cap Exp Landscaping	176.61	4,520.87	-4,344.26	3.91 %
Total 6030 Cap Exp Bldg Improvement	2,717.48	6,710.87	-3,993.39	40.49 %
6050 Cap Exp Pre-Lit Christmas (deleted)		0.00	0.00	
6060 Cap Exp Office Equipment (deleted)		0.00	0.00	
6070 Cap Exp Office Furniture (deleted)	215.44	0.00	215.44	
6080 Cap Exp Sound & Audio (deleted)	0.00	0.00	0.00	
Cap Expense Security (deleted)		0.00	0.00	
Total 6000 Capital Expenditure	71,620.30	155,550.58	-83,930.28	46.04 %
6100 Pothole Signage & Road Rel	26,827.45	35,000.00	-8,172.55	76.65 %
6111 HC Project Sheets	-1,828.20		-1,828.20	
Total 6100 Pothole Signage & Road Rel	24,999.25	35,000.00	-10,000.75	71.43 %
6200 TownHall Grounds Maint Services	3,126.60	4,700.00	-1,573.40	66.52 %
6300 Election Expense	4,962.96	7,500.00	-2,537.04	66.17 %
6350 Town Hall Building Repairs		0.00	0.00	
6400 Bldg Utilities Exp		0.00	0.00	
6420 Town Hall Electricity	1,904.49	1,860.08	44.41	102.39 %
6430 Water Utilities	522.46	939.92	-417.46	55.59 %
6450 Town Hall Internet & Phone (deleted)		0.00	0.00	
Total 6400 Bldg Utilities Exp	2,426.95	2,800.00	-373.05	86.68 %
6440 Internet & Phone Utility (deleted)		0.00	0.00	
6500 Audit Expense	4,950.00	4,750.00	200.00	104.21 %
6550 Depreciation		38,579.51	-38,579.51	
6601 Rainy Day Prior Yr 21-22 (deleted)		0.00	0.00	
6700 Miscellaneous (deleted)		0.00	0.00	
7000 Closing Entry Corrections	1,019.78		1,019.78	
Payroll Expenses				
Taxes	164.29		164.29	

Town of Poetry

Budget vs. Actuals: FY_2024_2025 - FY25 P&L

October 2024 - September 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Wages	1,823.40		1,823.40	
Total Payroll Expenses	1,987.69		1,987.69	
Total Expenses	\$196,028.50	\$346,453.82	\$ -150,425.32	56.58 %
NET OPERATING INCOME	\$2,406.64	\$0.00	\$2,406.64	0.00%
NET INCOME	\$2,406.64	\$0.00	\$2,406.64	0.00%



Town of Poetry

Aug-25

GL Account 6010
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	\$8,149.79
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

Total Allocation **\$244,236.29**

Road Fund Balance \$91,065.28
General Fund Balance \$51,181.71
Bank Bal 08/31/2025 \$142,246.99

Expenditures

GL 6010 YE 09302022	\$ 7,477.00
GL 6010 YE 09302023	\$ 23,826.16
GL 6010 YE 09302025	\$63,839.90
6010 TOTAL	\$95,143.06
GL 6100 YE 09302024	\$ 33,300.50
GL 6100 YE 09302025	\$ 24,727.45
6100 TOTAL	\$ 58,027.95

10/01 - 07/31/2025

	12/1/24	
Kaufman CO	3280	5042023
Uline	421.75	5152023
Hunt CO	3000	6202023
Hunt CO	500	7232023
Road Traffic Si	101.93	8052023
Amazon	15.99	8212023
SmartSign	7.9	8312023
SmartSign	203.05	9052023
	7530.62	

Road GL 6010 & 6100
Total Expenditures

\$153,171.01

Kaufman CO	3280	5042023
Uline	421.75	5152023
Hunt CO	3000	6202023
Hunt CO	500	7232023
Road Traffic Signs	101.93	8052023
Amazon	15.99	8212023
SmartSign	7.9	8312023
SmartSign	203.05	9052023
	7530.62	

Account QuickReport

Town of Poetry

October 1, 2024-September 30, 2025

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6000 Capital Expenditure									
6010 Cap Exp Road Refurbishment									
6010 Cap Exp Road Refurbishment	12/23/2024	Bill		U Rent It	Per Mayor	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		500.00	500.00
6010 Cap Exp Road Refurbishment	12/23/2024	Bill		U Rent It	per Mayor	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		7.68	507.68
6010 Cap Exp Road Refurbishment	01/02/2025	Bill	201434765	Texas Materials Group, Inc.	201434765	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		8,879.00	9,386.68
6010 Cap Exp Road Refurbishment	01/02/2025	Bill	TOPT-12-24-7L	LBJ Diversified, LLC	TOPT-12-24-7L	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		893.00	10,279.68
6010 Cap Exp Road Refurbishment	01/20/2025	Bill	H-19	Hunt County	H-19 Patch Refurbishment of 6 roads 2326, 2426, 2400, 2432, 2434, 2458	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		54,580.00	64,859.68
6010 Cap Exp Road Refurbishment	09/30/2025	Journal Entry	09302048		Correcting Closing Entry 09302023 23826.16 vs entry 24845.94	6000 Capital Expenditure:6010 Cap Exp Road Refurbishment		-1,019.78	63,839.90
Total for 6010 Cap Exp Road Refurbishment								\$63,839.90	
Total for 6000 Capital Expenditure with sub-accounts								\$63,839.90	
TOTAL								\$63,839.90	

Account QuickReport									
Town of Poetry									
October 1, 2024-September 30, 2025									
DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	FULL NAME	CLEARED	AMOUNT	BALANCE
6100 Pothole Signage & Road Rel									
6100 Pothole Signage & Road Rel	10/21/2024	Bill	H-17 project sheet	Hunt County	CR 2458, CR 2434, CR 2432, CR 2426, CR 2326, Cr 2400	6100 Pothole Signage & Road Rel		4,500.00	4,500.00
6100 Pothole Signage & Road Rel	10/31/2024	Bill		Texas Materials Group, Inc.		6100 Pothole Signage & Road Rel		1,375.40	5,875.40
6100 Pothole Signage & Road Rel	11/04/2024	Bill		Centerline	Signs Roads	6100 Pothole Signage & Road Rel		450.00	6,325.40
6100 Pothole Signage & Road Rel	11/12/2024	Bill		Amazon Online	slow down signage	6100 Pothole Signage & Road Rel		39.96	6,365.36
6100 Pothole Signage & Road Rel	11/12/2024	Bill		Amazon Online	slow down signage	6100 Pothole Signage & Road Rel		35.98	6,401.34
6100 Pothole Signage & Road Rel	11/12/2024	Bill		Amazon Online	workers ahead signage	6100 Pothole Signage & Road Rel		31.18	6,432.52
6100 Pothole Signage & Road Rel	11/12/2024	Bill		Amazon Online	SLOW TRAFFIC signage	6100 Pothole Signage & Road Rel		41.00	6,473.52
6100 Pothole Signage & Road Rel	11/14/2024	Bill		Poetry Tack & Ag, LLC	Road Workers Bagged Ice	6100 Pothole Signage & Road Rel		3.00	6,476.52
6100 Pothole Signage & Road Rel	11/21/2024	Bill	271379	Texas Materials Group, Inc.	ASPPM Grade 4	6100 Pothole Signage & Road Rel		1,476.80	7,953.32
6100 Pothole Signage & Road Rel	12/05/2024	Bill	201421125	Texas Materials Group, Inc.	ASPPM GRADE 4 Inv 11222024	6100 Pothole Signage & Road Rel		657.80	8,611.12
6100 Pothole Signage & Road Rel	12/05/2024	Bill		Poetry Tack & Ag, LLC	roads	6100 Pothole Signage & Road Rel		46.50	8,657.62
6100 Pothole Signage & Road Rel	01/06/2025	Bill		Amazon Online	Rust Oleum Roads Repair	6100 Pothole Signage & Road Rel		82.44	8,740.06
6100 Pothole Signage & Road Rel	01/16/2025	Bill	01-002493	Poetry Tack & Ag, LLC		6100 Pothole Signage & Road Rel		0.00	8,740.06
6100 Pothole Signage & Road Rel	01/20/2025	Bill	H-18	Hunt County	H-18 10 roads pothole & soft spot repair	6100 Pothole Signage & Road Rel		5,500.00	14,240.06
6100 Pothole Signage & Road Rel	01/30/2025	Bill		Poetry Tack & Ag, LLC		6100 Pothole Signage & Road Rel		23.95	14,264.01
6100 Pothole Signage & Road Rel	02/13/2025	Bill	271379	Texas Materials Group, Inc.	04283 Asphalt	6100 Pothole Signage & Road Rel		1,446.20	15,710.21
6100 Pothole Signage & Road Rel	02/20/2025	Bill	201454723	Texas Materials Group, Inc.	ASPPM Grade 4	6100 Pothole Signage & Road Rel		681.80	16,392.01
6100 Pothole Signage & Road Rel	02/21/2025	Bill	Hunt Cty Roads	Hunt County		6100 Pothole Signage & Road Rel		2,200.00	18,592.01
6100 Pothole Signage & Road Rel	03/13/2025	Bill	271379	Texas Materials Group, Inc.	ASPPM Grade 4 02282025 Inv	6100 Pothole Signage & Road Rel		701.40	19,293.41
6100 Pothole Signage & Road Rel	03/13/2025	Bill	201467079	Texas Materials Group, Inc.	ASPPM Grade 4 031125 Inv	6100 Pothole Signage & Road Rel		754.60	20,048.01
6100 Pothole Signage & Road Rel	03/20/2025	Bill	271379	Texas Materials Group, Inc.	ASPPM Grade 4	6100 Pothole Signage & Road Rel		777.00	20,825.01
6100 Pothole Signage & Road Rel	03/21/2025	Bill	3089.000 58407	Nichols, Jackson, Dillard, Hager & Smith,	Roads Related	6100 Pothole Signage & Road Rel		215.00	21,040.01
6100 Pothole Signage & Road Rel	03/21/2025	Bill	Tree Trim/Pot Hole	Hunt County		6100 Pothole Signage & Road Rel		100.00	21,140.01
6100 Pothole Signage & Road Rel	04/01/2025	Bill	271379	Texas Materials Group, Inc.	Inv 201469856 271379 03172025	6100 Pothole Signage & Road Rel		693.00	21,833.01
6100 Pothole Signage & Road Rel	04/09/2025	Bill		Texas Materials Group, Inc.	Inv 201484359 271379 04092025	6100 Pothole Signage & Road Rel		721.00	22,554.01
6100 Pothole Signage & Road Rel	04/10/2025	Bill	201485498	Texas Materials Group, Inc.	Inv 201485498 271379 04/10/2025 Road Repair Materials	6100 Pothole Signage & Road Rel		728.00	23,282.01
6100 Pothole Signage & Road Rel	06/26/2025	Bill	Volunteer Water Drin	Walmart	Volunteer Crew Water	6100 Pothole Signage & Road Rel		9.84	23,291.85
6100 Pothole Signage & Road Rel	06/26/2025	Journal Entry	09302046		05252021 Cashiers Check written to KC never cashed - bank returned funding	6100 Pothole Signage & Road Rel		-40.00	23,251.85
6100 Pothole Signage & Road Rel	07/03/2025	Bill	271379	Texas Materials Group, Inc.	Volunteer Roads Inv 271379 061925 Appr 484069853 484069825	6100 Pothole Signage & Road Rel		1,475.60	24,727.45
Total for 6100 Pothole Signage & Road Rel								\$24,727.45	
TOTAL								\$24,727.45	

Town of Poetry

American National Bank of Texas, Period Ending 08/31/2025

RECONCILIATION REPORT

Reconciled on: 09/09/2025

Reconciled by: Theresa Scholander

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

Summary

USD

Statement beginning balance	135,729.08
Checks and payments cleared (19)	-3,569.91
Deposits and other credits cleared (2)	10,087.82
Statement ending balance	142,246.99

Uncleared transactions as of 08/31/2025	-2,154.97
Register balance as of 08/31/2025	140,092.02
Cleared transactions after 08/31/2025	0.00
Uncleared transactions after 08/31/2025	-3,125.52
Register balance as of 09/09/2025	136,966.50

Details

Checks and payments cleared (19)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
07/24/2025	Bill Payment	1700	Herbert Fletcher	-110.00
07/31/2025	Bill Payment	1703	Steering Committee of Cities	-94.80
07/31/2025	Bill Payment	1702	Herbert Fletcher	-80.00
08/01/2025	Bill Payment	DebitCard	Charter Communications	-130.44
08/12/2025	Bill Payment	DebitCard	TML Texas Municipal League	-45.00
08/12/2025	Bill Payment	1704	Herbert Fletcher	-80.00
08/12/2025	Bill Payment	DebitCard	Go Daddy	-46.38
08/13/2025	Bill Payment	DebitCard	Go Daddy	-23.19
08/13/2025	Bill Payment	DebitCard	Charter Communications	-164.39
08/13/2025	Bill Payment	DebitCard	Wix.com	-25.98
08/15/2025	Bill Payment	ach	Gusto	-65.03
08/15/2025	Bill Payment	DebitCard	PWSC	-39.67
08/21/2025	Bill Payment	ACH	Intuit	-63.21
08/27/2025	Bill Payment	DebitCard	Amazon Online	-24.95
08/28/2025	Journal	2	} payroll Aug 2025	-1,960.18
08/28/2025	Journal	2		-7.92
08/28/2025	Journal	2		-381.91
08/28/2025	Bill Payment	DebitCard	Amazon Online	-139.00
08/28/2025	Bill Payment	Debit Card	Amazon Online	-87.86

Total -3,569.91

Deposits and other credits cleared (2)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
08/05/2025	Deposit		Texas Comptroller	10,026.77
08/22/2025	Deposit		Charter Communications Fran...	61.05

Total 10,087.82

Additional Information

Uncleared checks and payments as of 08/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/30/2022	Bill Payment	1126	Brian Dalton	-62.63
09/30/2022	Bill Payment	1127	Bruce Wigley	-100.70
09/30/2022	Bill Payment	1161	Dillian A. Slayton	-13.68
09/30/2022	Bill Payment	1173	Filomena Langlois	-0.05

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/30/2022	Bill Payment	1183	James A. Scott	-9.07
09/30/2022	Bill Payment	1193	Joel F. Watts	-109.97
09/30/2022	Bill Payment	1216	Larry Faulhaber	-29.44
09/30/2022	Bill Payment	1219	Lauren Ruiz	-10.21
09/30/2022	Bill Payment	1233	McKenna Ortega	-41.48
09/30/2022	Bill Payment	1262	Samantha N. LLoyd	-0.75
08/01/2024	Bill Payment	1564	Mrs. Shelley Smith	-3.05
08/01/2024	Bill Payment	1566	Haley Anderton-Dennis	-6.00
06/26/2025	Bill Payment	1689	Texas A&M University	-1,000.00
06/26/2025	Bill Payment	ACH	Reliant	-123.62
08/27/2025	Bill Payment	1705	TML Intergovernmental Risk P...	-349.04
08/28/2025	Bill Payment	1711	NTCOG Executive Director's ...	-200.00
08/28/2025	Bill Payment	1710	Herbert Fletcher	-80.00
08/29/2025	Bill Payment	Debit Card	Amazon Online	-15.28
Total				-2,154.97

Uncleared checks and payments after 08/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
09/02/2025	Payroll Check	DD	Anne Hamilton	-893.03
09/02/2025	Payroll Check	DD	Mrs. Theresa Rita Scholander	-765.88
09/02/2025	Tax Payment		QuickBooks Payroll	-810.03
09/02/2025	Tax Payment		QuickBooks Payroll	-328.80
09/09/2025	Bill Payment	1	Charter Communications	-70.28
09/09/2025	Bill Payment	2	Vicars Septic Service	-150.00
09/09/2025	Bill Payment	3	Nichols, Jackson, Dillard, Hag...	-107.50
Total				-3,125.52

Town of Poetry

ROADS Escrow Accounts:Hunt County Roads Escrow Acct Ending Balance: \$6,828.20

Date	Ref No.	Payee	Memo	Decrease	Increase	Stat	Balance
	Type	Account				Auto	
08/04/2025	4		Pothole Repairs HC	\$2,471.80			\$6,828.20
	Journal	-Split-					
08/04/2025	3		Refund Reimbursement HC		\$4,300.00		\$9,300.00
	Journal	-Split-	Missed Work CR 2400				
07/01/2025	Escrow	Hunt County	Escrow Acct ROADS Intital				
	Acct	Attn Brittany	Deposit Approved Council		\$5,000.00		\$5,000.00
	ROADS	Gibson	06192025 HUNT COUNTY				
	Bill	Accounts					
		Payable					

Town of Poetry

ROADS Escrow Accounts:Kaufman County Roads Escrow Acc Ending Balance: \$7,100.00

Date	Ref No.	Payee	Memo	Decrease	Increase	Stat	Balance
	Type	Account				Auto	
08/18/2025	5		CR 249 Project Sheet Pot Holes/Side of Road ASPPM Cold Mix	\$2,100.00			\$2,900.00
	Journal	-Split-					
07/01/2025		Kaufman County Auditor	Escrow Account ROADS initial Deposit Approved Council 06192025 Kaufman Cty		\$5,000.00		\$5,000.00
	Bill	Accounts Payable					

1114

STATE OF TEXAS I
COUNTY OF Hunt I

5685

Being all that certain lot, tract or parcel of land situated in Hunt County, Texas, part of the J.J. RIALS SURVEY, Abstract No. 871, part of the called 81.54 acres which is described in Deed of Trust dated December 31, 1985 recorded in Volume 485, Page 209, Deed of Trust Records of Hunt County, Texas, and being described more particularly as follows;

BEGINNING at a 1/2" iron rod for corner in the original Northwest line of said 81.54 acres, lies S 44° 54' 40" W, distance of 1,007.65 ft. from the North corner of same, and being the West corner of a 31.01 acre tract sold to Rufus Ned Hargrove;

Thence S 51° 30' 29" E, along the Southwest line of Hargrove's 31.01 acre tract, 1,370.34 ft. to a 1/2" iron rod for corner;

Thence S 71° 18' 53" E, continuing with Hargrove's tract, 300.00 ft. to a 1/2" iron rod for corner in the West Right of Way of Farm to Market Highway No. 1565, and being the original most Southerly corner of same 31.01 acre tract;

Thence S 18° 41' 07" W, along the R.O.W of same, 784.69 ft. to a 1/2" iron rod for corner at the South corner of a proposed 60 ft. wide street;

Thence along the Southwest line of said proposed street as follows; N 71° 18' 53" W, along tangent, 401.36 ft. to P.C. of curve to the right with a delta of 57° 30' 00"; and radius of 394.55 ft; continuing along arc of same, 395.96 ft. to P.T. or end of curve; continuing N 13° 48' 53" W, along tangent, 90.00 ft. to P.C. of curve to the left with a delta of 34° 44' 43", and a radius of 288.20 ft; continuing along arc of same, 174.77 ft. to P.T. or end of curve; and N 48° 33' 36" W, along tangent, 995.41 ft. to a 1/2" iron rod for corner in the original Northwest line of same 81.54 acres;

Thence N 44° 54' 40" E, along the line of same, 550.78 ft. to the place of beginning containing 2760 acres of land as surveyed in April of 1987.

STATE OF TEXAS I
COUNTY OF Hunt I

Before me, the undersigned authority, owners of the above described tract of land, being TROJAN HORSE ESTATES, PHASE 1, to the County of Hunt, dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places as shown on said plat for the purposes and considerations therein expressed.

Bobby Crowell
BOBBY CROWELL
Barbara Fikes
BARBARA FIKES

STATE OF TEXAS I
COUNTY OF Hunt I

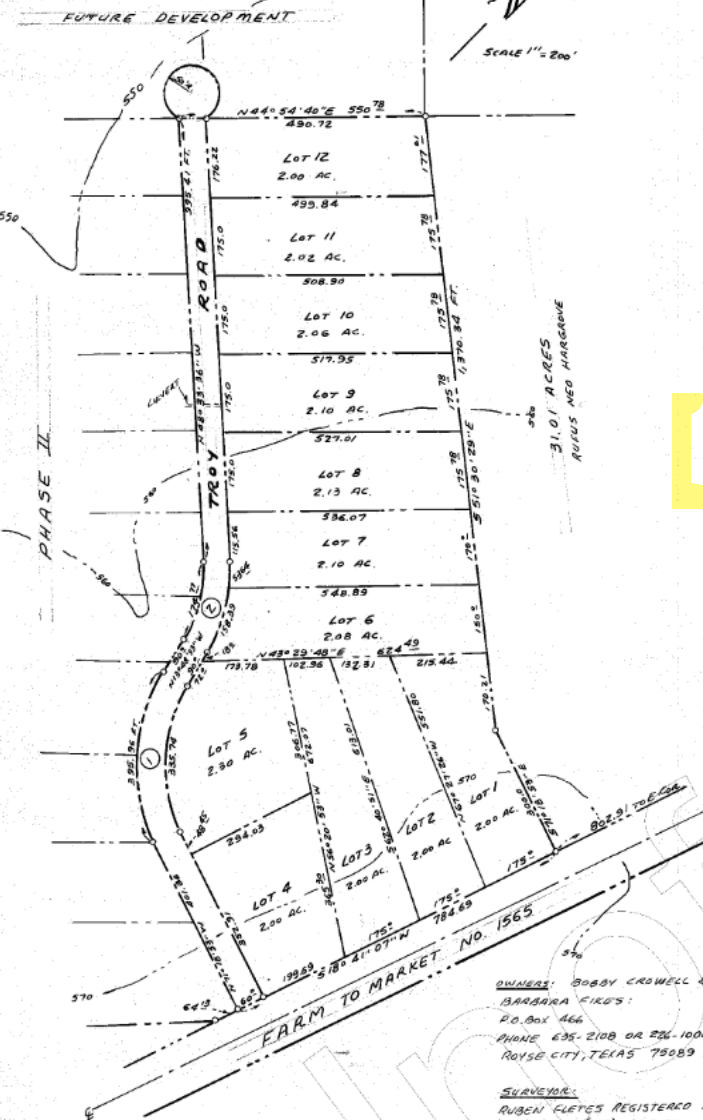
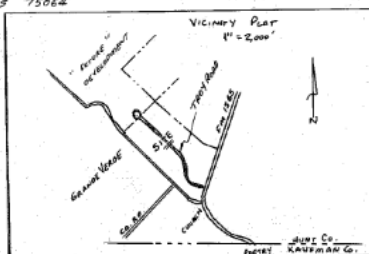
Before me, the undersigned authority, on this day personally appeared Bobby Crowell and Barbara Fikes, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in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

Given under my hand and seal this the 26th day of April, 1987.

Stephen A. Rice
Notary Public in and for Hunt County, Texas.

OWNERS: BOBBY CROWELL &
BARBARA FIKES:
P.O. Box 466
PHONE 635-2108 OR 226-1006
ROYSE CITY, TEXAS 75089

SURVEYOR:
RUBEN FLETES REGISTERED SURVEYOR
P.O. BOX 5 (214) 694-2205 - 782-7630
JOSEPHINE, TEXAS 75064



GENERAL NOTES

- OWNERS RESERVE 15 FT. ALONG BACK AND SIDE PROPERTY LINES FOR DRAINAGE OR UTILITY EASEMENT.
- BUILDING SET BACK WILL BE 60 FT. FROM FRONT PROPERTY LINE.
- IRON RODS AT ALL PROPERTY CORNERS EXCEPT AS NOTED.

E CURVE INFORMATION

CURVE NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	57° 30' 00"	200.00	364.55	365.85
2.	34° 44' 43"	100.00	319.64	193.84

SURVEYOR'S CERTIFICATION

This is to certify that I, Ruben Fletes Registered Surveyor No. 1998, have made an accurate on the ground survey of the tracts depicted herein, have set iron rods at all corners, and plat is a true representation of said survey.

Ruben Fletes
Ruben Fletes R.P.S. 1998 April 19, 1987

STATE OF TEXAS I
COUNTY OF ROCKWALL I

Before me, the undersigned authority, 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, and in the capacity therein stated.

Given under my hand and seal this the 26th day of April, 1987.

Stephen A. Rice
Notary Public Hunt County, Texas.

STATE OF TEXAS I
COUNTY OF HUNT I

I, MIKE FARRIS, County Judge of Hunt County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Hunt County Commissioners Court on the 26th day of MAY, 1987, as shown by Order of Records in the minutes of said Court.

Witness my hand and seal of Hunt County, Texas, this 26th day of MAY, 1987.

Attest:
Jim Hamilton County Clerk
Mike Farris County Judge, Hunt County, Texas.
COUNTY COMMISSIONERS:
1. Johnnie Lyson
2. Henry Handley
3. John L. Miller
4. Chas. L. Martin

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

THIS PLAT HAS BEEN FINAL APPROVED BY THE HEALTH DEPARTMENT OF HUNT COUNTY, TEXAS FOR SEPTIC TANK AND DRAINAGE FIELD DISPOSAL, PENDING ANY AND ALL INFORMATION AS MAY BE REQUIRED BY THE HUNT COUNTY HEALTH DEPARTMENT.

Gary Caudle 57761
COUNTY SANITARIAN
DATE: 5/26/87

5685

FILED FOR RECORD
11/52 of book 17

MAY 26 1987

JIMMY P. HAMILTON
County Clerk, Hunt County, Texas

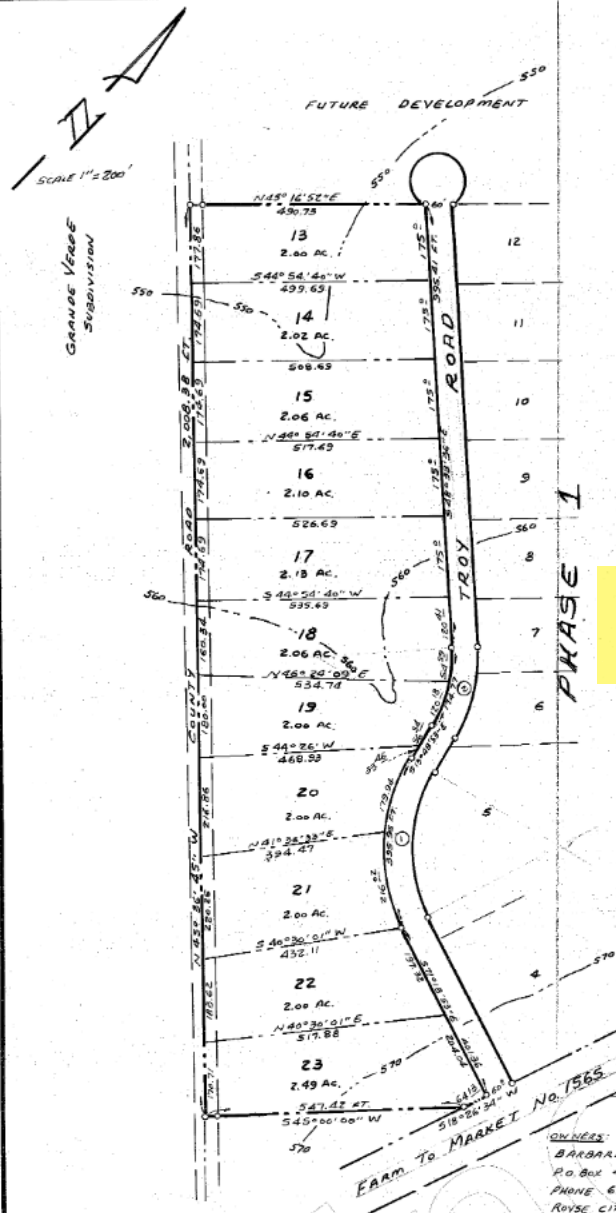
TROJAN HORSE ESTATES

PRELIMINARY

PLAT

PHASE 1

A-142



- GENERAL NOTES**
- OWNERS RESERVE 20 FT. ALONG FRONT, BACK AND SIDE PROPERTY LINES FOR DRAINAGE OR UTILITY EASEMENT.
 - BUILDING SET BACK WILL BE 60 FT. FROM FRONT PROPERTY LINE.
 - IRON RODS AT ALL PROPERTY CORNERS EXCEPT AS NOTED.

CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	57°30'00"	200.00	364.55	365.85
2.	34°28'43"	100.00	319.64	192.84

STATE OF TEXAS
COUNTY OF HUNT

Being all that certain lot, tract or parcel of land situated in Hunt County, Texas, part of the J.J. RIALS SURVEY, Abstract No. 871, part of the called 81.54 acre tract which is described in Deed of Trust dated December 31, 1985 recorded in Volume 485, Page 209 of the Deed of Trust Records of Hunt County, Texas, and being described more particularly as follows:

BEGINNING at a stake for corner in the center line of County Dirt Road, and being the original West corner of said 81.54 acre tract, mentioned above;
Thence N 45° 16' 52" E, along the Northwest line of same, 490.73 ft. to a 1/2" iron rod for corner in the Southwest line of Troy Road of Trojan Horse Estates;
Thence along the Southwest line of same as follows: S 48° 33' 36" E, along tangent, 995.41 ft. to a 1/2" iron rod at beginning of curve to the right with a delta of 34° 44' 43", and a radius of 289.64 ft., along arc distance of -174.77 ft. to end of curve; S 13° 48' 53" E, along tangent, 90.00 ft. to beginning of a curve to the left with a delta of 57° 30' 00", and a radius of 394.55 ft.; along arc a distance of 395.96 ft. to a 1/2" iron rod for end of curve; and S 71° 18' 53" E, along tangent, 401.36 ft. to a 1/2" iron rod for corner in the West Right of Way of Farm to Market Highway No. 1565;
Thence S 18° 41' 07" W, along right of way of same, 64.13 ft. to a 1/2" iron rod found for corner;
Thence S 45° 00' 00" W, along original line of said 81.54 acre tract, 547.42 ft. to the original South corner of same in the center line of County Road;
Thence N 45° 36' 45" W, along the original Southwest line of same 81.54 acre tract, and the center line of County Road, 2,009.38 ft. to the place of beginning containing 22.86 acres of land as surveyed by Ruben Fletes Registered Surveyor No. 1998 in May of 1987.

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, owners of the above described tract of land, being TROJAN HORSE ESTATES, PHASE II, to the County of Hunt, dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements, and public places as shown on said plat for the purposes and considerations therein expressed.

Bobby J. Crowell
BOBBY CROWELL
Barbara M. Fikes
BARBARA FIKES

STATE OF TEXAS
COUNTY OF HUNT

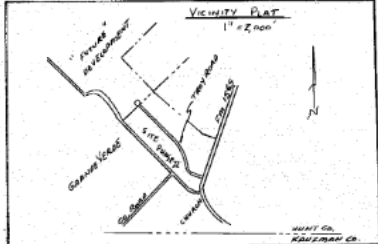
Before me, the undersigned authority, on this day personally appeared Bobby Crowell and Barbara Fikes, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in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

GIVEN UNDER MY HAND AND SEAL THIS THE 26th DAY OF May, 1987.

John W. Lee
NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS.

OWNERS: BOBBY CROWELL &
BARBARA FIKES,
P.O. BOX 446
PHONE 835-2108 OR 226-1004
ROVSE CITY, TEXAS 75089

SURVEYOR:
RUBEN FLETES REGISTERED SURVEYOR
P.O. BOX 5 (214) 694-2205-782-7650-WANCE
JOSEPHINE, TEXAS 75064



7840

STATE OF TEXAS
COUNTY OF HUNT

SURVEYOR'S CERTIFICATION

This is to certify that I, Ruben Fletes Registered Surveyor No. 1998, have made an accurate on the ground survey of the tracts depicted herein, have set iron rods at all property corners or referenced all corners as depicted, and plat is a true representation of said survey.

Ruben Fletes
RUBEN FLETES REGISTERED SURVEYOR 1998
May 25, 1987

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, 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, and in the capacity therein stated.

Given under my hand and seal this the 26th day of May, 1987.

John W. Lee
Notary Public in and for
County, Texas.

STATE OF TEXAS
COUNTY OF HUNT

I, Mike Farris, County Judge of Hunt County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Hunt County Commissioners Court on the 13th day of July, 1987, as shown by Order of Records in the minutes of said court.

Witness my hand and seal of Hunt County, Texas, this 13th day of July, 1987.

Jim P. Smith
County Clerk Hunt County, Texas.
Mike Jan
County Judge Hunt County, Texas.

COUNTY COMMISSIONERS:

- Johnnie Lynn
- Thomas H. Hensley
- absent
- William J. Martin

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This plat has been final approved by the Health Department of Hunt County, Texas for septic tank and drainage field disposal, pending any and all information as may be required by the Hunt County Health Department.

Jay Candler, KS 781
County Sanitarian
7-13-87
Date.

TROJAN HORSE ESTATES

PRELIMINARY PLAT

PHASE II

Regular Session
August 8, 1988

The Hunt County Commissioners Court met this day at 10:00 am in the Commissioners Courtroom with Judge Farris presiding and all members present. Minutes of the previous meeting were approved with noted corrections.

OLD BUSINESS:

3637 On the motion by John Mizell, second by Allen Martin, the Court approved the office space allocation for the third floor of the Courthouse as presented by Building Supt. Ken Darrisse.

NEW BUSINESS:

3638 On the motion by Martin, second by Mizell, the Court renewed the delinquent tax attorneys contract with Heard, Goggin & Blair, San Antonio, Tx.

3639 On the motion by Johnnie Lyon, second by Henry Hensley, the Court agreed to an amendment to the subdivision rules which will require that a tax certificate from the Hunt County Tax Office be presented when the plat is submitted for approval.

(Cont. on Pg. 309)

(Continued from Page 308)

3640 On the motion by Lyon, second by Martin, the Court approved a contract for assessment & collection services between the Hunt County Tax Assessor - Collector & the City of West Tawakoni based on the recommendation of Tax A/C Joyce Barrow.

3641 On the motion by Lyon, second by Martin, the Court approved the resolution renewing contract for assessment & collection services of the Hunt County portion of taxes for the Cumby ISD.

— Drop from the Agenda: 'Consider request from Bob Asaf for lowering of Community Room fee for profit making organization (Dale Carnegie Course).

3642 The Court heard from Tommy Evans regarding a waiver of penalty & interest on Lot 81-B located in Last Frontier Subdivision. On the motion by Hensley, second by Martin, the Court tabled for OLD BUSINESS any action on the matter pending a letter of decision from the Hunt County Tax Appraisal District.

3643 On the motion by Hensley, second by Lyon, the Court agreed to follow the recommendations from Hargrave & Hargrave Foundations, Inc., and ordered the Sheriff's Dept. not to use the Sallyport drain for washing squad cars or to use the drain for any other purpose for 90 days.

3644 On the motion by Martin, second by Hensley, the Court approved the Intergovernmental Agreement with the City of Neylandville, Pct #4.

— The Court heard a request from Women in Need for subsidy in the 1988-89 budget. The Court took no action.

3645 On the motion by Martin, second by Hensley, the Court approved the plan to relocate the office of the Veterans Service Officer to the First floor as presented by Ken Darrisse.

3646 On the motion by Hensley, second by Lyon, the Court approved the first road inspection in Trojan Horse Estates, Pct #2 subject to inspection by the Court.

3647 On the motion by Hensley, second by Lyon, the court approved the final inspection of Deer Trail LANE Road, Pct #3 subject to actual inspection by the Court.

3648 On the motion by Lyon, second by Hensley, the Court approved with a Hunt County no liability clause, the request from G. T. E. Southwest, Inc. to locate a line on public roadways in Pct #1 as shown on the maps attached to the request.

3649 On the motion by Mizell, second by Martin, the Court approved, with a Hunt County no liability clause, the request of Farmers Electric Cooperative, Inc. to locate line on public roadways in Pcts 3 & 4 as shown on the maps attached to the requests.

— 'Consider preliminary approval of in-house computer system': OLD BUSINESS next meeting.

3650 On the motion by Lyon, second by Martin, the Court accepted the proposal from Hart Graphics /AIS for one optical scan voting machine at a cost of \$35,000, subject to funding in the County budget for FY 1988-89.

3651 On the motion by Hensley, second by Martin, the accounts payable were approved.

Personnel & Payroll Changes:

Juvenile Probation Office - Remove Lloyd Shelton, Ass't Probation Officer, effective 7-19-88. Add Billy Dwain Pirtle, Ass't Probation Officer, eff. 8-1-88 (to be paid from State Contract funds). Add Susan Sikes, Secretary, eff. 8-1-88.

3652 Approved on the motion by Mizell, second by Martin.

3653 On the motion by Hensley, second by Lyon, the Court authorized the Auditor to advertise for bids on rental of a reclaiming machine, Pct 2.

3654 On the motion by Lyon, second by Hensley, the Court authorized the Auditor to advertise for bids on an excavator and one new pick-up truck for Pct 1.

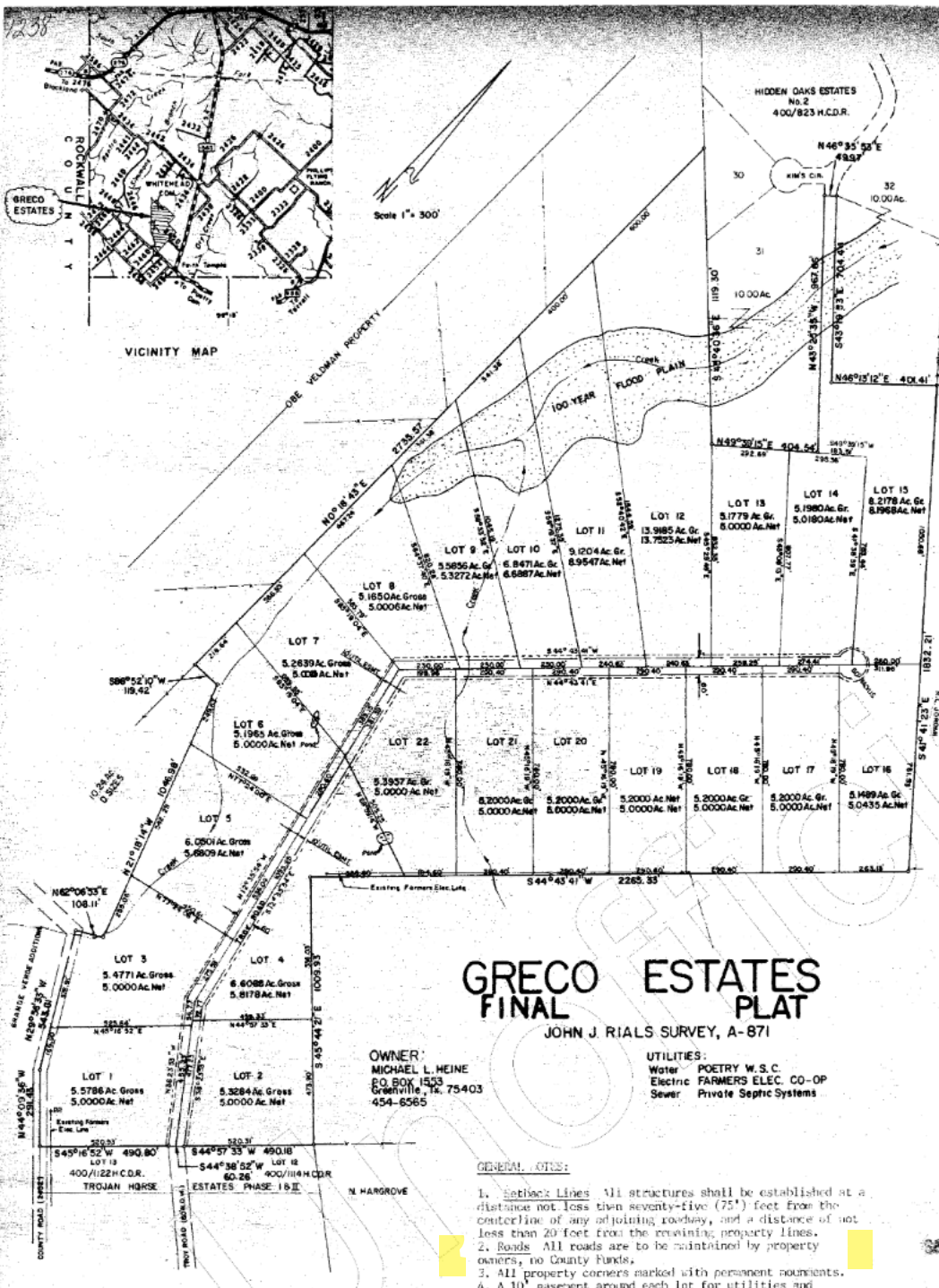
— The Court agreed to recess until Tuesday afternoon at 1:00 pm in order to hold a budget workshop. The Court also agreed to meet on Friday at 10:00 am to work on the budget. The Court continued the workshops on several different days. The Court adjourned on Friday, August 19, 1988.

Minutes approved this 22nd day of August, 1988,

Attest:

J. P. Hamilton
Hunt Co. Clerk

Mike Fann
Hunt Co. Judge



STATE OF TEXAS:
COUNTY OF HUNT:

BEING all that certain lot, tract or parcel of land situated in Hunt County, Texas, and being part of the John J. Rials Survey, Abstract No. 871, and being a portion of a called 195.95 acre tract of land, titled Tract Two, in a Warranty Deed with Vendor's Lien from Herman W. Mayhew, Jr. and wife, Betty Mayhew to Robby J. Crowell, recorded in Volume 878 at Page 578 Hunt County Deed Records and being the same tract of land in a Warranty Deed from Robby J. Crowell to Michael L. Heine recorded in the Real Property Records of Hunt County in Volume 174 at Page 817 and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the centerline of County Road No. 2452, corner being the most southeast corner of the above mentioned 195.95 acre tract and the southwest corner of Trojan Horse Estates, recorded in Volume 400 at Page 1122 Hunt County Deed Records;
THENCE $N44^{\circ}09'36''$ and along the centerline of County Road No. 2452 a distance of 291.43 feet to an iron rod set for corner;
THENCE $N62^{\circ}06'52''$ and along the centerline of County Road No. 2452 a distance of 543.81 feet to an iron rod set for corner;
THENCE $N62^{\circ}06'52''$ passing a reference iron rod found at 33.09 feet in all a distance of 108.11 feet to an iron rod for corner;
THENCE $N42^{\circ}18'14''$ a distance of 1066.98 feet to an iron rod found for corner;
THENCE $S85^{\circ}52'10''$ a distance of 119.42 feet to an iron rod found for corner, corner being in a north and south fence line;
THENCE $N40^{\circ}18'43''$ and along a fence line a distance of 2735.57 feet to an iron rod found for corner;
THENCE $S45^{\circ}40'36''$ and along the common line of Hidden Oaks Estates No. 2 a distance of 1119.30 feet to an iron rod for corner;
THENCE $N49^{\circ}39'15''$ a distance of 404.54 feet to an iron rod found for corner;
THENCE $N43^{\circ}25'35''$ a distance of 967.66 feet to an iron rod found for corner, corner being on the east line of Klm's Circle a 50 foot street in Hidden Oaks Estates No. 2;
THENCE $N46^{\circ}35'53''$ a distance of 49.97 feet to an iron rod found for corner;
THENCE $S43^{\circ}19'53''$ and along the common line of Hidden Oaks Estates No. 2 a distance of 704.44 feet to an iron rod for corner;
THENCE $N46^{\circ}13'12''$ and along a fence line a distance of 401.41 feet to an iron rod set for corner;
THENCE $S41^{\circ}41'23''$ and along a fence line a distance of 1832.21 feet to an iron rod found for corner;
THENCE $S44^{\circ}43'41''$ and along a fence line a distance of 2265.33 feet to an iron rod found for corner;
THENCE $S45^{\circ}44'21''$ and along a fence line a distance of 1009.93 feet to an iron rod found for corner, corner being the north-west corner of Trojan Horse Estates No. 1 recorded in Volume 400 at Page 1114 Hunt County Deed Records;
THENCE $S44^{\circ}57'33''$ and along the west line of Trojan Horse Estates a distance of 490.18 feet to an iron rod found for corner;
THENCE $S44^{\circ}38'52''$ and along the west line of Trojan Horse Estates a distance of 60.26 feet to an iron rod found for corner;
THENCE $S45^{\circ}16'52''$ and along the west line of Trojan Horse Estates a distance of 490.80 feet to return to the Place of Beginning and containing 135.2757 acres of land of which 0.4793 of an acre lies with County Road No. 2452.

STATE OF TEXAS:
COUNTY OF HUNT:

Before me, the undersigned authority, owners or owner of the above described tract of land, being GRECO ESTATES, to the County of Hunt, dedicate to the public use forever all alleys, paths, watercourses, drains, easements, and public places as shown on said plat for the purposes and considerations therein expressed.

Michael L. Heine
MICHAEL L. HEINE

STATE OF TEXAS:
COUNTY OF HUNT:

Before me, the undersigned authority, on this day personally appeared Michael L. Heine, known to me to 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, and in the capacity therein stated.

Given under my hand and seal this the 13th day of August, 1990.

Charles V. Gschick
Notary Public in and for Hunt County, Texas.

SURVEYOR'S CERTIFICATE

I, Dennis R. Rust, Registered Public Surveyor, State of Texas, do hereby certify that the above field notes and the plat shown hereon were prepared from an actual survey made by me on the ground, and is true and correct to the best of my knowledge and belief this the 25th day of July, 1990.



Dennis R. Rust
Registered Public Surveyor State of Texas
No. 4643

STATE OF TEXAS:
COUNTY OF HUNT:

I, MIKE FARRIS, County Judge of Hunt County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Hunt County Commissioners Court on the 27th day of August, 1990, as shown by Order of Records in the Minutes of said Court.

Attest:
Ly P. Hamilton
County Clerk Hunt County, Texas

Mike Farris
County Judge Hunt County, Texas

COUNTY COMMISSIONERS:

Johnnie Ligon
Henry G. Lindsey

W. D. Couch
Alan L. Martin

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

This plat has been final approved by the Health Department of Hunt County, Texas for septic tank and drainage field disposal, pending any and all information as may be required by the Hunt County Health Department.

Joe Telford
County Sanitarian

8-27-90
Date:

GENERAL NOTES:

1. Setback Lines All structures shall be established at a distance not less than seventy-five (75') feet from the centerline of any adjoining roadway, and a distance of not less than 20 feet from the remaining property lines.
2. Roads All roads are to be maintained by property owners, no County funds.
3. All property corners marked with permanent monuments.
4. A 10' easement around each lot for utilities and drainage.

11:00 A

S. P. Davis

Prepared By:
Rust Land Surveying
P.O. Box 2209
Anilam, Texas 75474
356-4018

6619

AGREEMENT

This Agreement is made and entered into on the day and date hereafter written by and between MICHAEL L. HEINE, hereafter "Developer" and Greco Estate Homeowners Association, Inc., a Texas non-profit corporation, acting herein by and through its duly authorized officers, hereafter the "Association," WITNESSETH:

DEFINITIONS

The following terms, where used herein, shall have the meaning indicated:

1. "Developer" shall mean and refer to Michael L. Hiene.
2. "Board" shall mean and refer to the Veterans Land Board of Texas.
3. "Project" shall mean and refer to Greco Estates, a subdivision in Hunt County, Texas according to the recorded plat thereof in Volume 400 at Page 1281 of the Plat Records of Hunt County, Texas.
4. "Association" shall mean and refer to GRECO ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.
5. "Owner" shall mean and refer to the owner of any tract or parcel of land within the Project, other than the Board. As to any tract owned by the Board "Owner" shall mean and refer to the purchaser under a contract of purchase and sale between the Board and such person.
6. "Member" shall mean and refer to persons are owners of lots and are accordingly entitled to membership in the Association.
7. "Lot" shall mean and refer to any tract or parcel of land within the Project owned by an Owner.
8. "Troy Road" shall mean and refer to the roadway designated and set out on the plat of Greco Estates as a roadway beginning at its intersection with the south boundary line of lots 1 and 2 of the project as extended and running thence in a

generally northwesterly, north and northeasterly direction to a cul-de-sac surrounded by lots 14, 15, 16 and 17 of the project.

RECITALS

The parties hereto agree that the following facts exist and are true:

1. Developer is the owner of 135.2757 acres of land out of the John J. Rials Survey, Abstract No. 871 in Hunt County, Texas which he has caused to be subdivided into a subdivision known as Greco Estates as above set out.

2. Developer has constructed Troy Road within the project.

3. Neither Hunt County nor any other governmental unit has accepted maintenance of Troy Road and there is no assurance that either Hunt County or any other governmental unit will ever accept maintenance of Troy Road in the future.

4. Troy Road has been dedicated to the use and benefit of owners of lots within the project their guests and invitees as a private roadway.

5. Developer shall have no responsibility for the maintenance of Troy Road, but the best interest of the owners of lots within the project require that an appropriate provision be made and responsible entity established for its maintenance.

6. The Association desires to accept the responsibility for the maintenance of Troy Road and thereafter to maintain said roadway for the use and benefit of its members.

AGREEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that MICHAEL L. HEINE, and GRECO ESTATES HOMEOWNERS ASSOCIATION, INC., in consideration of the mutual benefits to be derived by each party from the further terms and conditions hereof, all of which is expressly deemed to be a valid and sufficient consideration to support the agreement and undertakings on the part of each party hereto, do hereby agree, bind and obligate themselves as follows:

1. Developer has or will execute and file for record a

plat of the project designating Troy Road as a private road for the use and benefit of owners of lots within the project their guests and invitees.

2. The Association will and hereby does accept the responsibility and duty to maintain Troy Road within the project and to improve, rebuild, or reconstruct said roadway from time to time and as often as may be required to maintain it as a suitable roadway for access to the project by owners of lots within the project.

3. In accepting such responsibility and entering into such undertaking the Association and each of its members expressly recognize:

- (a) That it will be necessary for the Association to maintain Troy Road as constructed by the developer and that such must be done at the sole cost and expense of the Association with funds derived solely from its members or such sources as they may hereafter develop.
- (b) That the Developer has represented to persons purchasing lots within the project that annual dues and assessments by the Association for its administration and the maintenance of Troy Road shall be set initially at \$100.00 per year per lot and, for subsequent years, shall be in amounts as designated by the Board of Directors of the Association.
- (c) That the Bylaws of the Association carry forward the limitation on maximum dues and assessments and may not be amended or changed so as to increase the amount annually assessed against each lot for roadway maintenance and Association organization purposes.

4. The Association expressly accepts the maintenance of Troy Road and the expense of repairs, reconstruction or maintenance associated therewith and agrees to indemnify and hold developer entirely harmless from any such expense or any other loss, claim, demand, cause of action or damages associated with or any manner connected with the construction of Troy Road, its future use by anyone, its future maintenance, or any other fact or factor association with Troy Road.

5. Nothing herein contained, nor anything contained in

the organizational documents of the Association shall ever be construed or interpreted as having the effect of fixing a lien, charge, equitable reimbursement, or any other encumbrance of any kind or character whatever upon any of the property identified herein and including any lot within the project. Should any action of the Board of Directors or membership of the Association hereafter have the effect of levying charges, dues, assessments or any other provision for the payment of money by the members of the Association for the maintenance of Troy Road or any other property or purpose of the Association, such shall create solely a personal obligation on the part of the member for payment, and neither the Association, its membership, or its Board of Directors shall ever have the right by any corporate action of any kind or character whatever to fix a lien, equitable charge, or encumbrance of any kind or character on any of the lots within the project.

6. This Agreement contains the entire agreement between the parties affecting the subject matter and is to be interpreted in accordance with laws of the State of Texas.

SIGNED on the 13th day of August, 1990.

Michael L. Heine
MICHAEL L. HEINE, President

GRECO ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: Michael L. Heine
Title: President

Attest:

[Signature]
Secretary

VOL 180 PAGE 724

THE STATE OF TEXAS §
COUNTY OF HUNT §

This instrument was acknowledged before me on this
16th day of August, 1990, by MICHAEL L. HEINE.



Tammy Kirkpatrick
Notary Public in and for
The State of Texas

(Printed name of Notary)

My commission expires:

THE STATE OF TEXAS §
COUNTY OF HUNT §

This instrument was acknowledged before me on this
16th day of August, 1990, by Michael L. Heine,
President of GRECO ESTATES HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation, on behalf of
said corporation.



Tammy Kirkpatrick
Notary Public in and for
The State of Texas

(Printed name of Notary)

My commission expires:

VOL 180 PAGE 725

INCT1 (Greco Estates 5)
Page 5

FILED FOR RECORD AT 4:15 O'CLOCK P. M. Aug 17, 1990, HUNTER COUNTY CLERK, HUNT COUNTY, TEXAS - BY 2. Sharp

**COMMISSIONERS COURT
REGULAR SESSION
JULY 27, 2009**

The Hunt County Commissioners Court met this day at 10:00 A.M. with Commissioners Kenneth Thornton, Ralph Green, Larry Middlebrooks and Jim Latham present. Judge John Horn was presiding. Jimmy Hamilton, County Auditor was present as well as Jan Lewis, Chief Deputy, County Clerk's Office.

11,205 On the motion by Latham, second by Middlebrooks, the Court approved the minutes from Commissioners' Court held July 13, 2009.

OLD BUSINESS:

- Discuss and possibly take action to amend Commissioners' Court Order #6452 from January 27, 1997 regarding Out of State Travel for Training – Jimmy Hamilton, County Auditor. Item was dropped from the Agenda due to the absence of consulting attorney, Daniel Ray.

11,206 On the motion by Middlebrooks, second by Thornton, the Court gave consent to donate various hand held radios from the Sheriff's Department to the West Tawakoni Police Department as per attached list. None of the radios were purchased with grant funding. *See Attachment.*

NEW BUSINESS:

11,207 On the motion by Middlebrooks, second by Latham, the Court approved amendments to the Hunt County Sheriff's Crime Control Budget. Joe Knight, Chief Deputy, was present to discuss the use of seizure money received from the Narcotic division of the Sheriff's Office. Total amount received was \$111,413.02. The court approved for \$101,413.00 to be place in Equipment Expense for the future purchase of 3 new vehicles. The remaining amount of \$10,000.00 is to be placed in Miscellaneous Expense.

11,208 On the motion by Thornton, second by Green, the Court approved the quarterly report for the Audie Murphy American Cotton Museum. Presentation was given by Susan Lanning, Director.

11,209 On the motion by Green, second by Thornton, the Court approved the quarterly report for the Boys & Girls Club of Northeast Texas. Presentation was given by Melva Hill, Director.

11,210 On the motion by Latham, second by Middlebrooks, the Court approved the quarterly report for the Northeast Texas Children's Museum. Presentation was given by Charlene Freeman, Interim Director.

11,211 On the motion by Thornton, second by Green, the Court approved the quarterly investment report for April, May, and June of 2009. Report was given by Delores Shelton, County Treasurer.

11,212 On the motion by Middlebrooks, second by Latham, the Court approved the County's Health and Employee Benefits Pool 2009 Renewal Notice and Benefit Confirmation. Rates are up slightly for the County and for the employee. *See Attachment.*

— Take action on appointment of one Commissioner to the Reinvestment Advisory Committee - Judge John Horn. Item dropped from the Agenda.

11,213 On the motion by Middlebrooks, second by Latham, the Court approved rescheduling Commissioners' Court on Monday, August 24, 2009; to Friday, August 21, 2009 at 10:00 A.M. Change is due to the upcoming TAC Annual Legislative Update Conference.

11,214 On the motion by Green, second by Middlebrooks, the Court approved adding two (2) names to the Hunt County Peace Officer Memorial. Names to be added are; Robert F. Hagood, Hunt County Sheriff Deputy, and George William Hardin, Hunt County Constable Deputy. Both men died in the line of duty for the citizens of Hunt County. Court agreed that the costs for adding the additional names to the Memorial, are not to exceed \$1,000.

11,215 On the motion by Green, second by Latham, the Court approved amendments to the Hunt County Budget for FY 08-09.

11,216 On the motion by Horn, second by Latham, the Court approved establishing a Local Data Advisory Board; as required by HB 2730, in regards to statistical reporting to the state. Once notifications of nominations to the Board are given, it is the responsibility of this established committee to meet and take the necessary actions to comply with HB 2730. Deadline for establishing a committee is November 1, 2009. *See Attachment.*

11,217 On the motion by Green, second by Thornton, the Court approved abandonment of Final Plat for Mustang Creek Ranch, Phase I; as recorded in Volume 400, page 2024, Cabinet F, Slides 339, 340 & 341 in Precinct 2. This plat was originally filed in 2006 and never moved forward with due to costly water problems.

11,218 On the motion by Green, second by Thornton, the Court approved a new Preliminary Plat for Mustang Creek Ranch, Phase I in Precinct 2. Per Frank Owens, this is a new configuration for the fourteen (14) lots and the plan has improved water lines. Court approved Preliminary Plat only. Commissioner Green noted that several of the street names listed on the Preliminary Plat have names that are already being used and will need to be changed.

11,219 On the motion by Middlebrooks, second by Latham, the Court approved name changes for the three (3) roads that intersect with State Highway and Farm-to-Market roads. Name changes occurred in 1994 but were never approved by Commissioners' Court. TxDot needs the Court's recognition of these roads so they can move ahead and make signs for these roads:

Signal Road – formerly CR3503 (between State Highway 34 & FM 2101)

Rancho Road – formerly CR3504 (between South State Highway 34 & FM 2101)

North Shore Road – formerly CR3613 (off of FM 751)

11,220 On the motion by Middlebrooks, second by Latham, the Court approved naming a Private Road off of State Highway 276 in Precinct 3; Killian Drive. Naming of this road complies with State Regulations for naming a driveway with more than two structures on it. Killian Drive has three (3) structures on it.

11,221 On the motion by Green, second by Thornton, the Court approved the construction of electrical power distribution facilities, by FEC Electric, along and across CR2584 in Precinct 2 with the usual stipulations.

11,222 On the motion by Green, second by Thornton, the Court approved the construction of electrical power distribution facilities, by FEC Electric, along and across CR2648 in Precinct 2 with the usual stipulations.

11,223 On the motion by Latham, second by Middlebrooks, the Court approved the construction of electrical power distribution facilities, by FEC Electric, along and across CR4119 in Precinct 4 with the usual stipulations.

CONSENT AGENDA:

11,224 On the motion by Green, second by Latham, the Court approved continuing education hours for County Judge, John Horn, Commissioner Jim Latham, Precinct 4 and Commissioner Larry Middlebrooks, Precinct 3.

11,225 On the motion by Thornton, second by Green, the Court approved renewing the annual contract with Fuelman of DFW for county fuel cards with no price increase. Contract runs August 1, 2009 through July 31, 2010; pricing and terms per Tarrant County Interlocal Agreement. In addition, the Court approved entering into a Interlocal Cooperative Contract with the Texas Department of Public Safety effective September 1, 2009 through August 31, 2010. The Contract is for the purchase of breath testing supplies and printed materials for non-DPS agencies.

HEAR & DISCUSS:

11,226 On the motion by Middlebrooks, second by Green, the Court approved accounts payable.

11,227 On the motion by Latham, second by Middlebrooks, the Court approved line-items budget transfers.

PAYROLL & PERSONNEL:

<u>COMMISSIONER PCT.3</u>	Remove William Posey, Precinct worker, effective 7-10-09.
<u>COUNTY CLERK</u>	Remove Kayla Jones, effective July 30, 2009 due to her resignation; due to the removal of hourly employees for FY 09-10 budget.
<u>HEALTH DEPARTMENT</u>	Add Stephanie Fite, temporary LVN at \$20 hour, effective 7-29-09.
<u>HUNT COUNTY JAIL</u>	Remove Vicki Grubbs, Detention Officer, due to her resignation effective 7-21-09.
	Change Jabiv Estrada, G5, from Sergeant to Detention Officer effective 7-17-09. Salary \$30,726.02.
	Promote James Brock, G5, to Sergeant effective 7-17-09. Salary \$31,551.00.
	Add Bradley Cox as Detention Officer, G4, effective 7-29-09. Salary \$25,941.00.
<u>JUVENILE DETENTION</u>	Add Mayra Trujillo, Detention Officer, effective 7-28-09. Salary \$23,516.00.
	Add James Manley, Detention Officer, effective 7-28-09. Salary \$23,516.00.
	Terminate Kenneth Wright, Detention Officer, effective 7-27-09.
	Add Carl Richard Warren, Detention Officer, effective 7-16-09. Salary \$23,516.00.

<u>MAINTENANCE</u>	Raise Sandy Holsclaw, Custodian 3, G4, from \$25,940.20 to \$26,940.20 effective 7-27-09.
<u>SHERIFF DEPARTMENT</u>	Add Scott P. Grazer, Financial Controller, effective 7-27-09. Salary \$37,250.00 (\$29,750.00 & \$7,500.00 Commissary) Add Rita Graham, Receptionist, effective 7-16-09. Salary \$21,000.00. Add David A. Arndt, Patrol Deputy, G6, effective 7-16-09. Salary \$32,801.00 Promote Grace Lilly from Administrative Assistant- Warrant Division to Warrant Clerk. Raise from \$21,000.00 to \$23,200.00 effective 7-15-09.

11,228 On the motion by Middlebrooks, second by Latham, the Court approved payroll and personnel changes.

— Court left Regular Session and entered into Executive Session at 10:45 A.M.

EXECUTIVE SESSION:

1. As permitted by the Texas Government Code, Section 551.072, Real Property, regarding the Hunt County Criminal Justice Center. Daniel Ray, County Civil Attorney.

No Action Taken.

2. As permitted by the Texas Government Code, Section 551.071, Consults with Attorney Concerning Pending or Contemplative Litigation, regarding the Hunt County Criminal Justice Center. Daniel Ray, County Civil Attorney.

No Action Taken.

3. Discussion with Charles Basham in regards to upgrading the road in Greco Estates and possibilities of having the county take over the Private Road.

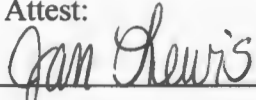
No Action Taken.

— Court Reconvened into Regular Session and adjourned at 11:30 A.M.

Minutes approved this 10 day of August, 2009.


Hunt County Judge

Attest:


Hunt County Clerk

HUNT COUNTY

88

Radios for Donation to West Tawakoni Police Department

July 27, 2009

Brand	Model	S/N
Motorola	GP300	174FVGF754
Motorola	GP300	174FVGF506
Motorola	GP300	174ISSB696
Motorola	P1225	475FYQ7637
Motorola	P1225	475FYQ7668
Motorola	P1225	475FYQ7658
Motorola	P1225	475FYQ7659
Motorola	GP350	779FXS5536
Motorola	SP50	777FAQ7745
Motorola	SP50	777FAQ7729
Motorola	SP50	777FAQ7730
Motorola	SP50	777FZEC622
Motorola	SP50	777FZEC624
Motorola	SP50	777FZEC627
Motorola	SP50	777FZEC600
Motorola	SP50	777FZEC625
Maxor	SP	010150290
Maxor	SP	010150003
Maxor	SP	010150282
Maxor	SP	990340385
ICOM	F111	13089
ICOM	F111	12930
ICOM	F111	12929
ICOM	F111	13088

(1) Lot of various chargers and batteries for above a radios

LINDA BECK
 County Clerk, Hunt County, Tex.

JUL 27 2009

FILED FOR RECORD
 at 10:00 clock 11, 2006
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11,212
89
TEXAS ASSOCIATION of COUNTIES
HEALTH AND EMPLOYEE BENEFITS POOL

2009 Renewal Notice and Benefit Confirmation

Group: 39985 - Hunt County

Anniversary Date: 10/1/2009

Return to TAC by: July 30, 2009

Please initial and complete each section confirming your group's benefits and fill out the contribution schedule according to your group's funding levels.

If there are any plan changes other than those listed below, or funding changes, please contact Kim Crippen at 800-456-5974.

Medical

Medical Plan: 300 RX Plan: 5/20/35 Option 2A

Your payroll deductions for medical benefits are: Pre Tax

Tier	Current Rates	New Rates Effective 10/1/2009	New Amount Employer Pays	New Amount Employee Pays	New Amount Retiree Pays (if applicable)
Employee Only:	\$495.26	\$534.88	\$ 534.88	\$ 0.00	\$ 0.00
Employee & 1 Child:	\$608.44	\$657.12	\$ 534.88	\$ 122.24	\$ 122.24
Employee & Children:	\$730.92	\$789.38	\$ 534.88	\$ 254.50	\$ 254.50
Employee & Spouse:	\$1,047.84	\$1,131.68	\$ 534.88	\$ 596.80	\$ 596.80
Employee & Family:	\$1,065.76	\$1,151.02	\$ 534.88	\$ 616.14	\$ 616.14

Initial to accept New Medical Plan Rates.

Dental

Dental Plan: Dental Choice II with Ortho: Please refer to your renewal Packet for Dental updates

Your payroll deductions for dental benefits are: Post Tax or Both

Employee Only:	\$24.64	\$24.88	\$ 24.88	\$ 0.00	\$ 24.88
Employee & Family:	\$66.42	\$67.08	\$ 24.88	\$ 42.20	\$ 67.08

Initial to accept New Dental Plan Rates.

11,212
FILED FOR RECORD
at 10:15 o'clock 11 M

JUL 27 2009

LINDA BROOKS
County Clerk Hunt County, Tex.
By [Signature]

Retiree

Your group allows retiree coverage for:

Medical: **Pre 65**

Dental: **Pre 65 / Post 65**

JA Initial to confirm retiree coverage.

Waiting Period**Employees**

Medical

30 days - Day following WP

Dental

30 days - Day following WP

Elected Officials

30 days - Day following WP

30 days - Day following WP

JA Initial to confirm waiting period.

Please indicate your broker / agent's name, if applicable _____

- * Rates quoted above include a discount for entering eligibility in OASys. For entities that choose not to utilize OASys an additional fee of \$2 per employee per month will be added to the monthly billing.
- * Retirees pay the same premium as active employees, regardless of age, for medical and dental.
- * Rates based upon current benefits and enrollment. A substantial change in enrollment (10% over 30 days or 30% over 90 days) may result in a change in rates.
- * Form must be received by July 30, 2009 in order to avoid additional administrative fees.
- * Signature on the following page is required to confirm and accept your group's renewal.

TAC HEBP Member Contact Designation
Hunt County

91

Contracting Authority

As specified in the Interlocal Participation Agreement, each Member hereby designates and appoints, as indicated in the space provided below, a Contracting Authority of department head rank or above and agrees that TAC HEBP shall NOT be required to contact or provide notices to ANY OTHER person. Further, any notice to, or agreement by, a Member's Contracting Authority, with respect to service or claims hereunder, shall be binding on the Member. Each Member reserves the right to change its Contracting Authority from time to time by giving written notice to HEBP.

Name Honorable Delores K. Shelton, CIO
Title Treasurer
Address 2500 Lee Street, Room 106
Greenville, TX 75401
Phone (903) 408-4171
FAX (903) 408-4285
Email hctreasurer@huntcounty.net

Primary Contact

HEBP's main contact for daily matters pertaining to the health benefits.

Name Ms. Brenda Cook
Title Payroll and Benefits Coordinator
Address P.O. Box 1097
Greenville, TX 75403-1097
Phone (903) 408-4179
FAX (903) 408-4285
Email hcpayroll@huntcounty.net

Billing Contact

Responsible for receiving all invoices relating to HEBP products and services.

Name Ms. Brenda Cook
Title Payroll and Benefits Coordinator
Address P.O. Box 1097
Greenville, TX 75403-1097
Phone (903) 408-4179
FAX (903) 408-4285
Email hcpayroll@huntcounty.net
HIPAA Secured FAX number (903) 408-4285

Signature of County Judge

John L. Horn, Hunt County Judge

Date:

Please PRINT Name and Title

The Texas Association of Counties would like to thank you for your membership in the
only all county-owned and county directed Health and Benefits Pool in Texas.



TEXAS ASSOCIATION *of* COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

Renewal Credit

2009 – 2010 RENEWAL CREDIT CONFIRMATION Hunt County– GROUP #39985

Hunt County is eligible to receive a renewal credit* for the 2009-2010 plan year, effective on your anniversary date. Upon renewing your health plan with TAC HEBP, beginning on your effective date, each monthly bill will reflect a credit for 1/12th of the total below:

\$287,176

Please sign below indicating the Commissioners Court or Board approval to receive the renewal credit for 2009-2010.

Signature of County Judge or Contracting Authority:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Date: July 27, 2009



HUNT COUNTY

POST OFFICE BOX 1097 • GREENVILLE, TEXAS 75403-1097

93

11,216

JOHN L. HORN
HUNT COUNTY JUDGE
(903) 408-4146
(903) 408-4299 FAX

July 17, 2009

Hunt County Court Officials
P.O. Box 1097
Greenville, Texas 75403
VIA HAND DELIVERY

FILED FOR RECORD
at 10:20 o'clock PM

JUL 27 2009

By LINDA BROOKS
County Clerk, Hunt County, Tex.

RE: Data Reporting Improvement Plan

Ladies and Gentlemen:

It has been brought to the attention of my office that Austin has graciously passed yet another unfunded mandate for Hunt County. Due to our disposition completeness percentage, the State has passed HB ~~2370~~ ²⁷³⁰ requiring Hunt County, among others, to establish a Local Data Advisory Board.

The duties of this Board include preparing a Data Reporting Improvement Plan, ensuring that the County takes the necessary steps to reach an average disposition completeness percentage greater than or equal to 90 percent, and developing a comprehensive strategy by which the County will permanently maintain this disposition completeness percentage. The Article further outlines the mandatory composition of this Board as follows:

- (1) the Sheriff of the County, or the Sheriff's designee;
- (2) an attorney who represents the State in the District Courts of the County;
- (3) an attorney who represents the State in the County Courts of the County;
- (4) the District Clerk, or the Clerk's designee;
- (5) the County Clerk, or the Clerk's designee;
- (6) the Police Chief of the municipality with the greatest population located in the County, or the Chief's designee (City of Greenville);
- (7) a representative of the County's automated data processing services (either contracted or otherwise);

The deadline for the formation of this committee is November 1, 2009, and it is the intention of the Commissioners Court to address this issue on Monday, July 24, 2009. At this time, I respectfully request that you consider your nominations for this Board and submit them to my office as soon as possible.

Should you have any questions, or require further assistance, please feel free to contact my office at any time.

Respectfully,

John L. Horn

2009-29

**Local Data Advisory Board
(COMPLIANCE REPORTING)**

93A

Hunt County Sheriff Department-

Randy Meeks, Sheriff
Representative-Lana Adams
903-408-6803
lanaa@huntcounty.net

11,216

Hunt County District Attorney-

Nobie Walker, DA
903-408-4180
nwalker@huntcounty.net
Norris Nix, Investigator
903-408-4216
nnix@huntcounty.net

FILED FOR RECORD
at 10:15 o'clock A M

JUL 27 2009

By LINDA BROOKS
County Clerk, Hunt County, Tex.

Hunt County Attorney-

Joel Littlefield, CA
jlittlefield@huntcounty.net
Representative-Tito Hardman, Asst. CA
903-408-4112
jhardman@huntcounty.net
Brandi Painter, Office Manager
903-408-4244
painterb@huntcounty.net

Hunt County District Clerk-

Stacey Landrum, District Clerk
903-408-4172
slandrum@huntcounty.net
Debbie Huffines, Criminal Clerk
903-408-4177
dhuffines@huntcounty.net

Hunt County Clerk-

Linda Brooks, County Clerk
Representative-Jennifer Lindenzweig, Criminal Supervisor
903-408-4133
jlindenzweig@huntcounty.net

Greenville Police Department-

Harold Roseberry, Police Chief
Representative-Scott Smith, Asst. Chief
903-457-2920
SSmith@ci.greenville.tx.us

Hunt County Information Systems-

Mike Davis, IT Director
903-408-4247
mdavis@huntcounty.net
Kami Williams
903-408-4249
kwilliams@huntcounty.net

NetData Corp-

Debbie Reynolds, Programmer
800-465-5127
debbie@netdatacorp.net

Juvenile Probation-

Laura Sandlin
903-455-8555
lsandlin@huntcounty.net

For consultation on how to resolve issues
Texas DPS

Shelia Bledsoe, Field Representative
903-797-6120
shelia.bledsoe@txdps.state.tx.us

Hunt County Court at Law #1

J. Andrew Bench, Judge
903-408-4200
abench@huntcounty.net

CITY OF OAK RIDGE
KAUFMAN COUNTY, TEXAS

ORDINANCE 65-21
DRIVEWAY CULVERTS PROCESSING AND STANDARDS

AN ORDINANCE OF THE CITY OF OAK RIDGE, TEXAS, CREATING “DRIVEWAY CULVERTS PROCESSING AND STANDARDS”; ESTABLISHING POLICIES AND PROCEDURES FOR THE CONSTRUCTION OF CULVERTS WITHIN CITY LIMITS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City possesses the authority to adopt ordinances necessary to protect the interests and welfare of the City and its residents pursuant to Section 51.012 of the Texas Local Government Code; and

WHEREAS, Chapter 311 of the Texas Transportation Code grants to a general law municipality the authority to construct and regulate the construction of a culvert within the municipality; and

WHEREAS, Chapter 217 of the Texas Local Government Code grants authority to the governing body of a municipality to prevent and abate a nuisance located within the municipality; and

WHEREAS, private driveways constructed without a culvert negatively impact the proper flow of water and drainage and lead to flooding of adjacent roadways and private property and can create a nuisance; and

WHEREAS, a property owner is best equipped to construct and perpetually maintain the driveway culvert that serves their own property; and

WHEREAS, the City Council of the City of Oak Ridge (“Council”) finds that requiring a culvert to be installed in each new driveway constructed within the City limits best protects the City’s roadways and adjacent private property from flooding and is in service of the health, safety, and wellbeing of the residents of the City of Oak Ridge; and

WHEREAS, the Council has determined that it is in the best interests of the City and its residents to require installation of a culvert for each new driveway constructed within the City, and to provide for “Driveway Culverts Processing and Standards” provisions.

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

SECTION I

The City's "Driveway Culverts Processing and Standards" provisions are hereby adopted and shall read as follows:

"PART 1: PURPOSE

To protect the health, safety and general welfare of the residents of the City by ensuring the proper flow of water and drainage and preventing flooding on the City's streets and right-of-way and adjacent private property, by requiring installation of a culvert in each new driveway constructed in the City.

PART 2: DEFINITIONS

For purposes of this Ordinance, when not inconsistent with the context, words used in the present tense include the future tense, words in the plural include the singular, and words in the singular include the plural, and the use of any gender shall be applicable to all genders whenever the sense requires. Words not defined in this part shall be given their common and ordinary meaning.

City. The City of Oak Ridge, Texas.

City Secretary. The duly appointed City Secretary of the City of Oak Ridge, Texas, or their designee.

Culvert. A hollow structure of concrete or other approved material, which provides waterway openings to conduct water for drainage purposes.

Driveway. A roadway with a defined structure that permits vehicular access between private land use(s) and public streets and alleys.

Precinct Commissioner. A duly elected member of the Kaufman County, Texas Commissioner's Court, or their designee.

PART 3: DRIVEWAY CULVERTS REQUIRED

- (a) Driveway Culverts Required For New City Road Construction: Culverts shall be installed in the City for each driveway crossing an open existing or proposed ditch, except when the City Secretary determines that no culvert is required. The Property Owner shall be responsible for purchase costs of any new or replacement culvert and the cost of said installation. At the discretion of the City, officials from Kaufman County may provide the installation labor of setting the culvert, back fill with base material and covering with gravel or any other aggregate material the Precinct Commissioner has available.

- (b) Permit Required for All Driveway Culverts: A permit is required for the installation of all driveway culverts. No person shall enter upon City property or right-of-way for the purpose of laying, constructing, and/or installing any driveway culvert that disturbs the existing soil prior to receiving a permit from the City. In determining whether to grant a permit, the City shall review the location, size, materials, and any other installation details regarding the proposed driveway culvert. In the event that a permit is requested to replace an existing culvert due to City construction, whether on the road or on the ditch, the City Secretary shall waive any applicable permit fees.
- (c) Water to Flow at Natural Rate: Any driveway constructed on City-Right-of-Way shall have a culvert of sufficient size to allow water to flow at its natural rate at its normal peak level, from one side of the driveway to the other, as determined by the City.
- (d) Culvert Size: The property owner shall contact the City to receive a minimum standard on the appropriate culvert diameter size, material type and required construction standards.
- (e) Existing Culverts: Existing culverts in good condition and not containing any blockages or other restrictions will be allowed to remain in "as-is" condition, as determined by the City. The property owner is solely responsible for any necessary or routine maintenance, such as removing any obstructions of water flow, and repairs, including both the culvert and driveway. Existing culverts that are determined by the City to be in less than good condition shall be subject to corrective measures, as outlined herein.

PART 4: AUTHORITY TO ABATE DEFECTIVE CULVERTS

- (a) Declared a Nuisance: It is unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the City, to violate any of the provisions contained herein.
- (b) Abatement by City: To the greatest extent permitted by law, the City reserves the right to prevent any nuisance within the corporate limits of the City, and shall have each nuisance removed at the expense of the person who is responsible for the nuisance or who owns the property on which the nuisance exists.

PART 5: PENALTY PROVISION

Any person, firm, corporation or business entity violating or failing to comply with any provision or requirement of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall, be fined in an amount not to exceed two thousand dollars (\$2,000.00) for any violation involving litter, fire

safety, zoning, public health, or sanitation, and in an amount not to exceed five hundred dollars (\$500.00) for all other types of violations. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.”

SECTION II.

Repeal of Conflicting Ordinances. This Ordinance, upon its enactment and effective date, shall repeal all conflicting ordinances relative to conflicts of interest.

SECTION III.

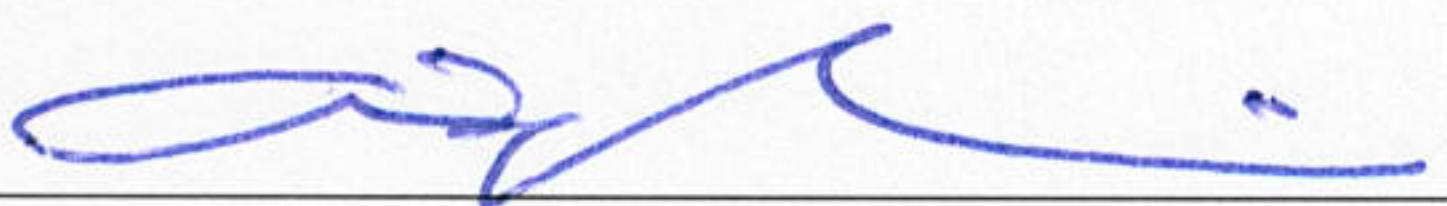
Severability. Should any part, subpart, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional, illegal or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and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

SECTION IV.

Effective Date. This Ordinance shall take effect immediately after its passage and publication of the caption as the law in such cases provide.

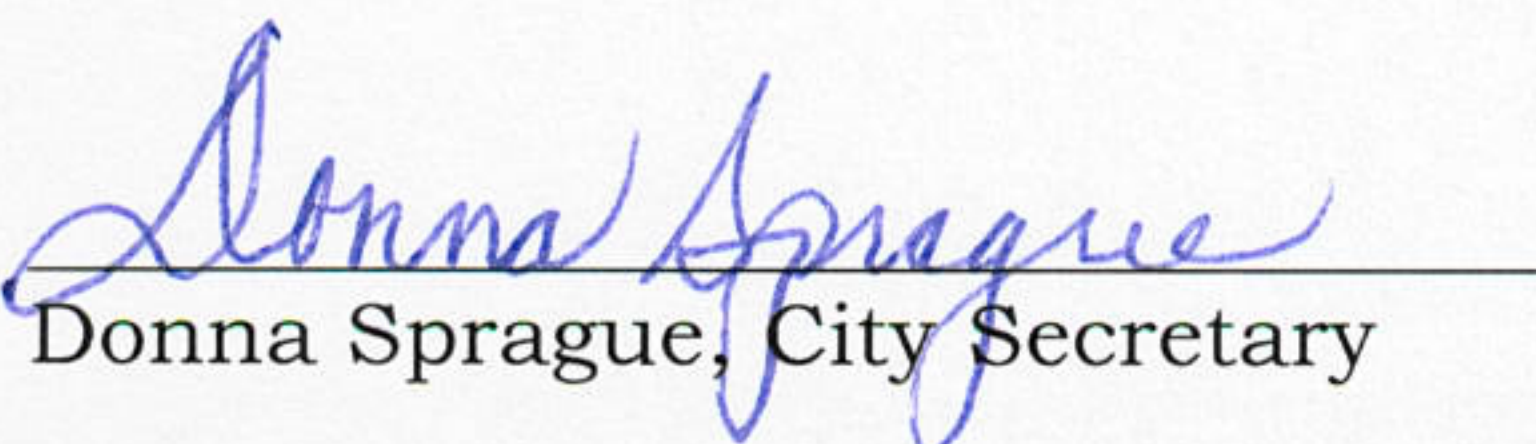
DULY PASSED by the City Council of Oak Ridge, Texas on the 10th day of May, 2021.

APPROVED:



Al Rudin, Mayor

ATTEST:


Donna Sprague, City Secretary







TOWN OF POETRY, TEXAS

ORDINANCE NO. 2024-03-01

AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING A COMPREHENSIVE ZONING ORDINANCE AND MAP; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Poetry, Texas, after having conducted multiple open meetings and public hearings, has approved a Comprehensive Zoning Ordinance and a Zoning Map of the Town on March 21, 2024, which Ordinance and Map are hereby formally adopted by this Ordinance; and

WHEREAS, the Town Council of the Town of Poetry, Texas, in compliance with the laws of the State of Texas with reference to the consideration and adoption of zoning regulations and classifications, has given requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the Town and in the vicinity thereof, and the Town Council of the Town of Poetry is of the opinion and finds that the adoption of a Comprehensive Zoning Ordinance and Map is in the best interests of the public health, safety, morals and general welfare.

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

SECTION 1: That the Comprehensive Zoning Ordinance and Zoning Map of the Town of Poetry, Texas, attached hereto as Exhibit A and B respectively, as heretofore approved, be and the same are hereby adopted as the official Comprehensive Zoning Ordinance and Zoning Map of the Town of Poetry, Texas. Copies of the Ordinance and Map shall be maintained in the office of the Town Secretary.

SECTION 2: All provisions of the Ordinances of the Town of Poetry, Texas, in conflict with the provisions of this ordinance as amended, be and are hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Comprehensive Zoning Ordinance, as adopted hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

SECTION 4: Any person, firm, or corporation violating, disobeying, neglecting, refusing to comply with, or resisting the enforcement of any of the provisions or terms of the Comprehensive Zoning Ordinance shall be subject to a penalty of fine not to exceed the sum of

Exhibit "A"

Zoning Ordinance

Passed 3/21/24

AN ORDINANCE OF THE TOWN COUNCIL OF POETRY, TEXAS, ADOPTING A PLANNING AND ZONING CODE TO MAINTAIN RURAL INTEGRITY AND FURTHER THE OBJECTIVES OF THE COMPREHENSIVE PLAN.

WHEREAS, the Town of Poetry, Texas is a Type A General Law municipality of the State of Texas and is a municipal body politic and corporate, established and existing under the laws of the State of Texas; and

WHEREAS, the Town Council of Poetry is the governing body of the Town and is authorized by the Texas Local Government Code to adopt ordinances and rules that are necessary and proper for governing and maintaining the good government of the Town, the welfare of the municipality and its trade, commerce, and sanitation; and

WHEREAS, the Council is authorized under Chapter 211 of the Texas Local Government Code to regulate the use of land within the municipal boundaries of the Town to promote the health, safety, morals, general welfare, protection and promotion of areas of historical, cultural, or architectural importance and significance; and

WHEREAS, the Town of Poetry, Texas, cherishes its unique rural spirit and agricultural lifestyle, valuing the tranquil, peaceful life it provides to its residents; and

WHEREAS, in accordance with the Poetry Comprehensive Plan, the Town seeks to protect this lifestyle from encroachment, uphold the rights of its residents, prevent overcrowding and congestion, and regulate development consistent with rural living; and

WHEREAS, the Town intends to uphold the liberties of its citizens, acknowledging the importance of having as few rules as possible and ensuring that any rules instituted are consistent with rural life; and

WHEREAS, the Town intends to preserve its natural landscape, avoiding where possible the destruction of trees and environmentally sensitive areas, promoting the preservation of open space; and

WHEREAS, the Town Council finds and determines that the comprehensive zoning ordinance and regulations adopted herein are intended to accomplish the goals and objectives of the Town Council and that these regulations are in the best interests of the public health, safety, morals, and general welfare of the citizens of the Town of Poetry.

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

SECTION 1. PURPOSE; APPLICABILITY

1.1. This Code shall be known as and may be cited as the Zoning Ordinance, or the comprehensive zoning ordinance, of the Town of Poetry, Texas.

1.2. The provisions of this ordinance are enacted to protect the public health, safety, morals, and general welfare, and to protect, preserve, and promote areas of historical, cultural, or architectural importance and significance. These provisions are specifically intended to:

- 1.2.1. Preserve and protect the Town's rural atmosphere by regulating and limiting the density of development;
- 1.2.2. Lessen congestion in the streets;
- 1.2.3. Secure safety from fire, panic, and other dangers;
- 1.2.4. Prevent the overcrowding of land;
- 1.2.5. Ensure the provision of adequate size of yards, courts, and open space for adequate light, air, and fire safety;
- 1.2.6. Conserve the value of buildings and land;
- 1.2.7. Avoid undue concentration of population;
- 1.2.8. Promote health, safety, morals, and the general welfare

1.3. The provisions of this ordinance shall apply to all land, buildings, structures, and uses thereof located within the Town of Poetry and its extraterritorial jurisdiction unless an exclusion is provided by the terms of this ordinance or as otherwise exempted by state law.

1.4. To the extent allowed by law, the provisions of this Code shall apply to all land, buildings, structures, and uses owned by government agencies, including all municipal, state, and federal lands, within the corporate limits of the Town and its extraterritorial jurisdiction.

1.5. No building or structure shall be erected, converted, enlarged, reconstructed, or altered for use, nor shall any land, building, or structure be used or changed, except in accordance with all of the applicable regulations established by this ordinance.

SECTION 2. ZONING DISTRICTS ESTABLISHED

2.1. Zoning Districts Identified

The Town of Poetry, Texas, is hereby divided into zoning districts as listed in the section.

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
AR	AR: Agrarian. Farm/cattle land and large residential properties (= or >5 acres)
SF-E	SF-E: Single Family Estate. Mid-sized residential properties (2.5 - <5 acres)
SF	SF: Single Family. Small residential properties (1 - <2.5 acres)
B	B: Business. Light retail and neighborhood services

2.2. Description and Purpose of Zoning Districts

AR- Agrarian Residential District: This district provides for the farming, ranching, residential, and gardening activities on land being utilized for these purposes. Density in this district is limited to one residential dwelling unit per 2.5 acres of the mother tract.

SF-E - Single-Family Residential - Estate: The SF-E district provides for residential use and development on large lots with a minimum lot size of 108900 square feet (two and a half acres). Density in this district is limited to one residential dwelling unit per 2.5 acres of the mother tract.

SF – Single Family Residential: This SF District provides for residential use and development on lots that are less than 108900 square feet (two and a half acres). Density in this district is limited to one residential dwelling unit per lot.

B - Business District - Light Retail, and Neighborhood Services. This district is intended for neighborhood shopping facilities and retail and/or commercial facilities of a service character. Uses developed under the standards of the B District are designed to provide a compatible relationship between the nonresidential use and development and adjacent residential areas.

SECTION 3. ZONING DISTRICT MAP

3.1. Zoning District Boundaries Delineated on Zoning District Map

The proposed boundaries of the zoning districts set out herein are delineated upon the Zoning District Map of the Town of Poetry, Texas, said map being hereby adopted as part of this ordinance as fully as if the same were set forth herein in detail.

3.2. Regulations for Maintaining Zoning District Map

Upon adoption, two (2) original, official, and identical copies of the Zoning District Map bearing the signature of the Mayor and attestation of the Town Secretary shall be filed and maintained as follows:

- 3.2.1. One copy shall be filed with the Town Secretary, to be retained and labeled as the "Original Zoning Map" and shall not be changed in any manner.
- 3.2.2. One copy shall be filed with the Town Secretary and shall be maintained up-to-date by posting thereon all changes and subsequent amendments. A written record (logbook) shall be kept by the Town Secretary of all changes made to the Zoning District Map.
- 3.2.3. Reproductions of the original and most current Zoning District Map may be made for information purposes.

SECTION 4. ZONING DISTRICT BOUNDARIES

4.1. Rules for Determining District Boundaries

The district boundary lines of zoning districts shown on the zoning district map are usually along streets and property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

- 4.1.1. Boundaries indicated as approximately following streets shall be construed to follow the centerline of such street, highway, or alley.
- 4.1.2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lines.
- 4.1.3. Boundaries indicated as approximately following Town limits shall be construed as following Town limits.
- 4.1.4. Where physical features of the ground are at variance with information shown on the Official Zoning Map, or if there arises a question as to how a parcel of property is zoned and such question cannot be resolved, or the zoning of property is invalidated by a final judgment of a court of competent jurisdiction, the property shall be considered as AR - Agrarian District, temporarily.

SECTION 5. ZONING OF ANNEXED TERRITORY

5.1. Permanent Zoning Concurrent With Zoning

An area (or areas) being annexed to the Town of Poetry shall ordinarily be given permanent zoning concurrently with the annexation.

5.2. Temporary Classification

In instances in which the zoning of a newly annexed territory concurrently with the annexation is

not accomplished, the annexed territory shall be temporarily classified as AR – Agrarian District, until permanent zoning is established by the Town Council. The procedure for establishing permanent zoning of annexed territory shall conform to the procedure established by law for changes to zoning district boundaries. The Town Council shall determine a permanent zoning for such area as soon as practicable after annexation.

SECTION 6. COMPLIANCE WITH ZONING REGULATIONS & SIGNAGE

6.1. Exclusions/Grandfathering

Nothing herein contained shall require any change in the plans, construction, or designated use of a building under construction or the use of land at the time of the passage of this ordinance.

6.2. Signage

No off-premise or on-premise sign in excess of ten (10) feet in height, measured from the average grade of the property on which the sign is erected, shall be constructed or be allowed on any lot or tract in the Town or within the Town's extraterritorial jurisdiction unless authorized by a majority vote of the Town Council. The regulations contained within this ordinance pertaining to nonconforming structures shall apply to signs. Wall mounted signs shall not exceed the maximum height of the building. The total signs, wall mounted or freestanding, shall not exceed 160 square feet per building. There shall be no more than one freestanding sign per lot, excluding parking signs, menu signs for restaurant drive-throughs, and on-site directional signs. The square footage of wall mounted signs shall not exceed 20% of the square footage of the wall on which it is erected. The maximum size for any one sign shall be 64 square feet.

6.3 No waste water treatment facilities or plants and no wastewater transmission lines other than service lines to On-Site Septic Facilities to an individual residential dwelling are permitted within the Town.

SECTION 7. AR – AGRARIAN RESIDENTIAL

7.1. General Purpose and Description

This district provides for the continuance and use of land for residential, farming, ranching, raising, producing, or keeping plants or animals, or cultivation and management of other natural resources or farm products on land being utilized for these purposes. Accessory uses that are incidental to the permitted uses are also allowed, and may include dwellings for proprietors and family thereof, employees, barns, storage of grain, animal raising, feed preparation, and wholesale sales of products produced on-site. Density in this district will usually be no greater than one (1) single family dwelling unit per 2.5 acres of the mother tract and may include other buildings and structures incidental to agricultural use including barns, stables, and loafing sheds.

7.2. Permitted Uses

A building or premise shall be only for the following purposes:

- 7.2.1. Single family dwelling use;
- 7.2.2. Farming and raising of crops, fruits and vegetables;
- 7.2.3. Ranching and raising of livestock (excluding commercial feed lots);

- 7.2.4. Parks, playgrounds, community buildings, libraries, museums, and other public recreational facilities, police and fire stations, and similar public uses owned and/or operated by the Town or other public agency; and privately owned and maintained playgrounds and like recreation areas;
- 7.2.5. Churches and public and private schools; and
- 7.2.6. Such other uses as may be permitted with a Specific Use Permit.

7.3. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

7.4. Solid (non-transparent) fencing and solar panels shall not be placed or erected in the front yard setback.

SECTION 8. SF-E – SINGLE-FAMILY RESIDENTIAL – ESTATE

8.1. General Purpose and Description

The SF-E district provides for residential development and use on large lots with a minimum lot size of two and a half acres. Density in this district will usually be no greater than one (1) single family dwelling unit per 2.5 acres of the mother tract. Uses that are incidental to the permitted uses are also allowed.

8.2. Permitted Uses

A building, land, or premises in the SF-E District shall be used only for the following purposes:

- 8.2.1. Single family dwelling use;
- 8.2.2. Parks, playgrounds, community buildings, libraries, museums, and other public recreational facilities, police and fire stations, and similar public uses owned and/or operated by the Town or other public agency; and privately owned and maintained playgrounds and like recreation areas;
- 8.2.3. Churches and public and private schools; and
- 8.2.4. Such other uses as may be permitted with a Specific Use Permit.

8.3. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

8.4. Solid (non-transparent) fencing and solar panels shall not be placed or erected in the front yard setback.

SECTION 9 SF – SINGLE FAMILY RESIDENTIAL:

9.1. General Purpose and Description: This SF District provides for residential use and development on lots that are at least one acre but less than two and a half acres. Uses that are incidental to the permitted uses are also allowed. Density in this district is limited to one single family dwelling unit per lot.

9.2. Permitted Uses

A building or premise in an SF-E District shall be used only for the following purposes:

- 9.2.1. Single family dwelling use;
- 9.2.2. Parks, playgrounds, community buildings, libraries, museums, and other public recreational facilities, police and fire stations, and similar public uses owned and/or operated by the Town or other public agency; and privately owned and maintained playgrounds and like recreation areas;
- 9.2.3. Churches and public and private schools; and
- 9.2.4. Such other uses as may be permitted with a Specific Use Permit.

9.3. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

9.4. Solid (non-transparent) fencing and solar panels shall not be placed or erected in the front yard setback.

SECTION 10. B – BUSINESS – LIGHT RETAIL, AND NEIGHBORHOOD SERVICES

10.1. General Purpose and Description.

The Business District – B - is intended for neighborhood shopping facilities, and retail and/or commercial facilities of a service character for large lots with a minimum lot size of two and a half acres. The B District is established to accommodate the daily and frequent retail needs of the community as well as those that are incidental to agricultural uses. The following regulations shall apply to all uses in the district:

10.2. Permitted Uses

10.2.1. Offices such as:

- 10.2.1.1. Executive and administrative offices;
- 10.2.1.2. Business offices of a public utility, real estate, insurance, commercial or industrial establishment;
- 10.2.1.3. Medical, dental offices and clinics, legal, engineering, architectural, and similar professional offices, accounting, auditing, and bookkeeping service offices;
- 10.2.1.4. Finance agency offices and banks, including drive-through facilities;
- 10.2.1.5. Miscellaneous business services such as credit reporting agencies, stenographic services, business and management consulting services;
- 10.2.1.6. Offices of non-profit organizations;
- 10.2.1.7. Municipal and other governmental offices; and
- 10.2.1.8. Any other office in which goods or merchandise are not commercially created, displayed, stored, exchanged, or sold.

10.2.2. Retail sales and personal service shops and establishments as follows:

- 10.2.2.1. Clothing/cloth shops under 2500 square feet.
- 10.2.2.2. Feed/tack store;
- 10.2.2.3. Postal stores/service;
- 10.2.2.4. Restaurants serving food and beverages;
- 10.2.2.5 Self-storage;
- 10.2.2.5. Skin care or beauty or barber shops.

10.3. Height and Area Regulations

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

10.4. Solid (non-transparent) fencing and solar panels shall not be placed or erected in the front yard setback.

SECTION 11. USE OF LAND AND BUILDINGS

No land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished, or converted which is contrary to the following table. In addition to the uses specified in each of the zoning districts, the following additional uses are allowed in the designated districts (the letter "A" indicates an allowed use, the letter "S" indicates a use allowed only by Specific Use Permit, and a blank space means that the use is prohibited):

TYPE OF USE	AR	SF-E	SF	B
Accessory building	A	A	A	A
Carport	A	A	A	A
Garage, private	A	A	A	A
Home Occupation	A	A	A	A
Manufactured Housing, HUD-Code	A	A	A	
Manufactured Homes	A	A	A	
Stable, private	A	A	A	S

SECTION 12. CLASSIFICATION OF NEW AND UNLISTED USES

12.1. Procedure For Classifying New/Unlisted Uses

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the Town. To provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- 12.1.1. The Town Secretary shall refer the question concerning any new and unlisted use to the Town Council as to the zoning classification(s) into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic

material, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

- 12.1.2. The Town Council shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, in determining the zoning district or districts within which such use should be permitted.
- 12.1.3. The Town Council makes such determination concerning the classification of such use as is determined appropriate, based upon its findings. If the proposed use is substantially similar to an existing allowed use, the Town Council's determination shall be final. If the Council determines that the proposed use is not substantially similar to an allowed use, the Town Council may amend these regulations or allow the use by SUP.

SECTION 13. NONCONFORMING USES, STRUCTURES, AND LOTS

13.1. Uses in Existence at Time of Adoption of Ordinance

A nonconforming status shall exist when a use, structure, or lot that does not conform to the regulations prescribed in the district in which such use or structure is located was in existence prior to the adoption of this ordinance or an amendment rendering the use, structure or lot nonconforming.

13.2. Expansion of Nonconformity Prohibited

No nonconforming use, structure, or lot may be expanded or increased on or beyond the lot or tract upon which such nonconforming use or structure is located as of the effective date of this ordinance.

13.3. Repairs/Normal Maintenance on Nonconforming Uses Permitted

Repairs and normal maintenance may be made to a nonconforming building or structure.

13.4. Change of Nonconforming to Conforming Use

Any nonconforming use, structure, or lot may be changed to a conforming use, structure, or lot, and once such change is made, the use, structure, or lot shall not thereafter be changed back to a nonconforming use.

13.5. Abandonment/Discontinuation of Nonconformity

Whenever a nonconforming use or structure is abandoned, all nonconforming rights shall cease, and the use of the premises or structure shall thenceforth be in conformity with this ordinance. Abandonment shall involve the intent of the user or owner to discontinue a nonconforming operation and an act of discontinuance. Discontinuance of a nonconforming use or the vacancy of a nonconforming structure for a period of at least six (6) months shall be construed as prima facie proof of intent to abandon the nonconforming use or structure. Any nonconforming use occurring within a structure that is moved from the premises shall be considered to have been abandoned. Any nonconforming structure that is damaged or destroyed by fire, flood, or other natural causes shall terminate all nonconforming rights in and to the structure if the cost to repair the damage is at least 150% of the value of the structure.

13.6. One Main Building on a Lot or Tract

In single family residential districts, a lot shall have no more than one main building per 2.5 acres of the mother tract.

SECTION 14. PLANNING AND ZONING COMMISSION/BOARD OF ADJUSTMENTS

14.1. Organization and Appointment of Planning Commission

The Town Council shall serve as the Planning and Zoning Commission until such time as a separate Commission is deemed desirable and is established by the Town Council.

14.2. Organization and Appointment of Board of Adjustment

The Town Council shall serve as the Board of Adjustment until such time as a separate Board is deemed desirable and is established by the Town Council. When presiding as a Board of Adjustment, a quorum shall be at least four (4) members of the Town Council. When presiding as a Board of Adjustment, the Town Council shall have the authority to hear and consider appeals from orders of Town officials in zoning matters, variances based on unnecessary hardship, and special exceptions where the terms of an ordinance delegate the authority to consider special exceptions.

SECTION 15. DEFINITIONS

15.1 General Rules of Construction:

The following rules of construction shall apply to the interpretation of words used in this ordinance:

- 15.1.1: words used in the present tense include the future tense;
- 15.1.2: words used in the singular number include the plural number;
- 15.1.3: words in the plural number include the singular number;
- 15.1.4: the words "building" and "structure" are synonymous;
- 15.1.5: the words "lot", "plot" and "tract" are synonymous; and

15.1.6: the word "shall" is mandatory and not discretionary.

15.2 Definitions

The following words, terms, and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory Use or Building - An accessory building or use is one which: (a) is subordinate to a main building or primary use; and (b) is located on the same lot as the main building or primary use. An accessory building is a structure that is not connected or attached to the main building by a common roof line.

Acre - An area of land consisting of 43,560 square feet. As used in these regulations, acreage is net, not gross; the area comprised by an acre of land does not include areas occupied by streets, alleys, and drainage ways.

Agrarian Driveways - Roads which allow for the accessing of non-residential portion of a property where activities are conducted, relating to or in support of farming, ranching, forestry and/or other agricultural endeavors. The surface of the driveway must be water permeable, i.e. No asphalt or concrete.

Building - Any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building, Main or Primary - A building in which is conducted the principal use of the lot on which it is situated. Detached accessory buildings (not connected and sharing a common roof line) do not comprise the main or primary building.

Carport - A structure open on a minimum of two (2) sides designed or used to shelter vehicles.

Dwelling Unit - A building or portion thereof designed exclusively for residential occupancy, including dwelling units that may specifically be designated as one-family or single-family, and two-family. The phrase "dwelling unit" does not refer to buildings designed and used as hotels, boarding houses, rooming houses, multiple-family dwellings, and motels.

Driveway - A private vehicular access way interfacing with public roads, providing a connection between a public or private street, including access ways denoted as private roads, and a property. Driveways are intended for the ingress and egress of vehicles to and from the property.

Family - One or more persons related by blood, marriage, or adoption, or a group not to exceed four persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit and living as a single housekeeping unit.

Farm, Ranch, or Orchard - An area of five (5) acres or more that is used for growing of usual farm products and/or raising of usual farm products and animals and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal

or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law. Farm, ranch, or orchard use shall not cause a hazard to health by reason of unsanitary conditions.

Garage, Private - A detached accessory building or portion of the main building designed for parking or temporary storage of automobiles of the occupants of the premises; if occupied by vehicles of others, it is a storage space.

Green Space - Land not included in individual building sites or parking lots.

Home Occupation - A gainful occupation or profession conducted by persons residing on the premises and conducted entirely within the dwelling or its accessory buildings. The use is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence or adversely affect the residential character of the neighborhood.

HUD-Code Manufactured Home - means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length, or, when erected on site, at least 320 square feet, includes the plumbing, heating, air conditioning, and electrical systems of the home, and does not include a recreational vehicle as defined by 24 C.F.R. 3282.8(g).

Lot - An undivided tract or parcel of land under one (1) ownership having frontage upon a public street or officially approved place, either occupied or to be occupied by a building or building group, together with accessory buildings, and used together with such yards and other open spaces as are required by this ordinance, which parcel of land is designated as a separate and distinct tract and is identified by a tract or lot number or symbol in a duly approved subdivision plat of record or in a survey.

Manufactured Housing and Manufactured Home - mean a HUD-code manufactured home or mobile home and collectively means and refers to both.

Mobile Home - means a structure constructed before June 15, 1976, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet, and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Mother Tract - A contiguous expanse of land that is owned and operated as a single, unified tract. This classification allows for a holistic management approach, disregarding traditional divisions such as tax jurisdictions, county boundaries, Town limits, and Extraterritorial Jurisdiction (ETJ) limits. It treats multiple plats or parcels of land, even if they straddle different administrative or legal boundaries, as one integrated entity for purposes of development, management, and regulation.

Nonconforming Lot - A parcel of land having less area, frontage, or dimensions than required in the district in which it is located, but which existed prior to the adoption of the district regulations.

Nonconforming Structure - A structure or building having a dimension or setback than otherwise required by the regulations applicable to the district in which it is situated, but which was constructed prior to the adoption of the district regulations.

Nonconforming Use - A use of land lawfully used and occupied prior to the effective date of an ordinance or regulation that does not conform to the use regulations of the district in which it is situated.

Sign - Any device, name, number, identification, description, announcement, declaration, demonstration, flag, banner, pennant, illustration, light, or insignia, and the supporting structure of any of the same, placed upon or affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon a piece of land which directs attention to any object, product, service, place, activity, person, institution, organization, or business, except that holiday lights and decorations shall not be considered signs. This definition doesn't include, fire lane government required, parking, traffic, safety signs, or similar signs.

Single-Family Dwelling - A detached building designed exclusively for occupancy by one (1) family, including manufactured housing or manufactured homes.

Stable, Private - An accessory building used for quartering horses.

SECTION 17. CHANGES AND AMENDMENTS TO ALL ZONING ORDINANCES AND DISTRICTS AND ADMINISTRATIVE PROCEDURES

17.1. Declaration of Policy

The Town declares the enactment of these regulations governing the use and development of land, buildings, and structures to be a measure necessary for the orderly development of the community. Therefore, no change shall be made in these regulations or within the boundaries of the zoning districts except:

- 17.1.1. To correct any error in the regulations or map.
- 17.1.2. To recognize changed or changing conditions or circumstances in a particular locality.
- 17.1.3. To recognize changes in technology, style of living, or manner of doing business.

17.2. Authority to Amend Ordinance

The Town Council may from time to time, after public hearings required by law, amend, supplement, or change the regulations herein provided or the classification or boundaries of the zoning districts. Any amendment, supplement, or change to the text of this ordinance and/or the zoning map and any change

in the classification or boundaries of the zoning districts may be initiated by the Town Council or may be requested by the owner of the affected real property or the authorized representative of an owner of affected real property.

17.3. Changes in Zoning District Boundaries or Classifications

- 17.3.1. Upon filing an application for an amendment to the classification or boundaries of a zoning district with the Town secretary, the Town Council shall hold a public hearing on said application.
- 17.3.2. For zoning changes that seek to modify zoning district classifications or boundaries, written notice of the date, time, and location of the public hearing shall be:
 - 17.3.2.1 sent to the owner of the property or his agent and to all owners of real property lying within two hundred (200) feet of the property on which the change in classification is proposed, such notice, mailed first-class postage prepaid, to be given at least thirty (30) days before the date of such hearing; and
 - 17.3.2.2. published in the official newspaper of the Town or another newspaper of general circulation at least sixteen (16) days from the date of such publication; and
 - 17.3.2.3. posted on the Town's website continuously for at least thirty (30) days prior to the public hearing; and
 - 17.3.2.4. posted on the property by the applicant with a sign, plainly visible from the nearest public roadway, which shall state "Zoning Change Requested, for information call Town Hall" and the telephone number shall be listed. The sign shall be at least eighteen (18) by twenty-four (24) inches in size and shall be continuously posted for at least fifteen (15) days before the public hearing. However, failure of owners to receive notice of hearing, or the failure of signage to be posted, shall in no way affect the validity of the action taken.
- 17.3.3. For zoning changes that seek to amend regulations contained within this ordinance, written notice of the date, time, and location of the public hearing shall be published and posted in the manner and within the times set forth in subsections 17.3.2.2 (published in the Town's official newspaper) and 17.3.2.3 (posted on the Town's website).

Section 18. DRIVEWAYS AND ACCESS

18.1. Purpose

The purpose of this section is to regulate the location, design, and construction of driveways within the Town of Poetry, ensuring safe and efficient access to properties while preserving the character of different zoning districts.

18.2. Applicability

This section applies to all properties within the jurisdiction of the Town of Poetry, categorized under the following zoning districts:

18.2.1. Agrarian (AR):

18.2.1.1. One driveway or private road per dwelling unit.

18.2.1.2. Additional driveways for agrarian use are permitted, provided they are no closer than 500 linear feet of road frontage to any existing agrarian (non-residential) driveways. (The surface of the driveway must be water permeable, i.e. No asphalt or concrete.)

18.2.1.3. Driveways for agrarian use are defined as those connections to roads which allow for accessing the non-residential portion of a property where activities are conducted, relating to or in support of farming, ranching, forestry and/or other agricultural endeavors.

18.2.2. Single Family Estate Zone (SF-E):

18.2.2.1 One driveway or private road per dwelling unit.

18.2.2.2 One driveway for agrarian use.

18.2.3. Single Family Zone (SF):

18.2.3.1 One driveway or private road per dwelling unit of street frontage.

18.2.4. Business Zone (B):

18.2.4.1 Business driveways shall be at least thirty (30) foot wide by thirty (30) foot radius on the approach. Businesses shall have a no more than one driveway.

18.2.5. Residential Driveways

18.2.5.1. Maximum Width:

18.2.5.1.1. Residential driveways shall not exceed a maximum of twenty (20) feet in width.

18.2.6. Shared Access:

18.2.6.1 Driveways shared between two or more adjoining lots or parcels must conform to the same standards as driveways that are not shared.

18.2.7. Circular Driveways:

18.2.7.1. Circular driveways, defined as driveways serving one dwelling unit and entering and exiting the same roadway, are allowed and considered as one driveway.

18.2.7.2. Circular driveways must conform to all other specifications in this ordinance.

18.2.8 Driveway Apron

18.2.8.1 Maximum Width:

18.2.8.1.1. The apron, the flared portion of the driveway interfacing with the roadway, may be up to fifty feet wide as measured at the point of interface.

18.2.8.1.2. The flare must decrease so that the maximum allowable width of the driveway is achieved at a distance of no greater than sixty (60) feet from the interface of the driveway and road.

SECTION 19. SPECIFIC USE PERMITS

19.1. Purpose

Specific Use Permits (SUP's) are zoning classifications that may include regulations as a part of the zoning ordinance granting the SUP. The uses that normally fall into the specific use category are uses that have unique characteristics that may, depending on the location of the property, require different conditions and regulations not otherwise listed under the basic zoning districts, or uses that are not considered by this ordinance as an allowed use by right. The Town's consideration of SUP applications is discretionary, not ministerial, and may be granted or denied by the Town Council based on the best interests of the public health, safety, morals, and general welfare.

19.2. Process

An application for an SUP may only be filed by the owner of the affected property or his/her duly authorized agent. The Town may charge a fee to the applicant in an amount intended to compensate the Town for the costs of publication and administrative expenses. The Town Council shall conduct a public hearing on the application after notice of the date, time, and location is delivered, published, and posted in accordance with the notice requirements for zoning classification or district boundary changes.

19.3. Provision

If granted, the Town Council may impose reasonable conditions on the use allowed by the SUP, including but not limited to hours of operation, parking requirements, on-site signage, and limitations on the emission of noise, dust, and fumes. The specific conditions set forth in the ordinance granted by the SUP will supersede the provisions of this ordinance only when in direct conflict; otherwise, all zoning regulations under this ordinance will apply. The zoning map shall identify the properties on which a SUP has been granted.

SECTION 20. PENALTY FOR VIOLATIONS

Any person, association, or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed two thousand dollars (\$2000.00) per day, and each day that the provisions of this ordinance are violated shall constitute a separate and distinct offense. The foregoing sanction is not exclusive and the Town may pursue any, and all other remedies associated with violations of its zoning regulations as may be allowed by law. Failure to comply with the provisions of this ordinance may result in fines, issuance of stop-work orders, or other enforcement actions as specified in Section.

SECTION 21. VALIDITY, SEVERANCE AND CONFLICT

If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall be severed from and shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so determined to be invalid or unconstitutional. To the extent any provision of this ordinance conflicts with other ordinances of the Town of Poetry, the terms of this ordinance shall control.

SECTION 22. EFFECTIVE DATE

This ordinance shall be effective upon its adoption by the Town Council and the publication of its caption as the law may so require.

APPENDIX 1:

DISTRICT REGULATIONS

	AG	SF-E	SF	B-1
MAXIMUM HEIGHT (feet)	40	40	40	20
SIDE YARD WIDTH (feet)	5	5	5	5
MINIMUM REAR YARD (feet)	5	5	5	5
MINIMUM FRONT YARD (feet) {from centerline of the road}	75	75	75	55
MINIMUM LOT AREA (square feet)	217,800	108,900	43,560	108,900
MINIMUM LOT WIDTH (feet)	200	200	150	200
MINIMUM LOT DEPTH (feet)	311	311	200	311
MAXIMUM LOT COVERAGE	15%	10%	10%	10%
MINIMUM GREEN SPACE	50%	50%	50%	50%

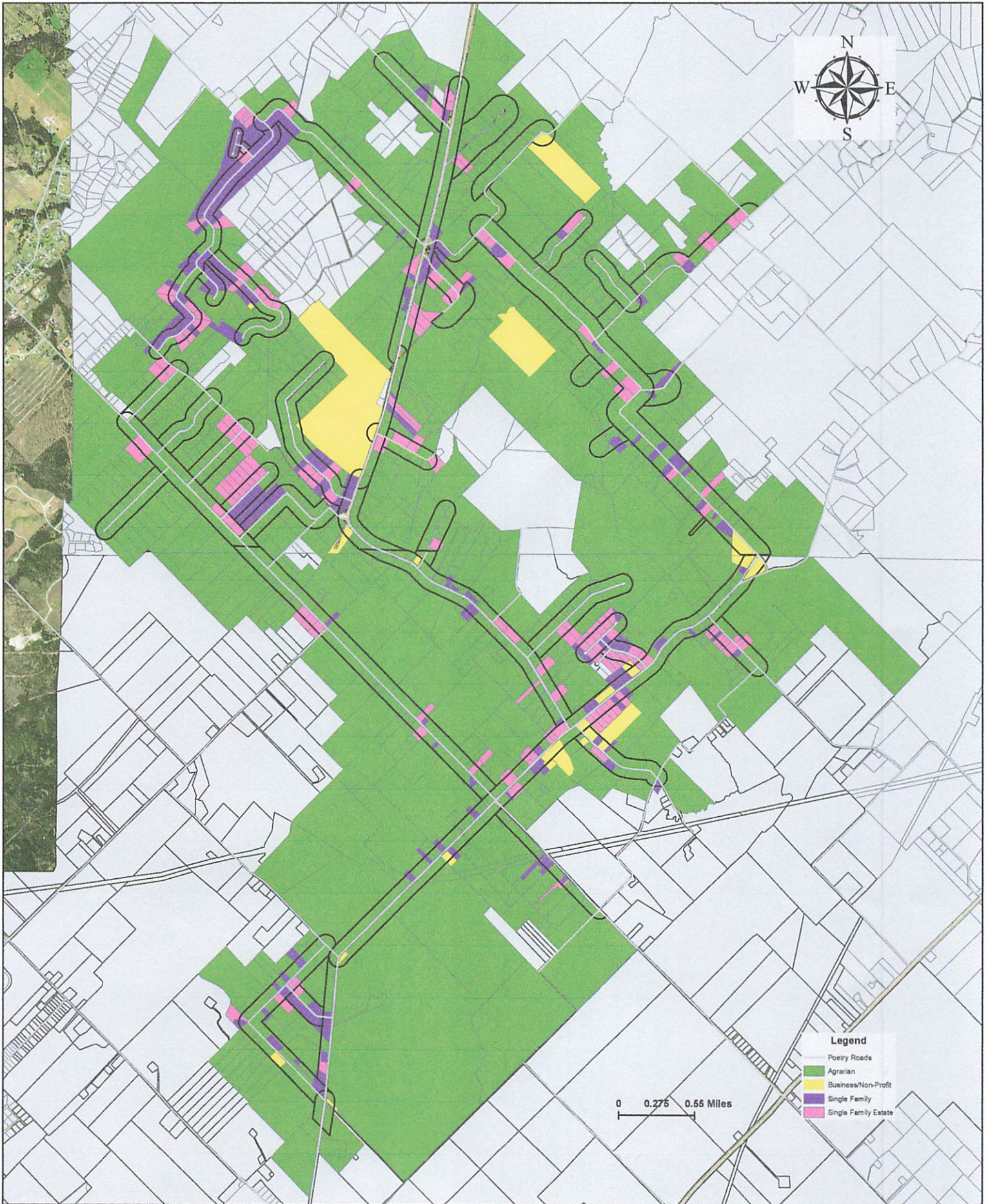
NOTES TO APPENDIX 1

- a) The minimum residential lot area for the various districts shall be in accordance with the regulations for each district, except that a lot having less area than required which was an official "lot of record" at the time of the adoption of this ordinance (a nonconforming lot) may be used for a one-family dwelling.
- b) No lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements outlined in the respective district.
- c) The front yard setback shall be measured from the center line of the road at an existing street to the front face of the building, covered porch, covered terrace, or attached accessory buildings. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed eight (8) feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than thirty (30) inches above the average grade of the yard. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on a final plat).
- d) The rear yard setback or depth is defined as the distance from the boundary of a lot that is most distant from or is most nearly parallel to the front lot line, and the front, rear, or side of any structure. The side yard setback or depth is the distance between the front, rear, or side of any structure and any lot line that is not the front or rear lot line. Eaves

and roof extensions or a porch without posts or columns may project into the required rear or side yard for a distance not to exceed eight (8) feet and subsurface structures, platforms, or slabs may not project into the yard to a height greater than thirty (30) inches above the average grade of the yard

- e) The height of a building is measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to (1) the highest point of the roof's surface, if a flat surface, (2) to the deck line of mansard roofs, or (3) to the mean height level between eaves and edge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet. If the street grade is not officially established, the average front yard grade shall be used for a base level.
 - f) Where the frontage on one side of a street between two (2) intersecting streets is divided by two (2) or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
 - g) Single-family dwellings require building lots of two and a half (2.5) acres or more, except in the SF-Single Family Residential District.
 - h) All measurements for minimum front yard and other related measures are from the center line of the road and include both the road and the right of way.
-

Town of Poetry
Original Zoning Map
03/21/24
Exhibit B



Two Thousand and no/100 Dollars (\$2,000.00) for each offense. Each and every day such violation continues shall constitute a separate offense.

SECTION 5: This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Poetry, Texas this 21ST day of March, 2024.

APPROVED:

Sara Lentewick
Mayor

ATTEST:

Theresa Schlander
Town Secretary, Deputy

APPROVED AS TO FORM:

[Signature]
Town
Attorney



TOWN OF POETRY, TEXAS

ORDINANCE NO. 2024-03-01

AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING A COMPREHENSIVE ZONING ORDINANCE AND MAP; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

DULY PASSED by the Town Council of the Town of Poetry, Texas this 21ST day of March, 2024.

APPROVED:

Sara Senkevich
Mayor

ATTEST:

Theresa Schlander
Town Secretary, Deputy



TOWN OF POETRY
TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The Town of Poetry has proposed a budget for the Town's 2025-2026 fiscal year. The Town intends to adopt its budget on or before September 30, 2025.

The Town does not impose ad valorem taxes. The proposed budget, if adopted, will not impose, increase or affect Town property taxes.

- **Value of Median-Valued Homestead Property in the Town: \$273,530 (Hunt County), \$262,313 (Kaufman County).**
- **Property Tax Bill for the Current Fiscal Year (\$0.00): \$0.00**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the Town Adopts the Proposed Budget and Tax Rate (\$0.00): \$0.00.**
- **Estimated Property Tax Bill for the Upcoming Fiscal Year if the Town Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$0.00), includes debt rate of \$0.000): \$0.00**

The estimates in this Impact Statement are valid only for the proposed budget that the Town Council will discuss at its meeting on **September 18th, 2025**. The proposed budget may be amended by Town Council at any time before its final adoption. If the Town Council intends to discuss the proposed budget at a subsequent meeting, the Town will include a Taxpayer Impact Statement in the notice for that meeting which will include updated estimates based on any amendments to the proposed budget.

I hereby certify that the foregoing Taxpayer Impact Statement was included in the public notice for the Town Council meeting to be held on **September 18th, 2025**.

Town Secretary
Town of Poetry, Texas

Date