



NOTICE OF A PUBLIC MEETING

CITY COUNCIL

6:30 PM – July 7, 2026

City Hall 214 Meadow Park Drive

White Settlement, TX 76108

CALL TO ORDER

INVOCATION / PLEDGE OF ALLEGIANCE

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene into Executive Session to deliberate regarding the following matters:

- 1) Sec. 551.071 CONSULTATION WITH THE CITY ATTORNEY: The City Council reserves the right to adjourn into Executive Session at any time during this meeting to seek legal advice from the city attorney about any matters listed on the agenda and pending or contemplated litigation, including:
 - a. Water Master Plan and water infrastructure
- 2) Sec. 551.0761 DELIBERATION REGARDING CRITICAL INFRASTRUCTURE FACILITY: The City Council reserves the right to adjourn into Executive Session at any time during this meeting to deliberate a cybersecurity measure, policy, or contract solely intended to protect a critical infrastructure facility located within the City of White Settlement, including:
 - a. White Settlement Water Master Plan and distribution system, hazardous waste treatment system, water treatment facility, water intake structure, wastewater treatment plant, pump station, or water pipeline and related support facility, equipment, and property.
- 3) Reconvene in Open Session to act on any item listed on the Executive Session agenda.

PRESENTATIONS

- 4) Presentation of the Mayor's Community Kindness Recognition.
- 5) Mayor ProTem Introduction of the P.A.W.S. Pet of the Month.

CONSENT AGENDA

All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under the Deliberation Agenda.

- 6) Approval of meeting minutes for June 2, June 9, June 10, June 16 & June 17, 2026.
- 7) Approval of a Professional Service Agreement with James DeOtte Engineering Inc., in the amount of \$180,000.00 for the Raymond Avenue CIP Water and Sewer project.
- 8) Acknowledge receipt and accept the FY2026-2027 Proposed Budgets for the White Settlement Crime Control & Prevention District and the White Settlement Economic Development Corporation.
- 9) Approval of a Professional Service Agreement with Freeze and Nichols, Inc. in the amount of \$205,000.00 for a Water Master Plan.
- 10) Approval of Resolution Number 2026-07-32-016 authorizing staff to submit a Texas Water Development Board Water Supply and Infrastructure Grant (WSIG) Application for an amount not to exceed \$8,500,000 for the Gibbs Drive Water Line Replacement Project.
- 11) Approval of an Engagement for Special Counsel Legal Services with Wyatt Hamilton Findlay on matters related to land use, economic development, and other such matters.

- 12) Approval of Ordinance Number 2026-07-16-028, correcting a scrivener's error in Ordinance Number 2026.05.12.024 regarding the adopted editions of the ICC International Building Code, ICC International Residential Code, ICC International Plumbing Code, ICC International Mechanical Code, ICC International Existing Building Code, ICC International Fuel Gas Code, ICC International Energy Conservation Code, ICC International Swimming Pool and Spa Code, ICC International Property Maintenance Code, ICC Fire Code, and 2017 NFPA National Electric Code.

DELIBERATION AGENDA

- 13) Discuss and consider an appeal of BOA Dev Co., L.L.C., concerning denial of a sign permit application for a Message Board Sign to be located at 750 Alta Mere Drive.

INFORMAL CITIZEN COMMENTS

This portion of the meeting is set aside for members of the public to address the City Council on any topic that is not on the agenda. Members of the public may address the City Council on items not on the agenda by submitting a Speaker Request Form to the City Secretary at least 24 hours before the meeting. Comments are limited to three minutes. Speakers must remain respectful—disruptive behavior, including personal attacks, profanity, or threats, will result in removal. Comments must be directed to the Council only, not the audience or staff. In accordance with the Texas Open Meetings Act, the Council cannot deliberate or take action on items raised.

ADJOURNMENT

Certificate of Posting: I hereby certify that the above agenda was posted on the official bulletin board at White Settlement City Hall, located at 214 Meadow Park Drive, White Settlement, Texas, in accordance with Chapter 551 of the Texas Government Code.

Amy Arnold, City Secretary

PUBLIC ACCESS AND PARTICIPATION:

The City of White Settlement is committed to providing accessible meetings for all individuals. City Hall is accessible to persons with disabilities. If you plan to attend this meeting and require an accommodation, please contact the City Secretary at aarnold@wstx.us at least 48 hours in advance so that reasonable arrangements can be made.

Members of the public who wish to address the City Council regarding an item listed on this agenda will be given an opportunity to do so before or during the Council's consideration of the item, in accordance with Texas Government Code § 551.007. Individuals wishing to speak are asked to submit a speaker request form prior to the meeting being convened.

TAXPAYER IMPACT STATEMENT

PURSUANT TO SECTION 551.043(c) OF THE TEXAS GOVERNMENT CODE

This notice informs taxpayers of the potential impact of the Proposed Tax Rate for Fiscal Year 2026-27, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.*

Rate Scenario	Median Homestead Taxable Value**	Tax Rate (per \$100 valuation)	Estimated Property Tax Bill
FY 2025-2026 Tax Rate (Current Year)	\$153,765	\$0.714778	\$1,099
FY 2026-2027 No-New-Revenue Tax Rate	\$153,765	\$0.714778	\$1,099
FY 2026-2027 Proposed Rate (Voter Approval Rate)***	\$153,765	\$0.735414	\$1,131

**Comparison assumes no value growth on taxable property year-over-year*

***Median Homestead Taxable Value provided by TAD in June 2026 preliminary roll estimates*

****FY 2026-2027 Proposed Rate assumes 3.5% growth on current year M&O rate*



MINUTES OF A PUBLIC MEETING
CITY COUNCIL
6:30 PM – June 2, 2026
City Hall 214 Meadow Park Drive
White Settlement, TX 76108

Mayor Young called the meeting to order at 6:30 p.m. with a quorum of members present as follows:

COUNCIL MEMBERS PRESENT

Faron Young, Mayor
Amber Munoz, Mayor ProTem, Place 3
Aaron James, Council Place 1
Alan Price, Council Place 2
William Wright, Council Place 4
Kandace Espinosa, Council Place 5

EXECUTIVE STAFF PRESENT

Jeff James, City Manager
Amy Arnold, City Secretary
Alicia Kreh, TOASE, City Attorney

INVOCATION / PLEDGE OF ALLEGIANCE

Mayor ProTem Amber Munoz offered the invocation followed by Alex Palacios leading the Pledge of Allegiance.

PRESENTATIONS

The following presentations were made.

1. Presentation of Police Awards

Chief of Police Christopher Cook reviewed information of the incidents and provided the following presentations.

- a. Honorable Service & Mention to Citizen William Miles, Police Commendation Award to Sergeant Frank Blaustein, Police Commendation Award to Officer Thomas Hale, and Medal of Valor and Life Saving Award to Officer Jonathan Loser for actions during a recent commercial fire at 7888 I.H. 30 West Freeway Service Road.
- b. City Council Recognition to Officer Christopher Wiseman, City Council Recognition to Officer Brian Leal, and Police Commendation Award to Sergeant John Banner for actions during a flood rescue at 8000 block of Western Hills Boulevard.
- c. Life Saving Award to Officer Amina Alvarado for actions during a recent cardiac emergency in the 9100 block of Farmers Road.

2. Mayor ProTem Introduction of the P.A.W.S. Pet of the Month.

PAWs Manager Sarah Getz introduced Jagger. A favorite of PAWS, Jagger is referred to as an 80 pound marshmallow pitbull who thinks he's 8 lbs. Jagger is potty trained, fixed, and his adoption fees are waived. Mayor Young called a brief recess at 6:52 p.m. The recess was reconvened at 6:58 p.m.

CONSENT AGENDA

Councilman William Wright made a motion to approve, seconded by Mayor ProTem Amber Munoz and carried unanimously. Approval of the Consent Agenda included:

3. Approval of meeting minutes for May 5 and May 7, 2026.

4. Ratify acceptance of CenterTech Quotes No. 075357 (\$47,942.04) and No. 075443 (\$2,041.00), and approve Master Lease Agreement No. 615457-104193 between the City and Dell Financial Services LLC for Public Safety vehicle laptops and related equipment.

DELIBERATION AGENDA

5. Discuss and consider reappointment/appointment to Place No. 2, currently held by Debra Cook, on the Economic Development Corporation Board for a two-year term ending June 2028.

Motion by Councilman William Wright to approve the reappointment. Second by Councilman Aaron James and carried unanimously.

6. Discuss and consider reappointment/appointment to Place No. 4, currently held by Michele Cooper, on the Economic Development Corporation Board for a two-year term ending June 2028.

Motion by Councilman Aaron James to approve the reappointment. Second by Councilman Alan Price and carried with a vote of 4 to 1 with Councilman Wright voting Nay.

7. Discuss and consider reappointment/appointment to Place No. 6, currently held by Evelyn Spurlock, on the Economic Development Corporation Board for a two-year term ending June 2028.

Motion by Mayor ProTem Amber Munoz to approve the reappointment. Second by Councilman William Wright and carried with a vote of 3 to 2 with Councilman Aaron James and Councilwoman Kandace Espinosa voting Nay.

INFORMAL CITIZEN COMMENTS

There were none.

ADJOURNMENT

With there being no other business, Mayor Young adjourned the meeting at 7:01 p.m.

Approved this 7th day of July, 2026.

Faron Young
Mayor

ATTEST:

Amy Arnold
City Secretary / Chief Governance Officer



MINUTES OF A PUBLIC MEETING

CITY COUNCIL

6:00 PM – June 9, 2026

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement,

TX 76108

CALL TO ORDER

Mayor Young called the meeting to order at 6:00 p.m. with a quorum of members present as follows:

COUNCIL MEMBERS PRESENT

Faron Young, Mayor

Amber Munoz, Mayor ProTem, Place 3

Aaron James, Council Place 1

Alan Price, Council Place 2

William Wright, Council Place 4

Kandace Espinosa, Council Place 5

EXECUTIVE STAFF PRESENT

Jeff James, City Manager

Amy Arnold, City Secretary

WORK SESSION

The City Council will conduct a work session to review and discuss the proposed Annual Operating Budget for Fiscal Year 2026–2027. No formal action will be taken during this work session.

Finance Director Brittney Huff opened the first of four FY2027 budget workshops by providing an overview of the City's budget process, legal requirements, strategic priorities, and workshop schedule. The presentation reviewed the purpose of the annual budget, Truth-in-Taxation requirements, balanced budget obligations, and the City's strategic goals supported through the budgeting process.

Ms. Huff discussed current budget assumptions, noting the proposed General Fund budget is based on a 3.5 percent increase in property tax revenue using the voter-approval rate, flat sales tax revenue compared to the current fiscal year, and an increase in administrative transfers. Expenditure assumptions include maintaining departmental operating budgets at current service levels, a 33 percent increase in insurance costs, a 3.5 percent cost-of-living adjustment for eligible employees, and a two percent market adjustment to employee step plans.

The Council reviewed the proposed General Fund revenue assumptions and discussed the impact of new construction, sales tax trends, and transfer revenues on the proposed budget. Council also discussed long-term planning considerations, including property acquisition and funding capacity.

The workshop continued with a department-by-department review of the proposed General Fund expenditures. Ms. Huff summarized each department's proposed budget, identified significant variances from the prior year, reviewed staffing levels, and explained proposed enhancements and decision packages where applicable. Departments reviewed during the workshop included:

- City Council
- City Manager
- City Secretary
- Human Resources
- Information Technology
- Human Services

Discussion included proposed salary and benefit adjustments, contractual service changes, insurance cost increases, and the proposal to convert a part-time position to a full-time position within Human Resources and Marshall Services.

The workshop concluded following Council discussion and questions regarding the proposed budget assumptions and departmental expenditures. No action was taken.

ADJOURNMENT

With there being no other business, Mayor Young adjourned the meeting at 6:53 p.m.

Approved this 7th day of July, 2026.

Faron Young
Mayor

ATTEST:

Amy Arnold
City Secretary / Chief Governance Officer



MINUTES OF A PUBLIC MEETING

CITY COUNCIL

6:00 PM – June 10, 2026

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement,

TX 76108

CALL TO ORDER

Mayor Young called the meeting to order at 6:00 p.m. with a quorum of members present as follows:

COUNCIL MEMBERS PRESENT

Faron Young, Mayor

Amber Munoz, Mayor ProTem, Place 3

Aaron James, Council Place 1

Alan Price, Council Place 2

William Wright, Council Place 4

Kandace Espinosa, Council Place 5

EXECUTIVE STAFF PRESENT

Jeff James, City Manager

Amy Arnold, City Secretary

WORK SESSION

The City Council will conduct a work session to review and discuss the proposed Annual Operating Budget for Fiscal Year 2026–2027. No formal action will be taken during this work session.

Finance Director Brittney Huff presented the proposed FY 2026-2027 budget items as follows:

Hotel Occupancy Tax Fund budget as follows:

Revenue Highlights:

- Total projected revenue: approximately \$400,000.
- Hotel occupancy tax revenue is projected to remain consistent with the current fiscal year.
- Interest income is projected to increase to approximately \$10,000.

Expenditure Highlights:

- Total proposed expenditures: approximately \$399,600.
- Budget includes funding for:
 - One part-time Library Clerk position.
 - Tourism-related contractual services.
 - Capital improvements.
 - Transfer of \$250,000 to the Splash Dayz Fund.

Budget Summary:

- The proposed budget is substantially balanced, with revenues exceeding expenditures by approximately \$400.

CRIME CONTROL & PREVENTION DISTRICT FUND (Fund 08)

Revenue Highlights:

- Total projected revenue: approximately \$1.47 million.
- Sales tax revenue is proposed to remain consistent with the current fiscal year.
- Budget includes a proposed use of fund balance in the amount of \$200,000 for facility improvements.

Expenditure Highlights:

- Total proposed expenditures: approximately \$1.67 million.
- Budget includes funding for:
 - Eight full-time Police Officer positions.
 - Materials and supplies.
 - Contractual services.
 - Capital outlay.
 - Transfers supporting Police Department operations.

Budget Summary:

- The proposed budget is balanced through the programmed use of fund balance for the one-time facility improvement.

ECONOMIC DEVELOPMENT CORPORATION FUND (Fund 04)

Revenue Highlights:

- Total projected revenue: approximately \$1.47 million.
- Sales tax revenue is proposed to remain consistent with the FY 2025-2026 adopted budget.
- Interest income is budgeted at approximately \$30,000.

Expenditure Highlights:

- Total proposed expenditures: approximately \$1.07 million.

Budget includes:

- \$250,000 for contractual services.
- Transfer of \$815,695 to support General Fund and Splash Dayz operations.
- Funding for five full-time and one part-time Parks Department positions through transfers to the General Fund.

Budget Summary:

- The proposed budget projects revenues will exceed expenditures by approximately \$407,000, maintaining a positive fund balance.

SPLASH DAYZ ENTERPRISE FUND (Fund 07)

Fund Overview:

- The Enterprise Fund includes operations for both Splash Dayz Water Park and the Pecan Grove Convention Center.

- No General Fund transfer is proposed.
- Operations will be supported through transfers from the Economic Development Corporation Fund and the Hotel Occupancy Tax Fund.

Revenue Highlights:

- Total projected revenue: approximately \$1.63 million.
- Revenue sources include admissions, concessions, rentals, convention center operations, miscellaneous revenues, and interfund transfers.

Expenditure Highlights:

- Total proposed expenditures: approximately \$1.63 million.
- Budget includes staffing for:
 - One full-time Guest Relations Manager.
 - One full-time Water Park Manager.
 - Seasonal lifeguards.
 - Food and beverage staff.
 - Facilities personnel.
 - Front gate staff.
 - Cash control personnel.

Budget Summary:

- The proposed budget is balanced with projected revenues matching expenditures.

COURT FUND (Fund 19)

Revenue Highlights:

- Total projected revenue: approximately \$22,700.
- Revenue consists primarily of court fees, fines, and interest income.

Expenditure Highlights:

- Total proposed expenditures: approximately \$22,700.

Budget includes funding for:

- Six part-time School Crossing Guard positions.
- Salary and benefit costs.
- Special project expenditures.

Budget Summary:

- The proposed budget is balanced with revenues supporting anticipated expenditures.

Staff responded to questions regarding budget assumptions and fund operations. No action was taken.

ADJOURNMENT

With there being no other business, Mayor Young adjourned the meeting at 6:48 p.m.

Approved this 7th day of July, 2026.

Faron Young
Mayor

ATTEST:

Amy Arnold
City Secretary / Chief Governance Officer



MINUTES OF A PUBLIC MEETING

CITY COUNCIL

6:00 PM – June 16, 2026

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement,

TX 76108

CALL TO ORDER

Mayor Young called the meeting to order at 6:00 p.m. with a quorum of members present as follows:

COUNCIL MEMBERS PRESENT

Faron Young, Mayor

Aaron James, Council Place 1

Alan Price, Council Place 2

William Wright, Council Place 4

Kandace Espinosa, Council Place 5

Amber Munoz, Mayor ProTem, Place 3 was absent due to death in family. Excused.

EXECUTIVE STAFF PRESENT

Jeff James, City Manager

Amy Arnold, City Secretary

WORK SESSION

The City Council will conduct a work session to review and discuss the proposed Annual Operating Budget for Fiscal Year 2026–2027. No formal action will be taken during this work session.

Finance Director Brittney Huff presented the proposed FY 2026-2027 Stormwater Fund budget as follows:

Revenue Highlights:

- Total projected revenue: approximately \$2.71 million.
- Stormwater collection fees remain the primary revenue source.
- Miscellaneous revenue includes approximately \$1.65 million in bond proceeds programmed for capital improvement projects.

Expenditure Highlights:

- Proposed expenditures: approximately \$2.71 million.

Budget includes:

- One Crew Leader and four Stormwater Technician positions.
- Capital improvement projects funded through bond proceeds.
- Increased transfers for fleet replacement and debt service associated with the 2026 bond issuance.

Budget Summary:

- The proposed budget is balanced through the planned use of available bond proceeds for capital improvements.

Finance Director Brittney Huff presented the proposed FY 2026-2027 Utility Fund budget as follows:

Revenue Highlights:

- Total projected revenue: approximately \$10.98 million.
- Primary revenues consist of water, wastewater, and sanitation service charges together with interest income.

Expenditure Highlights:

- Proposed expenditures: approximately \$10.98 million.
- Budget includes funding for Utility Billing, Meter Services, Water, Wastewater, Sanitation, Environmental Services, Debt Service, and Public Works Administration.
- Staffing includes:
 - 4 Utility Billing employees.
 - 3 Meter Services employees.
 - 5 Water employees.
 - 4 Wastewater employees.
 - 3 Environmental Services employees.
 - 5 Public Works Administration employees.
- Sanitation services continue to be provided through Frontier Waste Solutions under contract, with service costs passed through to utility customers.

Budget Summary:

- The proposed Utility Fund budget maintains enterprise operations through user fees while funding personnel, operations, contractual services, debt service, and infrastructure maintenance. Staff emphasized that enterprise funds operate under a business model in which utility rates are designed to support the full cost of providing services and maintaining infrastructure.

UTILITY RATES

- Staff reviewed the current residential utility rate structure for water, sanitary sewer, and stormwater services. Discussion included the distinction between taxpayers and utility ratepayers and the enterprise fund philosophy that utility operations are supported by user fees rather than property taxes. Staff advised that the results of the Water and Wastewater Rate Study would be presented during the following budget workshop.

CAPITAL IMPROVEMENT PROGRAM

Finance Director Brittney Huff presented the proposed FY2027–FY2031 Capital Improvement Program and reviewed the City's process for identifying and prioritizing capital projects. Staff advised projects were developed collaboratively based on departmental needs, regional studies, and adopted master plans, with approximately \$8.85 million proposed for FY2027 capital improvements.

Capital Improvement Highlights:

- Staff reviewed proposed projects funded through the Capital Bond Fund, Utility Capital Projects Fund, Stormwater Capital Projects Fund, Park Capital Projects Fund, and Debt Service Fund.
- Proposed projects include street improvements, drainage improvements, utility infrastructure, park improvements, facility improvements, and debt service associated with previously issued bonds.

Staff responded to questions regarding enterprise fund financing, the use of bond proceeds, capital project priorities, and the distinction between taxpayer-supported services and utility ratepayer-funded operations. No action was taken.

ADJOURNMENT

With there being no other business, Mayor Young adjourned the meeting at 6:38 p.m.

Approved this 7th day of July, 2026.

Faron Young
Mayor

ATTEST:

Amy Arnold
City Secretary / Chief Governance Officer



MINUTES OF A PUBLIC MEETING

CITY COUNCIL

6:00 PM – June 17, 2026

City Hall – Council Chambers

214 Meadow Park Drive, White Settlement,

TX 76108

CALL TO ORDER

Mayor Young called the meeting to order at 6:00 p.m. with a quorum of members present as follows:

COUNCIL MEMBERS PRESENT

Faron Young, Mayor

Amber Munoz, Mayor ProTem, Place 3

Aaron James, Council Place 1

Alan Price, Council Place 2

William Wright, Council Place 4

Kandace Espinosa, Council Place 5

EXECUTIVE STAFF PRESENT

Jeff James, City Manager

Amy Arnold, City Secretary

WORK SESSION

The City Council will conduct a work session to review and discuss the proposed Annual Operating Budget for Fiscal Year 2026–2027. No formal action will be taken during this work session.

Finance Director Brittney Huff presented the results of the Water and Wastewater Rate Study and reviewed the relationship between utility rates, operating expenditures, debt service, and the City's long-term utility infrastructure needs. Staff explained that enterprise utility funds operate independently from the General Fund and are supported through utility rates rather than property taxes.

Staff explained that property tax revenues fund general governmental services and street improvements, while utility rates fund utility operations, infrastructure replacement, and debt service associated with the water, wastewater, and stormwater systems.

Staff advised that operating expenditures within the utility funds had been reduced by approximately ten percent in the current year and those levels are maintained in the proposed FY2027 budget. However, additional utility rate adjustments are recommended to maintain the long-term financial sustainability of the enterprise funds, support future planned infrastructure replacement needs, and maintain the debt ratio in the fund required by policy.

Staff further explained that utility revenues are restricted to utility-related expenditures and are not used to fund street replacement projects, although utility and street improvements are often coordinated when projects occur simultaneously.

Staff responded to questions regarding the distinction between taxpayer-supported services and utility ratepayer-funded enterprise operations. No action was taken.

ADJOURNMENT

With there being no other business, Mayor Young adjourned the meeting at 6:39 p.m.

Approved this 7th day of July, 2026.

Faron Young
Mayor

ATTEST:

Amy Arnold
City Secretary / Chief Governance Officer



June 23, 2026,

Approve a Professional Services Agreement (PSA) with James DeOtte Engineering Inc. (JDEI) in the amount of \$180,000 for the engineering, design, and construction inspection services for the water and sewer line improvements on Raymond Avenue.

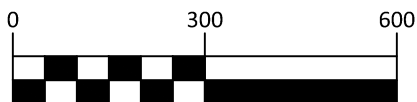
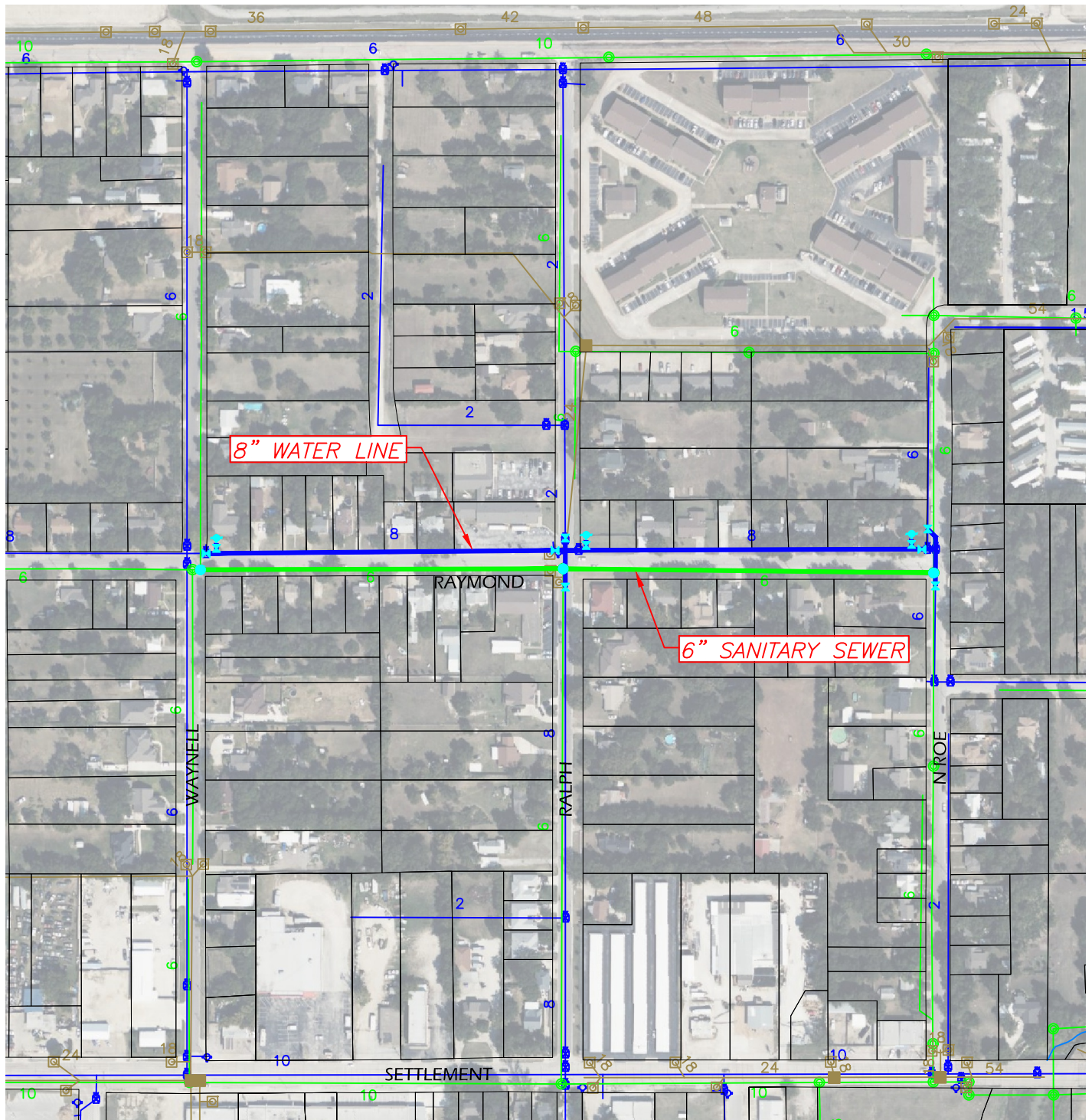
James DeOtte Engineering Inc. has submitted a PSA for the engineering, design, and construction inspection services for the Water and sewer line improvement on Raymond Avenue from N. Roe to Waynell. This project was identified in the 2018 Short-term Water and Wastewater CIP Prioritization plan by Freeze and Nichols Engineering. By approving this PSA, you are authorizing the City Manager to sign the Agreement.

This project is funded in the Utility capital bond fund.

Staff recommends approval

Larry Hoover, CPM

Director of Public Works



GRAPHIC SCALE IN FEET



James
DeOtte
Engineering
Inc.

2201 Dottie Lynn Parkway, Suite 119
Fort Worth, Texas 76120

TBPELS Firm Reg. Numbers
Engineering No. 8917
Surveying No. 101014-00

RAYMOND STREET UTILITY REPLACEMENT (WAYNELL - NORTH ROE)



Agenda Item Cover Memo

To: Honorable Mayor and City Council

Agenda Item: Consider acceptance of the FY2026-2027 Proposed Budgets for the White Settlement Crime Control & Prevention District and the White Settlement Economic Development Corporation

Meeting: July 7, 2026

Department: Finance

Submitted by: Brittney Huff, Finance Director

Synopsis

Sec. 363.204 (e) requires that not later than the 10th day after the date the budget is adopted by the CCPD Board, the Board shall submit the budget to the governing body of the political subdivision that created the district.

Staff Recommendation

Staff is recommending acceptance of the CCPD and EDC FY2026-2027 Proposed Budgets.

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
SALES AND USE TAXES	1,443,312	0.00	0.00	0.00	1,443,312.00	0.00
INTEREST INCOME	30,000	0.00	0.00	0.00	30,000.00	0.00
OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	1,473,312	0.00	0.00	0.00	1,473,312.00	0.00
<u>EXPENDITURE SUMMARY</u>						
<u>EDC OPERATIONAL</u>						
MATERIALS & SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
CONTRACTUAL SERVICES	250,000	0.00	0.00	0.00	250,000.00	0.00
CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	<u>815,695</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>815,695.00</u>	<u>0.00</u>
TOTAL EDC OPERATIONAL	1,065,695	0.00	0.00	0.00	1,065,695.00	0.00
<u>EDC DEBT SERVICE</u>						
DEBT SERVICE	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EDC DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
<u>EDC PARKS OPERATIONAL</u>						
CONTRACTUAL SERVICES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EDC PARKS OPERATIONAL	0	0.00	0.00	0.00	0.00	0.00
<u>EDC TRANSFERS</u>						
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EDC TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	1,065,695	0.00	0.00	0.00	1,065,695.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	407,617	0.00	0.00	0.00	407,617.00	0.00

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SALES AND USE TAXES</u>						
400-02-005 SALES TAX	1,443,312	0.00	0.00	0.00	1,443,312.00	0.00
400-02-008 SALES TAX 380 AGREEMENTS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL SALES AND USE TAXES	1,443,312	0.00	0.00	0.00	1,443,312.00	0.00
 <u>INTEREST INCOME</u>						
400-60-601 INTEREST INCOME	<u>30,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0.00</u>
TOTAL INTEREST INCOME	30,000	0.00	0.00	0.00	30,000.00	0.00
 <u>OTHER REVENUE</u>						
400-70-701 MISCELLANEOUS REVENUE	0	0.00	0.00	0.00	0.00	0.00
400-70-714 SALE OF PROPERTY	0	0.00	0.00	0.00	0.00	0.00
400-80-815 EXTRAORDINARY ITEMS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
 <u>TRANSFERS</u>						
400-90-901 TRANSFER FROM GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
400-90-905 TRANSFER FROM OCC TAX	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	1,473,312	0.00	0.00	0.00	1,473,312.00	0.00
	=====	=====	=====	=====	=====	=====

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

DEPARTMENT - EDC OPERATIONAL

% OF YEAR COMPLETED: 08.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>MATERIALS & SUPPLIES</u>						
540-10-101 OFFICE SUPPLIES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL MATERIALS & SUPPLIES	0	0.00	0.00	0.00	0.00	0.00
<u>CONTRACTUAL SERVICES</u>						
540-20-214 OTHER PROFESSIONAL SERVICES	100,000	0.00	0.00	0.00	100,000.00	0.00
540-20-245 ADMIN COST TO GENERAL FUND	<u>150,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150,000.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	250,000	0.00	0.00	0.00	250,000.00	0.00
<u>CAPITAL OUTLAY</u>						
540-40-401 LAND	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>						
540-70-701 TRANSFER TO GENERAL FUND	450,000	0.00	0.00	0.00	450,000.00	0.00
540-70-707 TRANSFER TO SPLASH DAYZ FUND	365,695	0.00	0.00	0.00	365,695.00	0.00
540-70-745 TRANSFER TO EDC LT DEBT FUND	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL TRANSFERS	815,695	0.00	0.00	0.00	815,695.00	0.00
TOTAL EDC OPERATIONAL	1,065,695	0.00	0.00	0.00	1,065,695.00	0.00
	=====	=====	=====	=====	=====	=====

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

DEPARTMENT - EDC DEBT SERVICE

% OF YEAR COMPLETED: 08.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>DEBT SERVICE</u>						
541-60-611 INTEREST - WATER PARK LOAN	0	0.00	0.00	0.00	0.00	0.00
541-60-621 PRINCIPAL - WATER PARK LOAN	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
TOTAL EDC DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00
	=====	=====	=====	=====	=====	=====

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

DEPARTMENT - EDC PARKS OPERATIONAL

% OF YEAR COMPLETED: 08.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>CONTRACTUAL SERVICES</u>						
542-20-232 BIG PROGRAM	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	0	0.00	0.00	0.00	0.00	0.00
TOTAL EDC PARKS OPERATIONAL	0	0.00	0.00	0.00	0.00	0.00
	=====	=====	=====	=====	=====	=====

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

04 -ECONOMIC DEVELOPMENT

DEPARTMENT - EDC TRANSFERS

% OF YEAR COMPLETED: 08.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>TRANSFERS</u>						
590-70-701 TRANSFER OUT TO GF	0	0.00	0.00	0.00	0.00	0.00
590-70-707 TRANSFER OUT SD	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL EDC TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
	=====	=====	=====	=====	=====	=====
TOTAL EXPENDITURES	1,065,695	0.00	0.00	0.00	1,065,695.00	0.00
	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENDITURES	407,617	0.00	0.00	0.00	407,617.00	0.00

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

08 -CRIME DIST SPECIAL REV

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
SALES AND USE TAXES	1,443,312	0.00	0.00	0.00	1,443,312.00	0.00
INTEREST INCOME	30,000	0.00	0.00	0.00	30,000.00	0.00
OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
TRANSFERS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	1,473,312	0.00	0.00	0.00	1,473,312.00	0.00
<u>EXPENDITURE SUMMARY</u>						
<u>CRIME DISTRICT</u>						
MATERIALS & SUPPLIES	101,890	0.00	0.00	0.00	101,890.00	0.00
CONTRACTUAL SERVICES	310,668	0.00	0.00	0.00	310,668.00	0.00
CAPITAL OUTLAY	220,400	0.00	0.00	0.00	220,400.00	0.00
TRANSFERS	<u>1,040,354</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,040,354.00</u>	<u>0.00</u>
TOTAL CRIME DISTRICT	<u>1,673,312</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,673,312.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	1,673,312	0.00	0.00	0.00	1,673,312.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	(200,000)	0.00	0.00	0.00	(200,000.00)	0.00

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

08 -CRIME DIST SPECIAL REV

% OF YEAR COMPLETED: 08.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>SALES AND USE TAXES</u>						
400-02-005 SALES TAX	<u>1,443,312</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,443,312.00</u>	<u>0.00</u>
TOTAL SALES AND USE TAXES	1,443,312	0.00	0.00	0.00	1,443,312.00	0.00
<u>INTEREST INCOME</u>						
400-60-601 INTEREST INCOME	<u>30,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0.00</u>
TOTAL INTEREST INCOME	30,000	0.00	0.00	0.00	30,000.00	0.00
<u>OTHER REVENUE</u>						
400-70-701 MISCELLANEOUS REVENUE	0	0.00	0.00	0.00	0.00	0.00
400-70-709 INSURANCE CLAIMS RECEIVED	0	0.00	0.00	0.00	0.00	0.00
400-70-722 SALE OF NON-CAPITAL ASSETS	0	0.00	0.00	0.00	0.00	0.00
400-70-724 SALE OF ENTERPRISE ASSET	0	0.00	0.00	0.00	0.00	0.00
400-80-815 EXTRAORDINARY ITEMS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL OTHER REVENUE	0	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>						
400-90-913 TRANSFER FROM GRANT FUND	0	0.00	0.00	0.00	0.00	0.00
400-90-916 TRANSFER FROM DONATIONS	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	1,473,312	0.00	0.00	0.00	1,473,312.00	0.00
	=====	=====	=====	=====	=====	=====

CITY OF WHITE SETTLEMENT
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: OCTOBER 31ST, 2026

08 -CRIME DIST SPECIAL REV

DEPARTMENT - CRIME DISTRICT

% OF YEAR COMPLETED: 08.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEPARTMENTAL EXPENDITURES						
<u>MATERIALS & SUPPLIES</u>						
551-10-109 MISC MATERIALS & SUPPLIES	3,000	0.00	0.00	0.00	3,000.00	0.00
551-10-111 AMMUNITION	10,500	0.00	0.00	0.00	10,500.00	0.00
551-10-113 UNIFORMS	30,000	0.00	0.00	0.00	30,000.00	0.00
551-10-115 FUEL & LUBRICANTS	53,390	0.00	0.00	0.00	53,390.00	0.00
551-10-118 TOOLS & EQUIPMENT < 5,000	<u>5,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
TOTAL MATERIALS & SUPPLIES	101,890	0.00	0.00	0.00	101,890.00	0.00
<u>CONTRACTUAL SERVICES</u>						
551-20-214 OTHER PROFESSIONAL SERVICES	34,500	0.00	0.00	0.00	34,500.00	0.00
551-20-219 CELL PHONES/AIR CARDS	20,760	0.00	0.00	0.00	20,760.00	0.00
551-20-221 ANNUAL COMPUTER MAINTENANCE	81,785	0.00	0.00	0.00	81,785.00	0.00
551-20-222 ENTERPRISE VEHICLE MAINTENANC	0	0.00	0.00	0.00	0.00	0.00
551-20-223 VEHICLE MAINTENANCE/REPAIRS	11,820	0.00	0.00	0.00	11,820.00	0.00
551-20-224 EQUIPMENT MAINTENANCE/REPAIRS	450	0.00	0.00	0.00	450.00	0.00
551-20-228 INSURANCE	140	0.00	0.00	0.00	140.00	0.00
551-20-229 DUES/SUBSCRIPTIONS/MEMBERSHIP	0	0.00	0.00	0.00	0.00	0.00
551-20-233 TRAVEL & TRAINING	55,000	0.00	0.00	0.00	55,000.00	0.00
551-20-242 CONTRIBUTE TO OTHER AGENCIES	11,930	0.00	0.00	0.00	11,930.00	0.00
551-20-245 ADMIN COST TO GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00
551-20-246 PAYMENT PLAN - TASERS	19,863	0.00	0.00	0.00	19,863.00	0.00
551-20-247 PAYMENT PLAN - RADIOS	0	0.00	0.00	0.00	0.00	0.00
551-20-248 PAYMENT PLAN - BODYWORN CAMER	51,970	0.00	0.00	0.00	51,970.00	0.00
551-20-249 PAYMENT PLAN - COMPUTERS	22,450	0.00	0.00	0.00	22,450.00	0.00
551-20-252 COMPUTER SOFTWARE < \$5,000	0	0.00	0.00	0.00	0.00	0.00
551-20-253 COMPUTER RELATED EQUIP < \$5K	0	0.00	0.00	0.00	0.00	0.00
551-20-254 ENTERPRISE LEASE	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CONTRACTUAL SERVICES	310,668	0.00	0.00	0.00	310,668.00	0.00
<u>CAPITAL OUTLAY</u>						
551-40-410 MOTOR VEHICLES	0	0.00	0.00	0.00	0.00	0.00
551-40-415 OTHER EQUIPMENT	<u>220,400</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>220,400.00</u>	<u>0.00</u>
TOTAL CAPITAL OUTLAY	220,400	0.00	0.00	0.00	220,400.00	0.00
<u>TRANSFERS</u>						
551-70-701 TRANSFER TO GENERAL FUND	837,200	0.00	0.00	0.00	837,200.00	0.00
551-70-733 TRANSFER TO ISF FUND	<u>203,154</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>203,154.00</u>	<u>0.00</u>
TOTAL TRANSFERS	1,040,354	0.00	0.00	0.00	1,040,354.00	0.00
TOTAL CRIME DISTRICT	1,673,312	0.00	0.00	0.00	1,673,312.00	0.00
TOTAL EXPENDITURES	1,673,312	0.00	0.00	0.00	1,673,312.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	(200,000)	0.00	0.00	0.00	(200,000.00)	0.00



June 23, 2026

Approve a Professional Services Agreement with Freeze and Nichols, Inc. for the purpose of performing a water master plan in the amount of \$205,000.

Freeze and Nichols, Inc. has submitted a PSA to perform a water master plan. The plan will evaluate the water system, including capacity planning to address population growth, regulatory compliance, and system optimization. The scope will include the hydraulic model of development and analysis, the generation of the water system capital improvement plan (CIP), and the final water masterplan report. New and updated plans allow staff and Council to make better financial and capital plans for the benefit of all our citizens.

The water master plan is funded by a Texas Water Development Board grant.

Staff recommends approval.

Larry Hoover, CPM

Director of Public Works

RESOLUTION 2026-07-32-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, REQUESTING FINANCIAL ASSISTANCE FROM THE TEWAS WATER DEVELOPMENT BOARD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of White Settlement, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council desires to request financial assistance from the Texas Water Development Board and authorizes the filing of an application for assistance for Gibbs Drive Water Line Replacement Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHITE SETTLEMENT, TEXAS, THAT:

SECTION 1.

All the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

An application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$ 8,500,000 to provide for the costs of Gibbs Drive Water Line Replacement Project.

SECTION 3.

The following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: _____

Engineer: _____

Bond Counsel: _____

SECTION 4.

The City Council authorized the City Manager to execute all documents necessary for or related to the application.

SECTION 5.

This Resolution shall take effect upon its adoption, and it is so resolved.

PASSED AND APPROVED, this the 7th day of July, 2026.

Faron Young, Mayor

ATTEST:

Amy Arnold, City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF _____ §

APPLICANT _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ as the Authorized Representative of the _____, who being by me duly sworn, upon oath says that:

1. The decision by the _____ (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq.) and after providing such notice as required by such Act as is applicable to the _____ (authority, city, county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The _____ (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The _____ (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):

_____.

5. The _____ (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The _____ (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The _____ (authority, city, county, corporation, district) will
comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and
regulations of the TWDB.

Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,
on this _____ day of _____, 20 ____.

(NOTARY'S SEAL)

Notary Public, State of Texas

June 23, 2026

Via Email to

Honorable Mayor and City Council
Attn: Mayor Faron Young
City of White Settlement
214 Meadow Park Drive
White Settlement, TX 76108

RE: Engagement for Special Counsel Legal Services

Dear Mayor Young,

We ("Wyatt Hamilton Findlay" or "WHF") are honored to have the opportunity to represent and serve the City of White Settlement ("City" or "Client") as special counsel in conformance with the terms of this engagement letter.

Description of Services

We will serve as special counsel for the City and, in this role, will be responsible for providing legal services at the direction of the City Council for all departments, officers, and employees of the City on matters related to land use, economic development, and other such matters as the City Council may request from time to time.

As special counsel, we will provide legal services to the City in conformance with the current fee schedule for service as follows:¹

<u>Description of Services</u>	<u>Fee Type</u>	<u>Rate</u>
General legal services	Hourly	\$240
Paralegal services	Hourly	\$120
Litigation	Hourly	\$275

General Terms of Our Representation

This engagement letter will be effective immediately upon execution by the City and shall continue unless and until terminated. In accordance with the applicable ethical rules, the City has the right, at any time, to terminate this engagement for any reason. We have also enclosed a copy of our "Billing, Fees, and Client Data Policy" for your review.

If the terms of this engagement letter are acceptable, please execute in the signature block provided below and return a conformed copy of this letter via email to Drew Larkin (drew@whflegal.com) and Whitt Wyatt (whitt@whflegal.com). If you have any questions regarding this engagement letter, please do not hesitate to contact Drew at (210) 478-6234 or via email.

Best regards,

Wyatt Hamilton Findlay PLLC



Whitt Wyatt
Managing Member - Legal Services

Enclosures

¹ The firm reviews and adjusts its rates annually to reflect changes in market conditions and operational costs.

AGREED & ACCEPTED for City:

By: _____

Title: _____

Date: _____

BILLING CONTACT (if different):

Name: _____

Title: _____

Email: _____

Phone: _____

Wyatt Hamilton Findlay PLLC

Billing, Fees, and Client Data Policy

Client's signature to the attached Engagement Letter constitutes its acceptance of the terms and conditions of the following policy terms and conditions.

FEES. Unless otherwise provided in the attached Engagement Letter, our fees will be based primarily on the amount of time we spend, subject to certain adjustments. Each lawyer at WHF has an hourly billing rate, and the rate multiplied by the number of hours spent on an assignment is the initial basis for determining our fees. The Firm will charge for time in increments of a quarter of an hour (0.25). However, the supervising attorney may exercise discretion to adjust that time or rate (either up or down) to reflect value billing, taking into account factors such as the complexity or unusual nature of the matter, extraordinary time pressures, the demand for specialized expertise, and the overall value of the services to the client in determining the actual amount to be charged for legal services.² Various attorneys and paralegals at WHF may be involved in providing legal services to you, as well as attorneys of other firms whom we may elect to enlist to provide specialized legal expertise on an as needed basis. Client will be provided with a monthly itemized invoice for legal services. We charge for the cost of expenses, including copies, outgoing facsimile transmissions, courier service, and reimbursement for mileage at current IRS rates. We may adjust our general schedule of rates on a periodic basis.

FEE ESTIMATES. Our attorneys do their best to estimate fees and expenses for particular matters when asked to do so. However, an estimate is just that, and the fees and expenses required are ultimately a function of many conditions over which we have little or no control.

WORK ASSIGNMENTS. The lawyer with whom you deal primarily may assign responsibility for completing some of your work to other lawyers in our office or at other firms under his or her supervision. The supervising lawyer will continue to be responsible for your entire assignment, however, and will be available to discuss the use of other personnel with you.

NON-SOLICITATION. Client acknowledges that Firm has expended and will continue to expend significant time, effort, and resources in the hiring, training, and development of Firm's employees, including its attorneys (including of counsel and contract attorneys), paralegals, legal assistants, and other staff (each a "Firm Employee"). Client therefore agrees that, during the term of Client's engagement with Firm, and continuing for a period of twelve (12) months following the expiration or termination Client's engagement with Firm (regardless of basis for termination), Client will not, directly or indirectly through a third-party or otherwise solicit, or attempt to solicit, any Firm Employee to work for, contract with, become an employee of or otherwise be engaged by Client to provide any kind of services to Client that Firm is engaged in providing to its clients.

USE OF TECHNOLOGY. To provide you with cost-effective and efficient legal services, we utilize secure, licensed generative Artificial Intelligence (AI) technologies for tasks such as, but not limited to, contract analysis, case law research, and preliminary draft preparation. These tools enhance our capabilities and may reduce billable hours; however, all AI-generated content will be thoroughly reviewed and validated by our attorneys to ensure quality and compliance with our strict confidentiality protocols. Client acknowledges that the attorney-client privilege and the work product doctrine protect only communications and materials that satisfy specific legal requirements, including that the communication be made in confidence between Client and its legal counsel (or counsel's agents acting at counsel's direction) for the purpose of obtaining or providing legal advice. Client acknowledges that prompts it submits to, and outputs it receives from, publicly accessible generative artificial-intelligence tools (including, without limitation, ChatGPT, Claude, Gemini, Copilot, Perplexity, Grok, and any other consumer-facing chatbot or assistant) are generally not privileged, are not work product, and may be discoverable by adverse parties or government authorities. Subsequently sharing such materials with WHF does not retroactively create privilege. If Client wishes to use any AI tool in connection with the Firm's representation, Client agrees to discuss the proposed use with the Firm in advance, to use only tools the Firm has reviewed and approved in writing, and to follow the Firm's instructions regarding configuration, data-retention settings, account type, and recordkeeping. Use undertaken outside this protocol may waive privilege and work product protection over the underlying information and any materials derived from it, and may also create discovery, ethical, regulatory, or evidentiary obligations for which Client, and not the Firm, bear responsibility.

² The stated hourly rates will apply unless the City approves an alternative fee arrangement in writing for a specific matter. Any modification to the hourly rate structure, premium charge, or alternative billing arrangement will be approved in advance by the City Council or an authorized City representative.

RESPONSES TO AUDITOR INQUIRIES. We are frequently asked to provide information to auditing firms regarding legal matters in which we are representing you. It is our practice to respond to those inquiries with the same level of care and professionalism that we use to handle your legal work. The legal fees associated with this work may be billed separately or be included on an invoice with respect to a matter on which we are working.

RESPONSES TO RELATED PROCEEDINGS. You agree to pay, to the extent permitted by law, our fees, costs, and expenses incurred in connection with any inquiry, investigation, claim, action or other proceeding arising from or relating to this engagement or any other engagement we may accept from you (other than in connection with any claim, action, proceeding brought by you against us), including without limitation, compensating us in accordance with our ordinary billing practices for time spent and expenses incurred in, for example, investigating claims, collecting and providing documents and information, or appearing as a witness pursuant to a subpoena or otherwise.

DISBURSEMENTS ON YOUR ACCOUNT. Invoices will normally be rendered monthly for work done in the previous month, covering and identifying services provided, as well as disbursements and other charges. These disbursements and charges include items incurred and paid by us on your behalf, such as filing fees, delivery charges, travel, and special photocopying, if necessary. Use of other service providers such as printers, experts, process servers, court reporters, and witness fees will normally be forwarded to you for payment directly from such service providers. We may also include charges for the use of online legal research systems.

INVOICES AND STATEMENTS. It is our policy to invoice clients monthly for fees and out-of-pocket expenses. Each lawyer records the time required to perform services and sends out invoices at the beginning of the following month, describing services rendered and expenses incurred for the prior month. You may also receive a monthly "statement" that shows any past due invoices for any fees and expenses that remain unpaid for more than 30 days from the date of the respective invoice.

PAYMENT. Payment is due upon your receipt of our invoice unless special arrangements have been made in advance. Payment should be made in U.S. dollars. Failure to pay invoices promptly may result in our withdrawal of representation of you. Any invoice balances overdue more than 60 days will begin to accrue interest at an annual rate of eight percent (8%) until paid. In our sole discretion, we may submit any invoices overdue more than 120 days to third-party collection services. If we determine it is necessary to file an action or proceeding against you to collect any invoiced and unpaid fees and expenses, you will be required to pay for all costs of collection, including without limitation all filing fees, third-party expenses, and attorney's fees incurred for our efforts in collecting such amounts. If we use our own attorneys or legal assistants to pursue such an action or proceeding, the attorney's fees for which you will be responsible for paying shall be calculated on an hourly basis using the applicable hourly rates for the WHF attorneys and legal assistants providing such work.

TERMINATION. Client may terminate the attorney-client relationship at any time and for any reason. Such a termination does not, however, absolve Client of responsibility to pay for fees and costs incurred prior to the receipt of written notice of termination.

STANDARDS OF PROFESSIONALISM. Pursuant to rules promulgated by the Texas Supreme Court and the State Bar of Texas, we are to advise our clients to the contents of the Texas Lawyer's Creed, a copy of which can be found at <https://www.txcourts.gov/media/276685/texaslawyerscreed.pdf>. In addition, we are to advise clients that the State Bar of Texas investigates and prosecutes complaints of professional misconduct against attorneys licensed in Texas. A client that has any questions about the State Bar's disciplinary process should call the State Bar of Texas at 1-800-932-1900 toll free.

[End of Service Terms and Conditions]

ORDINANCE NO. 2026-07-16-028

AN ORDINANCE OF THE CITY OF WHITE SETTLEMENT, TEXAS, AMENDING ORDINANCE NO. 2026.05.12.024, RECODIFYING THE CODE OF ORDINANCES OF THE CITY OF WHITE SETTLEMENT, TEXAS, TO CORRECT A SCRIVENER'S ERROR; REPEALING CONFLICTING ORDINANCES; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of White Settlement, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council previously adopted the 2018 Edition of the ICC International Building Code, ICC International Residential Code, ICC International Plumbing Code, ICC International Mechanical Code, ICC International Existing Building Code, ICC International Fuel Gas Code, ICC International Energy Conservation Code, ICC International Swimming Pool and Spa Code, ICC International Property Maintenance Code, ICC Fire Code, and 2017 NFPA National Electric Code (collectively, the "Building Codes"); and

WHEREAS, on May 5, 2026, the City Council passed Ordinance No. 2026.05.12.024, recodifying the Code of Ordinances of the City of White Settlement;

WHEREAS, due to scrivener's error, the 2018 and 2017 Building Codes were updated to 2024 Edition of the ICC International Building Code, ICC International Residential Code, ICC International Plumbing Code, ICC International Mechanical Code, ICC International Existing Building Code, ICC International Fuel Gas Code, ICC International Energy Conservation Code, ICC International Swimming Pool and Spa Code, ICC International Property Maintenance Code, ICC Fire Code, and 2023 NFPA National Electric Code;

WHEREAS, this substantive change was committed in error and the City has not updated its standards to the 2024 and 2023 versions of the Building Codes; and

WHEREAS, the City Council has determined that this Ordinance is necessary to correct the scrivener's error and reflect the correct Building Codes.

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

SECTION 1

Exhibit A of Ordinance No. **2026.05.12.024**, which recodified the City's Code of Ordinance and Section 103-19, "Adopted," of Division 1, "Generally," of Article II,

“Construction Codes” of Chapter 103, “Buildings and Construction,” of the Code of Ordinances, City of White Settlement, Texas, is hereby amended to correct the scrivener’s error and to read as follows:

“Sec. 103-19. – Adopted.

The city has adopted the following codes published by the International Code Council (ICC) and National Fire Protection Association (NFPA) subject to the local amendments and additions, if any, provided in this article:

- (1) ICC International Building Code, 2024 Edition.
- (2) ICC International Residential Code, 2024 Edition.
- (3) ICC International Plumbing Code, 2024 Edition.
- (4) ICC International Mechanical Code, 2024 Edition.
- (5) ICC International Existing Building Code, 2024 Edition.
- (6) ICC International Fuel Gas Code, 2024 Edition.
- (7) ICC International Energy Conservation Code, 2024 Edition.
- (8) ICC International Swimming Pool and Spa Code, 2024 Edition.
- (9) ICC International Property Maintenance Code, 2024 Edition.
- (10) ICC Fire Code, 2024 Edition.
- (11) NFPA National Electrical Code, 2023 Edition.”

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances of the City of White Settlement, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**PASSED AND APPROVED ON FIRST READING ON THIS 7th DAY OF JULY,
2026.**

FARON YOUNG, MAYOR

ATTEST:

AMY ARNOLD, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

ALICIA K. KREH, CITY ATTORNEY



Agenda Item Cover Memo

To: Honorable Mayor and City Council
Agenda Item: Act on an appeal of BOA Dev Co., L.L.C., concerning denial of a sign permit application for a Message Board Sign, proposed to be located at 750 Alta Mere Drive
Meeting: March 3, 2026
Department: Community Development
Submitted by: Brittney Huff, Interim Director

Background

The applicant is requesting consideration and action on an appeal of the denial of a Sign Permit for a new message board sign. The property is located along TX 183, at 750 Alta Mere Drive, and consists of one commercial building. There is one existing monument sign on the property.

The applicant submitted a Sign Permit for a new message board sign, to be built on the west side of the property and located within 300 feet of TX 183. The proposed message board sign is a double-sided LED display, approximately 378 square feet in sign area, and 33 feet in height.

Section 107-39 (a) of the Code of Ordinances states that “New message boards are only allowed within the city within 300 feet of I-30 and I-820 rights-of-way.” Since the proposed message board is not located within 300 feet of I-30 or I-820 rights-of-way, and is instead on TX 183, the sign is not permitted.

The Sign Permit was denied based on the proposed location and sign type (new message board sign). Sec. 107 (Signs) -75. - Appeal; Decision of Building Official states that *“All questions of interpretation and enforcement shall be first presented to the building official. Any person aggrieved by any interpretation or by any decision or ruling of the building official under this chapter shall have the right to make an appeal to the city council at a regular scheduled city council meeting.”* The applicant has requested an appeal to City Council regarding the interpretation and enforcement of this standard.

Staff Recommendation

Staff recommends **DENIAL** of the appeal.



Attachments

1. Location Map
2. Copy of Sign Permit application
3. City Denial Letter
4. Applicant Appeal Letter



CHRISTOPHER W. ROTHFELDER
crothfelder@rothfelderfalick.com

ATTORNEYS AT LAW
1517 HEIGHTS BLVD.
HOUSTON, TEXAS 77008

TELEPHONE: 713-220-2288
FACSIMILE: 713-658-8211
WWW.ROTHFELDERFALICK.COM

May 28, 2026

City Council of the City of White Settlement
c/o Amy Arnold, City Secretary
214 Meadows Park Drive
White Settlement, Texas 76108

*Via Email: aarnold@wstx.us
and CM, RRR, 7020 3160 0001 5787 9820*

**RE: Appeal of BOA Dev Co LLC Concerning Denial of Sign Permit Application
for Message Board Sign to be Located at 750 Alta Mere Drive; Our File No.
1706-7.**

Dear Ms. Arnold:

I am assisting Chandler Brown and Nathan Brown, and their company, BOA Dev Co LLC (hereinafter, collectively "Brown"), in their appeal of the City's denial of Brown's Application seeking a sign permit for a new message board to be located at 750 Alta Mere Drive. Please consider this letter and the enclosed materials as Brown's timely appeal to the City Council pursuant to Section 107-75 of the City's Code of Ordinances.

By way of background, earlier this year, Brown's licensed sign installer and contractor, Absolute Sign Operations, submitted a Sign Permit Application to the City (the "Application"), which requested a permit to construct a message board sign at 750 Alta Mere Drive (the "Property"). The Application included excerpts of the City's sign ordinance, a copy of the City's zoning map, an approved commercial sign permit issued by the Texas Department of Transportation (TxDOT), engineering and design plans for the proposed structure, a property survey, and a determination by the Federal Aviation Administration (FAA) of No Hazard to Air Navigation.

On May 18, 2026, LJA Engineering, Inc., issued a letter on behalf of the City in response to the Application. The letter states, "The request for a Sign Permit for a new message board sign at 750 Alta Mere Drive is denied, based on the determination that the proposed sign is not permitted at this location." The letter goes on to reason, "The Message Board sign type is regulated under Section 107-5(a) of the White Settlement Code of Ordinances. Section 107-5(a) stipulates the allowance of new message boards as follows: 'New message boards. New message boards are only allowed within the city within 300 feet of I-30 and I-820 rights-of-way.'"

Brown respectfully disagrees with the determination of LJA Engineering, Inc. (made on behalf of the City) for the following reasons. Section 107-6 of the City Code of Ordinances (now re-codified as Section 107-40) provides that message board signs are permitted in the following

districts: “Nonresidential C-O to I-H with I-30, I-820 or 183 frontage.” Brown’s proposed sign is located in such a district. Specifically, and as acknowledged in LJA Engineering, Inc.’s letter, “The property at 750 Alta Mere Drive is zoned Commercial Corridor (C-C). The proposed message board is located within approximately 300 feet of TX 183.”

LJA Engineering, Inc.’s contention that message board signs are limited to locations within three hundred feet of I-30 and I-820, as per Section 107-5(a) of the City’s Code of Ordinances (now codified as Section 107-39(a)) is, respectfully, erroneous. In particular, pursuant to Texas law and standards of statutory construction, the more specific provisions of Section 107-6 control over any inconsistent and general provisions of Section 107-5. City charters and ordinances are constructed according to general rules of statutory interpretation. *Powell v. City of Houston*, 628 S.W.3d 838, 843 (Tex. 2021). Courts read ordinances as a whole, presuming the enacting body purposefully included each word, and construing the ordinance to avoid rendering any word or provision meaningless. *Houston Belt & Terminal Ry. Co. v. City of Houston*, 487 S.W.3d 154, 164 (Tex. 2016). Specific provisions control over general provisions to the extent of a conflict in statutory language. Tex. Gov’t Code § 311.026(b).

The City’s interpretation of the City’s sign regulations would improperly render meaningless the provisions of Section 107-5(a), which expressly allow message board signs in commercial zoning districts located within three hundred feet of TX 183. As LJA Engineering, Inc. acknowledged, the Property is located in a commercial zoning district within three hundred feet of TX 183. The Application therefore satisfies the requirements of Section 107-5(a), and should have been granted. Moreover, to the extent of any conflict between the terms of Section 107-5(a) and Section 107-6, the more specific provisions of Section 107-6 would control.

Brown’s Application otherwise comports with all remaining requirements of Section 107-5(a). Specifically, the proposed message board complies with the provisions of Chapter 391 of the Transportation Code (the Highway Beautification Act), as evidenced by the TxDOT permit enclosed with Brown’s Application. The proposed sign also satisfies all height, size and spacing requirements of Section 107-5(a). The sign would also meet FAA lighting standards.

Based on the foregoing, Brown respectfully requests that the City Council grant Brown’s appeal and issue the requested permit. My client and I thank you for your consideration of the foregoing. Please let us know if any additional materials are needed for the processing of Brown’s appeal.

Very truly yours,

/s/ Christopher W. Rothfelder

Christopher W. Rothfelder

CWR:mr



SIGN PERMIT APPLICATION

DATE 4-14-2025

PERMIT # _____

SIGN LOCATION ADDRESS 750 ALTA MERE DR, FORT WORTH, TX 76116 (SH 183 frontage) COST OF PROJECT \$100,000

SIGN TYPE

- | | | |
|-------------------------------------|---|--|
| ☐ Wall | ☐ Development | ☐ Special Event |
| ☐ Monument | ☐ Canopy | ☐ Portable |
| ☐ Pylon | ☐ Special Event - Grand Opening | ☐ Roof |
| ☐ Projection | ☐ Banner, Pennants, Flags, Inflatables | ☒ Other
(Message Board) |

SIGN SPECIFICATIONS

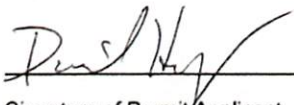
Square Footage of sign 378 square feet Height above grade of sign 33 feet above grade

Does sign require electrical connection? ☒ Yes ☐ No Is the sign double faced? ☒ Yes ☐ No

ALL ELECTRICAL TO SIGN MUST BE UNDERGROUND

CONTRACTOR INFORMATION

Sign Erector License # _____ Company Name: Absolute Sign Operations
Address/Phone: 122 Pittsburg St Dallas TX 75207
Master Sign Electrician License # _____ Company Name: _____
Address/Phone: _____



Signature of Permit Applicant

For Building Official Use Only:

Approved _____ Denied _____ Date _____

\$ _____ Total Permit Fee

To Whom It May Concern,

Enclosed please find supporting documentation submitted in conjunction with our permit application for a message board sign to be built along the SH 183 frontage at 750 Alta Mere Drive, Fort Worth, Texas 76116.

The proposed sign structure has been fully permitted by the Texas Department of Transportation (TxDOT), as evidenced by the approved TxDOT Sign Permit enclosed. Pursuant to Section 107-6 of the Code of Ordinances of the City of White Settlement, which identifies message boards as a permissible sign type on properties with commercial or industrial zoning and frontage along I-30, I-820 or SH 183, we respectfully request issuance of a city sign permit for the proposed structure.

For your review, this submission includes the following materials:

- Excerpt from the City of White Settlement Sign Ordinance (Section 107-6)
- Zoning Map
- Approved TxDOT Sign Permit
- Engineering and Design Plans for the Proposed Sign Structure
- Property Survey Indicating Proposed Sign Location
- FAA Determination of No Hazard to Air Navigation

The enclosed materials demonstrate that the proposed sign complies with applicable regulations and standards. Should you require any additional information or clarification during your review, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chandler Brown', with a stylized flourish extending to the right.

Chandler Brown
President
BOA Dev Co LLC
chandler@brownoutdoor.com

Sec. 107-6. - Permanent signs chart.

(a) Permanent signs shall comply with the following regulations:

PERMANENT SIGNS

Type of Sign	Districts Permitted	Maximum Area	Maximum Height	Number of Signs	Requirements
Canopy (covering gas pumps, drive thru lanes or parking areas)	Nonresidential C-O to I-H	50% of allowed primary wall sign area of building, 100 sq. ft. maximum	Top of canopy fascia	On 2 sides of canopy only	Canopies not considered separate buildings for signage purposes.
Enclosed frame/changeable copy	Nonresidential C-O to I-H	12 sq. ft. with no dimension greater than 4 ft.	Not applicable	2 per wall maximum, 4 per site maximum	Enclosed frame permanently attached to wall.
Freestanding monument	Nonresidential C-O to I-H	75 sq. ft.	7 ft.	1 freestanding (either pole or monument) sign per street frontage, 2 maximum	Monument sign preferred over pole sign.

Freestanding nonfreeway pole (pylon)	Nonresidential C-O to I-H	100 sq. ft.	25 ft.	1 freestanding (either pole or monument) sign per street frontage, 2 maximum	Not allowed in or projecting into public ROW, secondary sign may only be 50% of height and area of primary sign.
Freestanding freeway pole (pylon)	Nonresidential C-O to I-H	0 to 9 acres—400 sq. ft. 10 acres and above—675 sq. ft.	50 ft.	1 freestanding (either pole or monument) sign per street frontage	Not allowed in or projecting into public ROW, secondary sign may only be 50% of height and area of primary sign.
Institutional	All residential (nonresidential see last column)	30 sq. ft.	Below eave	1 per lot	No restrictions in nonresidential districts.
Kiosk sign	See section 107-5(e)				
Message board	Nonresidential C-O to I-H with I-30, I-820 or 183 frontage	Same as pole sign regulations	Same as pole sign regulations	Same as pole sign regulations.	See section 107-5(a) .

Multifamily entry monument	MF-16, MF-24, and MF-24-A	50 sq. ft.	7 ft.	1 per street frontage	Lighting allowed.
Mural	Nonresidential C-O to I-H	Not applicable	Not applicable	Not applicable	No name, logo, text or slogan. Murals are considered art, not advertising.
Name plate	All residential (nonresidential see last column)	2 sq. ft.	Below eave	1 per lot	No restrictions in nonresidential districts.
Primary wall (attached)	Nonresidential C-O to I-H	10% of primary wall area, 200 sq. ft. maximum	Top of parapet wall or roof eave height	Not applicable, signage area can be composed of multiple signs	Minimum horizontal and/or vertical separation between signs twice height of taller sign box, 2-wall maximum. Also see setback bonus.

Secondary wall (attached)	Nonresidential C-O to I-H	50% of allowed primary wall sign area, 100 sq. ft. maximum	Top of parapet wall or roof eave height	Not applicable, signage area can be composed of multiple signs	Minimum horizontal and/or vertical separation between signs twice height of taller sign box, 2-wall maximum.
Subdivision entry monument	Residential: all R	75 sq. ft. each	7 ft.	1 pair per entrance	Lighting allowed.

(b) All signs are subject to setback regulations.

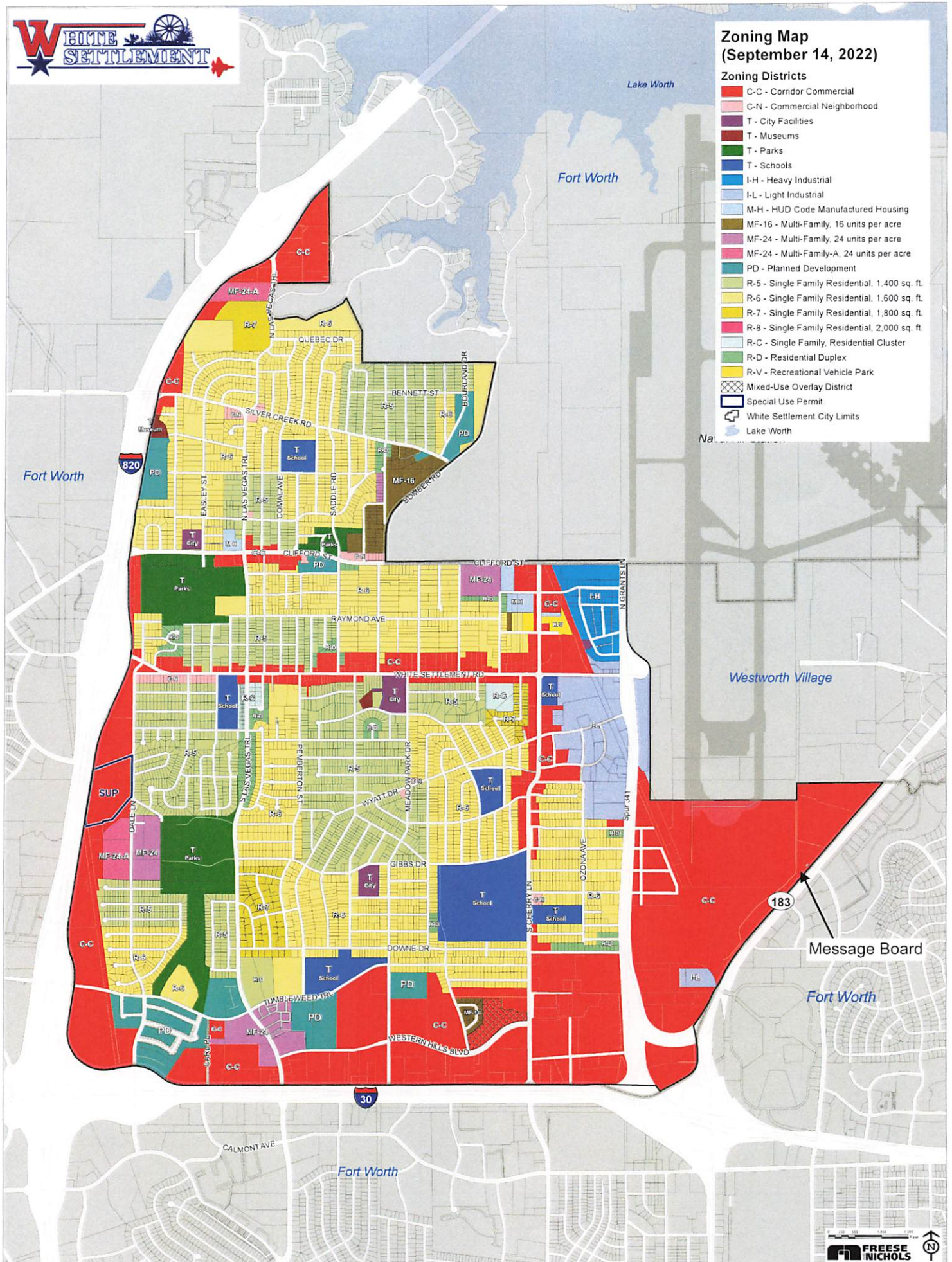
(Code 2008, § 11-6; Ord. No. 2014-2469, § 2, 5-13-2014; Ord. No. 2020-02-002, § 8, 2-4-2020)



Zoning Map (September 14, 2022)

Zoning Districts

- C-C - Corridor Commercial
- C-N - Commercial Neighborhood
- T - City Facilities
- T - Museums
- T - Parks
- T - Schools
- I-H - Heavy Industrial
- I-L - Light Industrial
- M-H - HUD Code Manufactured Housing
- MF-16 - Multi-Family, 16 units per acre
- MF-24 - Multi-Family, 24 units per acre
- MF-24 - Multi-Family-A, 24 units per acre
- PD - Planned Development
- R-5 - Single Family Residential, 1,400 sq. ft.
- R-6 - Single Family Residential, 1,600 sq. ft.
- R-7 - Single Family Residential, 1,800 sq. ft.
- R-8 - Single Family Residential, 2,000 sq. ft.
- R-C - Single Family, Residential Cluster
- R-D - Residential Duplex
- R-V - Recreational Vehicle Park
- Mixed-Use Overlay District
- Special Use Permit
- White Settlement City Limits
- Lake Worth





**PERMIT APPLICATION FOR
INTERSTATE/PRIMARY SYSTEM SIGN**
Texas Transportation Code Chapter 391

For Department Use Only

Permit No: PMT-26-00092**Case Information**

Case No: PMT-N-25-04887

Case Type: New Permit

Part 1 – Instructions

*This form is susceptible to changes. To ensure you are using the latest version apply online.
txdot.gov > "Do Business" > "Right of Way" > "Learn About Commercial Sign Regulations"*

Complete this form in its entirety. If the permit application is incomplete or has incorrect information, the department will reject it and will not refund the application fee. In no case will TxDOT return the original application to the applicant. **A re-submittal of an application will require a new application fee and permit application with original signatures and notary seal.** An application that is not complete or has incorrect information loses its priority location.

Part 2 – Identification of the Applicant

Complete name of applicant as shown on TxDOT Sign License (You must have a license before you apply for a permit):

BOA Dev Co LLC

Mailing Address: 1501 Chessington Ln, McKinney, TX, United States, 75072

Telephone: (972) 841-0681

TxDOT Sign License No: OAL-25-00011

Email Address: nathan@brownoutdoor.com

Part 3 – Location of Proposed Sign

Highway Designation and No (e.g., FM 1626, Connally Rd, etc.):

SH 183 aka Alta Mere Dr

Side of Highway (check one):

☐ North ☐ South ☐ East ☒ West

Distance to Nearest Intersection from Sign Site (e.g., 955 ft. N of Jones Rd. or 5.2 mi. W of FM 1626, etc.):

0.06 Miles. of Green Oaks Rd

Street Address (If available):

750 Alta Mere Dr

This site is (check one):

☒ Inside City Limits ☐ Outside City Limits

Nearest City: White Settlement

County: Tarrant

Central Appraisal District Parcel Identification Number: 40362310

Latitude: 32.74935

Longitude: -97.43527

Part 4 – Sign Acquired by a Transportation Project

☐ This application uses an issued acquired sign credit, which has been attached to this application. The credit record ID being utilized is _____.

You must attach the issued acquired sign credit with your application.

For Department Use Only Permit No: <u>PMT-26-00092</u>
--

Part 5 – Electronic Sign Faces	
If you are not applying for an electronic sign, skip this part. - Electronic signs are any that change their message or copy by programmable electronic or mechanical processes. - The maximum number of electronic sign-faces for a permit is two with only one face per direction of travel.	
Electronic Face #1 (If applicable)	Electronic Face #2 (If applicable)
Side of Sign: ☒ North ☐ South ☐ East ☐ West	Side of Sign: ☐ North ☒ South ☐ East ☐ West
You must provide contact information for the person who is available to be contacted at any time and who is able to turn off the sign in case of malfunction or to accommodate an emergency notification request for local authorities.	
Name: Nathan Brown	Telephone Number: (972) 841-0681

Part 6 – Qualifying Commercial or Industrial Activities	
The minimum number of commercial or industrial activities required to qualify for the sign permit is as follows: - Two qualifying activities: If the sign is to be located on a parcel that is not zoned by an incorporated municipality. - One qualifying activity: If the sign is being relocated due to displacement by a transportation project (<i>see Part 4</i>). - No qualifying activities: If the sign is to be located on a parcel zoned commercial, industrial, or equivalent by an incorporated municipality.	
Activity #1 (If applicable)	Activity #2 (If applicable)
Activity Name:	Activity Name:
Address:	Address:
Hours of Operation:	Hours of Operation:
Phone Number:	Phone Number:

Part 7 – Municipal Zoning	
If you are not applying for a sign location within a zoned area, skip this part. A zoned area must be designated, through comprehensive zoning action, for general commercial or industrial use by a political subdivision with legal authority to zone, regardless of the specific label used. 43 TAC §21.178 You must attach a zoning map or verification from a city official with your application.	
City: White Settlement	Zoning Designation: Commercial Zoning
Source: Nathan Brown	Telephone: (972) 841-0681

Part 8 – Landowner Identification	
Note: By submitting this application, you certify that you have obtained consent to erect and maintain the above-described commercial sign on the property of the person listed below. The information will be verified with the Central Appraisal District records. You must explain any discrepancies by an attachment to this application. Further, you have obtained right of entry onto the property of the sign location for the department or its agents.	
Landowner: FW RETAIL PARTNERS LLCJESSIE MANN	Landowner's Telephone: (972) 839-8600
Landowner's Mailing Address: 5701 SEVILLE CT, Plano, TX, United States, 75093	

For Department Use Only
Permit No: PMT-26-00092

Part 9 – Applicant Certification

By signing this application, you certify that you have an obligation to read, understand, and follow all applicable statutes and rules concerning the erection & maintenance of commercial signs along regulated roadways:

- ◆ Texas Transportation Code, Chapter 391
(Highway Beautification on Interstate and Primary Systems and Certain Roads)
- ◆ Title 43 Texas Administrative Code, Chapter 21, Subchapter I
(Regulation of Signs Along Interstate and Primary Highways)

These statutes and regulations are available on-line at no cost on our public website.

Part 10 – Sketch or Aerial Map of Proposed Sign Site

If you provided GPS coordinates in part 3, skip this part.

To locate the proposed sign site, the following information must be depicted on the sketch or aerial map. 43 TAC §21.159(f)

- ◆ Indicate the distance from commercial or industrial improvements in relation to the sign site.
- ◆ Indicate the distance from the right of way line to the nearest part of the sign structure.
- ◆ Depict the distance from the nearest permitted Commercial Sign on the same side of the highway to the proposed sign site.
- ◆ Identify the highway name that fronts the sign site.

Attach your sketch or aerial map when submitting this application.

Part 11 – Non-Profit Commercial Signs

If you are not a non-profit organization as defined by Title 2 Texas Business Code, Chapter 22, skip this part.

☐ This application is for a non-profit commercial sign.

- ◆ If you have not been issued a Non-Profit Commercial Sign License, please complete, and attach a Commercial Sign License Application to this application; they will be processed simultaneously.
- ◆ The application fee is reduced to \$10.00 for non-profit signs. See Part 13 for further instructions.

Part 12 – Required Attachments

Please include only the below-listed attachments with your application:

- ◆ If within a zoned area, a map or other verification of zoning.
- ◆ If you did not provide GPS coordinates, a sketch or aerial map of the sign location.
- ◆ If the CAD's information is out-of-date or incorrect, landowner verification documents.
- ◆ If you received one for this sign, the Notice of Sign Subject to Regulation.
- ◆ If you are obtaining a new permit for an acquired sign, the issued acquired sign credit.

For Department Use Only Permit No: <u>PMT-26-00092</u>
--

Part 13 – Submitting the Application

1. If this application is approved, the applicant agrees to abide by the provisions of Texas Law and the rules and regulations established by the Texas Transportation Commission pertaining to Commercial Signs and certify that the sign described above is erected and maintained in accordance with all specifications, standards, and requirements under these laws, rules, and regulations.
2. By issuance of a permit, TxDOT does not represent that the sign or location thereof meets city, county, and/or local government laws, orders, ordinances, or other regulations. By issuance of a permit, a contract or property right is not created in the permit of the license holder.
3. The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under §552.021 and §552.023 of the Government Code, you are entitled to receive and review this information. Under §559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect.

**Part 14 – Decision on Application
FOR DEPARTMENT USE ONLY**

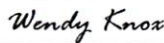
Upon review of this application and the accompanying documents, this permit application is:

☒ **APPROVED**

☐ **DENIED** because of the reasons outlined in the attached Notice of Denial.

Each permit is valid for one year from the date issued, provided the sign is duly erected and legally maintained. TxDOT may terminate a permit sooner if the State acquires the sign or if the sign is not maintained in accordance with applicable laws and regulations. If the sign license expires without renewal or is revoked, any permits issued pursuant to that license also expire. Permits may only be transferred with approval of the department. Issuance of a permit does not create a contract or property right in the permit or license holder. Nonconforming signs may not be removed and re-erected for any reason, nor substantially changed.

Action By:

Signed by:

B0BF35E3F2E1496...

Date Signed: 1/23/2026

Director, Commercial Signs Regulatory Program



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASW-11360-OE

Issued Date: 11/24/2025

BOA DEV CO LLC
CHANDLER BROWN
1501 Chessington Ln
McKinney, TX 75072

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Billboard Billboard - BOA Dev Co LLC
County, State: Tarrant, Texas

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	32-44-57.66N	97-26-06.98W	643 Ft	33 Ft	676 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 05/24/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-817-222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASW-11360-OE.

Signature Control No: 677414023-685100580

(DNE)

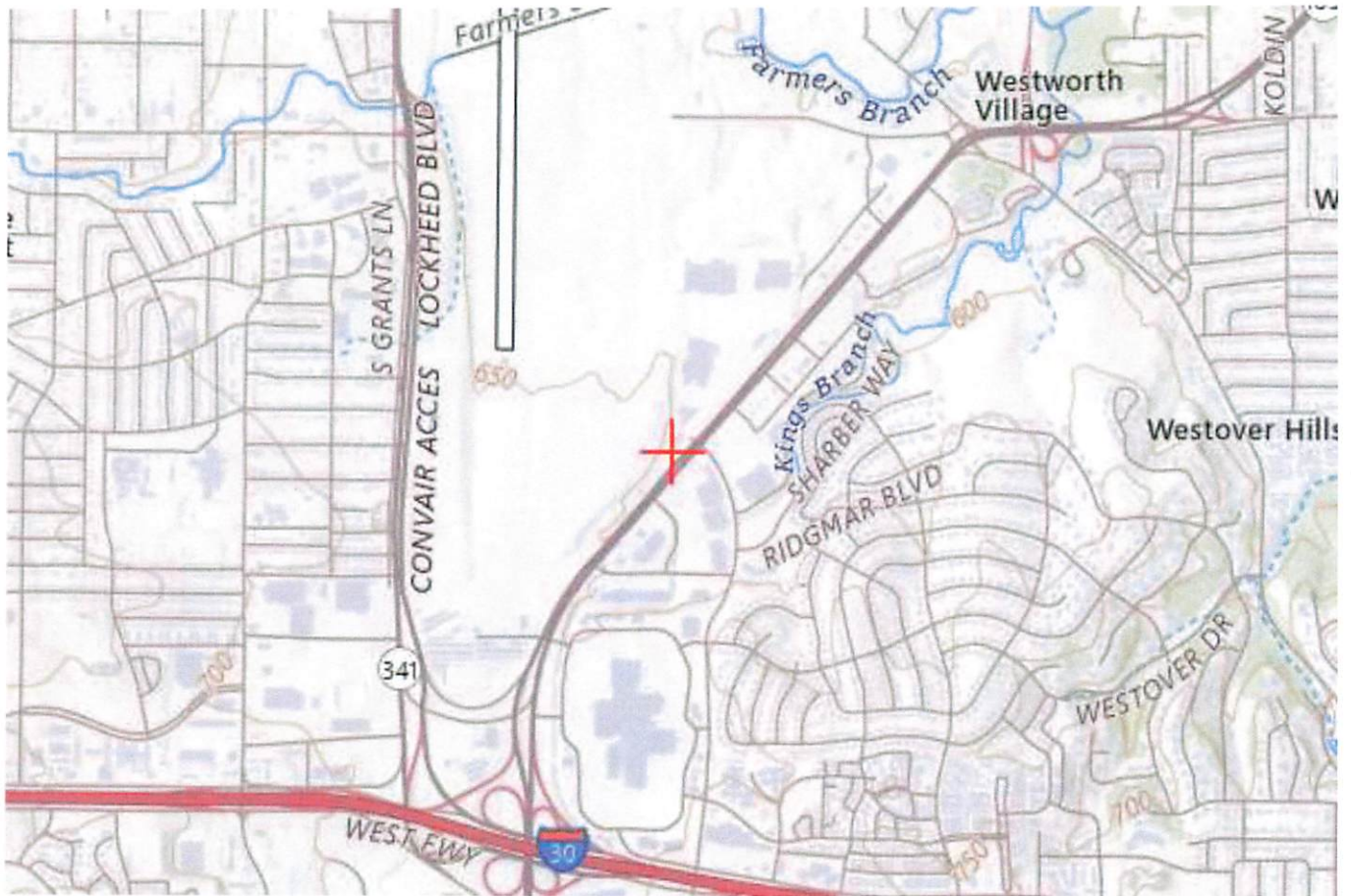
Andrew Hollie
Specialist

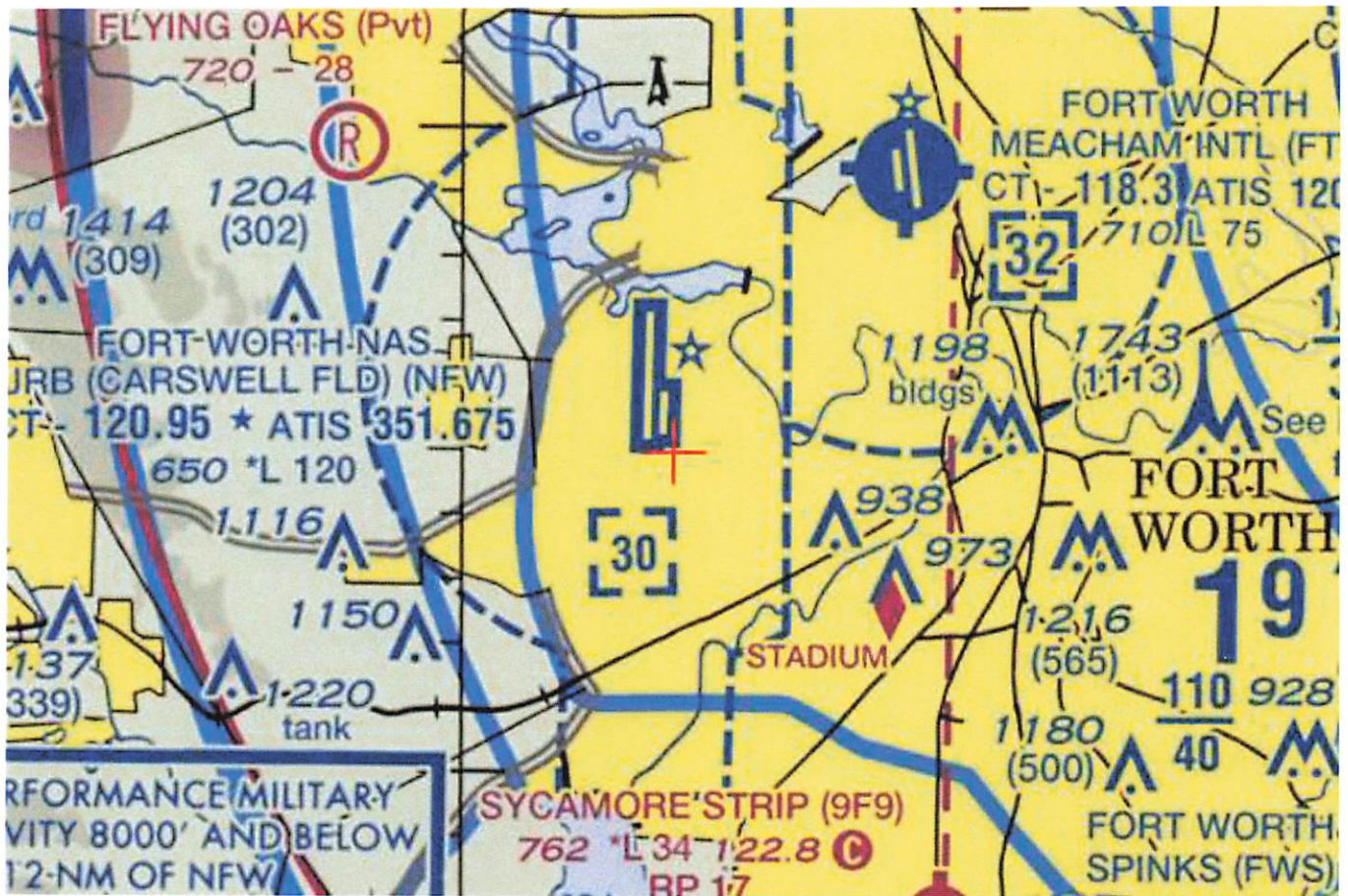
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2025-ASW-11360-OE

The FAA pre-screening tool provided the following message: "Based on the information you provided, you are required to file notice with the FAA."

TOPO Map for ASN 2025-ASW-11360-OE







CONTRACTOR REGISTRATION FORM

Permit Department 214 Meadow Park Drive White Settlement, TX 76108
817-246-4971 ext. 871 or 779 permits@wstx.us

In order to register to do work in the City of White Settlement, the following information must be provided:

1. Completed Contractor Registration Form
2. Proof of Insurance listing City of White Settlement as the certificate holder
3. Copy of State issued MASTER license, where applicable
4. Copy of State issued photo ID
5. \$100 annual registration fee (plumbers, electricians, HVAC contractors & fire suppression exempt)

Applicant must sign and attach a copy of their current Texas Driver's License **AND**, if registration is for a licensed trade, a copy of the Texas State License. The **MASTER** license is required for Plumbing, Electrical and Mechanical registration. Proof of Liability Insurance not less than 100,000 is required for all contractors. [City Code Ch103 §103-84(a), §103-224(b), §103-250, §103-251 (b)(4), §103-170(a), 103-198 (a, b)]

SELECT REGISTRATION TYPE

- General Contractor * ☒ ☐ Mechanical Heat and Air Conditioning
Electrical / Sign Electrician or Master Electrician only ** ☒
Plumbing / Master Plumber Only ** ☐ Utility Contractor / Subcontractor

*Includes but not limited to Building Contractor, Fire Protection System Contractor, Paving Contractor, Demolition Contractor, Remodeling Contractor, Sign Contractor, Sprinkler System Contractor, Swimming Pool Contractor. ** [City Code Ch103 §103.250]

Business Name: Absolute Sign Operations
Business Address: 122 Pittsburg Dallas Tx 75207
(Street) (City) (State) (Zip)

License Holder / Officer / Owner Name: David Holy
Business Phone: 1199 Phone: _____ Email: _____

State License #: ON File State License Expiration Date: 1 / 1 / _____

Personnel authorized to obtain a permit under this company name:

(use company letterhead for additional names)

1) Johnny Fry 2) John Owen 3) Cynthia Whitwer

The information submitted for this registration is true and accurate to the best of my knowledge. I understand that permits are required to be issued prior to commencement of any and all construction work, and that periodic inspections must be requested by myself or my staff, to be performed by the Building Inspector. The city reserves the right to hold or deny permits to contractors who fail to complete and obtain finals for each permit issued under their registration. Further the city may fine or suspend the registration of any contractor who fails to comply with applicable city, state, or federal codes and regulations. If citations are issued for violations, the city is obligated to contact any applicable licensing board.

Signature: David Holy Date: 4-14-2025
Printed Name: David Holy Title: OWNER

City Use Only: Received on _____ Reviewed & Filed by _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/15/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Swingle, Collins & Associates
13760 Noel Road, Suite 600
Dallas TX 75240

CONTACT NAME: Services Dept
PHONE (A/C No. Ext): 972-387-3000 FAX (A/C No.): 972-387-3808
E-MAIL Address: services@swinglecollins.com

INSURED
Absolute Sign Operations LLC
dba. Absolute Sign
122 Pittsburg St
Dallas TX 75207

A8909IG-01

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: American Interstate Insurance Company	31895
INSURER B: FCCI	10178
INSURER C: Monroe Guaranty Insurance Company	32506
INSURER D: Federal Insurance Company	20281
INSURER E: Hartford Fire Ins Co	19682
INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2131625722

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER		GL10010536400	11/20/2025	11/20/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		CA10010536300	11/20/2025	11/20/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$10,000		UMB10010536500	11/20/2025	11/20/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	AVWCTX3474072026	4/4/2026	4/4/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D D E	D&O Crime Ruggers Legal Liability		J06880496 J06880496 46UUMCB0X0U	4/4/2026 4/4/2026 4/4/2026	4/4/2027 4/4/2027 4/4/2027	Limit Limit Limit 1,000,000 500,000 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is included as Additional Insured as respects General Liability, Auto Liability & Umbrella as required by written contract.
The General Liability, Auto Liability & Umbrella policy contains a special provision with Primary & Non-Contributory wording as required by written contract.
Waiver of Subrogation applies as respects General Liability, Auto Liability, Umbrella and Workers Compensation as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

City of White Settlement
214 Meadow Park Drive
White Settlement TX 76108

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

May 18, 2026

Absolute Sign Operations

c/o David Holly

122 Pittsburg St., Dallas, TX 75207

Via Email Delivery to copperheadelectric1@gmail.com and nathan@brownoutdoor.com

Re: 750 Alta Mere Dr, White Settlement

LJA File No. 0587.26.33.BP. 750 Alta Mere – Message Board

Submittal date: April 14, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above, on behalf of the City of White Settlement, for planning, engineering, and building-related requirements.

The request for a Sign Permit for a new message board sign at 750 Alta Mere Drive is denied, based on the determination that the proposed sign is not permitted at this location.

The property at 750 Alta Mere Drive is zoned Commercial Corridor (C-C). The proposed message board is located within approximately 300 feet of TX 183.

The Message Board sign type is regulated under Section 107-5(a) of the White Settlement Code of Ordinances. Section 107-5(a) stipulates the allowance of new message boards as follows:

“New message boards. New message boards are only allowed within the city within 300 feet of I-30 and I-820 rights-of-way.”

Please do not hesitate to let us know if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

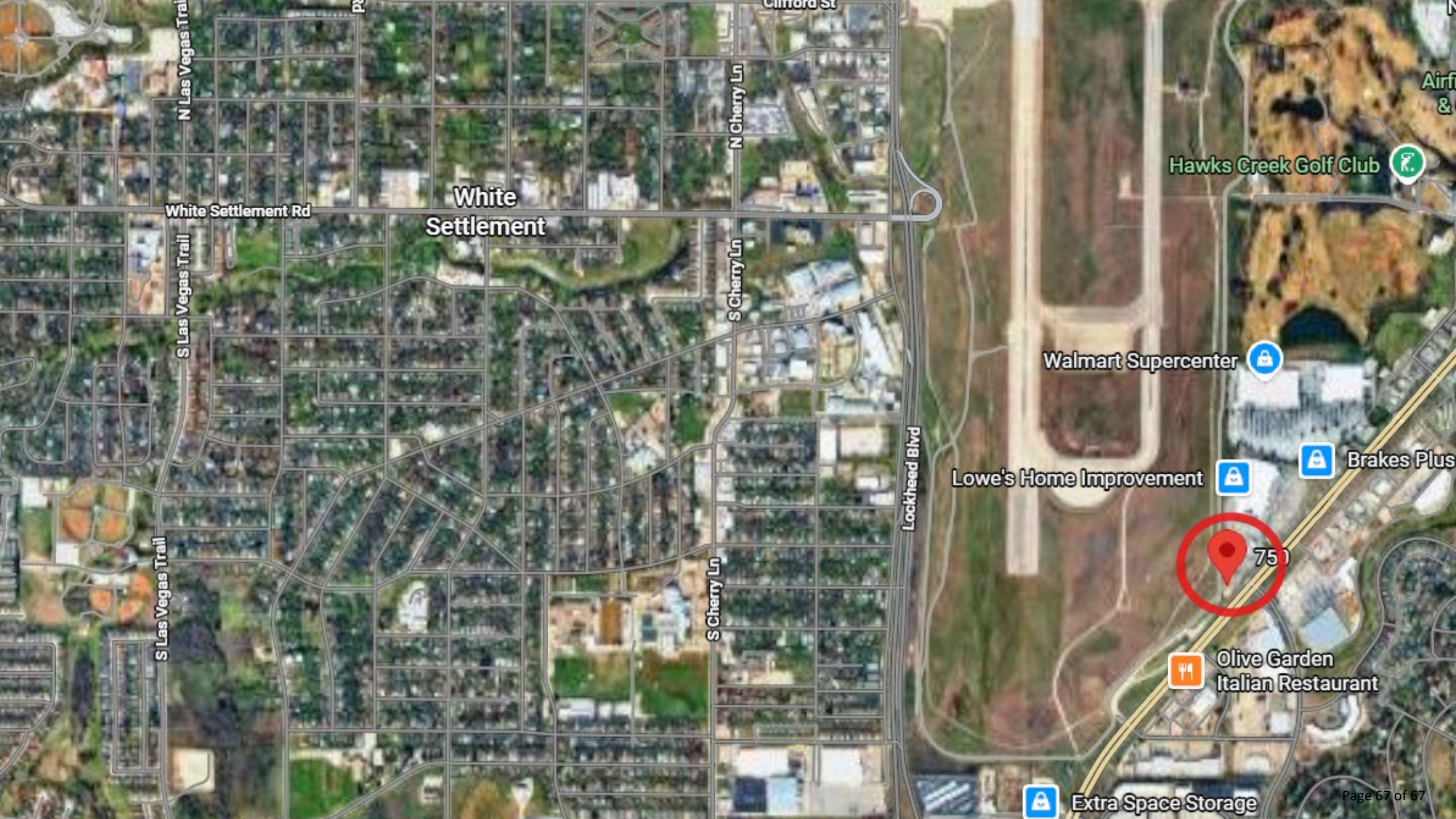
Abra R. Nusser, AICP

Senior Director at LJA

Email: anusser@lja.com

Phone: 972.339.8186

On behalf of the City of White Settlement, TX



N Las Vegas Trail

White Settlement Rd

S Las Vegas Trail

S Las Vegas Trail

White Settlement

N Cherry Ln

S Cherry Ln

S Cherry Ln

Lockheed Blvd

Walmart Supercenter

Lowe's Home Improvement

Brakes Plus

Olive Garden Italian Restaurant

Extra Space Storage

Hawks Creek Golf Club