MINUTES

WALLER COUNTY COMMISSIONERS COURT
REGULAR SESSION
WEDNESDAY – MAY 28, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 28th day of May 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Presiding Judge Commissioner Justin Beckendorff at 9:02 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3 – *arrived at 9:22 a.m.*
Justin Beckendorff, Commissioner Precinct 4 – *Presiding Judge*
Debbie Hollan, County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge

Delivery of Invocation by: Commissioner Amsler
Pledge to the American Flag and Texas Flag led by: Commissioner Beckendorff

Commissioner Smith made motion to approve agenda, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon	*– Absent*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

PUBLIC COMMENT – *None*

CONSENT AGENDA

Items identified within the Consent Agenda are of a routine nature and will be passed with one vote without being discussed separately. If a member of the court or public requests that a particular item be discussed, that agenda item will be pulled from the Consent Agenda and discussed as part of the regular agenda at the appropriate time. One vote will approve the remaining items on the Consent Agenda.

2. Approval of Minutes – May 14, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
5. Request by County Auditor to approve official documents and all Monthly Reports.
6. Request by County Auditor to approve the 2025 Interlocal Agreement with Grimes County for the Cost Sharing of the 506th District Court Coordinator, Assistant Court Coordinator, and Court Reporter.

7. Request by the County Auditor to spread upon the minutes the certification of the Juvenile Probation Department, TJJD S&E grant award, in the amount of $14,848.00 and amend the 2024-2025 grant budget, 2025-01 (JP).
8. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 3 and accept the Construction Bond in Precinct 3.
9. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 4 and accept the Construction Bond in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 5 and accept the Construction Bond in Precinct 3.
11. Request by County Engineer to approve the Final Plat of Sunterra Lakes Detention Reserves and Street Dedication and accept the Construction Bond in Precinct 3.
12. Request by County Engineer to accept a Formal Utility Notice for Anserra Trail from Centerpoint Energy for 2 (two) perpendicular Gas Line Crossings at 4000 Anserra Trail in Precinct 4.
13. Request by County Engineer to accept a Formal Utility Notice for PS Light Wave to place 200' HDPE Conduit crossing Clay Road and (12) Utility Poles placed within (3) feet of the edge of the right-of-way of Schlipf Road, Morton Road and Franz Road in Precinct 4.
14. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on July 9, 2025 Replat of Totoia Garcia No.1 Warehouse. The amendment will replat Lot E/2 of Block 9 into two Lots, with one Lot having access right-of-way via 25 -foot access easement by Owner Goosby Real Estate Investments LLC.
15. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for two consecutive weeks, establishing a public hearing during the regular session of Commissioners Court on June 25, 2025 to amend the Major Thoroughfare Plan/Map for Sunterra Lakes North by Christian Walker.
16. Request to approve the re-nomination of John Kremmer at the primary and Randy Loewe as the alternate for the HGAC Criminal Justice Advisory Committee for Waller County.
17. Spread upon the minutes the Waller County Sheriff's Office Chapter 59 Seizure Fund 2025 Budget.
18. Spread upon the minutes the Waller County Sheriff's Office Federal Forfeiture (Equitable Sharing) Fund 2025 Budget.

Requests to approve payments

19. Request by County Tax Assessor-Collector to approve refunds in excess of $500.00 in accordance with Article 31.11 State Property Tax Code.
20. $5,000.00 for Invoice #3282 to TAG Houston Region from line item 125-411-562300 [County Organizational Dues].
21. $8,650.00 to Fort Bend Medical Examiner for Invoice #1495 from line item 125-423-540702 [Autopsy].
22. $1,125.00 for Invoice dated May 12, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

23. $3,369.56 for Invoice #2949219 to Liberty Tire Services, LLC to be paid from line item 326-527-540800 [Professional & Contracts].
24. $329.96 for Invoice #2968429 to Liberty Tire Services, LLC to be paid from line item 326-527-540800 [Professional & Contracts].
25. Approve payment of $1,952.50 for Project #2021-2347-12, appraisal reports for 3 tracts of land, to Deal Sikes for professional services rendered through February 28, 2025. Funding to be paid from line item 125-600-571500.
26. Approve payment of invoices 3526300, 3544457, 3559478, 3596496, 3596497, 3610693, 3610694, 3652962, 3652963, 3667262, 3679501, 3679502, in the total amount of $28,303.00, to Husch Blackwell for professional services rendered through January 31, 2025. Funding to be paid from line item 605-605-545405 (Mobility Bond).
27. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda made by Commissioner Smith, seconded by Commissioner Amsler. **Motion carried** by 3-0 vote.

Judge Trey Duhon	*– Absent*	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
		Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

ECONOMIC DEVELOPMENT

28. Approve nine tax abatement agreements between Waller County, Texas, and Urban Twinwood II, LP. Urban Twinwood II, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Brookshire, Texas in the Waller County Twinwood Business Park Reinvestment Zone 12, in the area commonly referred to as Discovery Hills Commerce Center, and is generally located south of Twinwood Parkway, west of Woods Road, east of FM 359, and north of the Waller and Fort Bend County line. Urban Twinwood II, LP will improve the land by building the following Spec Buildings:
    (a) Building 1, an approximately 46,800 square foot commercial facility with an estimated cost of approximately $3,565.224.00.
    (b) Building 2, an approximately 31,200 square foot commercial facility with an estimated cost of approximately $2,376,816.00.
    (c) Building 3, an approximately 40,560 square foot commercial facility with an estimated cost of approximately $3,089,861.00.
    (d) Building 4, an approximately 54,080 square foot commercial facility with an estimated cost of approximately $4,119,814.00.
    (e) Building 5, an approximately 54,080 square foot commercial facility with an estimated cost of approximately $4,119,814.00.
    (f) Building 6, an approximately 54,600 square foot commercial facility with an estimated cost of approximately $4,157,354.00.
    (g) Building 7, an approximately 33,280 square foot commercial facility with an estimated cost of approximately $2,535,270.00.
    (h) Building 8, an approximately 46,800 square foot commercial facility with an estimated cost of approximately $3,565.224.00.
    (i) Building 9, an approximately 28,080 square foot commercial facility with an estimated cost of approximately $2,139,134.00.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

SHERIFF

29. Approve changes to the Towing Ordinance impacting applications fees, permitting, ID card and chip fees, replacement fees.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

GRANT MANAGER

30. Approve to ratify the 2025 Tomball Health Coalition/Tri County Health Alliance Grant application submitted by the Waller County Fire Marshal's Office and Office of Homeland Security & Emergency Management.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

31. Approve acceptance of $12,000 in grant monies from the Tomball Health Coalition pursuant to the 2025 Tomball Health Coalition/Tri County Health Alliance grant solicitation.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

COUNTY ENGINEER

32. Approve agreement for professional engineering services with Gannet Flemming, for a total contract amount not to exceed $3,466,524.82 for the Morton Road Mobility Bond Project in Precinct 4. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

33. Approve agreement for professional engineering services with Gradient Group, LLC, for a total contract amount not to exceed $840,458.35 for the Cochran Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Smith, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Advanced to Agenda Items #35-39

PROCUREMENT DIRECTOR

35. Approve Amendment to Agreement with DRC Emergency Services LLC, pursuant to RFP 23-03-014 for renewal of debris removal services for the term ending May 9, 2026.

    Motion made by Commissioner Smith, seconded by Commissioner Amsler.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

36. Approve Amendment to Agreement with Thompson Consulting Services, LLC, pursuant to RFP 240417-30 for renewal of all hazards preparedness, planning, consulting, and recovery services for the term ending June 3, 2026.

    Motion made by Commissioner Smith, seconded by Commissioner Amsler.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

37. Approve contract renewal with Xerox, utilitzing Omnia Partners Contract #R191104 for renewal of copier and maintenance located at the Annex Building in Precinct 4 for County Clerk in the monthly amount of $193.67. Funds to be paid from line item 125-403-581813 [Copier/Printer].

    Motion made by Commissioner Smith, seconded by Commissioner Amsler.
    Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Absent*	*Commissioner Beckendorff*	*– Yes*

Commissioner Jones arrived to meeting.

38. Court addresses Agenda Item #38 later in the meeting after Executive Session. (page 7)

39. Approved Agreement with Enterprise Fleet Management, pursuant to Sourcewell Contract #030122-EFM for Environmental vehicle leases. Funds to be paid from line item 125-443-587523 [Fleet Management Lease Payment].

    Motion made by Commissioner Smith, seconded by Commissioner Amsler.
    Motion carried by 4-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Returned to Agenda Item #34

COMMISSIONER, PRECINCT 3

34. Approve the Waller County Seasoned Adults Calendar Events and waive the cost for the Community Center for the morning time slot for the following dates:

    August 1st, 8th, 18th, 25th, & 29th,
    September 8th, 15th, & 26th,
    October 6th & 13th, and
    November 10th.

    Motion made by Commissioner Jones, seconded by Commissioner Smith.
    Motion carried by 4-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Proceeded with Agenda Item #40

MISCELLANEOUS

40. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons~~. **Item WITHDRAWN.**

41. ~~Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons~~. **Item WITHDRAWN.**

EXECUTIVE SESSION

42. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.

43. ~~Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725~~. **Item WITHDRAWN.**

44. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. **Item WITHDRAWN.**

    Court convened to Executive Session at 9:31 a.m.
    Court reconvened from Executive Session at 9:54 a.m.

45. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. No action taken.

Returned to agenda item #38

38. Approve contract renewal with Xerox, utilizing Omnia Partners Contract #R191104 for renewal of copier and maintenance for Environmental in the monthly amount of $201.49. Funds to be paid from line item 125-443-581813 [Copier/Printer].

    Motion made by Commissioner Jones, seconded by Commissioner Amsler.
    Motion carried by 4-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 4-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Yes*	*Commissioner Smith*	*– Yes*
	Commissioner Jones	*– Yes*	*Commissioner Beckendorff*	*– Yes*

Meeting was **ADJOURNED** at 9:55 a.m.

I **ATTEST** that the above proceedings are the true and correct minutes taken in my capacity as Ex-Officio for the Commissioners' Court of Waller County.

Debbie Hollan
Waller County Clerk

APPROVED this the 11th day of June 2025.

Commissioner Justin Beckendorff
Presiding Judge

Waller County, TX

Detail Register
Payroll Summary

Packet: PYPKT04058 - 05/30/25 PR
Payroll Set: 01 - Waller County, TX

Pay Period: 05/11/2025 - 05/24/2025

Males Paid:	229
Females Paid:	167
Unknown Paid:	0
Total Employees:	396

Total Direct Deposits:	724,074.98
Total Check Amounts:	4,302.64

EARNINGS

Pay Code	Units	Pay Amount
Cert Pay	0.00	-267.77
Cert Pay FTO/K9	0.00	-33.88
Comp Time Taken	537.75	15,772.56
H	25,441.00	728,805.45
Hol	282.50	8,251.74
Inclement Weather	70.50	2,210.10
Leave W/O Pay	84.69	0.00
Longevity	0.00	390.00
PT-H	471.50	10,009.39
Reimb	0.00	62.56
Sal	101.00	86,274.23
Sal - No UI Tax	3.00	1,650.00
Sal - Sup	1.00	7,611.40
Sal-Other	4.00	4,509.38
Sal-Supp SB22	0.00	9,284.88
Sick	1,060.40	29,653.52
STEP CMV	3.00	167.42
STEP Comp	6.00	284.94
Straight Time Taken	260.25	7,422.18
Task Force OT Hours	44.00	2,183.22
Vac	1,370.11	40,820.23
Total:	29,740.70	955,061.55

BENEFITS

Pay Code	Units	Pay Amount
Comp Earned	321.78	0.00
GTL Taxable Benefit	0.00	1,121.42
Straight Earned	167.75	0.00
Vehicle Taxable	247.00	663.00
Total:	736.53	1,784.42

TAXES

Code	Subject To	Employee	Employer
Fed W/H	890,872.35	80,213.14	0.00
FICA	957,374.85	59,357.28	59,357.28
Medicare	957,374.85	13,881.97	13,881.97
Unemployment	876,749.58	0.00	876.72
Total:		153,452.39	74,115.97

DEDUCTIONS

Code	Subject To	Employee	Employer
Ch 13 Wage Ded 1	0.00	588.46	0.00
Ch 13 Wage Ded 3	0.00	892.73	0.00
Child Support 1	0.00	5,394.84	0.00
Child Support 2	0.00	906.69	0.00
Child Support MI SDU	0.00	132.18	0.00
Child Support MS DHS	0.00	200.78	0.00
Child Support OK CSR	0.00	237.83	0.00
Dental-CAF	0.00	49.90	62.00
Health-CAF	0.00	360.56	2,642.88
Ins Adj-Dental CAF	0.00	-99.80	-93.00
Ins Adj-Health CAF	0.00	-821.44	-4,217.14
Ins Adj-Life A/Tax	0.00	-2.19	-7.62
Ins Adj-Vision CAF	0.00	-22.68	0.00
Ins Adj-VTL A/Tax	0.00	-1,093.40	0.00
Life	0.00	0.00	5.08
Ret-GTL	950,035.02	0.00	2,280.14
Retirement	950,035.02	66,502.50	104,978.84
Vision-CAF	0.00	4.58	0.00
Total:		73,231.54	105,651.18

RECAP 01 - Waller County, TX

Earnings:	955,061.55	Benefits:	1,784.42	Deductions:	73,231.54	Taxes:	153,452.39	Net Pay:	728,377.62

Waller County, TX

Payable Register

Payable Detail by Vendor Name

Packet: APPKT07001 - PYPKT04058 - 05/30/25 PR

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 17844 - DAVID G. PEAKE, TRUSTEE									**Vendor Total:**	**588.46**
INV0009428 Chapter 13 Payment	Invoice APBNK - APBNK	5/30/2025	5/30/2025	5/30/2025	5/30/2025 No	588.46	0.00	0.00	0.00	588.46

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Chapter 13 Payment	N/A	0.00	0.00	588.46	0.00	0.00	0.00	588.46

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		588.46	0%

Vendor: 17861 - MICHIGAN STATE DISBURSEMENT UNIT									**Vendor Total:**	**132.18**
INV0009439 Child Support Payment	Invoice APBNK - APBNK	5/30/2025	5/30/2025	5/30/2025	5/30/2025 No	132.18	0.00	0.00	0.00	132.18

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Child Support Payment	N/A	0.00	0.00	132.18	0.00	0.00	0.00	132.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		132.18	0%

Vendor: 17845 - MISSISSIPPI DEPARTMENT OF HUMAN SERVICES									**Vendor Total:**	**200.78**
INV0009432 Child Support Payment	Invoice APBNK - APBNK	5/30/2025	5/30/2025	5/30/2025	5/30/2025 No	200.78	0.00	0.00	0.00	200.78

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Child Support Payment	N/A	0.00	0.00	200.78	0.00	0.00	0.00	200.78

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		200.78	0%

Vendor: 21861 - OKLAHOMA CENTRALIZED SUPPORT REGISTRY									**Vendor Total:**	**237.83**
INV0009440 Child Support Payment	Invoice APBNK - APBNK	5/30/2025	5/30/2025	5/30/2025	5/30/2025 No	237.83	0.00	0.00	0.00	237.83

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Child Support Payment	N/A	0.00	0.00	237.83	0.00	0.00	0.00	237.83

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		237.83	0%

Vendor: 07548 - TAC HEBP									**Vendor Total:**	**-3,232.27**
CM0000748 BCBS invoice	Credit Memo APBNK - APBNK	5/30/2025	5/30/2025	5/31/2025	5/30/2025 No	-192.80	0.00	0.00	0.00	-192.80

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	-192.80	0.00	0.00	0.00	-192.80

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		-192.80	0%

CM0000749 BCBS invoice	Credit Memo APBNK - APBNK	5/30/2025	5/30/2025	5/31/2025	5/30/2025 No	-5,038.58	0.00	0.00	0.00	-5,038.58

Item 3.

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	-5,038.58	0.00	0.00	0.00	-5,038.58

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		-5,038.58	0%

CM0000750 | Credit Memo | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | -9.81 | 0.00 | 0.00 | 0.00 | -9.81
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	-9.81	0.00	0.00	0.00	-9.81

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		-9.81	0%

CM0000751 | Credit Memo | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | -22.68 | 0.00 | 0.00 | 0.00 | -22.68
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	-22.68	0.00	0.00	0.00	-22.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		-22.68	0%

CM0000752 | Credit Memo | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | -1,093.40 | 0.00 | 0.00 | 0.00 | -1,093.40
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	-1,093.40	0.00	0.00	0.00	-1,093.40

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		-1,093.40	0%

INV0009433 | Invoice | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | 111.90 | 0.00 | 0.00 | 0.00 | 111.90
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	111.90	0.00	0.00	0.00	111.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		111.90	0%

INV0009434 | Invoice | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | 3,003.44 | 0.00 | 0.00 | 0.00 | 3,003.44
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	3,003.44	0.00	0.00	0.00	3,003.44

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		3,003.44	0%

INV0009435 | Invoice | 5/30/2025 | 5/30/2025 | 5/31/2025 | 5/30/2025 | 5.08 | 0.00 | 0.00 | 0.00 | 5.08
BCBS invoice | APBNK - APBNK | No

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	5.08	0.00	0.00	0.00	5.08

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		5.08	0%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
INV0009438	Invoice	5/30/2025	5/30/2025	5/31/2025	5/30/2025	4.58	0.00	0.00	0.00	4.58
BCBS Invoice	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	4.58	0.00	0.00	0.00	4.58

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111301	Medical Insurance/Cafeteria		4.58	0%

Vendor: 07551 - TEXAS ASSOCIATION OF COUNTIES **Vendor Total: 876.72**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
INV0009444	Invoice	5/30/2025	5/30/2025	5/31/2025	5/30/2025	876.72	0.00	0.00	0.00	876.72
Quarterly unemployment	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Quarterly unemployment	N/A	0.00	0.00	876.72	0.00	0.00	0.00	876.72

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-200-112900	Accounts Payable		876.72	0%

Vendor: 21207 - TIFFANY D. CASTRO, CHAPTER 13 TRUSTEE **Vendor Total: 892.73**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
INV0009429	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	892.73	0.00	0.00	0.00	892.73
Chapter 13 Payment	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Chapter 13 Payment	N/A	0.00	0.00	892.73	0.00	0.00	0.00	892.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		892.73	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	5	-6,357.27	0.00	0.00	0.00	-6,357.27	0.00	-6,357.27
Invoice	10	6,053.70	0.00	0.00	0.00	6,053.70	0.00	6,053.70
	Grand Total:	**-303.57**	**0.00**	**0.00**	**0.00**	**-303.57**	**0.00**	**-303.57**

Account Summary

Account	Name		Amount
999-200-112900	Accounts Payable		876.72
999-203-111200	Medical Insurance		-1,098.13
999-203-111301	Medical Insurance/Cafeteria		-2,134.14
999-203-111500	Wage Garnishment		2,051.98
		Total:	**-303.57**

Waller County, TX

Payable Register

Payable Detail by Vendor Name

Packet: APPKT07002 - PYPKT04058 - 05/30/25 PR

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 01555 - INTERNAL REVENUE SERVICE									**Vendor Total:**	**226,691.64**
INV0009441	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	27,763.94	0.00	0.00	0.00	27,763.94
941 Medicare Withholdings	APBNK - APBNK				No	**Payment Date:** 5/30/2025		**Bank Draft:**		DFT0004400

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
941 Medicare Withholdings	N/A	0.00	0.00	27,763.94	0.00	0.00	0.00	27,763.94

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-110100	FICA Payable		27,763.94	0%

INV0009442	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	118,714.56	0.00	0.00	0.00	118,714.56
941 Social Security Withhelds	APBNK - APBNK				No	**Payment Date:** 5/30/2025		**Bank Draft:**		DFT0004401

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
941 Social Security Withhelds	N/A	0.00	0.00	118,714.56	0.00	0.00	0.00	118,714.56

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-110100	FICA Payable		118,714.56	0%

INV0009443	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	80,213.14	0.00	0.00	0.00	80,213.14
941 Federal Withholding	APBNK - APBNK				No	**Payment Date:** 5/30/2025		**Bank Draft:**		DFT0004402

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
941 Federal Withholding	N/A	0.00	0.00	80,213.14	0.00	0.00	0.00	80,213.14

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-110200	FIT Payable		80,213.14	0%

Vendor: 07740 - TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM									**Vendor Total:**	**173,761.48**
INV0009436	Invoice	5/30/2025	5/30/2025	5/31/2025	5/30/2025	2,280.14	0.00	0.00	0.00	2,280.14
Payroll Deduction/Contributions	APBNK - APBNK				No	**Payment Date:** 5/31/2025		**Bank Draft:**		DFT0004398

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction/Contributions	N/A	0.00	0.00	2,280.14	0.00	0.00	0.00	2,280.14

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111401	Retirement TCDRS		2,280.14	0%

INV0009437	Invoice	5/30/2025	5/30/2025	5/31/2025	5/30/2025	171,481.34	0.00	0.00	0.00	171,481.34
Payroll Deduction/Contributions	APBNK - APBNK				No	**Payment Date:** 5/31/2025		**Bank Draft:**		DFT0004399

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction/Contributions	N/A	0.00	0.00	171,481.34	0.00	0.00	0.00	171,481.34

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111401	Retirement TCDRS		171,481.34	0%

Vendor: 01484 - TEXAS STATE DISBURSEMENT UNIT									**Vendor Total:**	**6,301.53**
INV0009430	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	5,394.84	0.00	0.00	0.00	5,394.84
Child support - Payroll Deduction	APBNK - APBNK				No	**Payment Date:** 5/30/2025		**Bank Draft:**		DFT0004396

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Child support - Payroll Deduction	N/A	0.00	0.00	5,394.84	0.00	0.00	0.00	5,394.84

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		5,394.84	0%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0009431	Invoice	5/30/2025	5/30/2025	5/30/2025	5/30/2025	906.69	0.00	0.00	0.00	906.69
Child Support - Payroll Deduction	APBNK - APBNK				On Hold: No	**Payment Date:** 5/30/2025			**Bank Draft:**	DFT0004397

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Child Support - Payroll Deduction	N/A	0.00	0.00	906.69	0.00	0.00	0.00	906.69

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111500	Wage Garnishment		906.69	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	7	406,754.65	0.00	0.00	0.00	406,754.65	406,754.65	0.00
	Grand Total:	**406,754.65**	**0.00**	**0.00**	**0.00**	**406,754.65**	**406,754.65**	**0.00**

Account Summary

Account	Name		Amount
999-203-110100	FICA Payable		146,478.50
999-203-110200	FIT Payable		80,213.14
999-203-111401	Retirement TCDRS		173,761.48
999-203-111500	Wage Garnishment		6,301.53
		Total:	**406,754.65**

MONTHLY REPORT DUE TO COMMISSIONER'S COURT	
DATE: APRIL 2025	
OFFICE	DATE RECEIVED
ANIMAL CONTROL	5/14/25
AUDITOR	5/14/25
CONSTABLE PCT#1	4/30/25
CONSTABLE PCT#2	5/1/25
CONSTABLE PCT#3	5/5/25
CONSTABLE PCT#4	
COUNTY CLERK	5/2/25
DISTRICT CLERK	5/5/25
ENVIRONMENTAL	4/25/25-4/10/25-4/24/25-5/1/25-5/12/25
FIRE MARSHALL	5/7/25
JP#1	4/9/25-5/12/2025
JP#2	4/9/25-4/15/25-4/30/25
JP#3	4/29/25
JP#4	4/10/25-4/25/25-4/30/25
LIBRARY - HEMPSTEAD	5/5/25
LIBRARY- BROOKSHIRE	5/5/25
RECYCLE CENTER	5/2/25
ROAD AND BRIDGE	4/16/25
SHERIFF	5/5/25
TAX OFFICE	5/12/25

STATE OF TEXAS §
§
COUNTY OF WALLER §

INTERLOCAL AGREEMENT BETWEEN WALLER COUNTY AND GRIMES COUNTY

THIS AGREEMENT is made and entered into by and between Waller County, Texas, a political subdivision of the State of Texas, acting by and through its Commissioners Court, hereinafter called "WALLER", and Grimes County, Texas a political subdivision of the State of Texas, acting by and through its Commissioners Court hereinafter called "GRIMES".

WHEREAS, the Texas Legislature has created the 506th District Court for Waller and Grimes Counties; and

WHEREAS, the parties recognize that the creation of the 506th District Court demands their combined efforts to provide salaries, benefits and travel, conferences and related expenses for court personnel and offices; and

WHEREAS, WALLER and GRIMES have determined that it is in the best interest of their citizens and inhabitants, to enter into an Interlocal Agreement in order to provide funding for support of court personnel and offices by authorizing cooperation;

NOW, it is mutually agreed by and between WALLER and GRIMES as follows:

1. The term of this Interlocal Agreement is January 1, 2025, through December 31, 2025.

2. The salaries and benefits for the 506th District Court Coordinator, Assistant Court Coordinator, and Court Reporter will be paid through WALLER, according to Waller County personnel policies regarding salary and benefits.

3. Travel, conferences, and related expenses for the 506th District Court Coordinator, Assistant Court Coordinator, and Court Reporter will be paid through WALLER, according to Waller County personnel policies regarding travel, conferences, and related expenses.

4. GRIMES will pay 34.2076% percent (.342076) of the salaries, benefits, and travel, conferences and related expenses for the Court Coordinator, Assistant Court Coordinator, and the Court Reporter, WALLER will pay 65.7924% percent (.657924) of such salaries, benefits, and travel, conferences and related expenses for the Court Coordinator and Court Reporter.

5. GRIMES will remit its share of the salary and benefits for the Court Coordinator, Assistant Court Coordinator, and Court Reporter as invoiced by WALLER.

This instrument contains the entire Agreement between the parties relating to the rights granted and the obligations assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect excepting a subsequent modifications in writing, signed by both of the parties.

IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be signed and approved by the proper officer of each of the contracting parties, and attested by the proper officer on the dates written below.

SIGNED on May 28, 2025 in duplicate originals by order of Commissioners' Court of Waller County.

COUNTY OF WALLER

By: _____
CARBETT "TREY J. DUHON, III
COUNTY JUDGE

Attest:

_____
DEBBIE HOLLAN, COUNTY CLERK

COUNTY OF GRIMES

By: _____
JOE FAUTH III
COUNTY JUDGE

Attest:

_____
VANESSA BURZYNSKI, COUNTY CLERK

Order to Adopt Juvenile Probation 2024-2025 Grant Budget

Amendment # 2025-01 (JP)
Date Approved Next Juvenile Board Meeting

Under the local government code section 140.004 and Attorney General Opinion JC-0085, the Juvenile Board by order may amend the budget for state or county funds. Therefore, the following budget amendments to the 2024-2025 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET AMENDMENTS:					
318-000-423824	TJJD Grant	State Revenue	$ (356,165.00)	$ (14,848.00)	$ (371,013.00)
318-592-540700	"	Court Intake Court Expense	$ 4,575.00	$ 14,848.00	$ 19,423.00
		NET TOTAL BUDGET AMENDMENT:		$ -	

Purpose of budget amendment:
Certify the TJJD S&E grant award of $14,847.70 and amend the 2024-2025 grant budget.

Other notes:
Name of State Agency : TJJD
Grant Period: 09-01-2024 to 08-31-2025
Approved by: will be approved at the next Juvenile Board Meeting and spread on the minutes in Commissioners Court on May 28, 2025

LGC : 111.0106 ***SPECIAL BUDGET FOR GRANT OR AID MONEY***

The county auditor shall certify to the commissioners court the receipt of revenue from all public grant or aid money that is available for disbursment in a fiscal year but not included in the budget for that fiscal year. On certification, the court may adopt a special budget for the limited purpose of spending the grant or aid money for its intended purposes.

REVENUE CERTIFICATION
Alan Younts

Alan Younts
Waller County Auditor
836 Austin Street , Suite 221
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 3

Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 3 which consists of 59.25 acres will include 222 Lots, 9 Reserves and 6 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

Bond No. 1116171
Premium $ 15,679.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Astro Sunterra West, LP, a Texas limited partnership, on behalf of Waller County Municipal Utility District No. 60 / Daco Paving, Inc. of the County of Harris, Texas, as Principal, and The Hanover Insurance Company a corporation duly organized and by the virtue of the laws of the State of New Hampshire and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum One Million Nine Hundred Fifty Four Thousand One Hundred Three & 25/100 dollars ($1,954,103.25), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Construction of Water, Sanitary, Drainage, and Paving Facilities in Sunterra Lakes Section 3

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument the _____ day of _____, 20___

Daco Paving, Inc.	The Hanover Insurance Company
Principal	Surety
By: [signature]	By: [signature]
Name: David Ward	Name: Gloria M. Villa
Title: Vice President	Title: Attorney-in-Fact
Address: 17915 Becker Road	Address: 5910 N Central Expy, Suite 300
Hockley, TX 77447	Dallas, TX 75206
(SEAL)	(SEAL)

Astro Sunterra West, LP
a Texas limited partnership, on behalf of
Waller County Municipal Utility District No. 60

Owner

By: _____

Name: Brian Stidham

Title: Authorized Signer

Address: 2450 Fondren
Ste 210
Hou, TX 77063

APPROVED this 28th day of May, 2025.

ATTEST:

Debbie Hollan
County Clerk

Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Roxanne G. Brune, David R. Groppell, Beverly A. Ireland, Sharen Groppell, Francine Hay, James Wynne Tomforde, Kurt Risk, Gloria M. Villa, Michele L. Bondurant and/or Kourtney Reece

Of **Marsh & McLennan LLC – Southwest Region, Houston, Texas** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Thirty Five Million and No/100 ($35,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **31st** day of **May, 2024**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **31st** day of **May, 2024** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

Wendy Latournes
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

Wendy Latournes, Notary Public
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this day of

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

Texas Complaint Notice

Commercial Lines

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/ Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-343-6044

You may also write to The Hanover Insurance Company/ Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01653

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

1-800-343-6044

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01653

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653
Citizens Insurance Company of America | 808 North Highlander Way, Howell, MI 48843
hanover.com

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 4

Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 4 which consists of 33.96 acres will include 131 Lots, 5 Reserves and 5 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

Bond No. 1116172
Premium $ 10,600.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Astro Sunterra West, LP, a Texas limited partnership, on behalf of Waller County Municipal Utility District No. 60 / Daco Paving, Inc. of the County of Harris, Texas, as Principal, and The Hanover Insurance Company a corporation duly organized and by the virtue of the laws of the State of New Hampshire and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum One Million Two Hundred Twenty Eight Thousand Five Hundred Fifty Eight & 45/100 dollars ($1,228,558.45), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Construction of Water, Sanitary, Drainage, and Paving Facilities in Sunterra Lakes Section 4

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument the _____ day of _____, 20___

Daco Paving, Inc.	The Hanover Insurance Company
Principal	Surety
By:	By:
Name: David Ward	Name: Gloria M. Villa
Title: Vice President	Title: Attorney-in-Fact
Address: 17915 Becker Road	Address: 5910 N Central Expy, Suite 300
Hockley, TX 77447	Dallas, TX 75206
(SEAL)	(SEAL)

Astro Sunterra West, LP
a Texas limited partnership, on behalf of
Waller County Municipal Utility District No. 60

Owner

By: _____

Name: Brian Stidham

Title: Authorized Signer

Address: 2450 Fondren
Ste 210
Hou, TX 77063

APPROVED this 28th day of May, 2025.

ATTEST:

Debbie Hollan
Debbie Hollan
County Clerk

COMMISSIONERS COURT · WALLER COUNTY, TEXAS ·

Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Roxanne G. Brune, David R. Groppell, Beverly A. Ireland, Sharen Groppell, Francine Hay, James Wynne Tomforde, Kurt Risk, Gloria M. Villa, Michele L. Bondurant and/or Kourtney Reece

Of **Marsh & McLennan LLC – Southwest Region, Houston, Texas** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Thirty Five Million and No/100 ($35,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **31st** day of **May, 2024**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **31st** day of **May, 2024** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

Wendy Latournes
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

Wendy Latournes, Notary Public
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this day of

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

Texas Complaint Notice

Commercial Lines

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/ Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-343-6044

You may also write to The Hanover Insurance Company/ Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01653

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

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Worcester, MA 01653

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

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P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
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DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653
Citizens Insurance Company of America | 808 North Highlander Way, Howell, MI 48843

hanover.com

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 5

Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Section 5 which consists of 23.78 acres will include 89 Lots, 6 Reserves and 4 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

Bond No. 1116173
Premium $ 7,838.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Astro Sunterra West, LP, a Texas limited partnership, on behalf of Waller County Municipal Utility District No. 60 / Daco Paving, Inc. of the County of Harris, Texas, as Principal, and The Hanover Insurance Company a corporation duly organized and by the virtue of the laws of the State of New Hampshire and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum of Eight Hundred Thirty Four Thousand Forty Five and 80/100 dollars ($834,045.80), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Construction of Water, Sanitary, Drainage, and Paving Facilities in Sunterra Lakes Section 5

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire _____.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument the _____ day of _____, 20___

Daco Paving, Inc.	The Hanover Insurance Company
Principal	Surety
By: David Ward	By: Gloria M. Villa
Name: David Ward	Name: Gloria M. Villa
Title: Vice President	Title: Attorney-in-Fact
Address: 17915 Becker Road	Address: 5910 N Central Expy, Suite 300
Hockley, TX 77447	Dallas, TX 75206
(SEAL)	(SEAL)

Astro Sunterra West, LP
a Texas limited partnership, on behalf of
Waller County Municipal Utility District No. 60

Owner

By: _____

Name: Brian Stidham

Title: Authorized Signer

Address: 2450 Fondren
Ste 210
Hou, TX 77063

APPROVED this 28th day of May, 2025.

ATTEST:

Debbie Hollan
Debbie Hollan
County Clerk

COMMISSIONERS COURT WALLER COUNTY, TEXAS

Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

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Of **Marsh & McLennan LLC – Southwest Region, Houston, Texas** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

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Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

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Wendy Latournes
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

Wendy Latournes, Notary Public
My commission expires July 31, 2025

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CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

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Fax: (512) 475-1771
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The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653
Citizens Insurance Company of America | 808 North Highlander Way, Howell, MI 48843
hanover.com

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Detention Reserves and Street Dedication

Date: May 28, 2025

Background

Final Plat of Sunterra Lakes Detention Reserves and Street Dedication which consists of 33.14 acres will include 2 Blocks and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond

Bond No. 4480536
Premium $ 12,485.00

CONSTRUCTION BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Principal Services, Ltd. of the City of Cleveland, Texas/Astro Sunterra West, LP a Texas limited partnership, on behalf of Waller County Municipal Utility District No. 60 as Principal, and SureTec Insurance Company a corporation duly organized and by the virtue of the laws of the State of Texas and authorized to become sole surety on bonds in the State of Texas, as Surety, are held and firmly bound unto the Waller County Judge Carbett "Trey" J. Duhon III or his successors in office, hereinafter called the Obligee, in the just and penal sum One million, two hundred twenty-four thousand, six hundred twenty-six and 00/100 dollars ($1,224,626.00), lawful money of the United States of America, to be the payment of which well and truly to be made the Principal binds itself, its successors and assigns, and the Surety binds itself, its successors and assigns, jointly and severally, firmly by these presents.

WHREAS, the said Principal hereby guarantees against defective workmanship and material for the following improvements:

Construction of Water, Sanitary, Drainage, and Paving Facilities in Sunterra Lakes Detention Reserves and Street Dedication

PROVIDED, HOWEVER, that this bond is subject to the following conditions and provisions:

1. This bond is for the term of One (1) year(s) from the date of acceptance of the work by the Obligee to expire February 20, 2026.
2. In the event of default by the Principal in the performance of the maintenance during the term of this bond, the Surety shall be liable only for cost of maintenance up to the termination of the term of this bond.
3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless same be brought or instituted and process served upon the Surety after the expiration date of the bond.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument the 20th day of February, 20 25

Principal Services, Ltd.	SureTec Insurance Company
Principal	Surety
By:	By:
Name: Kevin Burns	Name: Kelly J. Brooks
Title: COO	Title: Attorney in Fact
Address: 27080 Mandell Road	Address: 2103 CityWest Blvd. Suite 1300
Cleveland, Texas 77328	Houston, Texas 77042
(SEAL)	(SEAL)

Astro Sunterra West, LP
a Texas limited partnership, on behalf of
Waller County Municipal Utility District No. 60

Owner

By: _____

Name: BRIAN STOKER

Title: AUTHORIZED SIGNER

Address: _____

_____

_____

APPROVED this 28th day of May, 2025.

ATTEST:

Debbie Hollan
County Clerk

COMMISSIONERS' COURT WALLER COUNTY, TEXAS

Carbett "Trey" J. Duhon III
County Judge
Waller County, Texas

POA# 4221062

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 6th day of November , 2024 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY TEXAS

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 6th day of November , 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 20th day of February, 2025.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

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DRAFTER: AG 01/10/25
CKR: HE 01/10/25
ENGR:

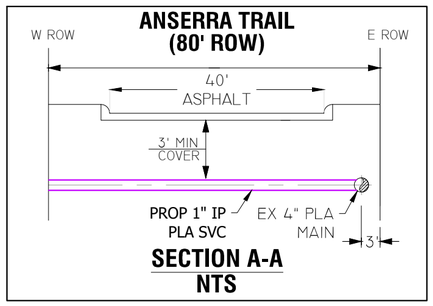
RUSH PRIORITY
- PRIORITY 1 ☑
- PRIORITY 2 ☐
- NORMAL ☐

GAS SERVICE COORDINATOR:
COORDINATE SERVICE LOCATION WITH CYNTHIA MESHELL AT 281-561-6016

INSPECTOR: VICENTE HERNANDEZ (346-762-9126)

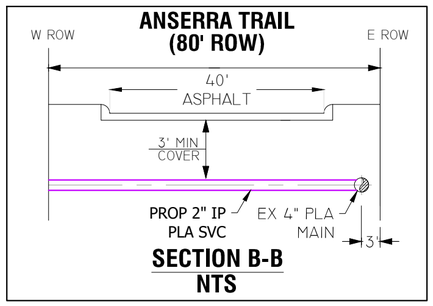
PERMITS REQUIRED FOR CONSTRUCTION
- ☐ NO PERMITS REQUIRED
- ☐ TXDOT
- ☐ CITY:
- ☑ COUNTY: WALLER
- ☐ FLOODCONTROL/DRAINAGE:
- ☐ RAILROAD:

WALLER COUNTY PERMIT

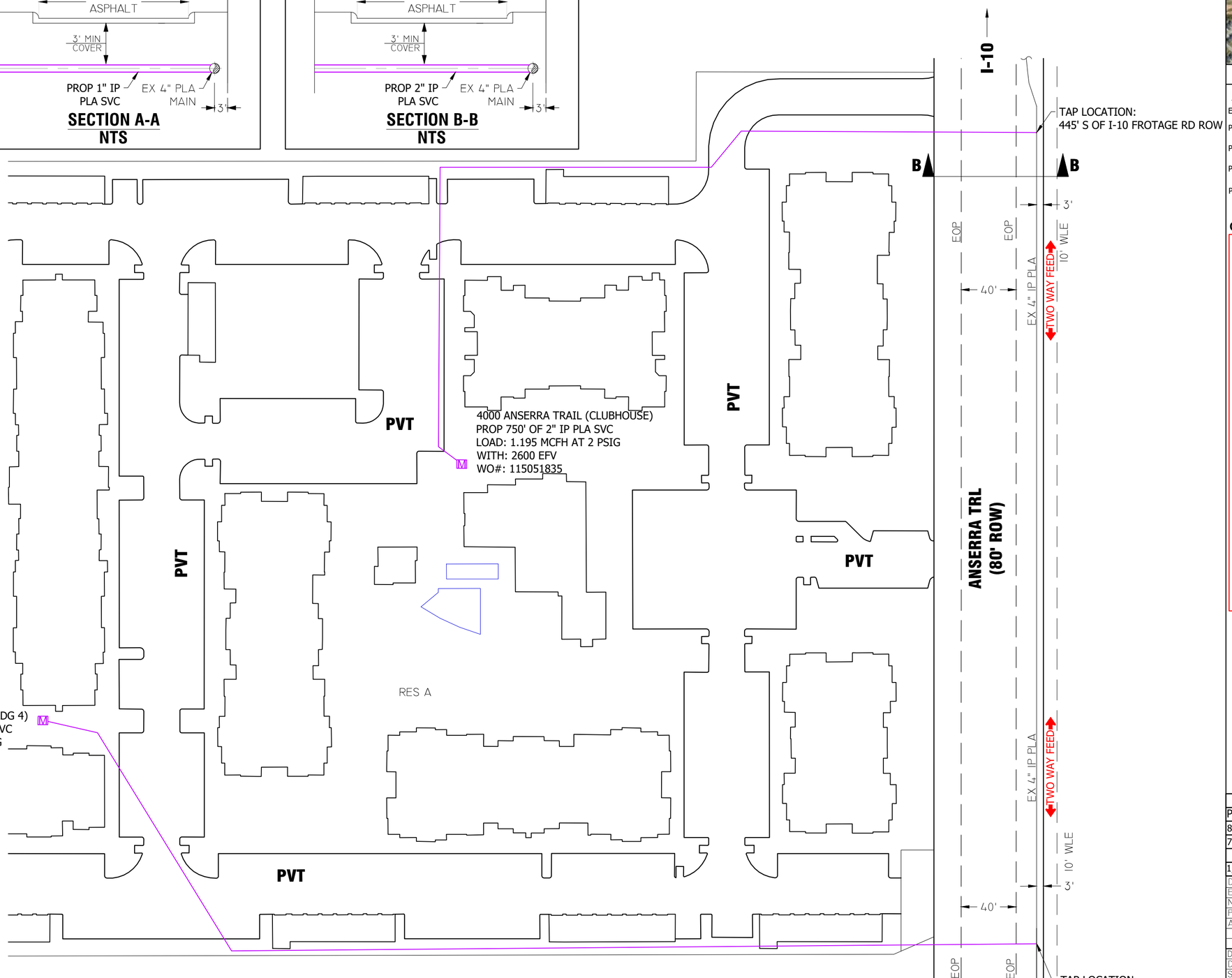


SECTION A-A
NTS

WALLER COUNTY PERMIT



SECTION B-B
NTS



VICINITY MAP

LEGEND

EXISTING MAIN	PROP IP PLA SVC
PROP MAG ANODE	EDGE OF PAVEMENT
PROP TRANS STATION	PROP 5# ZINC ANODE
PROP TEST POINT	PROP MARKER BALL
PROP LOCATION POINT	PROP LINE MARKER

GENERAL NOTES:

1. FIELD VERIFY & LOCATE ALL EXISTING FEEDS, MAINS & SERVICES.
2. MAINTAIN A MINIMUM DEPTH OF 3' UNLESS OTHERWISE NOTED.
3. USE GAUGES TO MONITOR & MAINTAIN FEEDS & PRESSURE.
4. CONTACT DESIGNER (BENSON AKINGNBOYE AT 713-207-4325) WITH ANY NECESSARY FIELD CHANGES.
5. THIS PROJECT IS SUBJECT TO SEWER LATERAL INSPECTION TO VERIFY CLEARANCE, PER THE OPTIONS STATED IN THE CONSTRUCTION AND SERVICE MANUAL. ENGINEERING WAS UNABLE TO VERIFY THE CLEARANCE WITH MAPS AND RECORDS.
6. TAKE NECESSARY PRECAUTIONS WHEN CUT, CAP & REMOVING STEEL MATERIAL. ASSUME ALL TAR WRAP PIPE CONTAINS ASBESTOS AND FOLLOW CONSTRUCTION AND SERVICE MANUAL PROCEDURES (SECTION: CS-B-1-.330) FOR REMOVAL OF PIPE AND GASKETS WITH ASBESTOS CONTAINING MATERIAL OR PRESUMED ASBESTOS CONTAINING MATERIAL.
7. FOR IP PIPE TEST PRESSURE AT 100 PSIG IN ACCORDANCE WITH SECTION CS-B-1.220 OF THE CONSTRUCTION & SERVICE MANUAL. HP LINE TEST PRESSURE AND DURATION ARE AS NOTED.
8. ALL SERVICE LINES MUST HAVE AN EFV OR CURB VALVE INSTALLED IN ACCORDANCE WITH SECTION CS-FORM 1.150 OF THE CONSTRUCTION AND SERVICE MANUAL AND EFV SIZING CHART.
   •CONTACT ENGINEERING FOR ADDITIONAL SIZING RECOMMENDATIONS.
9. COORDINATE CATHODIC PROTECTION WITH THE CORROSION DEPARTMENT (VINCENT PACHECO AT 713-967-7386) AND ENSURE CP DEPARTMENT IS ON SITE DURING CONSTRUCTION TO MAKE BONDS.
10. DIMENSION ALL TIE-IN LOCATIONS FROM ESTABLISHED RIGHT OF WAYS.
11. CRITERIA TO BE USED FOR TRACER WIRE SELECTION WHEN INSTALLING PLASTIC GAS LINES:
    A. USE #14 TRACER WIRE FOR ALL RESIDENTIAL SERVICE LINES.
    B. USE #14 TRACER WIRE FOR SHORT BORES UP TO 300' AND ALL OTHER NON-BORE INSTALLATIONS.
    C. USE #10 TRACER WIRE WITH ALL BORES LONGER THAN 300'.
    D. USE #8 TRACER WIRE AS NEEDED FOR LARGE BAYOU CROSSINGS AND OTHER EXTRAORDINARY SITUATIONS AND COMPLEX BORES. INSPECTOR APPROVAL REQUIRED PRIOR TO WORK.

PIPE SUMMARY GENERIC

PIPE REQUIRED	
820'	1" PLA SERVICE IP - Intermediate Pressure WO#: 115050692
750'	2" PLA SERVICE IP - Intermediate Pressure WO#: 115051835
1,570'	TOTAL PIPE

DESIGNED BY: BENSON AKINGNBOYE	713-207-4325
ESTIMATED COST: $	CONTRIBUTION: $
NEED DATE: 01/31/25	COMPLETION DATE:
PURPOSE AND NECESSITY: NEW CONSTRUCTIONS TO SERVE RESDIENTIAL APARTMENT BUILDING	

DRAWN BY: AG	RECOMMENDED BY:	DATE:
DATE: 01/10/2025		
SCALE: 1:60		
SHEET: 1 OF 1	APPROVED BY:	DATE:

F:29940718	O:29880712	KM:483-C	LAMBERT:4257A3	Z:701	SZ:504	TC:030	SOG:00151

4000 ANSERRA TRAIL
KATY, TX

CenterPoint. Energy
Texas Region – Houston Gas Engineering

DWG No: **EC5-2500056**

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DRAFTER: AG 01/10/25
CKR: HE 01/10/25
ENGR:

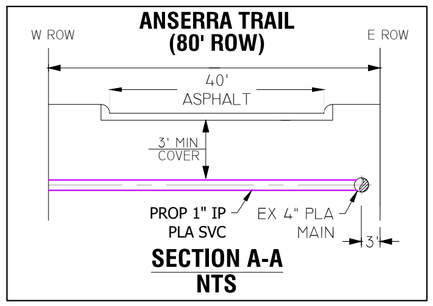
RUSH PRIORITY
- PRIORITY 1 ☑
- PRIORITY 2 ☐
- NORMAL ☐

GAS SERVICE COORDINATOR:
COORDINATE SERVICE LOCATION WITH CYNTHIA MESHELL AT 281-561-6016

INSPECTOR: VICENTE HERNANDEZ (346-762-9126)

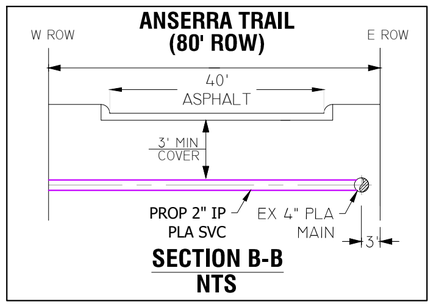
PERMITS REQUIRED FOR CONSTRUCTION
- ☐ NO PERMITS REQUIRED
- ☐ TXDOT
- ☐ CITY:
- ☑ COUNTY: WALLER
- ☐ FLOODCONTROL/DRAINAGE:
- ☐ RAILROAD:

WALLER COUNTY PERMIT

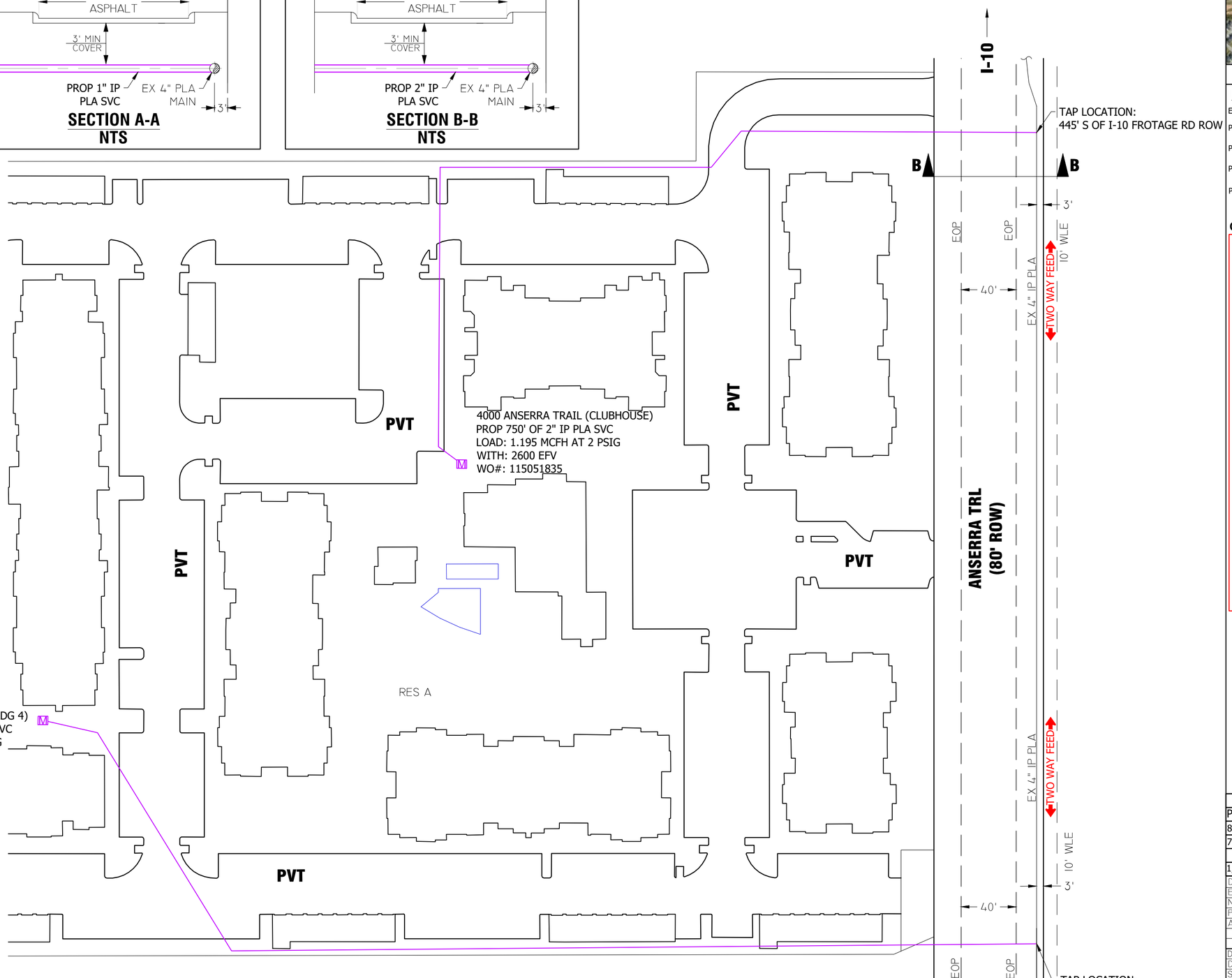


SECTION A-A
NTS

WALLER COUNTY PERMIT



SECTION B-B
NTS



VICINITY MAP

LEGEND

EXISTING MAIN	PROP IP PLA SVC
PROP MAG ANODE	EDGE OF PAVEMENT
PROP TRANS STATION	PROP 5# ZINC ANODE
PROP TEST POINT	PROP MARKER BALL
PROP LOCATION POINT	PROP LINE MARKER

GENERAL NOTES:

1. FIELD VERIFY & LOCATE ALL EXISTING FEEDS, MAINS & SERVICES.
2. MAINTAIN A MINIMUM DEPTH OF 3' UNLESS OTHERWISE NOTED.
3. USE GAUGES TO MONITOR & MAINTAIN FEEDS & PRESSURE.
4. CONTACT DESIGNER (BENSON AKINGNBOYE AT 713-207-4325) WITH ANY NECESSARY FIELD CHANGES.
5. THIS PROJECT IS SUBJECT TO SEWER LATERAL INSPECTION TO VERIFY CLEARANCE, PER THE OPTIONS STATED IN THE CONSTRUCTION AND SERVICE MANUAL. ENGINEERING WAS UNABLE TO VERIFY THE CLEARANCE WITH MAPS AND RECORDS.
6. TAKE NECESSARY PRECAUTIONS WHEN CUT, CAP & REMOVING STEEL MATERIAL. ASSUME ALL TAR WRAP PIPE CONTAINS ASBESTOS AND FOLLOW CONSTRUCTION AND SERVICE MANUAL PROCEDURES (SECTION: CS-B-1-.330) FOR REMOVAL OF PIPE AND GASKETS WITH ASBESTOS CONTAINING MATERIAL OR PRESUMED ASBESTOS CONTAINING MATERIAL.
7. FOR IP PIPE TEST PRESSURE AT 100 PSIG IN ACCORDANCE WITH SECTION CS-B-1.220 OF THE CONSTRUCTION & SERVICE MANUAL. HP LINE TEST PRESSURE AND DURATION ARE AS NOTED.
8. ALL SERVICE LINES MUST HAVE AN EFV OR CURB VALVE INSTALLED IN ACCORDANCE WITH SECTION CS-FORM 1.150 OF THE CONSTRUCTION AND SERVICE MANUAL AND EFV SIZING CHART.
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DESIGNED BY: BENSON AKINGNBOYE	713-207-4325
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F:29940718	O:29880712	KM:483-C	LAMBERT:4257A3	Z:701	SZ:504	TC:030	SOG:00151

4000 ANSERRA TRAIL
KATY, TX

CenterPoint. Energy
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MJSHERI01C SPURGENER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/13/2025

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	CONTACT NAME: Sherry L Burgener, CIC, CRM, AU, AAM	
INSURICA 1501 Mart Dr Little Rock, AR 72202	PHONE (A/C, No, Ext): (501) 819-3201	FAX (A/C, No): (501) 666-7168
	E-MAIL ADDRESS: Sherry.Burgener@INSURICA.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : National Fire Insurance Co. of Hartford	20478
INSURED	INSURER B : Transportation Insurance Company	20494
M.J. Sheridan of Texas, Inc. 7935 Harms Road Houston, TX 77041	INSURER C : Valley Forge Insurance Company	20508
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			7014908725	5/31/2024	5/31/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			7014908739	5/31/2024	5/31/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N / A		7014908742	5/31/2024	5/31/2025	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is named as an additional insured with respects to General Liability as required by written contract.

CERTIFICATE HOLDER

Waller County Road & Bridge Department
775 Business 290 East
Hempstead, TX 77445

CANCELLATION

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

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DATE:
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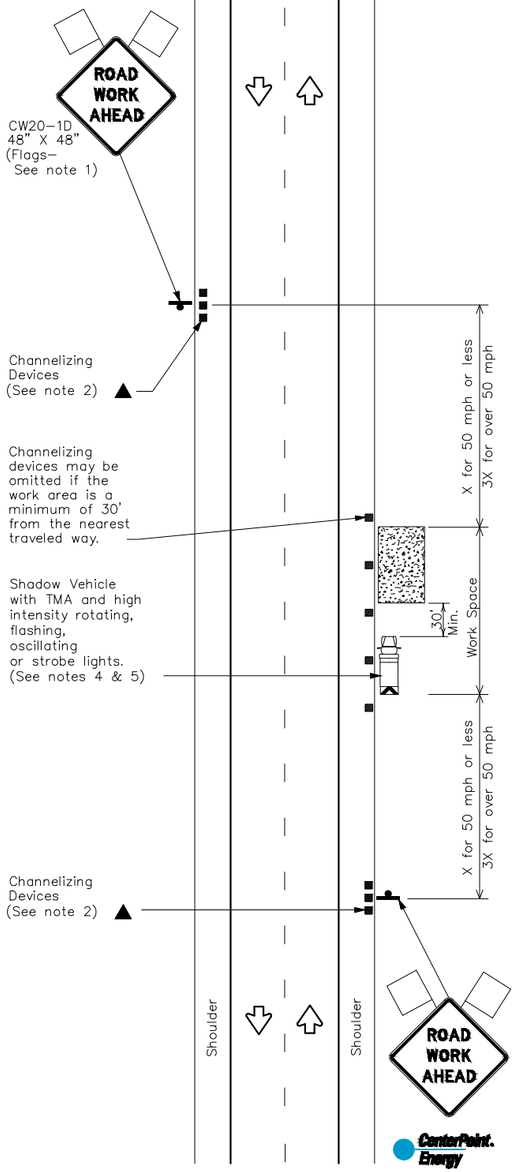
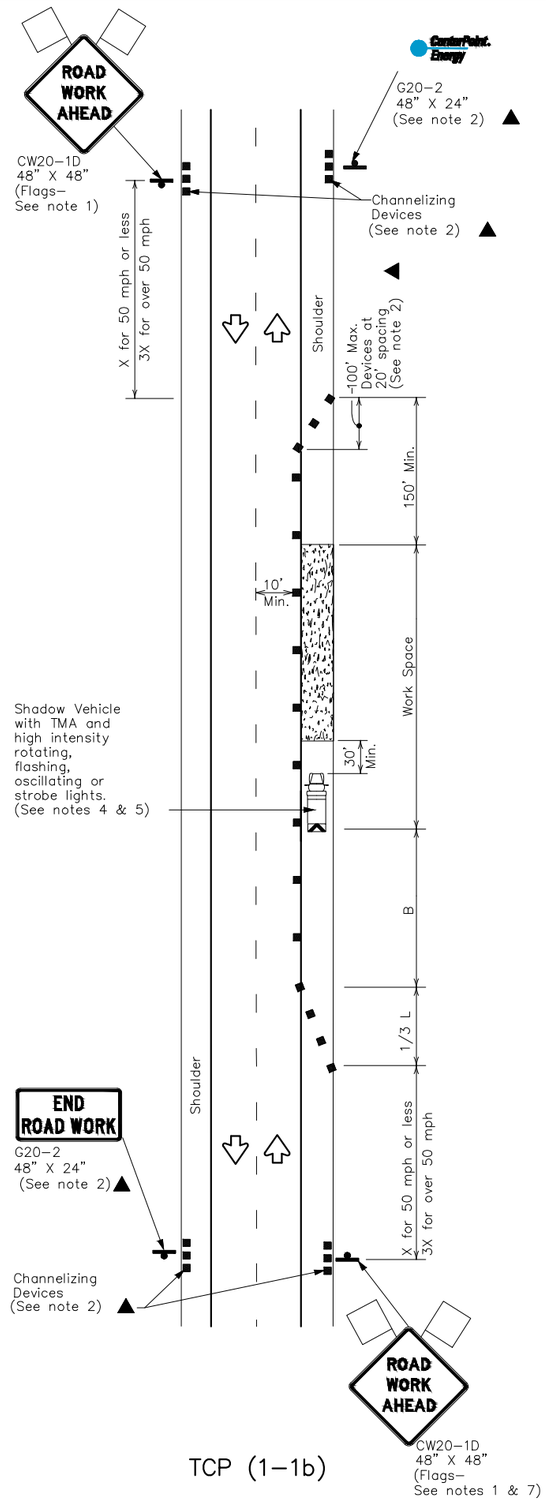


Near 4000 Anserra Trail

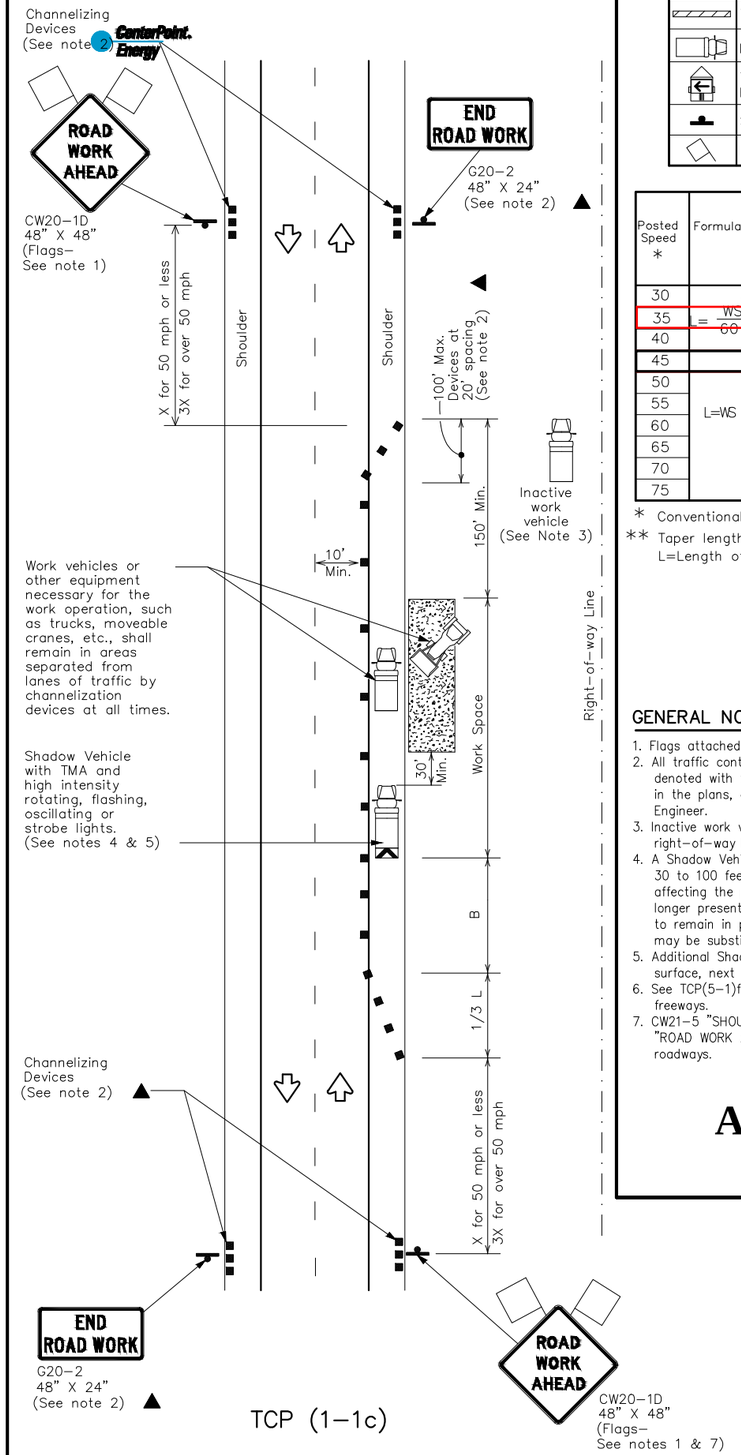
TCP (1–1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1–1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1–1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50	L=WS	500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right–of–way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5–1)for shoulder work on divided highways, expressways and freeways.
7. CW21–5 "SHOULDER WORK" signs may be used in place of CW20–1D "ROAD WORK AHEAD " signs for shoulder work on conventional roadways.

ANSERRA TRAIL

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1–1)–18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98	DIST	COUNTY		SHEET NO.
8-95 2-12				
1-97 2-18				

151

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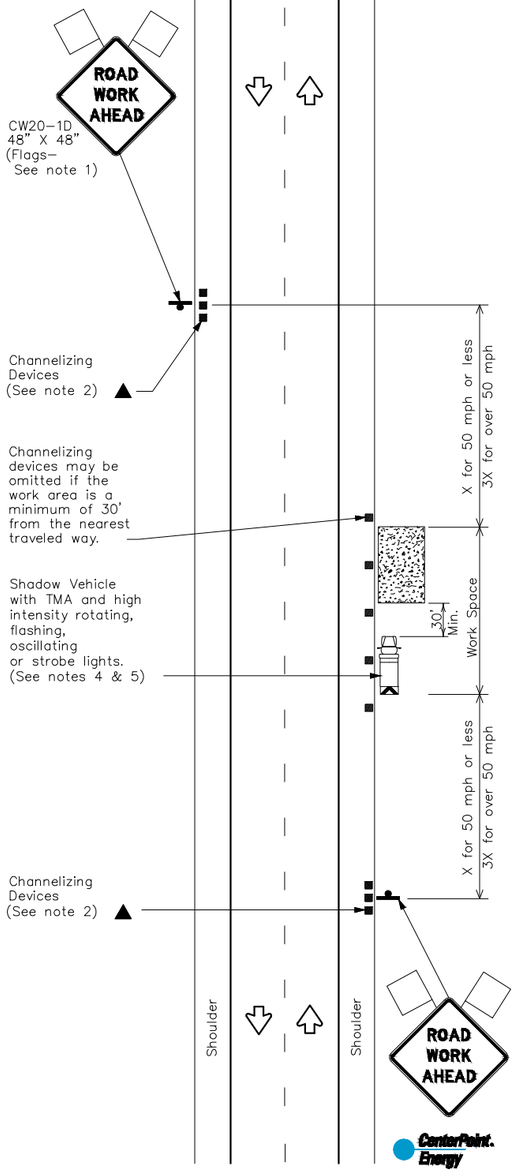
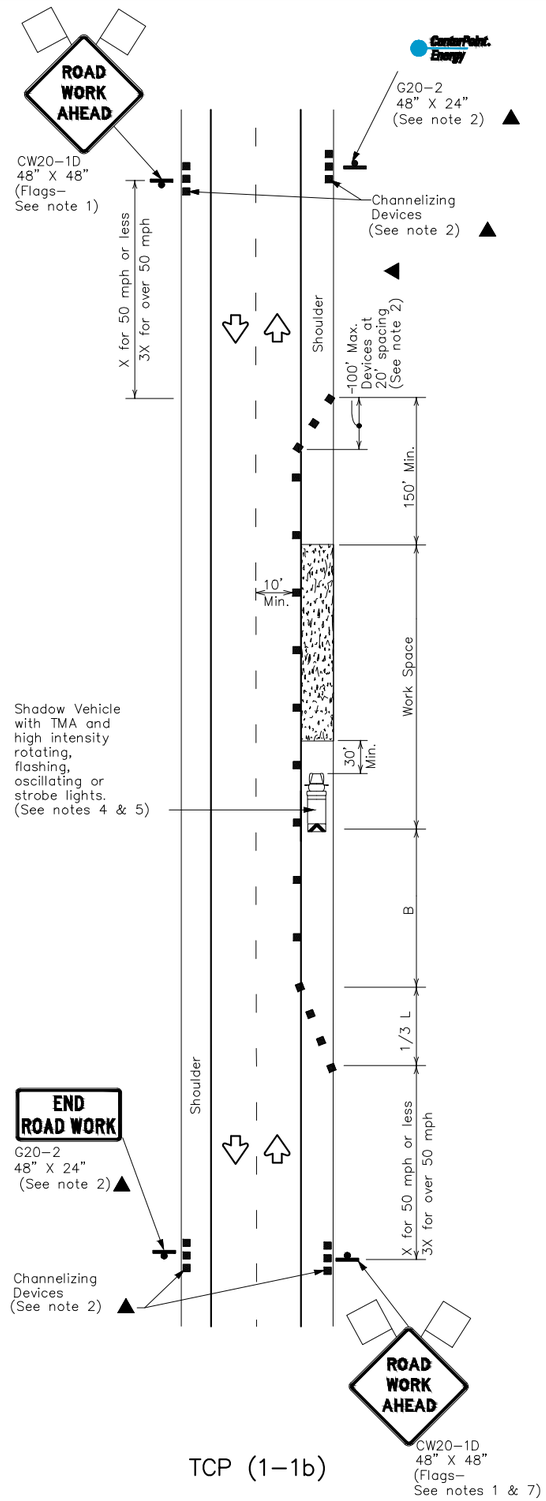


Near 4000 Anserra Trail

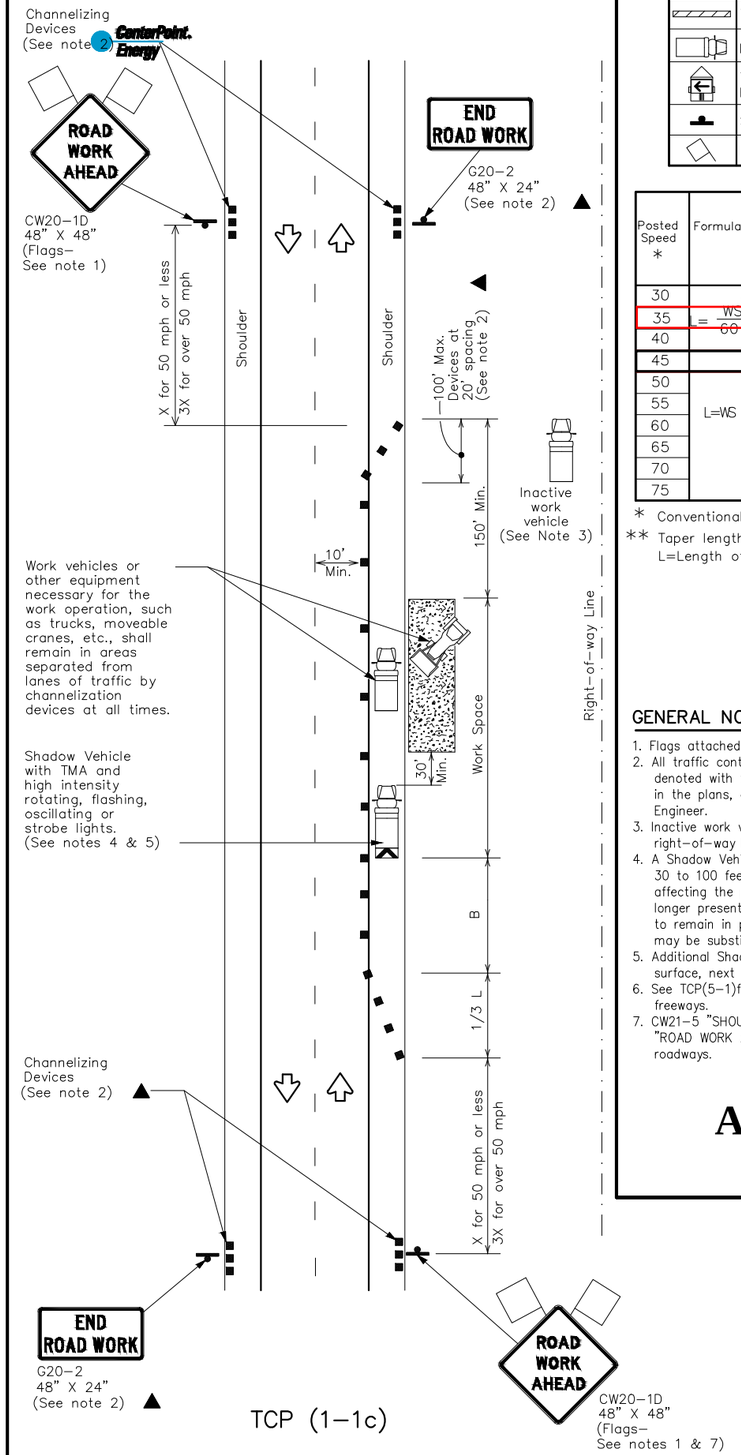
TCP (1–1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1–1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1–1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

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	Sign		Traffic Flow
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TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1–1)–18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98	DIST	COUNTY		SHEET NO.
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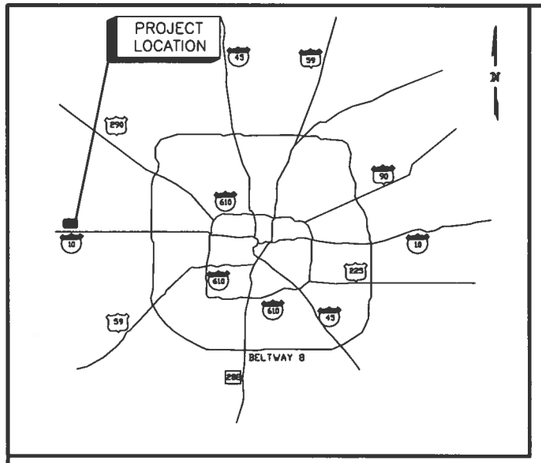
151



LOCATION MAP

PS LIGHTWAVE FIBER OPTIC PROJECT

PURE SPEED LIGHTWAVE

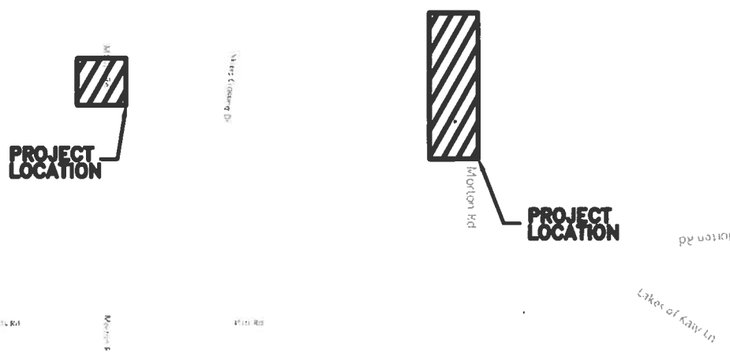
PROPOSED TELEPHONE POLES
ALONG SCHLIPF RD.
BETWEEN MORTON RD. & CLAY RD.
ALONG MORTON RD.
BETWEEN PITTS RD. & BARTLETT RD.
ALONG FRANZ RD.
BETWEEN CANE ISLAND PKWY. & FOX CREEK CT.
WALLER COUNTY
TEXAS

NEW BUILD

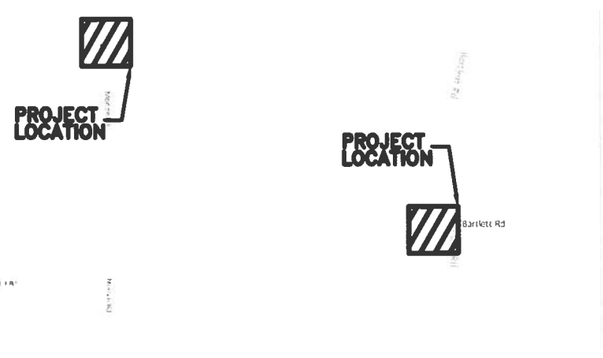
ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-344-8377

KEY MAP#: 443G/443L/443M/444J/444S
ZIP CODE: 77493

TITLE OF DRAWING	SHT. NO.	STATION
TITLE SHEET	1	
CONSTRUCTION DRAWING	2-9	0+00 - END
TRAFFIC CONTROL PLAN	10	
GENERAL CONSTRUCTION DETAILS	11	



SHEET 10 VICINITY MAP



SHEET 11 VICINITY MAP

SHEETS 4-9 ICINITY MAP

*NO KNOWN PROPOSED WASTEWATER WORK IS INVOLVED.
**NO KNOWN PROPOSED DRAINAGE WORK IS INVOLVED.

PROJECT NAME: 22359-12872

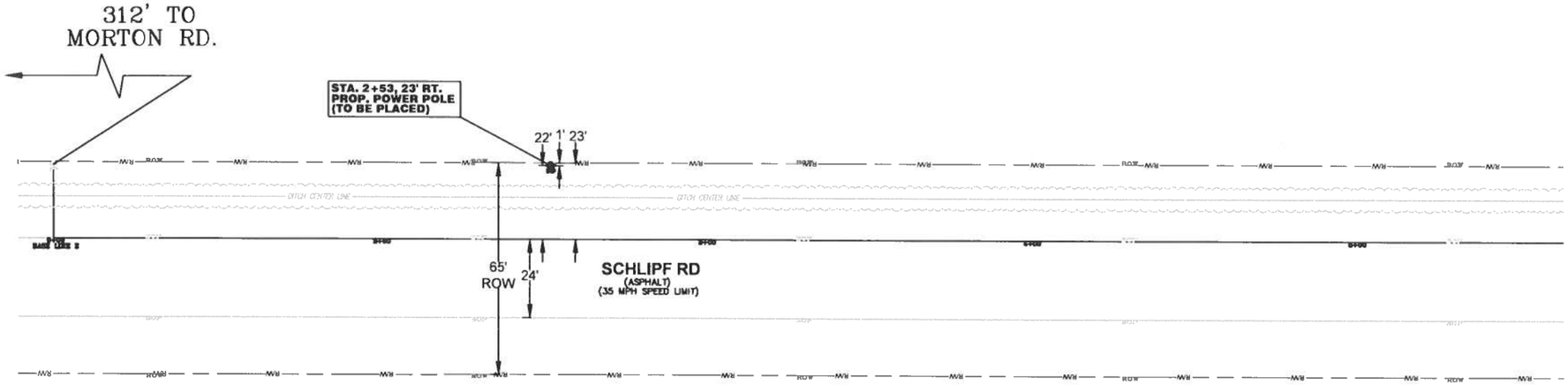
PROJECT NUMBER:

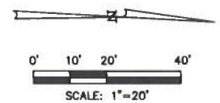
FACCINI
ENGINEERING & CONSTRUCTION
TBPE FIRM NO. F-23618
JUANOFACCINIASSOCIATES.COM

STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED PROFESSIONAL ENGINEER
02/07/2025

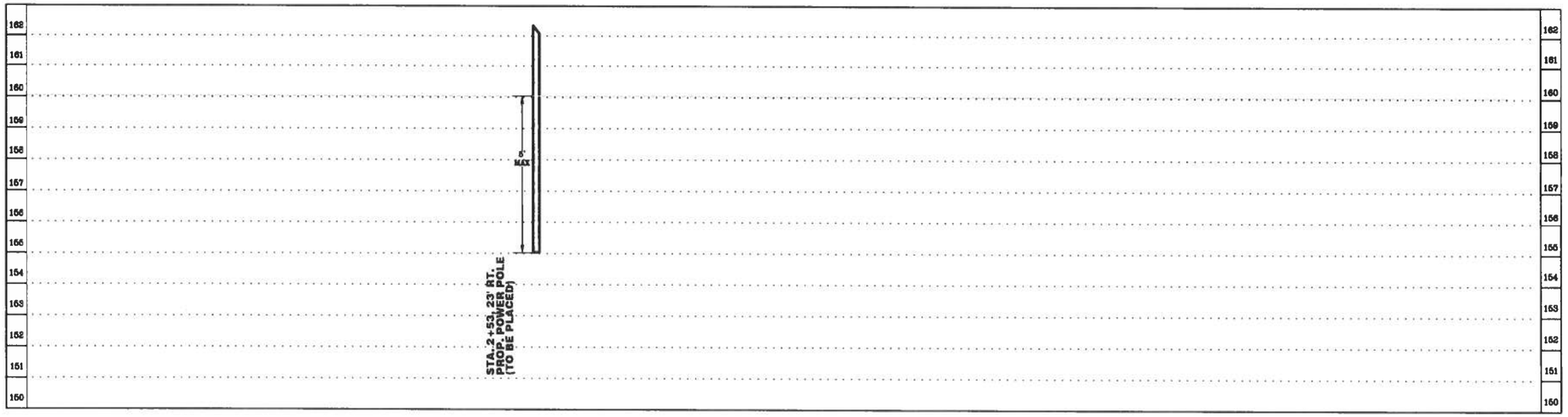
SURVEY BY: AC
F B NO:

SHEET NO 1 OF 11 SHEETS





PROFILE
WALLER COUNTY



DISCLAIMER

GENERAL NOTES

1. CALL UNDERGROUND SERVICE ALERT AT 1-800-344-8377 AT LEAST 48 HOURS PRIOR TO EXCAVATIONS.
2. CONTRACTORS RESPONSIBLE FOR POTHOLING, LOCATING AND PROBING ALL UNDERGROUND STRUCTURES.

PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURESPEED LIGHTWAVE

EMERGENCY# 281-642-1795

FACCINI
ENGINEERING & CONSTRUCTION
TBPE FIRM NO. F-23618
JUAN@FACCINIASSOCIATES.COM

STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED PROFESSIONAL ENGINEER
02/07/2025

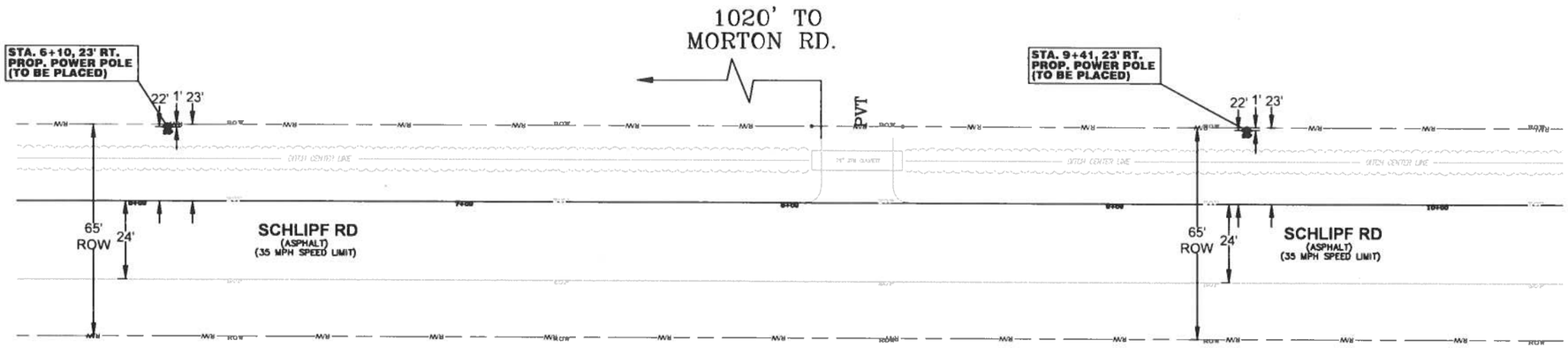
SCHLIPF RD
CONSTRUCTION DRAWING

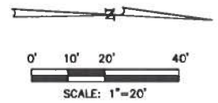
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

WALLER COUNTY
PUBLIC WORKS

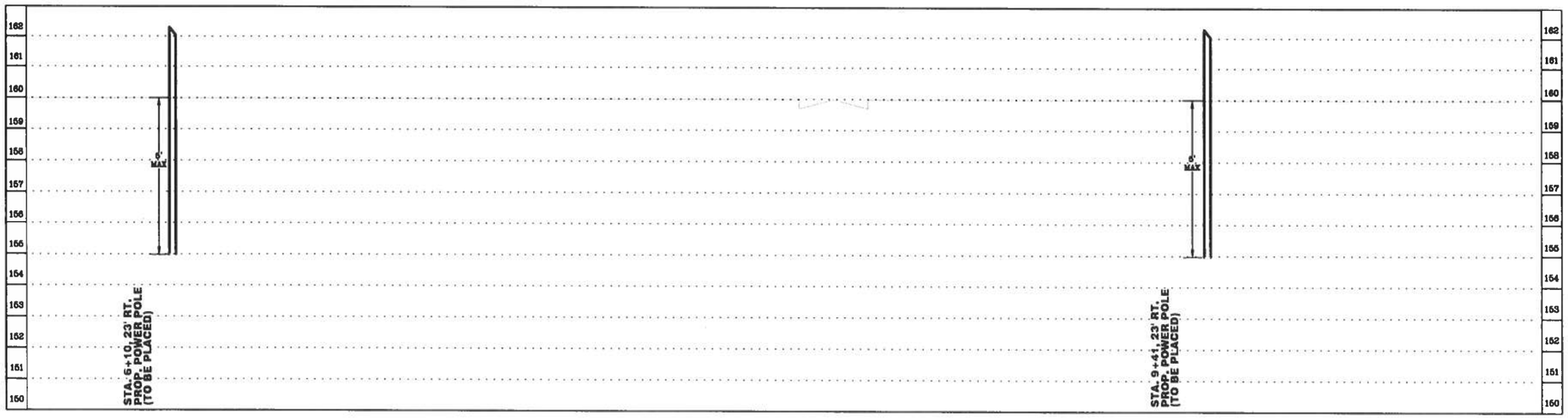
TELECOMMUNICATION

DATE: 02/03/2025	FOR WALLER COUNTY USE ONLY
DRAWING SCALE:	
HORZ: 1"= 20'	
VERT: 1"= 02'	
SHEET No: 2 OF 11	





PROFILE
WALLER COUNTY



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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURESPEED LIGHTWAVE

EMERGENCY# 281-642-1795

FACCINI
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LICENSED PROFESSIONAL ENGINEER
02/07/2025

SCHLIPF RD
CONSTRUCTION DRAWING

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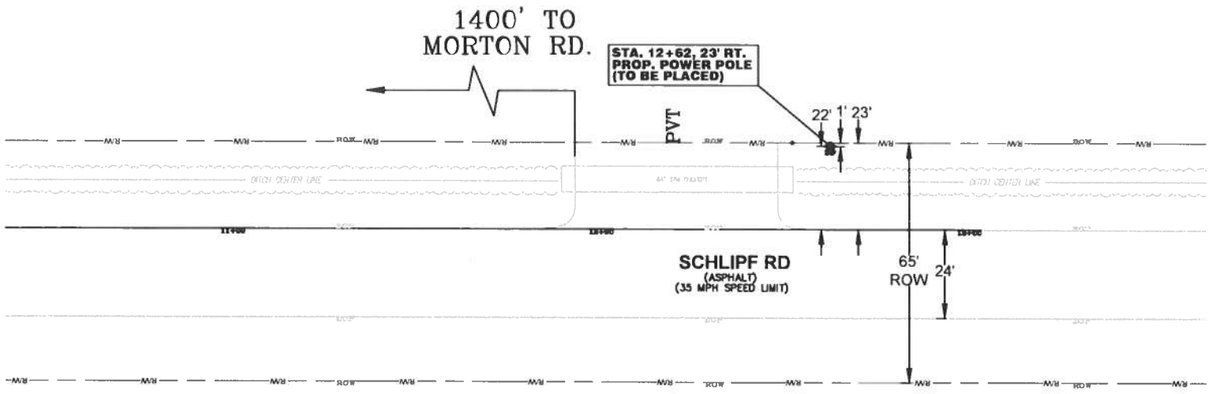
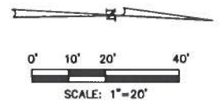
WALLER COUNTY
PUBLIC WORKS

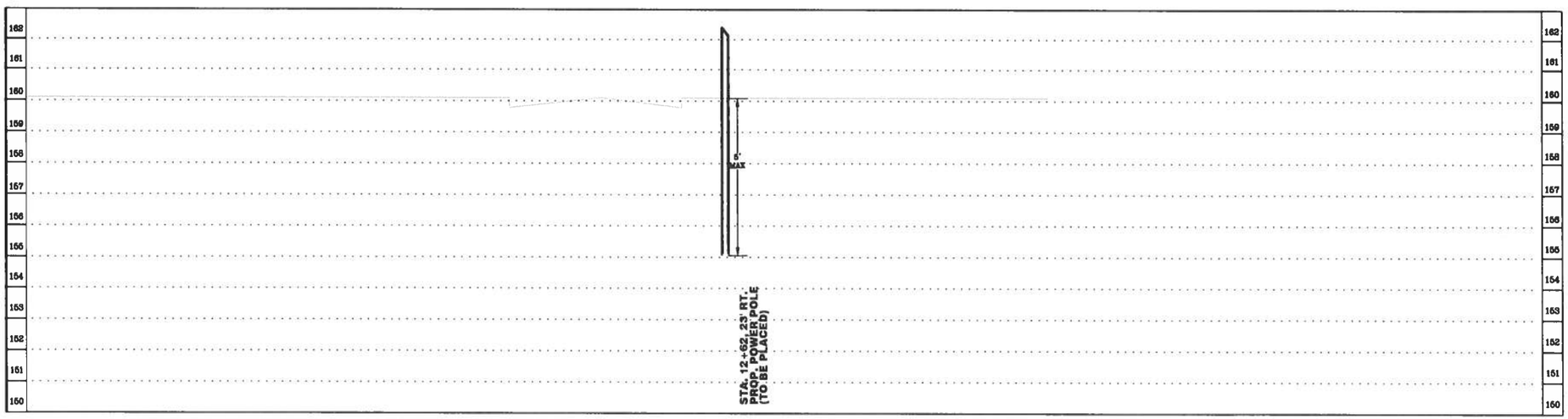
TELECOMMUNICATION

DATE: 02/03/2025	FOR WALLER COUNTY USE ONLY
DRAWING SCALE:	
HORZ: 1"= 20'	
VERT: 1"= 02'	
SHEET No: 3 OF 11	





PROFILE
WALLER COUNTY



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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURE SPEED LIGHTWAVE

EMERGENCY# 281-642-1795

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02/07/2025

SCHLIPF RD CONSTRUCTION DRAWING

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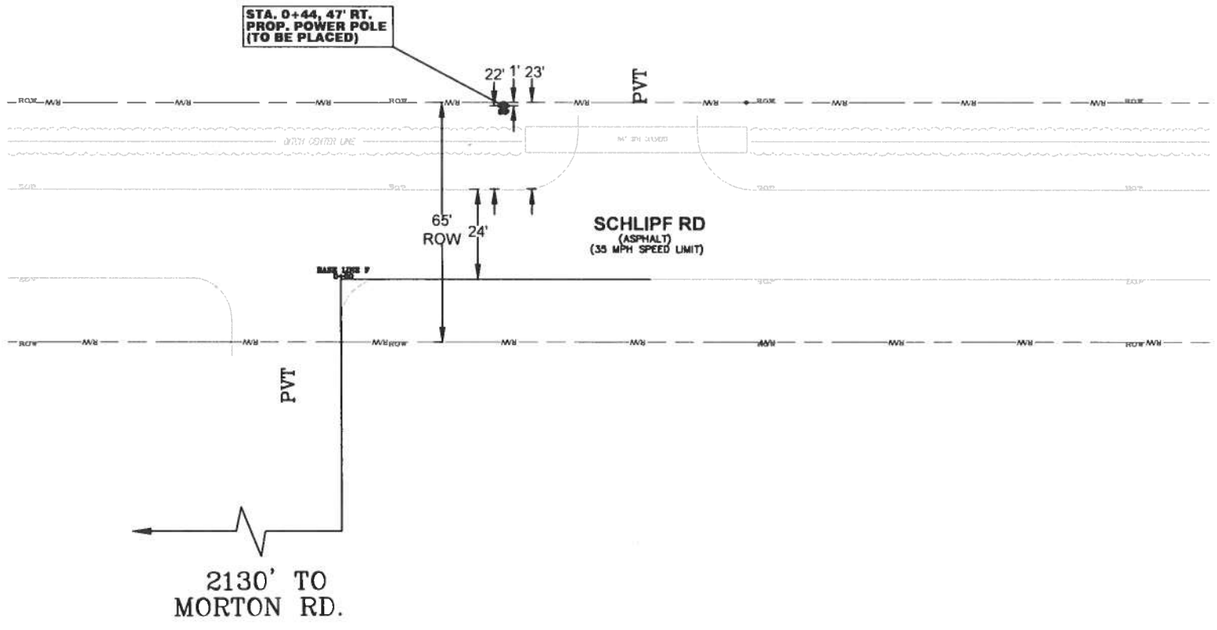
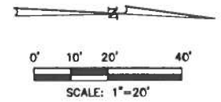
WALLER COUNTY
PUBLIC WORKS

TELECOMMUNICATION

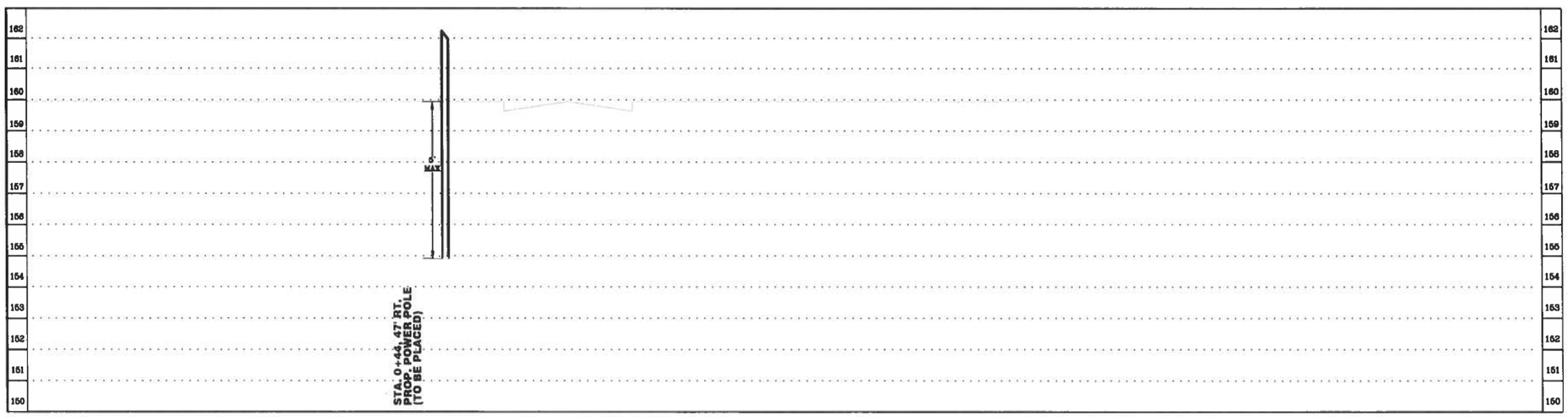
DATE:	02/03/2025
DRAWING SCALE:	
HORZ	1"= 20'
VERT	1"= 02'
SHEET No:	4 OF 11

FOR WALLER COUNTY USE ONLY





PROFILE
WALLER COUNTY



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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURESPEED LIGHTWAVE

EMERGENCY# 281-642-1795

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02/07/2025

SCHLIPF RD
CONSTRUCTION DRAWING

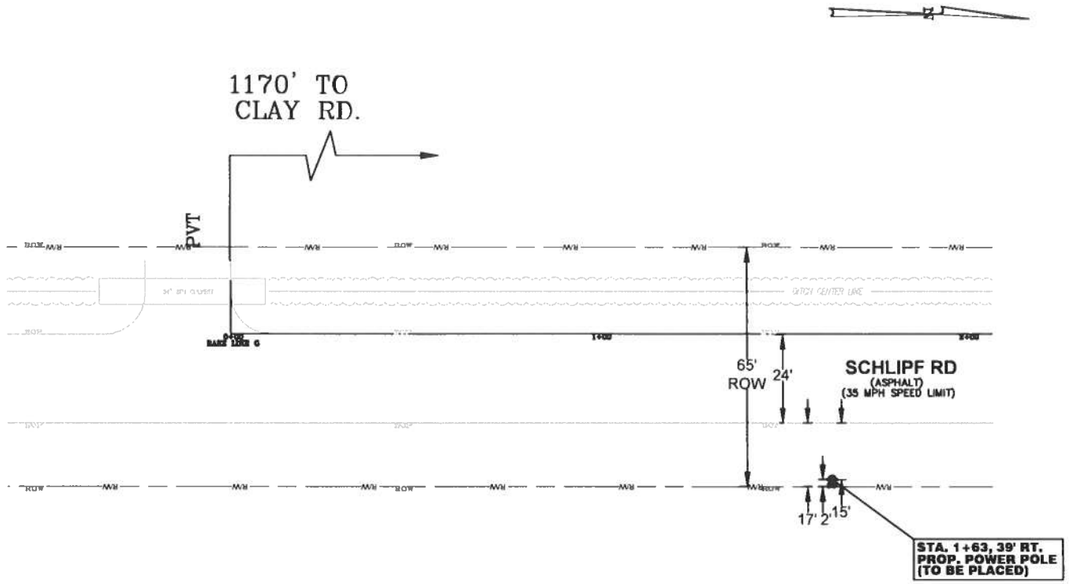
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

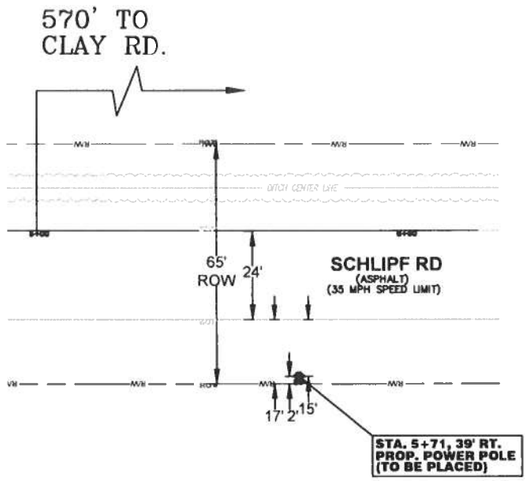
WALLER COUNTY
PUBLIC WORKS

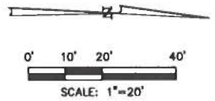
TELECOMMUNICATION

DATE	02/03/2025
DRAWING SCALE:	
HORZ	1"= 20'
VERT	1"= 02'
SHEET No	5 OF 11

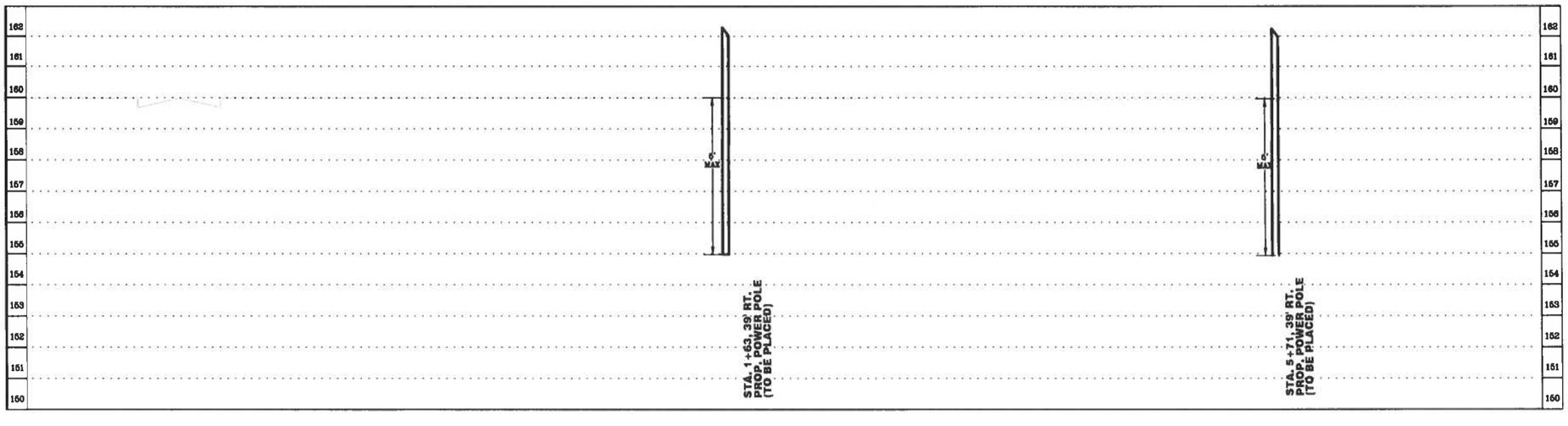
FOR WALLER COUNTY USE ONLY







PROFILE
WALLER COUNTY



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GENERAL NOTES

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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURESPEED LIGHTWAVE

EMERGENCY# 281-642-1795

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STATE OF TEXAS
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02/07/2025

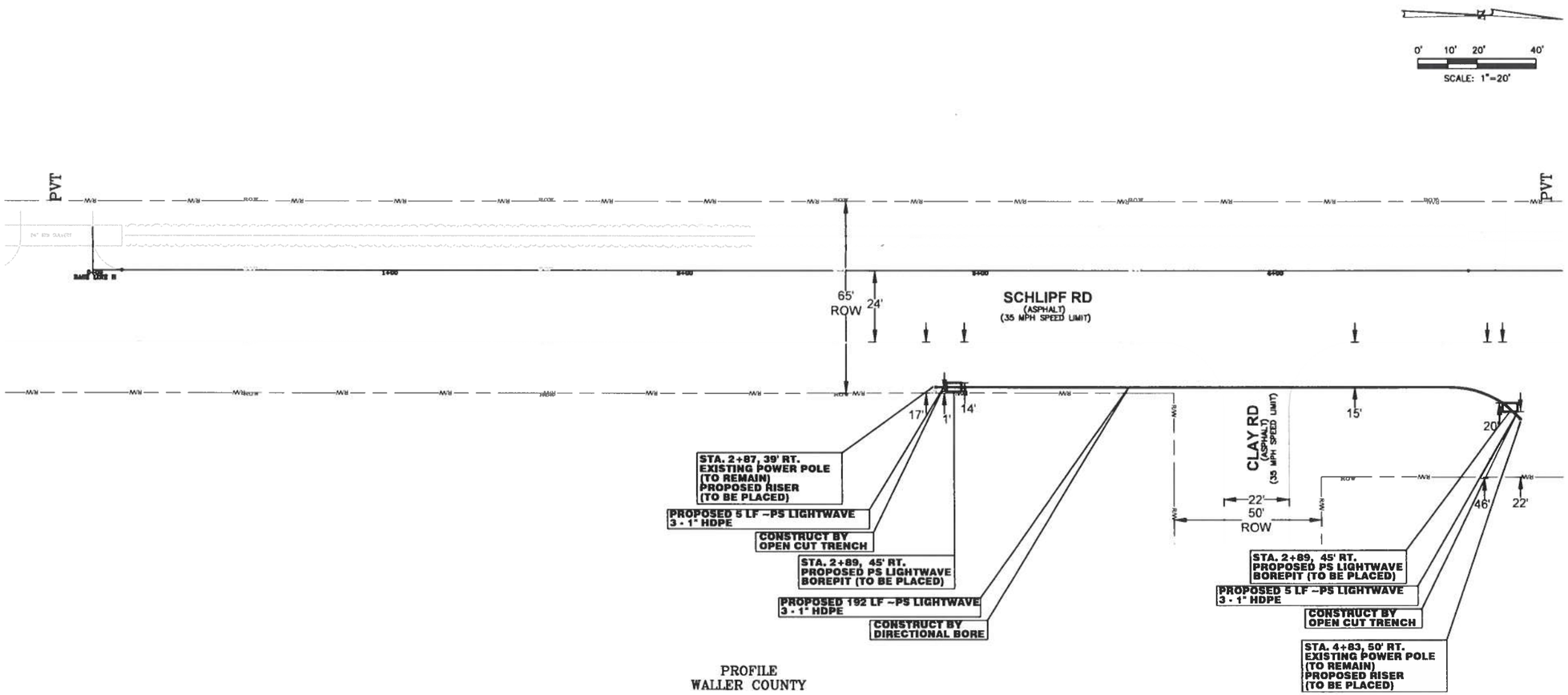
SCHLIPF RD
CONSTRUCTION DRAWING

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

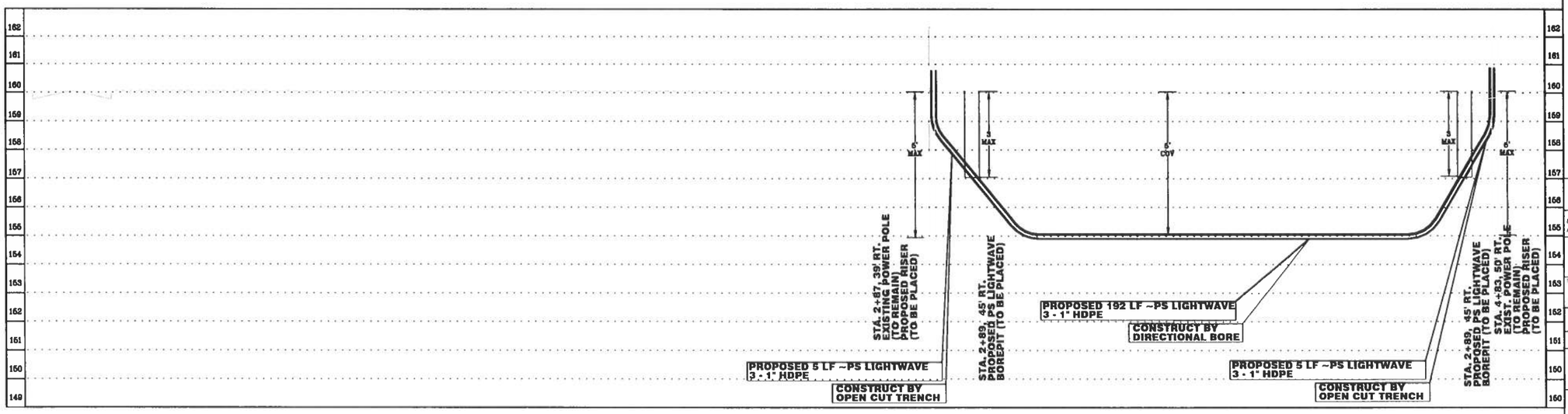
WALLER COUNTY
PUBLIC WORKS

TELECOMMUNICATION

DATE: 02/03/2025	FOR WALLER COUNTY USE ONLY
DRAWING SCALE:	
HORZ: 1"= 20'	
VERT: 1"= 02'	
SHEET No: 6 OF 11	



PROFILE
WALLER COUNTY



DISCLAIMER

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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	202' LF
FIBER CUMULATIVE:	202' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	202' LF
BURIED CABLE MARKER	202'
HANDHOLE/BOREPIT/RISER	0/2/2

PURE SPEED LIGHTWAVE

EMERGENCY# 281-642-1795

FACCINI
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STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED PROFESSIONAL ENGINEER
02/07/2025

SCHLIPF RD
CONSTRUCTION DRAWING

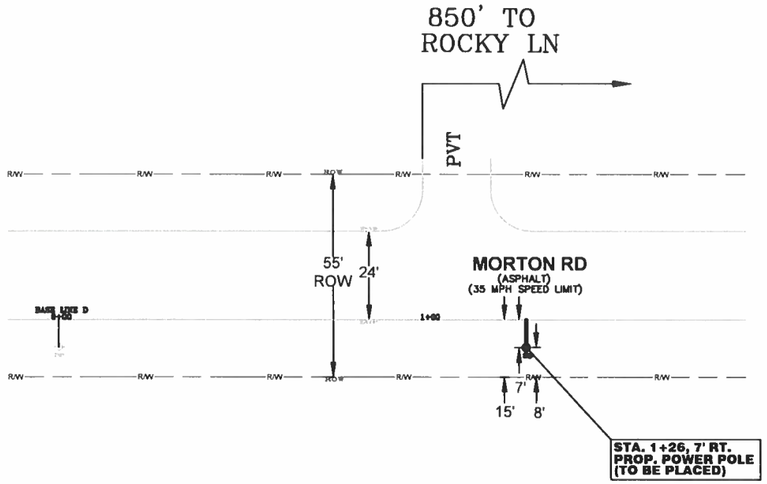
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

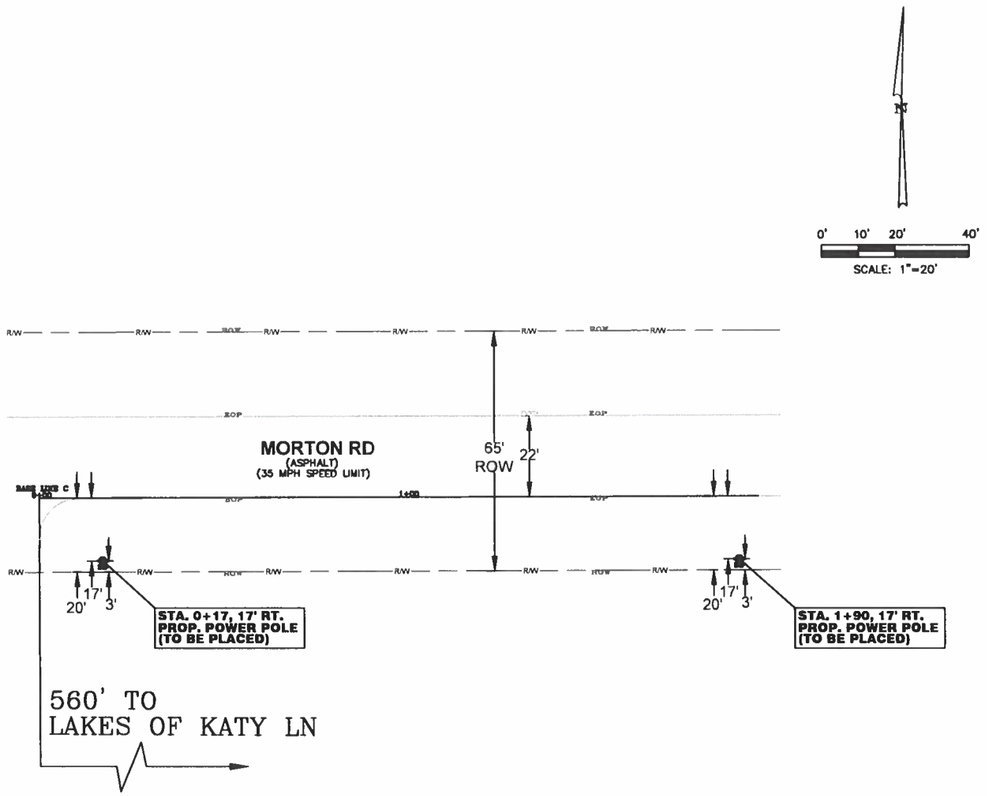
WALLER COUNTY
PUBLIC WORKS

TELECOMMUNICATION

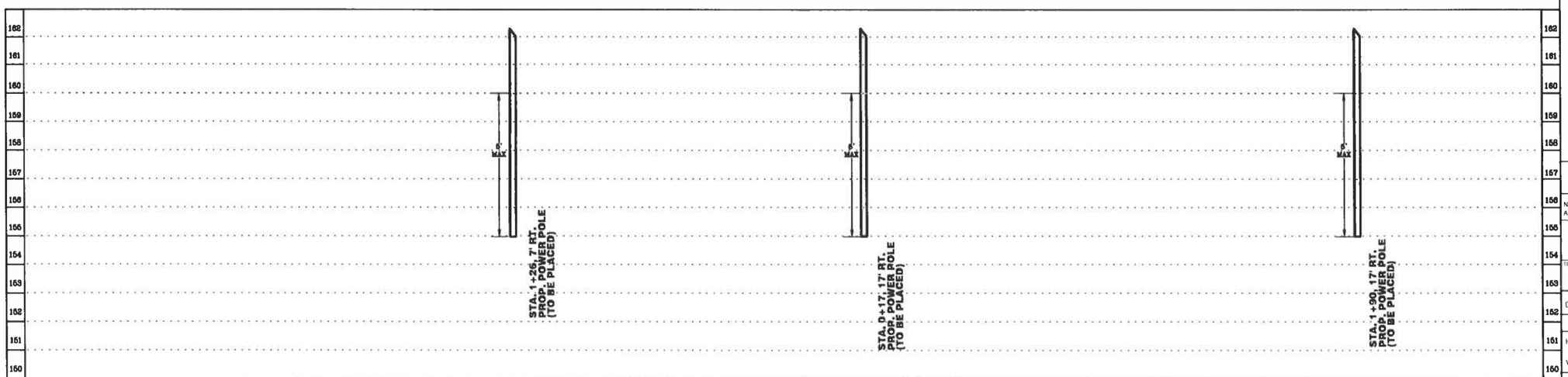
DATE:	02/03/2025
DRAWING SCALE:	
HORZ:	1"= 20'
VERT:	1"= 02'
SHEET No.	7 OF 11

FOR WALLER COUNTY USE ONLY





PROFILE
WALLER COUNTY



PROFILE
WALLER COUNTY

DISCLAIMER

GENERAL NOTES

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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURE SPEED LIGHTWAVE

EMERGENCY# 281-642-1795

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STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED
PROFESSIONAL ENGINEER
02/07/2025

MORTON RD
CONSTRUCTION DRAWING

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

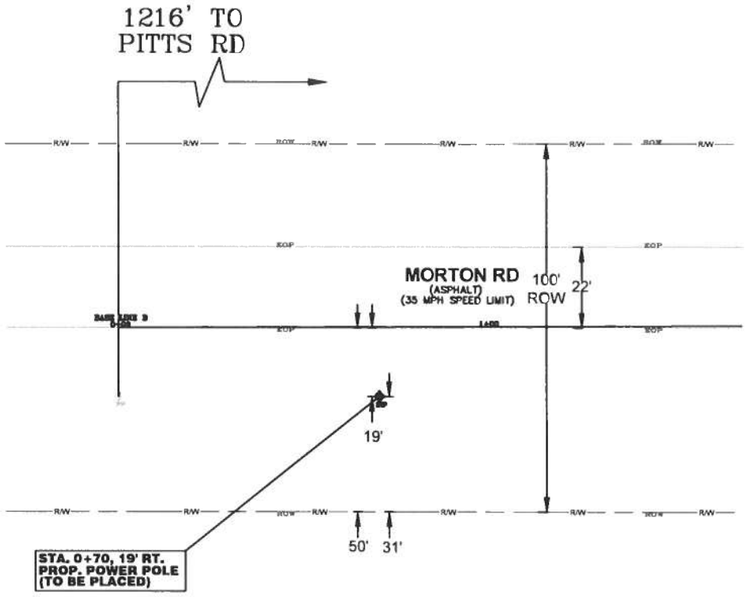
WALLER COUNTY
PUBLIC WORKS

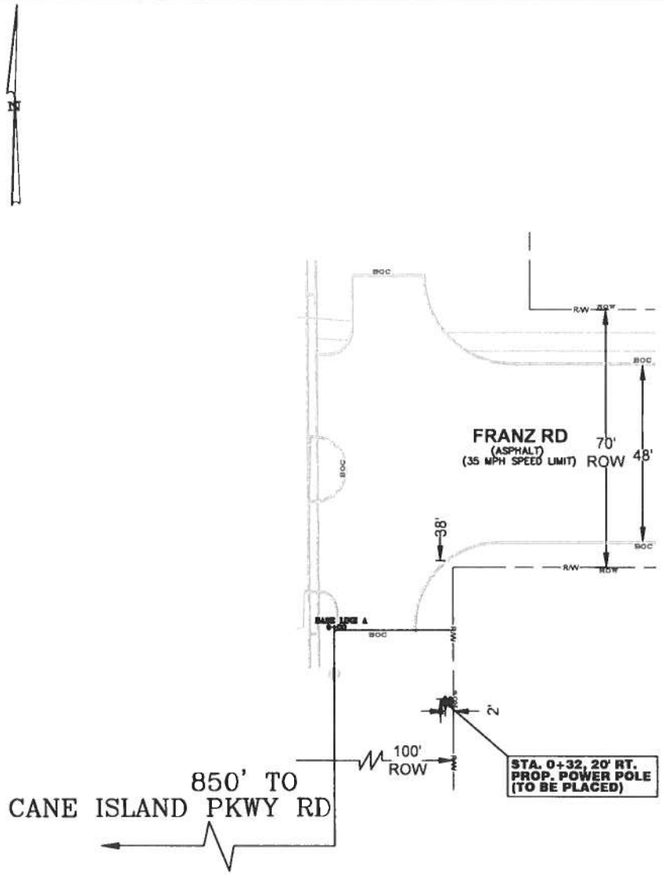
TELECOMMUNICATION

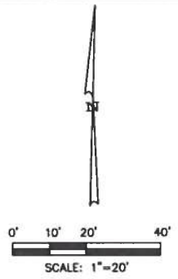
DATE:	02/03/2025
DRAWING SCALE:	
HORZ:	1"= 20'
VERT:	1"= 02'

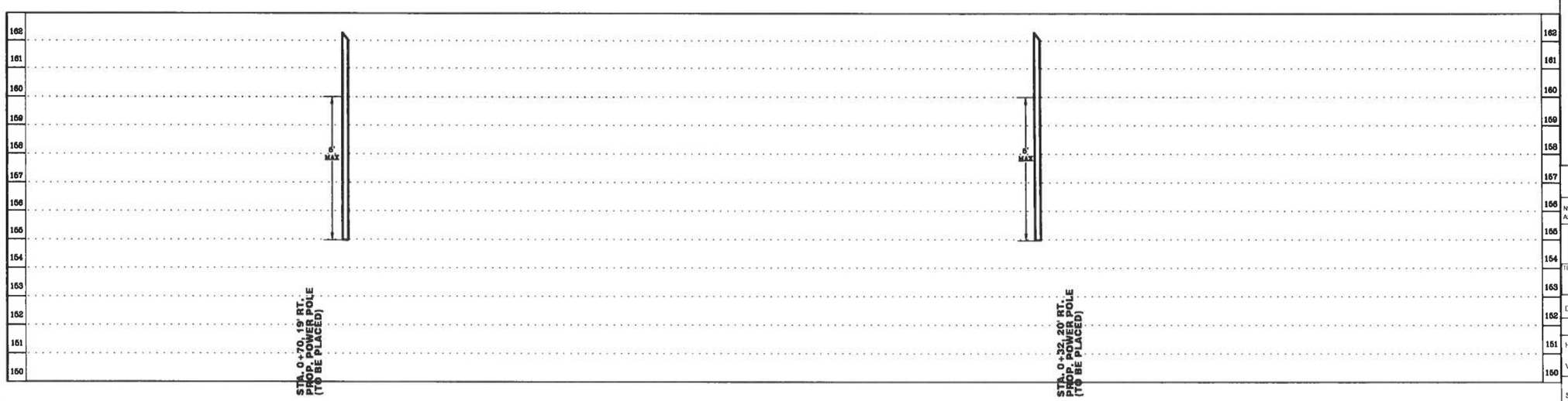
FOR WALLER COUNTY USE ONLY

SHEET No: 8 OF 11









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PROJECT NO: 22359-12872

TOTALS

FIBER THIS SHEET:	0' LF
FIBER CUMULATIVE:	0' LF
STATIONING	0+00 - END
CONDUIT	0' LF

MATERIAL LIST	QUANTITY
3 - 1" HDPE	0' LF
BURIED CABLE MARKER	0
HANDHOLE/BOREPIT/RISER	0/0/0

PURE SPEED LIGHTWAVE

EMERGENCY# 281-642-1795

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ENGINEERING & CONSTRUCTION
TBPE FIRM NO. F-23518
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STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED
PROFESSIONAL ENGINEER
02/07/2025

MORTON RD & FRANZ RD
CONSTRUCTION DRAWING

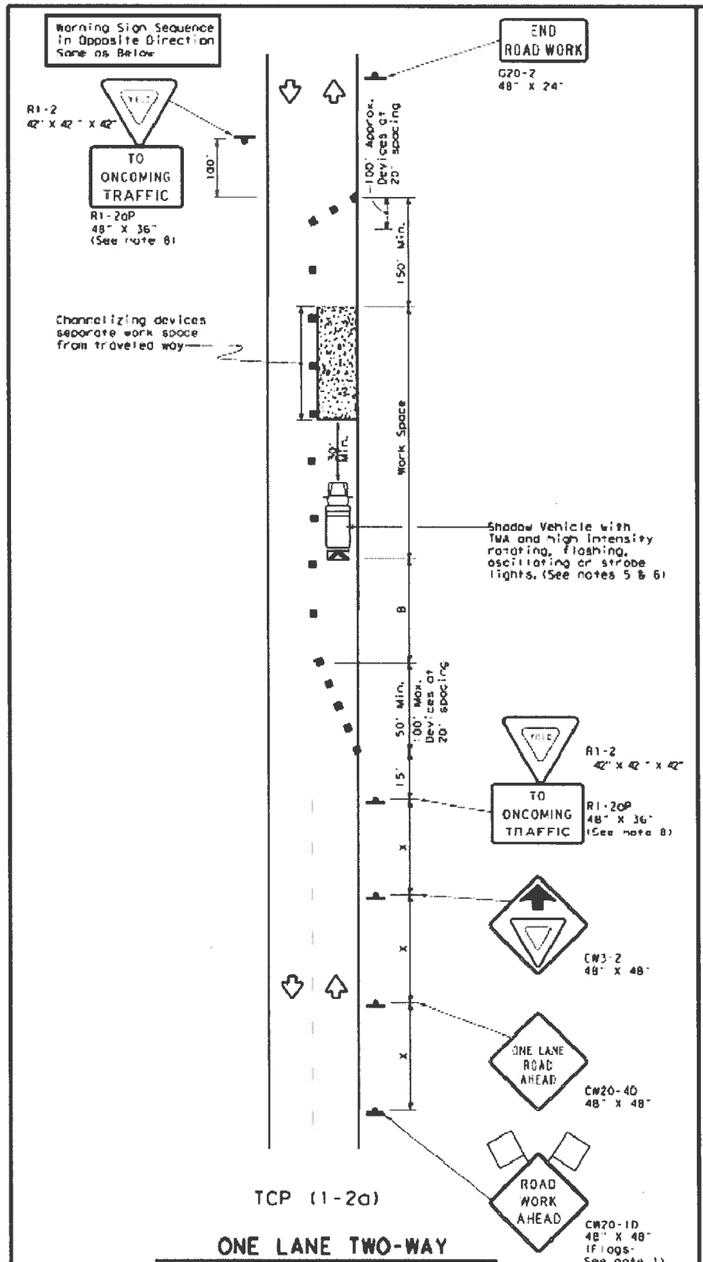
NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

WALLER COUNTY
PUBLIC WORKS

TELECOMMUNICATION

DATE:	02/03/2025
DRAWING SCALE:	
HORZ	1"= 20'
VERT	1"= 02'

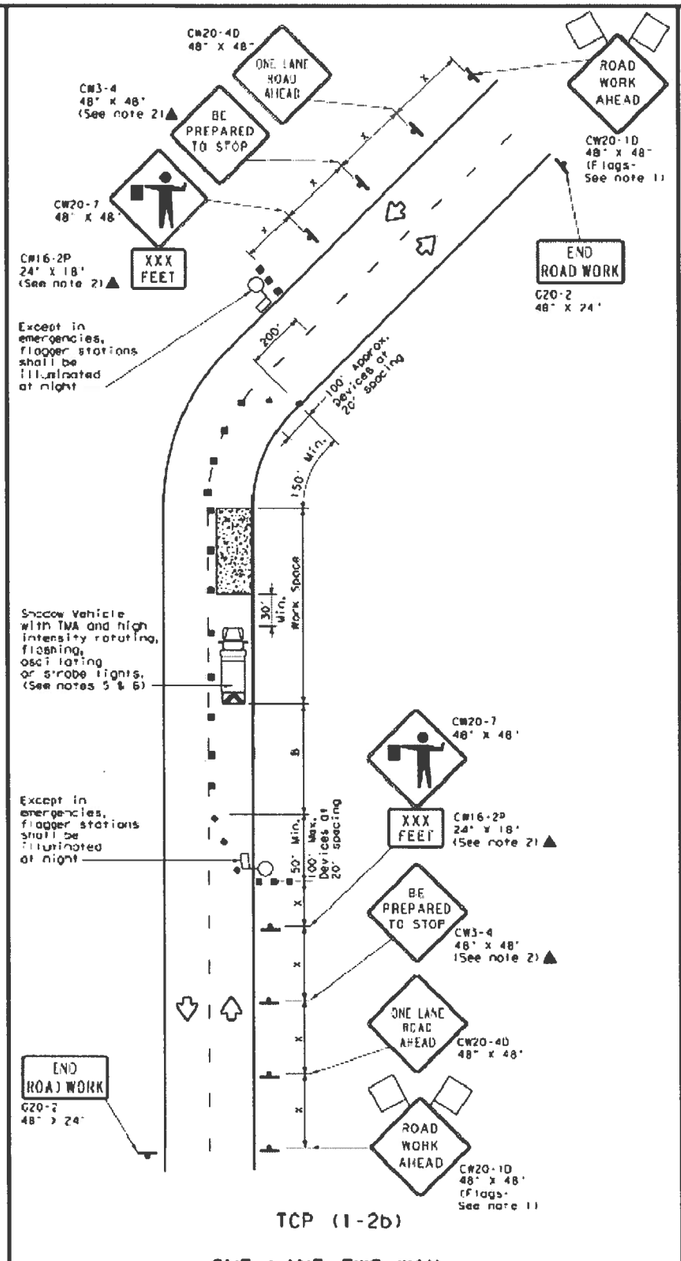
FOR WALLER COUNTY USE ONLY



TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS

(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed M	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	L = WS²/60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the centerline may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

DISCLAIMER

GENERAL NOTES:
1. ALL KNOWN UNDERGROUND UTILITIES AND OBSTRUCTIONS ARE PRESENT ON DRAWINGS PLOTTED FROM AVAILABLE MAPS AND FIELD ENGINEERING OBSERVATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE, PROTECT, AND REPAIR IF DAMAGED.
2. CALL UNDERGROUND SERVICE ALERT AT 1-800-344-8377 AT LEAST 48 HOURS PRIOR TO EXCAVATIONS.
3. CONTRACTORS RESPONSIBLE FOR POTHOLING, LOCATING AND PROBING ALL UNDERGROUND STRUCTURES.

PROJECT NAME: 22359-12872

TOTALS

FIBER THIS SHEET: _____

FIBER CUMULATIVE: _____

STATIONING _____

CONDUIT _____

MATERIAL LIST — QUANTITY

FACCINI
ENGINEERING & CONSTRUCTION
TBPE FIRM NO. F-23918
JUANQFACCINIASSOCIATES.COM

STATE OF TEXAS
JUAN F. FACCINI
145205
LICENSED PROFESSIONAL ENGINEER
02/07/2025

PS LIGHTWAVE

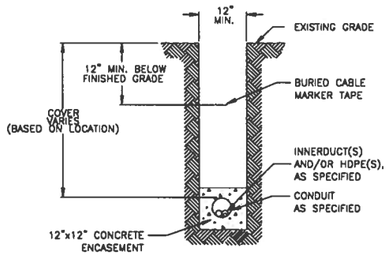
EMERGENCY# ___-___-____

TRAFFIC CONTROL PLAN

FILE NO:
DATE: 2/6/2025
DRAWING SCALE:
VERT: N/A HORZ: N/A
SHEET NO 10 OF 11

TYPICAL DETAIL "B" INDUSTRY STANDARD

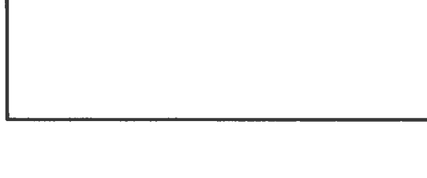
12"x12" CONCRETE ENCASEMENT



NOTE:
BACKFILL MUST BE MADE WITH ROCK FREE MATERIAL.

TYPICAL DETAIL "A" INDUSTRY STANDARD

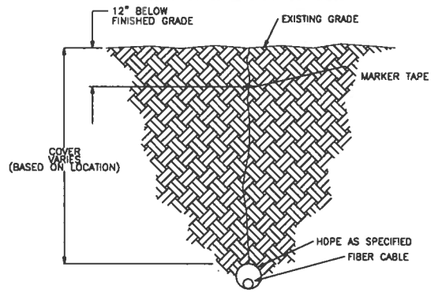
TRENCH PLACEMENT
CONDUIT(S), HDPE(S) OR DIRECT BURIED CABLE.



NOTE:
BACKFILL MUST BE MADE WITH ROCK FREE MATERIAL.

TYPICAL DETAIL "C" INDUSTRY STANDARD

DIRECT BURIED HDPE OR FIBER CABLE



INDUSTRY STANDARD TYPICAL DETAIL "D"

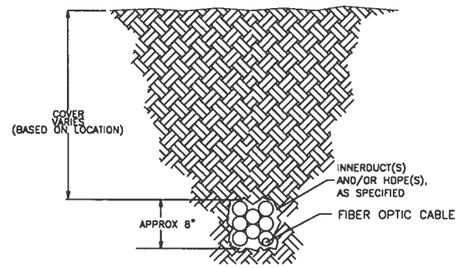
CROSS SECTION OF NNERDUCT(S) AND/OR HDPE(S) AS SPECIFIED

INDUSTRY STANDARD TYPICAL DETAIL "E"

HDPE WITH CABLE CROSS SECTION

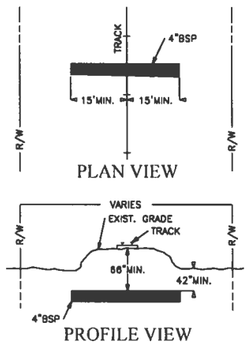
TYPICAL DETAIL "H" INDUSTRY STANDARD

DIRECTIONAL BORE HDPE OR FIBER CABLE



INDUSTRY STANDARD TYPICAL DETAIL "F"

JACK AND BORE MAIN TRACK

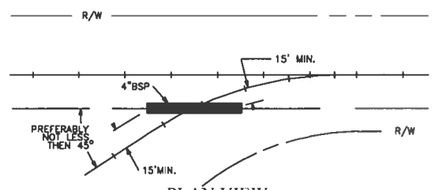


PLAN VIEW

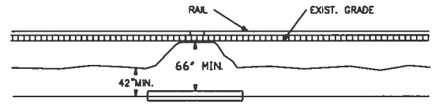
PROFILE VIEW

INDUSTRY STANDARD TYPICAL DETAIL "G"

JACK AND BORE AUXILLARY TRACK



PLAN VIEW



PROFILE VIEW

DISCLAIMER

GENERAL NOTES:
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PROJECT NAME: 22359-12872

TOTALS
FIBER THIS SHEET: _____
FIBER CUMULATIVE: _____
STATIONING _____
CONDUIT _____

MATERIAL LIST	QUANTITY

FACCINI
ENGINEERING & CONSTRUCTION
TBPE FIRM NO. F-23618
JUANOFACCINIASSOCIATES.COM

STATE OF TEXAS
JUAN F FACCINI
145205
LICENSED PROFESSIONAL ENGINEER
02/07/2025

PS LIGHTWAVE

EMERGENCY# ___-___-____

GENERAL CONSTRUCTION NOTES

FILE NO:
DATE: 2/6/2025
DRAWING SCALE:
VERT: N/A HORZ: N/A
SHEET NO 11 OF 11

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/17/2025

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 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
Anderson & Allen Insurance Group, PC
Byron A Welsh
401 College Street Suite 233
Montgomery TX 77356

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #:

INSURED
Associated Wiring Solutions
13921 Hwy 105 W. Ste. 252
Conroe TX 77304

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Champlain Specialty Insurance Company	
INSURER B :	
INSURER C : Richmond National Insurance Company	
INSURER D :	
INSURER E : Evanston Insurance Company	
INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			CSSE-CGL-0003564-01	11/06/2024	11/06/2025	EACH OCCURRENCE	$ 1,000,000
	☐ COMMERCIAL GENERAL LIABILITY	Y	Y				DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$ 5,000
	☒ Errors and Omissions Liability						PERSONAL & ADV INJURY	$ 1,000,000
	☐ 1,000,00011						GENERAL AGGREGATE	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER						PRODUCTS - COMP/OP AGG	$ 2,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						Insured Retention	$ 1,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	☐ SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ HIRED AUTOS							$
	☐ NON-OWNED AUTOS						Col	$
C	☒ UMBRELLA LIAB ☒ OCCUR			RN-2-0182972-01	01/29/2024	01/29/2025	EACH OCCURRENCE	$ 5,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$ 5,000,000
	☐ DEDUCTIBLE							$
	☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N/A					E L EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below						E L DISEASE - EA EMPLOYEE	$
							E L DISEASE - POLICY LIMIT	$
E	Umbrella Liability			XOBW10136724	09/20/2024	01/29/2026	Each Occurrence	$5,000,000
							Aggregate	$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER
Waller County
775 Bus 290 East
Hempstead TX 77445

CANCELLATION
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

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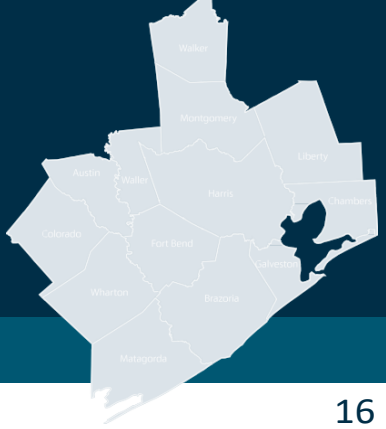
NOTICE OF RECEIPT OF APPLICATION
TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK

APPLICATION: *Goosby Real Estate Investments LLC*, owner(s), are requesting to be allowed to amend *Lot E/2 of 9, Block 1, Quixote Business Park S724051)*. The amendment will *replat Lot E/2 of Block 9 into two Lots, with one Lot having Access Right-of-Way via 25 Foot Access Easement*.

This Replat request, if approved, will only revise the applicant's property.

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on July 9, 2025 at the Joe Kuciemba Annex, 425 FM 1488., Hempstead, Texas, 77445.

Criminal Justice Advisory Committee



WHAT IS THE CRIMINAL JUSTICE ADVISORY COMMITTEE?

The Criminal Justice Advisory Committee advises the Houston-Galveston Area Council Board on law enforcement and criminal justice issues, recommending funding priorities for criminal justice grants and other regional criminal justice issues.

WHAT DOES THE COMMITTEE DO?

- Major participation in development of the annual criminal justice plan.
- Recommendation of funding priorities for the annual criminal justice program.
- Initiation and development of regional criminal justice programs for which the H-GAC is grantee.
- Evaluation of the criminal justice funding proposals to determine their consistency with applicable regional plans and furnishing these evaluations to the Project Review Committee and the Board of Directors.

HOW LONG DOES A MEMBER SERVE?

Appointments serve for a two-year period, or until a successor is appointed. All terms begin in June of odd numbered years.

Visit our website: Criminal Justice Advisory Committee

WHEN DOES THE COMMITTEE MEET?

Meetings are held once a month, on the third Thursday of the month.

WHERE DOES THE COMMITTEE MEET?

Meetings are held at least four times per year on the second floor of H-GAC's office located at:

Houston-Galveston Area Council
3555 Timmons Lane
Houston, Texas 77027

WHO CAN I CONTACT FOR MORE INFORMATION?

For questions or additional information, please contact Laura Glaspie, laurie.glaspie@h-gac.com or 713-993-2490

Current Representation Needs

- Brazoria and Montgomery counties
- Nonprofits
- Drug Abuse Prevention
- Mental Health
- Concerned Citizens

The Houston-Galveston Area Council (H-GAC) is the regional organization through which local governments consider issues and cooperate in solving area wide problems. Through H-GAC, local governments also initiate efforts in anticipating and preventing problems, saving public funds. The 13-county H-GAC service region is growing, becoming more diverse, and constantly changing. To address the needs of citizens and businesses, local governments are providing leadership to guide regional development wisely and manage change constructively.

ADVISORY COMMITTEE NOMINATION FORM

Please return to Houston-Galveston Area Council by **May 31.** Mail, Fax or email, attention William Matthews, 3555 Timmons Ln, Ste 120, Houston, TX 77027 ▪ 713-499-6668 ▪ Fax 713-993-2414 ▪ William.Matthews@h-gac.com ▪ To obtain more information about advisory committees, please visit https://www.h-gac.com/board-of-directors/advisory-committees

Committee Name: Criminal Justice Advisory Committee

Brief Description of Committee:

The Criminal Justice Advisory Committee advises the Houston-Galveston Area Council Board on law enforcement and criminal justice issues, recommending funding priorities for criminal justice grants and other regional criminal justice issues.

Would you like to re-nominate the current representative(s) listed below for the **June 2025-2027 term?**

Current Representative(s)		Representing	Nominated by	Re-nominate
Vacant (Primary)	John Kremmer	Waller County		☒ Yes ☐ No
Vacant (Alternate)	Randy Loewe	Waller County		☒ Yes ☐ No

If you selected **no**, please list the new nominee(s) in the space provided:

Primary

Name		Organization	
Address		Title	
City		Phone	
State		Zip	
Representing		Email	

Alternate

Name		Organization	
Address		Title	
City		Phone	
State		Zip	
Representing		Email	

Nominator's Signature

May 28, 2025
Date

Carbett "Trey" J. Duhon, III / County Judge
Please Print Nominator Name

OFFICE OF THE SHERIFF WALLER COUNTY

100 R. Glenn Smith Dr. • Hempstead, Texas 77445-4699
979 / 826-8282 • FAX 979 / 826-7781

SHERIFF TROY GUIDRY

May 15, 2025

Waller County Sheriff's Forfeiture Account (Chapter 59)
Budget 2025

Equipment:	$40,000.00
Investigative Cost:	$6,000.00
Supplies:	$2,230.70
Total:	**$48,230.70**

OFFICE OF THE SHERIFF WALLER COUNTY

100 R. Glenn Smith Dr. • Hempstead, Texas 77445-4699
979 / 826-8282 • FAX 979 / 826-7781

SHERIFF TROY GUIDRY

May 21, 2025

Waller County Sheriff's Federal Forfeiture Fund
Budget 2025

192-489-563005	Training	$30,000.00
192-489-563010	Operations & Investigations	$10,000.00
192-489-563015	Travel & Per Diem	$10,000.00
192-489-563025	Awareness Programs	$5,000.00
192-489-581814	Fed. Forf. Equipment	$87,878.05
	Total:	**$142,878.05**

Tax Office Refunds for 05/28/2025

Over $500 Refunds

Account #	Recipient	Amount
R408754	LLANAS JONATHAN F	709.35
R327137	TDHCA	2,633.42
MULTIPLE	CORELOGIC	175,301.81
R5010	MURALLA WILHMAN JAVIER	1,600.00
R380401	S&H PROPERTY HOLDINGS LLC	1,156.88
R7197	HARTLEY ELIZABETH LIFE ESTATE	523.85
R388974	ZAMAN NAFIL	2,524.59
R25319	DUENAS JUAN	1,055.98
R372377	FINK CODY SCOTT	749.55
R8964	MILNER FRANCES FERGUSON	619.66
R371577	HERFURTH MICHAEL CUNNANE	551.88
MULTIPLE	FIRST AMERICAN HOMES LTD	3,820.37
R371542	KIM SAMUEL Y	551.88
R9658	LEGACY AGRICULTURAL HOLDINGS LLC	753.51
R371716	JAMESON GREGORY M	849.78
MULTIPLE	CENTURY LAND HOLDINGS OF TEXAS LL	709.76
R6115	WILLIS PAGE S	1,359.01
R202678	ANDERSON BRENDA SUE	555.37
R339117	AMBROSE DAVID	1,625.82
R371353	WANG ZHI	1,684.76
R338673	TSAKIRIS LOUIS ALEX	1,576.78
R338658	TSAKIRIS LOUIS A	1,576.78
R8829	PERKINS JEREMY T	937.57
R391156	TRANS ANSERRA LLC	981.45
R387721	CASTANEDA MIKENNA ELISE	2,630.94
RC48423	LIGHT JAMES	1,517.86
R399277	TREJO NICOLE MARIE	830.07
R364125	CORCHACHDO JESUS	668.36
R387751	COOPER SHAMETRIA	812.39
V171924	STYERS CONSTRUCTION CO	543.31
R40080	ASTRO SUNTERRA LAKES NORTH LP	994.07
R159795	WEST JAMES H	895.24
R358047	MCGOVERN LORRI ANN	640.01
R381494	PRAIRIE LEGACY PARTNERS INC	536.49
R44499	BONIUK INTERESTS LTD	44,421.44

R358026	COMIN 1ST DEVELOPMENT INC	1,596.53
R3902	NEW HEART OF TEXAS MINISTRIES	671.98
R7629	WRIGHT CHANDRA DENISE	2,291.96
R4671	VIRGINIA SWANSON	2,121.19
R4668	WILLIAM BROOKSHIRE	1,184.27
R402215	YANEZ CHRISTIAN PEREZ	694.78
R400113	CORELOGIC	680.65
R400090	PATTON MARK EDWARD	665.54
R399221	CORELOGIC	699.13
R399195	ROMERO KARELY GABRIELA FREITAS	1,621.37
R398797	ALEJANDRO DE LUNA ABRAHAM	2,282.49
R397922	WILLIAM DAVID COMPANIES INC	720.10
MULTIPLE	JACKSON, KANESHA	1,740.93
R400153	RRUNER PHILLIP VICTOR	1,505.76
R40117	HARVINDER THIND	16,090.13
P47058	NEWCOMB, JAMES E JR	850.62
R23915	BRONIKOWSKI, JEFFERY PAUL	1,211.56
R365272	SAM THOMAS	1,346.98
R404459	KETTELHUT KATELYN M	1,061.73
R389409	BIJOU TRAN	2,339.41
R332291	RODRIGUEZ JUVENAL	675.94
R26893	MARINO JULIA L	1,447.08
MULTIPLE	FVP HEMPSTEAD LLC	6,004.98
R408775	HOUSTON OAKS NORTH LP	1,036.68
R351220	LICONA LILIANA	2,892.04
R351104	ESPINOZA BEATRIZ	2,299.57
R16079	SCOTT DEREK CHASE	2,659.80

Transportation Advocacy Group – Houston | TAG
5718 Westheimer Rd, Suite 1000
Houston, TX 77057
E-Mail events@taghouston.org

Registration # 023189
Joan Sargent Waller Co. Treasurer
Deputy JC Date 5-5-25

INVOICE 3282	PO NUMBER	1/8/2025

BILL TO

Waller County
Trey Duhon
425 FM 1488 Suite 106
Hempstead, TX 77445

MESSAGE

ITEMS	QUANTITY	UNIT PRICE	PAID
Membership Dues	1	5,000.00	0.00

TOTAL	**5,000.00**
PAYMENT/CREDIT/WRITE OFF/DISCOUNTS APPLIED	(0.00)
TOTAL DUE BY 1/8/2025	**5,000.00**

Thank you for your support!

CURRENT	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	TOTAL OPEN INVOICE
0.00	0.00	5,000.00	0.00	5,000.00

MAY 5 '25 PM 3:05 AUDITOR

Submit payment online here

TAG Houston Region W-9

****Our Address Has Changed****
5718 Westheimer Rd
Suite 1000
Houston, TX 77057

MAY 5 '25 AM 11:56 TREASURER

Please update in your billing system if paying by check.

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytx.gov
+1 (832) 471-4011

Bill to
Judge Trey Duhon
Waller County Judge
836 Austin Street, Suite 203
Hempstead, TX 77445

Ship to
Judge Trey Duhon
Waller County Judge
836 Austin Street, Suite 203
Hempstead, TX 77445

Invoice details
Invoice no.: 1495
Terms: Net 30
Invoice date: 05/05/2025
Due date: 06/04/2025

Registration # 023209
Joan Sargent Waller Co. Treasurer
Deputy JG Date 5-5-25

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/21/2025	**Autopsy**	Full Autopsy Case# 25-00512WL ordered by Judge J.R. Woolley	1	$2,600.00	$2,600.00
2.	03/14/2025	**Autopsy**	Full Autopsy Case# 25-00690WL ordered by Judge Ted Krenek	1	$2,600.00	$2,600.00
3.	03/19/2025	**External Examination**	External Examination Case# 25-00746WL ordered by Judge J.R. Woolley	1	$850.00	$850.00
4.	03/28/2025	**Autopsy**	Full Autopsy Case# 25-00822WL ordered by Judge Marian Jackson	1	$2,600.00	$2,600.00

Total **$8,650.00**

Schmidt Funeral Home

819 Waller Avenue, P.O. Box 248, Brookshire, TX 77423 - 281-934-2424
12029 Hwy. 36 South, P.O. Box 610, Bellville, TX 77418 - 979-865-2424

INVOICE
May 12, 2025

Registration # 023405
Joan Sargent Waller Co. Treasurer
Deputy JG Date 5-13-25

Bill To:
Waller County Treasurer
836 Austin Street, #316
Hempstead, TX 77445

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			-One Man First Call - per Judge Charles Karisch				425..00
1			Transport to Fort Bend ME				500.00
1			Body Bag				200.00
						Balance Due	$1125.00

Thank You,

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

Liberty Tire Recycling, LLC
600 River Ave, 3rd Floor
Pittsburgh, PA 15212
Phone: 412.926.1500
Fax: 412.697.2410
www.libertytire.com

Invoice # 2949219
Invoice Date 3/29/2025
Due Date 4/28/2025
Account Number 109979
Terms Net 30 Days
Page 1 of 1

Bill Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

INVOICE

Service Date	Work Order/Tkt PO#	Description Cust Ref #	Qnty	Rate	Total
0002 - Household Hazardous Waste Collection Event- Pattison Volunteer FD - 2950 FM 359 Rd					
03/29/25	WO#: 0010091702	Car Tire Each Off Rim	64.00	3.2500	$208.00
03/29/25	WO#: 0010091702	Min Service Charge	1.00	1,989.0000	$1,989.00
03/29/25	WO#: 0010091702	Truck Tire Each Off Rim	1.00	15.0000	$15.00
03/29/25	WO#: 0010091702	Demurrage 6 hours	1.00	870.0000	$870.00

Fuel Surcharge Variable Rate 287.56
Service Location Sub Total $3,369.56

Invoice Total: $3,369.56

Please detach and include with payment.

Please Pay This Amount **$3,369.56**
Amount of Remittance

Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

Account Number 109979
Invoice # 2949219
Invoice Date 3/29/2025
Due Date 04/28/2025

Please Remit Payment To: **LIBERTY TIRE SERVICES LLC**
PO Box 645375
Pittsburgh, PA 15264

Liberty Tire Recycling, LLC
600 River Ave, 3rd Floor
Pittsburgh, PA 15212
Phone: 412.926.1500
Fax: 412.697.2410
www.libertytire.com

Invoice # 2968429
Invoice Date 4/26/2025
Due Date 5/26/2025
Account Number 109979
Terms Net 30 Days
Page 1 of 1

Bill to: Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

INVOICE

Service Date	Work Order/Tkt PO#	Description Cust Ref #	Qnty	Rate	Total
0001 - Household Hazardous Waste Collection Event - Waller Co R&B - 775 US-290 Bus					
04/25/25	WO#: 0010196336	Drop Fee for Container	1.00	292.0000	$292.00
			Fuel Surcharge Variable Rate		37.96
			Service Location Sub Total		$329.96
				Invoice Total:	$329.96

Please detach and include with payment.

Please Pay This Amount **$329.96**

Amount of Remittance

Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

Account Number 109979
Invoice # 2968429
Invoice Date 4/26/2025
Due Date 05/26/2025

Please Remit Payment To: **LIBERTY TIRE SERVICES LLC**
PO Box 645375
Pittsburgh, PA 15264

Liberty Tire Recycling, LLC
600 River Ave, 3rd Floor
Pittsburgh, PA 15212
Phone: 412.926.1500
Fax: 412.697.2410
www.libertytire.com

Invoice # 2976646
Invoice Date 5/3/2025
Due Date 6/2/2025
Account Number 109979
Terms Net 30 Days
Page 1 of 1

Bill to: Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

INVOICE

Service Date	Work Order/Tkt PO#	Description Cust Ref #	Qnty	Rate	Total
0001 - Household Hazardous Waste Collection Event - Waller Co R&B - 775 US-290 Bus					
04/28/25	WO#: 0010196681	Mixed Load - Load	1.00	1,325.0000	$1,325.00
			Fuel Surcharge Variable Rate		172.25
			Service Location Sub Total		$1,497.25
				Invoice Total:	$1,497.25

Please detach and include with payment.

Please Pay This Amount **$1,497.25**

Amount of Remittance

Waller County
425 FM 1488 Rd # 102
Hempstead, TX 77445-9634

Account Number 109979
Invoice # 2976646
Invoice Date 5/3/2025
Due Date 06/02/2025

Please Remit Payment To: **LIBERTY TIRE SERVICES LLC**
PO Box 645375
Pittsburgh, PA 15264

DEAL SIKES

Mr. Uriel Tuck
Waller County District Attorney's Office
645 12th Street
Hempstead, TX 77445

Tax ID: 26-4118216

INVOICE

March 6, 2025

Project # 2021-2347-13
Ending Date 2/28/2025
Re: Real Property Appraisal Reports for 3 Tracts of Land in Waller County, Texas

Current Charges

Name	Hours	Rate	Total
Matthew C. Deal, CRE	0.50	375.00	$187.50
Andrew Stone	7.50	200.00	$1,500.00
Kira Burtt	1.50	100.00	$150.00

	Total
Subtotal	$1,837.50
Expenses	$115.00
Total amount of this bill	$1,952.50
BALANCE DUE	**$1,952.50**

PAST DUE

Approved by: _____

Date: 5/16/25

8811 Gaylord Drive | Suite 150
Houston, Texas 77024
713.662.3500 | fax 888.662.2955
www.dealsikes.com

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

Husch Blackwell values your feedback in the delivery of our legal services. Please use the link below to provide us with feedback on the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: May 10, 2024
Invoice Number: 3526300

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through April 30, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Total Professional Services	907.50
Amount Due	**$907.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: May 10, 2024
Invoice Number: 3526300

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through April 30, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Date	Professional Services	Hours	Amount
04/02/24	[redacted]	0.40	$150.00
04/24/24		0.40	$150.00

CONFIDENTIAL INFORMATION
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Client: Waller County, Texas
Matter: Diemer Road Re-Alignment
Page 3

Our Reference No.: 0553103-0000002
Invoice Number: 3526300

Date	Professional Services	Hours	Amount
04/25/24	[redacted]	0.80	$420.00
04/26/24		0.50	$187.50
	Total Hours and Fees	**2.10**	**$ 907.50**
	Current Invoice Due		**$907.50**
	Other Outstanding Invoices		$28,147.50
	Total Balance Due		**$29,055.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: May 10, 2024
Invoice Number: 3526300

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through April 30, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Total Professional Services	907.50
Total Current Invoice	**$907.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance

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(Please reference your client and/or invoice number when submitting payment. Thank you!)

For wire transfer instructions, please email: ARInfo@huschblackwell.com

To make an online payment: https://payonline.huschblackwell.com/
You will be redirected to our unique LawPay link.

Mail Payments to:
Husch Blackwell LLP
P. O. Box 790379
SAINT LOUIS, MO 63179

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PENDING FINANCE

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: May 10, 2024
Invoice Number: 3526300

Sent by Email to:
e.dorsey@wallercounty.us

08/04/23	3382672	$2,647.50
09/25/23	3407203	$4,665.00
10/12/23	3416986	$4,725.00
11/08/23	3430312	$4,305.00
12/08/23	3446946	$3,562.50
01/10/24	3461123	$3,907.50
02/06/24	3473407	$1,455.00
03/11/24	3491687	$2,512.50
04/14/24	3510567	$367.50
Prior Balance Due		$28,147.50
Current Invoice		
05/10/24	3526300	$907.50
Total Balance Due		$29,055.00

PRINTABLE

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SAINT LOUIS, MO 63179

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: June 14, 2024
Invoice Number: 3544457

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through May 31, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Total Professional Services	675.00
Amount Due	**$675.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: June 14, 2024
Invoice Number: 3544457

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through May 31, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Date	Professional Services	Hours	Amount
05/24/24	[redacted]	1.10	$412.50
05/24/24		0.50	$262.50
	Total Hours and Fees	**1.60**	**$ 675.00**
	Current Invoice Due		**$675.00**

CONFIDENTIAL INFORMATION
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Other Outstanding Invoices	$29,055.00
Total Balance Due	**$29,730.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: June 14, 2024
Invoice Number: 3544457

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through May 31, 2024

Currency: USD

Our Reference No. 0553103-0000002
Diemer Road Re-Alignment

Total Professional Services	675.00
Total Current Invoice	**$675.00**

Other Invoices Outstanding

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Date	Invoice	Balance

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SAINT LOUIS, MO 63179

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PAYMENT RECEIVED

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: June 14, 2024
Invoice Number: 3544457

Sent by Email to:
e.dorsey@wallercounty.us

08/04/23	3382672	$2,647.50
09/25/23	3407203	$4,665.00
10/12/23	3416986	$4,725.00
11/08/23	3430312	$4,305.00
12/08/23	3446946	$3,562.50
01/10/24	3461123	$3,907.50
02/06/24	3473407	$1,455.00
03/11/24	3491687	$2,512.50
04/14/24	3510567	$367.50
05/10/24	3526300	$907.50
Prior Balance Due		$29,055.00
Current Invoice		
06/14/24	3544457	$675.00
Total Balance Due		$29,730.00

REMITTANCE

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SAINT LOUIS, MO 63179

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: July 12, 2024
Invoice Number: 3559478

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through June 30, 2024

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Total Professional Services	262.50
Amount Due	**$262.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: July 12, 2024
Invoice Number: 3559478

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through June 30, 2024

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Date	Professional Services	Hours	Amount
06/03/24	[redacted]	0.50	$262.50
	Total Hours and Fees	**0.50**	**$ 262.50**
	Current Invoice Due		**$262.50**
	Other Outstanding Invoices		$11,865.00
	Total Balance Due		**$12,127.50**

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HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: July 12, 2024
Invoice Number: 3559478

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through June 30, 2024

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Total Professional Services	262.50
Total Current Invoice	**$262.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance
08/04/23	3382673	$105.00
10/12/23	3416988	$7,507.50
11/08/23	3430313	$4,252.50
Prior Balance Due		$11,865.00

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You will be redirected to our unique LawPay link.

Mail Payments to:
Husch Blackwell LLP
P. O. Box 790379
SAINT LOUIS, MO 63179

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.

https://www.surveymonkey.com/r/53HQV8H

DRAFT

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

Husch Blackwell values your feedback in the delivery of our legal services. Please use the link below to provide us with feedback on the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT

Invoice Date: July 12, 2024

Invoice Number: 3559478

Sent by Email to:
e.dorsey@wallercounty.us

PENDING FINAL

Current Invoice		
07/12/24	3559478	$262.50
Total Balance Due		$12,127.50

THIS INVOICE IS PAYABLE UPON RECEIPT. PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE.

(Please reference your client and/or invoice number when submitting payment. Thank you!)

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Mail Payments to:
Husch Blackwell LLP
P. O. Box 790379
SAINT LOUIS, MO 63179

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: September 17, 2024
Invoice Number: 3596496

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	2,047.50
Amount Due	**$2,047.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

Husch Blackwell values your feedback in the delivery of our legal services. Please use the link below to provide us with feedback on the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596496

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Date	Professional Services	Hours	Amount
08/23/24	[redacted]	0.80	$420.00
08/27/24		2.90	$1,522.50
08/30/24		0.20	$105.00
	Total Hours and Fees	**3.90**	$ **2,047.50**

CONFIDENTIAL INFORMATION
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Current Invoice Due	**$2,047.50**
Other Outstanding Invoices	$36,120.00
Total Balance Due	**$38,167.50**

CONFIDENTIAL INFORMATION
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HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596496

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	2,047.50
Total Current Invoice	**$2,047.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance

To pay online in minutes, visit our payment portal at https://www.huschblackwell.com/paymentportal

If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com

To pay by mail* return this page with payment. Mail checks to:
Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179

** Paying by check presents certain risks, such as the potential for checks to be lost or stolen in transit and the threat of fraudulent activity. To safeguard your transaction, we recommend using a more secure payment method by visiting our new payment portal above.*

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.

https://www.surveymonkey.com/r/53HQV8H

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596496

Sent by Email to:
e.dorsey@wallercounty.us

08/04/23	3382670	$975.00
09/25/23	3407202	$3,900.00
10/12/23	3416985	$300.00
11/08/23	3430311	$5,962.50
12/08/23	3446945	$112.50
03/11/24	3491686	$262.50
04/14/24	3510566	$6,667.50
05/10/24	3526299	$3,712.50
06/14/24	3544459	$7,717.50
07/12/24	3559477	$6,037.50
08/08/24	3574060	$472.50
Prior Balance Due		$36,120.00
Current Invoice		
09/17/24	3596496	$2,047.50
Total Balance Due		$38,167.50

PREVIEW

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: September 17, 2024
Invoice Number: 3596497

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	11,615.00
Amount Due	**$11,615.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596497

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
08/01/24	[redacted]	2.80	$1,610.00
08/02/24		2.40	$1,380.00
08/05/24		1.20	$690.00

CONFIDENTIAL INFORMATION
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Client: Waller County, Texas
Matter: Mobility Bond Program
Page 3

Our Reference No.: 0553103-0000004
Invoice Number: 3596497

Date	Professional Services	Hours	Amount
08/06/24	[redacted]	3.70	$2,127.50
08/07/24		4.00	$2,300.00
08/07/24		4.50	$2,587.50
08/25/24		1.10	$632.50
08/26/24		0.50	$287.50
	Total Hours and Fees	**20.20**	$ **11,615.00**
	Current Invoice Due		**$11,615.00**
	Other Outstanding Invoices		$10,982.50
	Total Balance Due		**$22,597.50**

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596497

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through August 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	11,615.00
Total Current Invoice	**$11,615.00**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance

To pay online in minutes, visit our payment portal at https://www.huschblackwell.com/paymentportal

If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com

To pay by mail* return this page with payment. Mail checks to:
Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: September 17, 2024
Invoice Number: 3596497

Sent by Email to:
e.dorsey@wallercounty.us

06/14/24	3544460	$4,715.00
07/12/24	3559482	$3,277.50
08/08/24	3574061	$2,990.00
Prior Balance Due		$10,982.50
Current Invoice		
09/17/24	3596497	$11,615.00
Total Balance Due		$22,597.50

REMITTANCE

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: October 09, 2024
Invoice Number: 3610693

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	3,800.00
Amount Due	**$3,800.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610693

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Date	Professional Services	Hours	Amount
09/03/24	[redacted]	0.10	$25.00
09/06/24		5.40	$2,835.00
09/06/24		2.50	$625.00

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

Client: Waller County, Texas
Matter: Woods Road Project
Page 3

Our Reference No.: 0553103-0000001
Invoice Number: 3610693

Date	Professional Services	Hours	Amount
09/10/24	[redacted]	0.40	$210.00
09/10/24		0.20	$105.00
	Total Hours and Fees	**8.60**	$ **3,800.00**
	Current Invoice Due		**$3,800.00**
	Other Outstanding Invoices		$38,167.50
	Total Balance Due		**$41,967.50**

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610693

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	3,800.00
Total Current Invoice	**$3,800.00**

Other Invoices Outstanding

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610693

Sent by Email to:
e.dorsey@wallercounty.us

08/04/23	3382670	$975.00
09/25/23	3407202	$3,900.00
10/12/23	3416985	$300.00
11/08/23	3430311	$5,962.50
12/08/23	3446945	$112.50
03/11/24	3491686	$262.50
04/14/24	3510566	$6,667.50
05/10/24	3526299	$3,712.50
06/14/24	3544459	$7,717.50
07/12/24	3559477	$6,037.50
08/08/24	3574060	$472.50
09/17/24	3596496	$2,047.50
Prior Balance Due		$38,167.50
Current Invoice		
10/09/24	3610693	$3,800.00
Total Balance Due		$41,967.50

PAYMENT PANEL

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: October 09, 2024
Invoice Number: 3610694

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	808.00
Amount Due	**$808.00**

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P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610694

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
09/17/24	[redacted]	0.90	$517.50
09/17/24		0.40	$118.00
09/20/24		0.30	$172.50
	Total Hours and Fees	**1.60**	$ **808.00**

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Client: Waller County, Texas
Matter: Mobility Bond Program
Page 3

Our Reference No.: 0553103-0000004
Invoice Number: 3610694

Current Invoice Due	**$808.00**
Other Outstanding Invoices	$22,597.50
Total Balance Due	**$23,405.50**

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610694

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through September 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	808.00
Total Current Invoice	**$808.00**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: October 09, 2024
Invoice Number: 3610694

Sent by Email to:
e.dorsey@wallercounty.us

06/14/24	3544460	$4,715.00
07/12/24	3559482	$3,277.50
08/08/24	3574061	$2,990.00
09/17/24	3596497	$11,615.00
Prior Balance Due		$22,597.50
Current Invoice		
10/09/24	3610694	$808.00
Total Balance Due		$23,405.50

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: December 18, 2024
Invoice Number: 3652962

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	157.50
Amount Due	**$157.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: December 18, 2024
Invoice Number: 3652962

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Date	Professional Services	Hours	Amount
11/26/24	[redacted]	0.30	$157.50
	Total Hours and Fees	**0.30**	**$ 157.50**
	Current Invoice Due		**$157.50**
	Other Outstanding Invoices		$5,847.50
	Total Balance Due		**$6,005.00**

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645 12th Street
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Invoice Date: December 18, 2024
Invoice Number: 3652962

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	157.50
Total Current Invoice	**$157.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance
09/17/24	3596496	$2,047.50
10/09/24	3610693	$3,800.00
Prior Balance Due		$5,847.50

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT

Invoice Date: December 18, 2024
Invoice Number: 3652962

Sent by Email to:
e.dorsey@wallercounty.us

REMITTANCE

Current Invoice		
12/18/24	3652962	$157.50
Total Balance Due		$6,005.00

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: December 18, 2024
Invoice Number: 3652963

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	977.50
Amount Due	**$977.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: December 18, 2024
Invoice Number: 3652963

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
11/07/24	[redacted]	1.00	$575.00
11/12/24		0.20	$115.00
11/14/24		0.50	$287.50
	Total Hours and Fees	**1.70**	$ **977.50**
	Current Invoice Due		**$977.50**

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Other Outstanding Invoices	$12,423.00
Total Balance Due	**$13,400.50**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: December 18, 2024
Invoice Number: 3652963

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through November 30, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	977.50
Total Current Invoice	**$977.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance
09/17/24	3596497	$11,615.00
10/09/24	3610694	$808.00
Prior Balance Due		$12,423.00

To pay online in minutes, visit our payment portal at https://www.huschblackwell.com/paymentportal

If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com

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HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

Husch Blackwell values your feedback in the delivery of our legal services. Please use the link below to provide us with feedback on the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT

Invoice Date: December 18, 2024
Invoice Number: 3652963

Sent by Email to:
e.dorsey@wallercounty.us

PENDING FINAL

Current Invoice		
12/18/24	3652963	$977.50
Total Balance Due		$13,400.50

To pay online in minutes, visit our payment portal at https://www.huschblackwell.com/paymentportal

If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com

To pay by mail* return this page with payment. Mail checks to:
Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: January 16, 2025
Invoice Number: 3667262

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through December 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	2,472.50
Amount Due	**$2,472.50**

HUSCH BLACKWELL

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: January 16, 2025
Invoice Number: 3667262

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through December 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
12/10/24	[redacted]	3.70	$2,127.50
12/18/24		0.60	$345.00
	Total Hours and Fees	**4.30**	**$ 2,472.50**
	Current Invoice Due		**$2,472.50**
	Other Outstanding Invoices		$13,400.50

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

Client: Waller County, Texas
Matter: Mobility Bond Program
Page 3

Our Reference No.: 0553103-0000004
Invoice Number: 3667262

Total Balance Due	**$15,873.00**

CONFIDENTIAL INFORMATION
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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: January 16, 2025
Invoice Number: 3667262

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through December 31, 2024

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	2,472.50
Total Current Invoice	**$2,472.50**

Other Invoices Outstanding

Our records indicate that the following invoices are outstanding. For your convenience, a list of these outstanding invoice is below. If payment has been remitted, please disregard. If not, we would appreciate your payment as soon as possible. Should you need a copy of the invoice(s) faxed or e-mailed, please call (314) 480-1500 or email ARInfo@HuschBlackwell.com

Date	Invoice	Balance

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: January 16, 2025
Invoice Number: 3667262

Sent by Email to:
e.dorsey@wallercounty.us

09/17/24	3596497	$11,615.00
10/09/24	3610694	$808.00
12/18/24	3652963	$977.50
Prior Balance Due		$13,400.50
Current Invoice		
01/16/25	3667262	$2,472.50
Total Balance Due		$15,873.00

RENTANGEL

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: February 12, 2025
Invoice Number: 3679501

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	2,625.00
Amount Due	**$2,625.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679501

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Date	Professional Services	Hours	Amount
01/08/25	[redacted]	0.60	$315.00
01/17/25		1.20	$630.00
01/24/25		1.40	$735.00

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

Client: Waller County, Texas
Matter: Woods Road Project
Page 3

Our Reference No.: 0553103-0000001
Invoice Number: 3679501

Date	Professional Services	Hours	Amount
01/27/25	[redacted]	1.80	$945.00
	Total Hours and Fees	**5.00**	$ **2,625.00**
	Current Invoice Due		**$2,625.00**
	Other Outstanding Invoices		$6,005.00
	Total Balance Due		**$8,630.00**

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P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679501

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000001
Woods Road Project

Total Professional Services	2,625.00
Total Current Invoice	**$2,625.00**

Other Invoices Outstanding

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Date	Invoice	Balance

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679501

Sent by Email to:
e.dorsey@wallercounty.us

09/17/24	3596496	$2,047.50
10/09/24	3610693	$3,800.00
12/18/24	3652962	$157.50
Prior Balance Due		$6,005.00
Current Invoice		
02/12/25	3679501	$2,625.00
Total Balance Due		$8,630.00

RETAINER

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

Invoice Date: February 12, 2025
Invoice Number: 3679502

Sent by Email to:
e.dorsey@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	1,955.00
Amount Due	**$1,955.00**

HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679502

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
01/14/25	[redacted]	1.90	$1,092.50
01/21/25		1.00	$575.00
01/25/25		0.50	$287.50
	Total Hours and Fees	**3.40**	$ **1,955.00**
	Current Invoice Due		**$1,955.00**

CONFIDENTIAL INFORMATION
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Client: Waller County, Texas
Matter: Mobility Bond Program
Page 3

Our Reference No.: 0553103-0000004
Invoice Number: 3679502

Other Outstanding Invoices	$15,873.00
Total Balance Due	**$17,828.00**

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679502

Sent by Email to:
e.dorsey@wallercounty.us

For Professional Services Rendered and Costs Advanced Through January 31, 2025

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Total Professional Services	1,955.00
Total Current Invoice	**$1,955.00**

Other Invoices Outstanding

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Date	Invoice	Balance

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Waller County, Texas
645 12th Street
Hempstead, TX 77445

PAYMENT DUE UPON RECEIPT
Invoice Date: February 12, 2025
Invoice Number: 3679502

Sent by Email to:
e.dorsey@wallercounty.us

09/17/24	3596497	$11,615.00
10/09/24	3610694	$808.00
12/18/24	3652963	$977.50
01/16/25	3667262	$2,472.50
Prior Balance Due		$15,873.00
Current Invoice		
02/12/25	3679502	$1,955.00
Total Balance Due		$17,828.00

RENITANCE

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Commissioner's Court Date: 05-28-2025

It is ORDERED by this Court motion by Commissioner Smith, duly seconded by Commissioner Amsler that the following Accounts Payable be and the same are hereby **APPROVED** with warrants to be issued accordingly, with 3 members present voting in favor and 0 members present voting opposed.

Attest:

Debbie Hollan, County Clerk Date: May 28, 2025

Approved:

Alan Younts, County Auditor

Commissioners' Court Approval:

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Absent
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

Absent
Carbett "Trey" J. Duhon
County Judge

Waller County, TX

Check Register

Packet: APPKT07000 - COMM CRT 05.28.2025

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
20630	5M LEGACY PROPERTIES LLC	05/28/2025	Regular	0.00	7,150.00	1151131

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
JUNE 2025	Invoice	05/19/2025	125/23713/JUNE 2025 RENT/DA/PO 4549	0.00	3,575.00
125-416-581900	Building Rental		125/23713/JUNE 2025 RE		3,575.00
MAY 2025	Invoice	04/16/2025	125/23751/MAY 2025 RENT/DA/PO 4549	0.00	3,575.00
125-416-581900	Building Rental		125/23751/MAY 2025 REN		3,575.00

16657	A T & T MOBILITY LLC	05/28/2025	Regular	0.00	2,899.58	1151132

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
WAO032025	Invoice	04/04/2025	125/23556/ACCT #500552137/SO/PO 485	0.00	2,899.58
125-516-581816	Air Card/Wireless		125/23556/ACCT #500552		2,899.58

16657	A T & T MOBILITY LLC	05/28/2025	Regular	0.00	2,896.12	1151133

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
WAO042025	Invoice	05/04/2025	125/23557/ACCT #500552137/SO/PO 485	0.00	2,896.12
125-516-581816	Air Card/Wireless		125/23557/ACCT #500552		2,896.12

20456	AGEINT SECURITY	05/28/2025	Regular	0.00	65.00	1151134

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
48624	Invoice	04/30/2025	125/23108/INV #48624/RECYCLE/PO 484	0.00	65.00
125-527-568426	Office Security		125/23108/INV #48624/R		65.00

12614	ALL TEX WELDING SUPPLY INC.	05/28/2025	Regular	0.00	92.27	1151135

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
R 04250891	Invoice	04/30/2025	110/23540/CUST #4140/R&B/PO 48335	0.00	92.27
110-530-581815	Equipment Rental		110/23540/CUST #4140/R		92.27

20583	ALSCO, INC.	05/28/2025	Regular	0.00	682.17	1151136

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
IHOU808064	Invoice	05/06/2025	110/23513/CUST #0095629/R&B/PO 484	0.00	345.89
110-530-547522	Health, Safety & Hazard		110/23513/CUST #009562		345.89
IHOU809645	Invoice	05/13/2025	110/23512/CUST #0095629/R&B/PO 485	0.00	336.28
110-530-547522	Health, Safety & Hazard		110/23512/CUST #009562		336.28

20334	AMAZON CAPITAL SERVICES	05/28/2025	Regular	0.00	338.96	1151137

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
1LYF-KGFY-FJLW	Invoice	04/25/2025	125/23736/ACCT#ALLYEEZF7WDP/CO JUD	0.00	48.98
125-440-530200	Supplies and Stationary		125/23736/ACCT#ALLYEEZ		48.98
1NF-1-3NV7-6TLY	Invoice	05/02/2025	125/23261/ACCT #ALLYEEZF7YWDP/BUIL	0.00	289.98
125-442-544700	Repair & Replacement		125/23261/ACCT #ALLYEEZ		289.98

17728	AMAZON.COM SERVICES LLC	05/28/2025	Regular	0.00	346,904.19	1151138

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
2024	Invoice	03/01/2025	125/22965/2024 ANNUAL AGREEMENT/C	0.00	346,904.19	
125-411-561315	Amazon 381 Agreement		125/22965/2024 ANNUAL		346,904.19	
19819	AMERICAN FIRE SYSTEMS, INC	05/28/2025	Regular	0.00	3,770.00	1151139
10012832	Invoice	05/01/2025	125/23216/JOB #405147774/BUILD MAIN	0.00	825.00	
125-442-545400	Contract Labor		125/23216/JOB #4051477		825.00	
10012857	Invoice	05/02/2025	125/23262/JOB #40514794/BUILD MAINT	0.00	825.00	
125-442-545400	Contract Labor		125/23262/JOB #4051479		825.00	
10013024	Invoice	05/09/2025	125/23621/JOB #40514774/BUILD MAINT	0.00	2,000.00	
125-442-545400	Contract Labor		125/23621/JOB #4051477		2,000.00	
C30187-1	Invoice	04/24/2025	125/22981/FIRE ALARM MONITOR MAR-	0.00	120.00	
125-442-545400	Contract Labor		125/22981/FIRE ALARM M		120.00	
T.14590	AMERICAN PATRIOT INDUSTRIES, IN	05/28/2025	Regular	0.00	4,923.52	1151140
26798	Invoice	04/01/2025	125/23177/INV #26798/BUILD MAINT/PO	0.00	2,903.46	
125-442-530100	Supplies		125/23177/INV #26798/B		2,903.46	
26820	Invoice	04/23/2025	125/23178/INV #26820/BUILD MAINT/PO	0.00	1,555.53	
125-442-530100	Supplies		125/23178/INV #26820/B		1,555.53	
26821	Invoice	04/21/2025	125/23179/INV #26821/BUILD MAINT/PO	0.00	464.53	
125-442-530100	Supplies		125/23179/INV #26821/B		464.53	
T.8502	APPEL FORD MERCURY	05/28/2025	Regular	0.00	1,092.21	1151141
58204	Invoice	09/21/2024	110/23604/REPAIRS/VIN #8988/R&B/PO	0.00	1,092.21	
110-530-568455	Fleet Operations		110/23604/REPAIRS/VIN #		1,092.21	
17661	ATRON SOLUTIONS, LLC	05/28/2025	Regular	0.00	14,552.33	1151142
51220	Invoice	05/15/2025	125/23651/CUST #2481/COURTHOUSE D	0.00	14,552.33	
125-411-542502	Internet Service		125/23651/CUST #2481/C		14,552.33	
20994	BEATTY, ELLIOT	05/28/2025	Regular	0.00	862.55	1151143
051425	Invoice	05/14/2025	125/23624/TDCAA CIVIL CONF/DA/5.06 -	0.00	862.55	
125-416-563000	Training & Conference Ex		125/23624/TDCAA CIVIL C		862.55	
14938	BECKWORTH, BENJAMIN D.	05/28/2025	Regular	0.00	5,416.00	1151144
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL # 2 / APRIL 2025	0.00	5,416.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL # 2		5,416.00	
21855	BELLVILLE INTERNAL AND FAMILY M	05/28/2025	Regular	0.00	111.04	1151145
050625	Invoice	05/06/2025	125/23325/MEDICAL SERVICES/JAIL	0.00	111.04	
125-525-546410	Medical Services/Jail		125/23325/MEDICAL SERV		111.04	
17226	BIG TEX TRUCKFITTERS	05/28/2025	Regular	0.00	744.00	1151146

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
15699	Invoice	05/14/2025	110/23682/INV #15699/R&B/PO 48633	0.00	717.00	
110-530-568455	Fleet Operations		110/23682/INV #15699/R		717.00	
15700	Invoice	05/15/2025	110/23683/INV #15700/R&B/PO 48634	0.00	27.00	
110-530-568455	Fleet Operations		110/23683/INV #15700/R		27.00	
13199	BILL'S TIRE COMPANY	05/28/2025	Regular	0.00	1,055.19	1151147
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
29641	Invoice	04/03/2025	125/23339/OIL CHANGE/UNIT #299/LAW	0.00	97.45	
125-518-536400	Parts and Repairs		125/23339/OIL CHANGE/U		97.45	
29708	Invoice	04/15/2025	125/23334/OIL CHANGE/UNIT #220/LAW	0.00	100.95	
125-518-536400	Parts and Repairs		125/23334/OIL CHANGE/U		100.95	
29772	Invoice	04/23/2025	125/23327/OIL CHANGE/UNIT #167/LAW	0.00	92.95	
125-518-536400	Parts and Repairs		125/23327/OIL CHANGE/U		92.95	
29784	Invoice	04/24/2025	125/23328/REPAIRS/UNIT JP #2/LAW ENF	0.00	224.99	
125-518-536400	Parts and Repairs		125/23328/REPAIRS/UNIT		224.99	
29794	Invoice	04/25/2025	125/23333/OIL CHANGE/UNIT #160/LAW	0.00	92.95	
125-518-536400	Parts and Repairs		125/23333/OIL CHANGE/U		92.95	
29809	Invoice	04/28/2025	125/23338/OIL CHANGE/UNIT #C214/LA	0.00	85.95	
125-518-536400	Parts and Repairs		125/23338/OIL CHANGE/U		85.95	
29841	Invoice	05/01/2025	125/23326/OIL CHANGE/UNIT #112/LAW	0.00	80.95	
125-518-536400	Parts and Repairs		125/23326/OIL CHANGE/U		80.95	
72490	Invoice	04/07/2025	125/23332/FLAT REPAIR/UNIT #C214/LA	0.00	29.00	
125-518-536400	Parts and Repairs		125/23332/FLAT REPAIR/U		29.00	
72495	Invoice	04/07/2025	125/23337/TIRE MOUNT/UNIT #124/LAW	0.00	34.00	
125-518-536400	Parts and Repairs		125/23337/TIRE MOUNT/		34.00	
72606	Invoice	04/15/2025	125/23335/ROTATE TIRES/UNIT #220/LA	0.00	25.00	
125-518-536400	Parts and Repairs		125/23335/ROTATE TIRES/		25.00	
72741	Invoice	04/23/2025	125/23340/FLAT REPAIR/UNIT #214/LAW	0.00	19.50	
125-518-536400	Parts and Repairs		125/23340/FLAT REPAIR/U		19.50	
72744	Invoice	04/23/2025	125/23329/ROTATE TIRES/UNIT #167/LA	0.00	25.00	
125-518-536400	Parts and Repairs		125/23329/ROTATE TIRES/		25.00	
72785	Invoice	04/25/2025	125/23330/TIRES/UNIT #160/LAW ENF/P	0.00	102.00	
125-518-536400	Parts and Repairs		125/23330/TIRES/UNIT #1		102.00	
72802	Invoice	04/28/2025	125/23336/ROTATE TIRES/UNIT #C214/LA	0.00	25.00	
125-518-536400	Parts and Repairs		125/23336/ROTATE TIRES/		25.00	
72847	Invoice	04/30/2025	125/23331/FLAT REPAIR/LIVESTOCK TRAIL	0.00	19.50	
125-518-536400	Parts and Repairs		125/23331/FLAT REPAIR/LI		19.50	
10775	BOEHNKE, MIKE	05/28/2025	Regular	0.00	591.08	1151148
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051925	Invoice	05/19/2025	125/23744/REIMBURSE AUDITORS CONF/	0.00	591.08	
125-435-563000	Training & Conference Ex		125/23744/REIMBURSE A		591.08	
16466	BRADSHAW, TIFFANY	05/28/2025	Regular	0.00	263.00	1151149
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051925	Invoice	05/19/2025	125/23714/REIMBURSE 2025 BAR DUES/	0.00	263.00	
125-416-562310	Bar Dues		125/23714/REIMBURSE 20		263.00	
01280	BROOKSHIRE HARDWARE	05/28/2025	Regular	0.00	38.92	1151150

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
D235589	Invoice	03/10/2025	110/22165/ACCT #146/R&B/PO 48557	0.00	17.17	
110-530-568455	Fleet Operations		110/22165/ACCT #146/R&	17.17		
D236616	Invoice	03/19/2025	125/22165/ACCT #146/BUILD MAINT/PO	0.00	21.75	
125-442-544700	Repair & Replacement		125/22165/ACCT #146/BU	21.75		
01340	BROOKSHIRE M.W.D.	05/28/2025	Regular	0.00	49.75	1151151
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
042325-2	Invoice	04/16/2025	125/23260/ACCT #01-4350-00/LIB/03.16	0.00	49.75	
125-411-542600	Utilities		125/23260/ACCT #01-435	49.75		
01779	C & G WHOLESALE	05/28/2025	Regular	0.00	65.98	1151152
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
23230	Invoice	05/06/2025	125/23310/CUST #W79334/CONST PCT #	0.00	65.98	
125-511-581810	Equipment		125/23310/CUST #W7933	65.98		
17338	C &C SPORTS AND APPAREL, LLC	05/28/2025	Regular	0.00	968.70	1151153
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
18697	Invoice	12/16/2024	125/23172/INV #18697/EXT/PO 45783	0.00	387.70	
125-540-530300	Supplies Educational		125/23172/INV #18697/EX	387.70		
18758	Invoice	12/05/2024	125/23174/INV #18758/EXT/PO 45781	0.00	581.00	
125-540-530200	Supplies and Stationary		125/23174/INV #18758/EX	581.00		
16638	CANON FINANCIAL SERVICES. INC	05/28/2025	Regular	0.00	532.29	1151154
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
40532415	Invoice	05/12/2025	125/23715/CONTRACT #DIR-CPO-4437/C	0.00	532.29	
125-403-581813	Copier/Printer		125/23715/CONTRACT #DI	532.29		
17969	CAPITAL ONE, N.A.	05/28/2025	Regular	0.00	1,102.44	1151155
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
02179	Invoice	04/19/2025	125/22982/ACCT #621483/CO JUDGE/PO	0.00	24.73	
125-440-530200	Supplies and Stationary		125/22982/ACCT #621483	24.73		
03281	Invoice	04/19/2025	125/22982/ACCT #621483/LIB/PO 47751	0.00	87.18	
125-537-544100	Programming		125/22982/ACCT #621483	87.18		
03311	Invoice	04/19/2025	125/22982/ACCT #621483/BUILD MAINT/	0.00	361.06	
125-442-530100	Supplies		125/22982/ACCT #621483	361.06		
04055	Invoice	04/19/2025	125/22982/ACCT #621483/COMM/PO 47	0.00	37.43	
125-401-560800	Equipment & Supplies		125/22982/ACCT #621483	37.43		
06961	Invoice	04/19/2025	125/22982/ACCT #621483/EXT/PO 48252	0.00	43.54	
125-540-530200	Supplies and Stationary		125/22982/ACCT #621483	43.54		
07915	Invoice	04/19/2025	125/22982/ACCT #621483/LIB/PO 47738	0.00	514.04	
125-537-535000	Books, Etc		125/22982/ACCT #621483	514.04		
09087	Invoice	04/19/2025	125/22982/ACCT #621483/AUDITOR/PO	0.00	34.46	
125-435-530200	Supplies and Stationary		125/22982/ACCT #621483	34.46		
13202	CARDENAS, ROBERT	05/28/2025	Regular	0.00	5,833.33	1151156
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A	5,833.33		
01113	CARRINGTON, PATRICE	05/28/2025	Regular	0.00	5,000.00	1151157

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL / APRIL 2025	0.00	5,000.00	
125-422-541000		Attorney Ad Litem & Misc		CONTRACT ATTY CCAL / AP	5,000.00	
01782	CASA FOR KIDS	05/28/2025	Regular	0.00	200.00	1151158
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
050525	Invoice	05/05/2025	125/23243/JUROR DONATIONS/DIST CLE	0.00	200.00	
125-413-566500		Petit Jurors		125/23243/JUROR DONATI	200.00	
20249	CINTAS CORPORATION	05/28/2025	Regular	0.00	53.87	1151159
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
5264740701	Invoice	04/16/2025	110/23524/CUST #22417799/R&B/PO 48	0.00	53.87	
110-530-547522		Health, Safety & Hazard		110/23524/CUST #224177	53.87	
20385	CIRRO ENERGY	05/28/2025	Regular	0.00	40.40	1151160
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
351001221547	Invoice	05/14/2025	110/23634/ACCT #21 793 286-2/TRAFFIC	0.00	40.40	
110-524-542600		Utilities		110/23634/ACCT #21 793	40.40	
02282	CITIBANK	05/28/2025	Regular	0.00	2,344.00	1151161
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
050325 - DA	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/DA/PO 48	0.00	767.48	
125-416-540925		Prof Consult/Witness Fee		125/23406/ACCT #XXXX -	767.48	
050325 - DA - 1	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/DA/PO 48	0.00	627.42	
125-416-530200		Supplies and Stationary		125/23406/ACCT #XXXX -	627.42	
050325 - SO	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/SO/PO 48	0.00	181.80	
125-516-530200		Supplies and Stationary		125/23406/ACCT #XXXX -	181.80	
050325 - SO - 1	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/SO/PO 48	0.00	141.17	
125-516-562323		Dues and Subscription		125/23406/ACCT #XXXX -	141.17	
050325 - SO - 2	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/SO/PO 48	0.00	420.99	
125-516-530200		Supplies and Stationary		125/23406/ACCT #XXXX -	420.99	
050325 - SO - 3	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/SO/PO 48	0.00	151.16	
125-516-563000		Training & Conference Ex		125/23406/ACCT #XXXX -	151.16	
050325 - SO JAIL	Invoice	05/03/2025	125/23406/ACCT #XXXX - 8324/SO JAIL/P	0.00	53.98	
125-505-530200		Supplies and Stationary		125/23406/ACCT #XXXX -	53.98	
T.13415	CITY OF PRAIRIE VIEW	05/28/2025	Regular	0.00	31.45	1151162
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
050625	Invoice	05/06/2025	125/23407/ACCT #29001-0010013600/03	0.00	31.45	
125-411-542600		Utilities		125/23407/ACCT #29001-	31.45	
12774	CITY OF WALLER	05/28/2025	Regular	0.00	262.86	1151163
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
052825	Invoice	04/30/2025	INTERLOCAL/ISSUANCE OF MOTOR VEH R	0.00	262.86	
125-438-545406		City of Waller/Interlocal		INTERLOCAL/ISSUANCE OF	262.86	
01737	CLEVELAND ASPHALT PRODUCTS CC	05/28/2025	Regular	0.00	27,788.02	1151164
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
28902	Invoice	04/17/2025	110/23507/INV #28902/R&B/PO 48167	0.00	12,615.43	
110-530-587505		Road Materials		110/23507/INV #28902/R	12,615.43	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
28927	Invoice	04/30/2025	110/23506/INV #28927/R&B/PO 48340	0.00	4,629.59	
110-530-587505	Road Materials		110/23506/INV #28927/R		4,629.59	
28932	Invoice	05/01/2025	110/23505/INV #28932/R&B/PO 48422	0.00	10,543.00	
110-530-587505	Road Materials		110/23505/INV #28932/R		10,543.00	
21423	COMPUCYCLE INC	05/28/2025	Regular	0.00	685.80	1151165
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
INV-6474	Invoice	05/05/2025	326/23237/CUST #WA-002750/C.C. 05.14	0.00	685.80	
326-527-540800	Professional & Contracts		326/23237/CUST #WA-002		685.80	
14362	CONNETT, RUTH	05/28/2025	Regular	0.00	1,375.00	1151166
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
JUNE 2025	Invoice	05/28/2025	KARISCH BUILDING RENT / JUNE 2025	0.00	1,375.00	
125-434-581900	Building Rental		KARISCH BUILDING RENT /		1,375.00	
17515	CONRAD DAY PLLC	05/28/2025	Regular	0.00	5,416.00	1151167
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL # 2 / APRIL 2025	0.00	5,416.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL # 2		5,416.00	
15511	COP STOP	05/28/2025	Regular	0.00	1,671.24	1151168
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
23497	Invoice	05/02/2025	125/23276/INV #23497/SO/PO 47919	0.00	419.50	
125-516-563900	Uniforms		125/23276/INV #23497/S		419.50	
23527	Invoice	05/05/2025	125/23481/INV #23527/SO/PO 47919	0.00	137.99	
125-516-563900	Uniforms		125/23481/INV #23527/S		137.99	
23547	Invoice	05/07/2025	125/23480/INV #23547/SO/PO 47700	0.00	19.00	
125-516-563900	Uniforms		125/23480/INV #23547/S		19.00	
23548	Invoice	05/15/2025	125/23482/INV #23548/SO/PO 47919	0.00	19.00	
125-516-563900	Uniforms		125/23482/INV #23548/S		19.00	
23568	Invoice	05/08/2025	125/23483/INV #23568/SO/PO 47498	0.00	1,075.75	
125-516-563900	Uniforms		125/23483/INV #23568/S		1,075.75	
18037	CORRECTIONAL BEHAVIORAL HEALT	05/28/2025	Regular	0.00	2,050.00	1151169
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
540437	Invoice	05/01/2025	125/23306/MENTAL HEALTH APRIL/SO M	0.00	2,050.00	
125-525-546410	Medical Services/Jail		125/23306/MENTAL HEAL		2,050.00	
14604	COUFAL, ZACHARY PAUL	05/28/2025	Regular	0.00	5,833.33	1151170
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A		5,833.33	
20776	CROSSROADS MOVING	05/28/2025	Regular	0.00	4,180.00	1151171
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
7723-1	Invoice	05/05/2025	125/23712/WORK ORDER #7909/EA/PO 4	0.00	4,180.00	
125-434-581826	Truck Rental Equipment		125/23712/WORK ORDER		4,180.00	
00484	DELL	05/28/2025	Regular	0.00	15,742.80	1151172

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
10808891301	Invoice	04/08/2025	125/318/22508/CUST #2432847/JUV PRO	0.00	15,742.80	
125-506-530800	Supplies Postage Equipm		125/318/22508/CUST #24		750.00	
125-506-568400	Miscellaneous		125/318/22508/CUST #24		145.10	
318-592-540700	Operating Expense		125/318/22508/CUST #24		14,847.70	
12321	DEPARTMENT OF INFORMATION RE	05/28/2025	Regular	0.00	467.71	1151173
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
25040823N	Invoice	05/20/2025	125/23740/CUST #PH47000/SO/04.01 - 0	0.00	467.71	
125-411-542501	Telephone/Equip & Svc		125/23740/CUST #PH4700		467.71	
20339	DIRECT ENERGY BUSINESS LLC	05/28/2025	Regular	0.00	2,493.43	1151174
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
118 012 375 040	Invoice	04/09/2025	125/23661/ACCT #21 559 135-5/RECYCLE	0.00	144.98	
125-411-542600	Utilities		125/23661/ACCT #21 559		144.98	
118 012 375 041	Invoice	04/09/2025	125/23660/ACCT #21 559 170-2/LIB/04.0	0.00	355.83	
125-411-542600	Utilities		125/23660/ACCT #21 559		355.83	
118 012 375 042	Invoice	04/09/2025	110/23662/ACCT #21 559 208-0/R&B/04.	0.00	106.90	
110-524-542600	Utilities		110/23662/ACCT #21 559		106.90	
118 012 375 043	Invoice	04/09/2025	125/23663/ACCT #21 559 211-4/TAX/04.0	0.00	29.35	
125-411-542600	Utilities		125/23663/ACCT #21 559		29.35	
118 012 378 462	Invoice	04/09/2025	125/23659/ACCT #21 559 204-2/ANNEX L	0.00	28.46	
125-411-542600	Utilities		125/23659/ACCT #21 559		28.46	
118 012 378 463	Invoice	04/09/2025	125/23741/ACCT $21 559 209-8/ANNEX #	0.00	1,827.91	
125-411-542600	Utilities		125/23741/ACCT $21 559		1,827.91	
17250	DOGGETT HEAVY MACHINERY SERV	05/28/2025	Regular	0.00	1,178.81	1151175
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
X09198	Invoice	04/22/2025	110/23545/ACCT #WALLE001/R&B/PO 48	0.00	460.96	
110-530-568455	Fleet Operations		110/23545/ACCT #WALLE0		460.96	
X58241	Invoice	04/24/2025	110/23532/ACCT #WALLE001/R&B/PO 48	0.00	717.85	
110-530-568455	Fleet Operations		inv # 58241 $717.85 grade		717.85	
21252	DYNAMIC MOTORS AUTO REPAIR LL	05/28/2025	Regular	0.00	8,366.44	1151176
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
16591	Invoice	04/30/2025	125/23360/REPAIRS/UNIT #130/LAW ENF	0.00	1,631.36	
125-518-536400	Parts and Repairs		125/23360/REPAIRS/UNIT		1,631.36	
16688	Invoice	04/24/2025	125/23345/OIL CHANGE/UNIT #105/LAW	0.00	318.87	
125-518-536400	Parts and Repairs		125/23345/OIL CHANGE/U		318.87	
16828	Invoice	04/22/2025	125/23352/BRAKE REPAIRS/UNIT #124/LA	0.00	697.61	
125-518-536400	Parts and Repairs		125/23352/BRAKE REPAIR		697.61	
16833	Invoice	04/22/2025	125/23342/OIL CHANGE/UNIT #313/LAW	0.00	595.88	
125-518-536400	Parts and Repairs		125/23342/OIL CHANGE/U		595.88	
16839	Invoice	04/22/2025	125/23341/OIL CHANGE/UNIT #154/LAW	0.00	106.76	
125-518-536400	Parts and Repairs		125/23341/OIL CHANGE/U		106.76	
16841	Invoice	04/29/2025	125/23359/REPAIRS/UNIT #132/LAW ENF	0.00	1,114.97	
125-518-536400	Parts and Repairs		125/23359/REPAIRS/UNIT		1,114.97	
16844	Invoice	04/22/2025	125/23353/OIL CHANGE/UNIT #131/LAW	0.00	246.95	
125-518-536400	Parts and Repairs		125/23353/OIL CHANGE/U		246.95	
16848	Invoice	04/22/2025	125/23343/OIL CHANGE/UNIT #153/LAW	0.00	106.76	
125-518-536400	Parts and Repairs		125/23343/OIL CHANGE/U		106.76	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
16849	Invoice	04/22/2025	125/23354/OIL CHANGE/UNIT #147/LAW	0.00	170.48	
125-518-536400	Parts and Repairs		125/23354/OIL CHANGE/U		170.48	
16852	Invoice	04/25/2025	125/23344/OIL CHANGE/UNIT #137/LAW	0.00	772.94	
125-518-536400	Parts and Repairs		125/23344/OIL CHANGE/U		772.94	
16853	Invoice	04/23/2025	125/23349/AIR FILTER/UNIT #138/LAW E	0.00	36.52	
125-518-536400	Parts and Repairs		125/23349/AIR FILTER/UNI		36.52	
16854	Invoice	04/23/2025	125/23348/OIL CHANGE/UNIT #206/LAW	0.00	106.76	
125-518-536400	Parts and Repairs		125/23348/OIL CHANGE/U		106.76	
16867	Invoice	04/23/2025	125/23347/OIL CHANGE/UNIT #107/LAW	0.00	157.03	
125-518-536400	Parts and Repairs		125/23347/OIL CHANGE/U		157.03	
16869	Invoice	04/23/2025	125/23346/OIL CHANGE/UNIT #190/LAW	0.00	126.76	
125-518-536400	Parts and Repairs		125/23346/OIL CHANGE/U		126.76	
16886	Invoice	04/25/2025	125/23350/OIL CHANGE/UNIT #150/LAW	0.00	135.37	
125-518-536400	Parts and Repairs		125/23350/OIL CHANGE/U		135.37	
16890	Invoice	04/25/2025	125/23357/OIL CHANGE/UNIT #168/LAW	0.00	106.76	
125-518-536400	Parts and Repairs		125/23357/OIL CHANGE/U		106.76	
16924	Invoice	04/28/2025	125/23358/OIL CHANGE/UNIT #144/LAW	0.00	179.31	
125-518-536400	Parts and Repairs		125/23358/OIL CHANGE/U		179.31	
16941	Invoice	04/30/2025	125/23351/OIL CHANGE/UNIT #124/LAW	0.00	138.10	
125-518-536400	Parts and Repairs		125/23351/OIL CHANGE/U		138.10	
16950	Invoice	05/01/2025	125/23356/OIL CHANGE/UNIT #166/LAW	0.00	106.76	
125-518-536400	Parts and Repairs		125/23356/OIL CHANGE/U		106.76	
16953	Invoice	05/02/2025	125/23355/REPAIRS/UNIT #124/LAW ENF	0.00	1,510.49	
125-518-536400	Parts and Repairs		125/23355/REPAIRS/UNIT		1,510.49	

T.8139	EDMONDS INSURANCE AGENCY	05/28/2025	Regular	0.00	100.00	1151177
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**	**Dist Amount**		
051225-DA	Invoice	05/12/2025	125/23486/REF #FID8003018/DA BOND R	0.00	100.00	
125-416-560100	Bond Premiums		125/23384/CUST #720662	100.00		

21888	EMPLOYEES RETIREMENT SYSTEM C	05/28/2025	Regular	0.00	35.00	1151178
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**	**Dist Amount**		
042225	Invoice	04/22/2025	125/22995/2025 ADMINISTRATIVE FEE/C.	0.00	35.00	
125-411-562300	County Organizational Du		125/22995/2025 ADMINIS	35.00		

20464	ENTEC PEST MANAGEMENT INC	05/28/2025	Regular	0.00	830.00	1151179
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**	**Dist Amount**		
837277	Invoice	04/30/2025	125/23072/ACCT #1040/BUILD MAINT/P	0.00	135.00	
125-442-545400	Contract Labor		125/23072/ACCT #1040/B	135.00		
837294	Invoice	04/30/2025	125/23071/ACCT #7822/BUILD MAINT/P	0.00	430.00	
125-442-545400	Contract Labor		125/23071/ACCT #7822/B	430.00		
837301	Invoice	04/30/2025	125/23073/ACCT #1042/BUILD MAINT/P	0.00	125.00	
125-442-545400	Contract Labor		125/23073/ACCT #1042/B	125.00		
837324	Invoice	04/30/2025	125/23074/ACCT #1044/BUILD MAINT/P	0.00	140.00	
125-442-545400	Contract Labor		125/23074/ACCT #1044/B	140.00		

14899	ENTERPRISE FM TRUST	05/28/2025	Regular	0.00	73,795.02	1151180
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**	**Dist Amount**		
FBN5320704 - CO	Invoice	05/03/2025	125/23416/CUST #576400/CO JUDGE/PO	0.00	1,022.15	
125-440-587523	Fleet Management Lease		125/23416/CUST #576400	1,022.15		
FBN5320704 - CO	Invoice	05/03/2025	125/23416/CUST #576400/CONST PCT #1	0.00	25.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
125-511-587523	Fleet Management Lease		125/23416/CUST #576400		25.00	
FBN5320704 - CO	Invoice	05/03/2025	125/23416/CUST #576400/CONST PCT #2	0.00	25.00	
125-512-587523	Fleet Management Lease		125/23416/CUST #576400		25.00	
FBN5320704 - CO	Invoice	05/03/2025	125/23416/CUST #576400/CONST PCT #3	0.00	25.00	
125-513-587523	Fleet Management Lease		125/23416/CUST #576400		25.00	
FBN5320704 - CO	Invoice	05/03/2025	125/23416/CUST #576400/CONST PCT #4	0.00	973.49	
125-514-587523	Fleet Management Lease		125/23416/CUST #576400		973.49	
FBN5320704 - DA	Invoice	05/03/2025	125/23416/CUST #576400/DA/PO 45942	0.00	237.70	
125-416-587523	Fleet Management Lease		125/23416/CUST #576400		237.70	
FBN5320704 - DI	Invoice	05/03/2025	125/23416/CUST #576400/DIRECTOR OF	0.00	934.63	
125-401-587523	Fleet Management Lease		125/23416/CUST #576400		934.63	
FBN5320704 - EN	Invoice	05/03/2025	125/23416/CUST #576400/ENVIRONMEN	0.00	1,153.51	
125-443-587523	Fleet Management Lease		125/23416/CUST #576400		1,153.51	
FBN5320704 - F	Invoice	05/03/2025	125/23416/CUST #576400/FM/PO 45936	0.00	6,734.74	
125-509-587523	Fleet Management Lease		125/23416/CUST #576400		6,734.74	
FBN5320704 - JP	Invoice	05/03/2025	125/23416/CUST #576400/JP #2/PO 4594	0.00	991.52	
125-419-587523	Fleet Management Lease		125/23416/CUST #576400		991.52	
FBN5320704 - JU	Invoice	05/03/2025	125/23416/CUST #576400/JUV PROB/PO	0.00	1,505.56	
125-506-587523	Fleet Management Lease		125/23416/CUST #576400		1,505.56	
FBN5320704 - R&	Invoice	05/03/2025	110/23416/CUST #576400/R&B/PO 4593	0.00	12,926.40	
110-530-587523	Fleet Management Lease		110/23416/CUST #576400		12,926.40	
FBN5320704 - SO	Invoice	05/03/2025	125/23416/CUST #576400/SO/PO 47271	0.00	47,240.32	
125-516-587523	Fleet Management Lease		125/23416/CUST #576400		47,240.32	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
14550	ERNEST BARRIENTOS, P.C.	05/28/2025	Regular	0.00	5,833.33	1151181

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A	5,833.33

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
T.8066	ESRI	05/28/2025	Regular	0.00	463.45	1151182

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
900016845	Invoice	05/08/2025	110/23551/CUST #628882/R&B/PO 4830	0.00	463.45

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
110-524-587525	911 Address Signs		110/23551/CUST #628882	463.45

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
21573	EWALD KUBOTA	05/28/2025	Regular	0.00	1,469.06	1151183

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
IT01821	Invoice	04/30/2025	110/23533/CUST #ROAD12/R&B/PO 4828	0.00	771.92

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
110-530-568455	Fleet Operations		110/23533/CUST #ROAD1	771.92

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
IT01994	Invoice	04/30/2025	110/23534/CUST #ROAD12/R&B/PO 4828	0.00	527.14

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
110-530-568455	Fleet Operations		110/23534/CUST #ROAD1	527.14

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
WT00400	Invoice	04/16/2025	125/23263/CUST #WAL28/LAW ENF/PO 4	0.00	170.00

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
125-518-536400	Parts and Repairs		125/23263/CUST #WAL28/	170.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01947	FLEETWOOD, TRAVIS W.	05/28/2025	Regular	0.00	5,833.33	1151184

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33

Account Number	Account Name	Project Account Key	Item Description	Dist Amount
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A	5,833.33

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
21183	FLORES, SIERRA	05/28/2025	Regular	0.00	79.00	1151185

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050525	Invoice	05/05/2025	125/23235/REIMBURSE 2025 BAR DUES/	0.00	79.00	
125-416-562310	Bar Dues		125/23235/REIMBURSE 20		79.00	
01787	FORT BEND COUNTY *	05/28/2025	Regular	0.00	5,250.00	1151186
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	03/31/2025	125/23607/DETENTION/APRIL 2025/JUV	0.00	5,250.00	
125-507-565000	Short Term Detention		125/23613/COUNSELING/		5,250.00	
03307	GOODE, ROLFE W.	05/28/2025	Regular	0.00	5,000.00	1151187
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL / APRIL 2025	0.00	5,000.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL / AP		5,000.00	
20780	GOTO TECHNOLOGIES USA, INC	05/28/2025	Regular	0.00	1,440.00	1151188
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
IN95AA1434137	Invoice	03/29/2025	125/23279/CUST #6031808878/SO/CC 04	0.00	1,440.00	
125-516-581700	Equipment		125/23279/CUST #603180		1,440.00	
21693	GRAVES, AZHANE	05/28/2025	Regular	0.00	596.18	1151189
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051325	Invoice	05/13/2025	125/23605/PACT 2 DAY TRAINING/JUV PR	0.00	324.90	
125-506-545310	Staff Training		125/23605/PACT 2 DAY TR		324.90	
051325-1	Invoice	05/13/2025	125/23606/TX PROB ASSOCIATION/JUV P	0.00	271.28	
125-506-545310	Staff Training		125/23606/TX PROB ASSO		271.28	
18035	GREAT SOUTHERN STABILIZED, LLC	05/28/2025	Regular	0.00	3,351.17	1151190
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
678541	Invoice	04/22/2025	110/23528/CUST #6464/R&B/PO 48171	0.00	570.84	
110-530-587505	Road Materials		110/23528/CUST #6464/R		570.84	
680239	Invoice	04/29/2025	110/23526/CUST #6464/R&B/PO 48336	0.00	1,072.68	
110-530-587505	Road Materials		110/23526/CUST #6464/R		1,072.68	
680289	Invoice	04/30/2025	110/23527/CUST #6464/R&B/PO 48337	0.00	564.57	
110-530-587505	Road Materials		110/23527/CUST #6464/R		564.57	
681206	Invoice	05/05/2025	110/23549/CUST #6464/R&B/PO 48525	0.00	1,143.08	
110-530-587505	Road Materials		110/23549/CUST #6464/R		1,143.08	
17682	HARRIS COUNTY ACCOUNTS	05/28/2025	Regular	0.00	45.00	1151191
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
116019	Invoice	05/01/2025	125/23163/CUST #0000003390/FM/PO 4	0.00	45.00	
125-509-581816	Air Card/Wireless/Softwa		125/23163/CUST #000000		45.00	
17167	HARRIS COUNTY FLOOD CONTROL D	05/28/2025	Regular	0.00	3,500.00	1151192
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
2025-0430	Invoice	04/30/2025	110/23115/INV #2025-0430/R&B/PO 483	0.00	3,500.00	
110-524-581700	Flood Gages		110/23115/INV #2025-043		3,500.00	
03655	HART INTERCIVIC, INC.	05/28/2025	Regular	0.00	3,362.00	1151193

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
21009	HEALING HEARTS PRESENTS REALIT'	05/28/2025	Regular	0.00	7,856.50	1151194
16	Invoice	05/08/2025	125/23611/COUNSELING/APRIL/JUV PRO	0.00	7,856.50	
125-507-547500	Psycho/Group		125/23610/INV #42014/JU		7,856.50	
03787	HERRMANN INTERNATIONAL	05/28/2025	Regular	0.00	577.58	1151195
X101018748-01	Invoice	04/29/2025	110/23535/CUST #11217/R&B/PO 48284	0.00	577.58	
110-530-568455	Fleet Operations		110/23535/CUST #11217/		577.58	
21857	HOLT IDEALEASE	05/28/2025	Regular	0.00	1,072.14	1151196
HF54108	Invoice	05/02/2025	110/23698/INV #HF54108/R&B/PO 4860	0.00	46.64	
110-530-537501	Fuel		110/23698/INV #HF54108		46.64	
HR203577	Invoice	04/23/2025	110/23525/CUST #7069/R&B/PO 48162	0.00	1,002.00	
110-530-581815	Equipment Rental		110/23525/CUST #7069/R		1,002.00	
HR203673	Invoice	04/29/2025	110/23539/CUST #7069/R&B/PO 48344	0.00	23.50	
110-530-581815	Equipment Rental		110/23539/CUST #7069/R		23.50	
03897	HOMETOWN HARDWARE	05/28/2025	Regular	0.00	2,869.26	1151197
170269/2	Invoice	04/16/2025	110/23658/CUST #878/R&B/PO 48582	0.00	6.88	
110-530-568455	Fleet Operations		110/23658/CUST #878/R&		6.88	
170492/2	Invoice	04/28/2025	125/22972/CUST #149/BUILD MAINT/PO	0.00	136.54	
125-442-544700	Repair & Replacement		125/22972/CUST #149/BU		136.54	
170516/2	Invoice	04/29/2025	125/22994/CUST #149/BUILD MAINT/PO	0.00	42.17	
125-442-544700	Repair & Replacement		125/22994/CUST #149/BU		42.17	
170519/2	Invoice	04/29/2025	110/23500/CUST #878/R&B/PO 48237	0.00	7.96	
110-524-530500	Office & Drafting Supplies		110/23500/CUST #878/R&		7.96	
170524/2	Invoice	04/29/2025	125/22999/CUST #149/BUILD MAINT/PO	0.00	259.98	
125-442-544700	Repair & Replacement		125/22999/CUST #149/BU		259.98	
170527/2	Credit Memo	04/29/2025	125/23000/CUST #149/BUILD MAINT	0.00	-79.99	
125-442-544700	Repair & Replacement		125/23000/CUST #149/BU		-79.99	
170536/2	Invoice	04/29/2025	110/23547/CUST #878/R&B/PO 48437	0.00	37.63	
110-530-568455	Fleet Operations		110/23547/CUST #878/R&		37.63	
170552/2	Invoice	04/30/2025	110/23498/CUST #878/R&B/PO 48276	0.00	21.98	
110-530-568455	Fleet Operations		110/23498/CUST #878/R&		21.98	
170564/2	Invoice	04/30/2025	125/23067/CUST #149/BUILD MAINT/PO	0.00	193.89	
125-442-544700	Repair & Replacement		125/23067/CUST #149/BU		193.89	
170565/2	Invoice	04/30/2025	125/23066/CUST #204/LAW ENF/PO 4866	0.00	2.76	
125-518-536400	Parts and Repairs		125/23066/CUST #204/LA		2.76	
170596/2	Invoice	05/02/2025	125/23167/CUST #149/BUILD MAINT/PO	0.00	739.56	
125-442-544700	Repair & Replacement		125/23167/CUST #149/BU		739.56	
170627/2	Invoice	05/05/2025	110/23497/CUST #878/R&B/PO 48338	0.00	1,201.63	
110-530-587517	Field Supplies		110/23497/CUST #878/R&		1,201.63	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
170629/2	Invoice	05/05/2025	110/23499/CUST #878/R&B/PO 48339	0.00	74.97	
110-530-587517	Field Supplies		110/23499/CUST #878/R&		74.97	
170637/2	Credit Memo	05/05/2025	125/23236/CUST #149/BUILD MAINT	0.00	-10.00	
125-442-544700	Repair & Replacement		125/23236/CUST #149/BU		-10.00	
170711/2	Invoice	05/08/2025	110/23655/CUST #878/R&B/PO 48577	0.00	20.36	
110-530-568455	Fleet Operations		110/23655/CUST #878/R&		20.36	
285478/1	Invoice	04/30/2025	110/23531/CUST #878/R&B/PO 48241	0.00	9.99	
110-530-587517	Field Supplies		110/23531/CUST #878/R&		9.99	
285660/1	Invoice	05/05/2025	110/23657/CUST #878/R&B/PO 48580	0.00	153.00	
110-530-568455	Fleet Operations		110/23657/CUST #878/R&		153.00	
285918/1	Invoice	05/12/2025	110/23654/CUST #878/R&B/PO 48576	0.00	49.95	
110-530-587517	Field Supplies		110/23654/CUST #878/R&		49.95	

21997	HOP-IN	05/28/2025	Regular	0.00	75.34	1151198

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
041125	Invoice	04/11/2025	125/22547/REIMB FOR DEPUTY CAR/GAS	0.00	75.34
125-516-533000	Fuel and Oil		125/22547/REIMB FOR DE		75.34

20922	HOUSTON ASTROS, LLC	05/28/2025	Regular	0.00	350.00	1151199

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
081424	Invoice	05/13/2025	125/23564/READING PROGRAM & LIBRA	0.00	350.00
125-537-544100	Programming		125/23564/READING PRO		350.00

14898	HOUSTON FREIGHTLINER, INC	05/28/2025	Regular	0.00	1,107.94	1151200

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
SIP-010-50-04308	Invoice	04/30/2025	110/23544/CUST #268958/R&B/PO 4843	0.00	598.99
110-530-568455	Fleet Operations		110/23544/CUST #268958		598.99
SIP-010-50-04310	Invoice	04/30/2025	110/23543/CUST #268958/R&B/PO 4844	0.00	508.95
110-530-587505	Road Materials		110/23543/CUST #268958		508.95

14937	INDEPENDENT HEALTH SERVICES, IN	05/28/2025	Regular	0.00	4,903.19	1151201

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
112010	Invoice	04/30/2025	125/23479/CUST #XA99999999/SO JAIL/P	0.00	4,903.19
125-505-546410	Medical Services/Jail		125/23479/CUST #XA9999		4,903.19

04159	INDUSTRIAL SCALE CO., INC.	05/28/2025	Regular	0.00	1,471.50	1151202

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
INV-658	Invoice	12/22/2024	125/23680/TEST TRUCK SERVICE/INV# IN	0.00	1,471.50
125-411-545001	Maintenance Contracts		125/23680/TEST TRUCK SE		1,471.50

04180	INGRAM LIBRARY SERVICES	05/28/2025	Regular	0.00	2,073.37	1151203

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
87892709	Invoice	04/30/2025	125/23251/ACCT #2043979/LIB/PO 4840	0.00	639.33
125-537-535000	Books, Etc		125/23251/ACCT #204397		639.33
87892710	Invoice	04/30/2025	125/23254/ACCT #2043979/LIB/PO 4838	0.00	11.20
125-537-535000	Books, Etc		125/23254/ACCT #204397		11.20
87892713	Invoice	04/30/2025	125/23252/ACCT #2043979/LIB/PO 4840	0.00	1,066.72
125-537-535000	Books, Etc		125/23252/ACCT #204397		1,066.72
87922350	Invoice	05/01/2025	125/23253/ACCT #2043979/LIB/PO 4840	0.00	356.12
125-537-535000	Books, Etc		125/23253/ACCT #204397		356.12

12779	INTEGRATED PRESCRIPTION MANAG	05/28/2025	Regular	0.00	128.42	1151204

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050625	Invoice	05/06/2025	125/23322/PRESCRIPTIONS	0.00	50.00	
125-525-546600	Prescriptions For Drugs		125/23322/PRESCRIPTION		50.00	
050625-1	Invoice	05/06/2025	125/23323/PRESCRIPTIONS	0.00	28.42	
125-525-546600	Prescriptions For Drugs		125/23323/PRESCRIPTION		28.42	
050625-2	Invoice	05/06/2025	125/23324/PRESCRIPTIONS	0.00	50.00	
125-525-546600	Prescriptions For Drugs		125/23324/PRESCRIPTION		50.00	
20633	INTERACTIVE DATA, LLC	05/28/2025	Regular	0.00	5.00	1151205
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
IN878649	Invoice	04/30/2025	125/23307/ACCT #B025173/SO/PO 48375	0.00	5.00	
125-516-562323	Dues and Subscription		125/23307/ACCT #B02517		5.00	
18412	JENNIFER L. ROCKETT, PHD, PPLC	05/28/2025	Regular	0.00	1,200.00	1151206
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
140023940	Invoice	05/10/2025	125/23417/CAUSE #23-02-18557 & 23-05	0.00	1,200.00	
125-422-567104	Mental Health/Competen		125/23417/CAUSE #23-02-		1,200.00	
21690	JOANA ANAYA	05/28/2025	Regular	0.00	5,416.00	1151207
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL # 2 / APRIL 2025	0.00	5,416.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL # 2		5,416.00	
21007	JOHN MATTHEW FABIAN, PSY.D., J.I	05/28/2025	Regular	0.00	7,525.00	1151208
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
021725	Invoice	02/17/2025	125/23242/CAUSE #CV24-07-1158/506TH	0.00	7,525.00	
125-422-567105	Expert Witness		125/23242/CAUSE #CV24-		7,525.00	
02271	JOHNSTONE SUPPLY	05/28/2025	Regular	0.00	1,867.90	1151209
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
S4948569.001	Invoice	02/20/2025	125/23180/CUST #40110/BUILD MAINT/P	0.00	197.19	
125-442-544700	Repair & Replacement		125/23180/CUST #40110/		197.19	
S4987833.001	Invoice	04/29/2025	125/23001/CUST #40110/BUILD MAINT/P	0.00	1,670.71	
125-442-544700	Repair & Replacement		125/23001/CUST #40110/		1,670.71	
20470	JONES, JULIE A	05/28/2025	Regular	0.00	4,140.00	1151210
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
202504	Invoice	04/30/2025	125/23280/BOARDING APRIL/ANIMAL CO	0.00	4,140.00	
125-515-545910	Animal Housing/Care		125/23280/BOARDING AP		4,140.00	
21486	K & L SUPPLY, INC.	05/28/2025	Regular	0.00	3,456.75	1151211
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
46988	Invoice	04/22/2025	110/23536/CUST #3130/R&B/PO 48301	0.00	3,456.75	
110-530-587505	Road Materials		110/23536/CUST #3130/R		3,456.75	
00871	K&H PORTABLE TOILETS INC.	05/28/2025	Regular	0.00	156.25	1151212
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
188701	Invoice	05/05/2025	125/23304/I-10 WEIGH STATION/APRIL	0.00	156.25	
125-411-542600	Utilities		125/23304/I-10 WEIGH ST		156.25	
21995	KARIM, JOHN	05/28/2025	Regular	0.00	516.10	1151213

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051225	Invoice	05/12/2025	125/23559/REIMBURSE TDCAA CONF/DA	0.00	516.10	
125-416-563000	Training & Conference Ex		125/23559/REIMBURSE T		516.10	
04420	KARISCH, CHARLES J.	05/28/2025	Regular	0.00	990.00	1151214
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051525	Invoice	05/15/2025	125/23696/ATTY FINES & FEES/DIST CLER	0.00	990.00	
125-210-112923	Collection For Others D C		125/23696/ATTY FINES & F		990.00	
04505	KATY PRINTERS, INC.	05/28/2025	Regular	0.00	420.80	1151215
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
75074	Invoice	05/05/2025	125/23311/INV #75074/CONST PCT #1/P	0.00	420.80	
125-511-581810	Equipment		125/23311/INV #75074/C		420.80	
12908	KELLY, CODI	05/28/2025	Regular	0.00	196.07	1151216
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050725	Invoice	05/07/2025	125/23363/REIM MILEAGE/MAY 2025 ELE	0.00	196.07	
125-434-532000	Election Expense - County		125/23363/REIM MILEAGE		196.07	
21992	KESLER, HILARY	05/28/2025	Regular	0.00	100.00	1151217
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051325	Invoice	05/13/2025	125/23509/SECURITY DEPOSIT/COMM CT	0.00	100.00	
125-210-111510	Security Deposit/Comm C		125/23509/SECURITY DEP		100.00	
18566	KHR ENVIRONMENTAL, LLC WILLIAN	05/28/2025	Regular	0.00	840.00	1151218
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
2025	Invoice	04/24/2025	125/23047/2025 MAINT/MAINT/C.C. 5.14	0.00	840.00	
125-442-545400	Contract Labor		125/23047/2025 MAINT/		840.00	
T.14761	KIMBALL MIDWEST	05/28/2025	Regular	0.00	3,067.45	1151219
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
103311206	Invoice	04/28/2025	125/23045/ACCT #116487/BUILD MAINT/	0.00	3,067.45	
125-442-544700	Repair & Replacement		125/23045/ACCT #116487		3,067.45	
17852	KYLE OFFICE PRODUCTS	05/28/2025	Regular	0.00	275.00	1151220
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
39222411	Invoice	05/14/2025	125/23580/AGR #019-1815894-000/CO C	0.00	275.00	
125-403-581813	Copier/Printer		125/23580/AGR #019-181		275.00	
21994	LAJAUNIE-BACUETES, BROOKE	05/28/2025	Regular	0.00	71.94	1151221
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051525	Invoice	05/15/2025	125/23558/BREAKFAST/HOUSEHOLD WAS	0.00	71.94	
125-509-530100	Supplies		125/23558/BREAKFAST/H		71.94	
21688	LAW OFFICE OF PAUL MORRISON	05/28/2025	Regular	0.00	5,833.33	1151222
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A		5,833.33	
21689	LAW OFFICE OF STEFANIE M. GONZ/	05/28/2025	Regular	0.00	5,000.00	1151223

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL / APRIL 2025	0.00	5,000.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL / AP		5,000.00	
02240	LAWMAN'S UNIFORM & EQUIPMEN	05/28/2025	Regular	0.00	245.96	1151224
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
50230	Invoice	04/30/2025	125/23234/INV #50230/CONST PCT #1/P	0.00	245.96	
125-511-581810	Equipment		125/23234/INV #50230/C		245.96	
21521	LDDBLUELINE, LLC	05/28/2025	Regular	0.00	7,235.25	1151225
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
50514	Invoice	03/31/2025	125/22691/INV #50514/C.C. 05.14.2025	0.00	4,141.50	
125-600-545403	Professional Services Pct.		125/22691/INV #50514/C.		4,141.50	
50515	Invoice	03/31/2025	125/22690/INV #50515/C.C. 05.14.2025	0.00	3,093.75	
125-600-545402	Professional Services Pct.		125/22690/INV #50515/C.		3,093.75	
T.10368	LINEBARGER, GOGGIN, BLAIR,	05/28/2025	Regular	0.00	300.00	1151226
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051625	Invoice	05/15/2025	125/23687/ATTY FINES & FEES/DIST CLER	0.00	300.00	
125-210-112923	Collection For Others D C		125/23687/ATTY FINES & F		300.00	
13221	LJA ENGINEERING, INC.	05/28/2025	Regular	0.00	123,726.30	1151227
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
202512649	Invoice	04/11/2025	605/22950/PROJECT #PM5121-2471/C.C.	0.00	123,726.30	
605-605-545405	Professional Services		605/22950/PROJECT #PM		123,726.30	
21869	LONESTAR TESTING AND CONSULTII	05/28/2025	Regular	0.00	12,000.00	1151228
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
1023	Invoice	04/11/2025	604/22927/INV #1023/C.C. 05.14.2025	0.00	12,000.00	
604-604-545405	Professional Services		604/22927/INV #1023/C.C		12,000.00	
19805	MACK, CECIL	05/28/2025	Regular	0.00	100.00	1151229
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050825	Invoice	05/08/2025	110/23515/REIMBURSEMENT FOR BOOTS	0.00	100.00	
110-530-547522	Health, Safety & Hazard		110/23515/REIMBURSEM		100.00	
13252	MAGNESS, MIA	05/28/2025	Regular	0.00	348.00	1151230
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051325	Invoice	05/13/2025	125/23576/REIMBURSE 2025 BAR DUES/	0.00	348.00	
125-416-562310	Bar Dues		125/23576/REIMBURSE 20		348.00	
20918	MARCH, MATTHEW	05/28/2025	Regular	0.00	117.60	1151231
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
043025	Invoice	04/30/2025	125/23249/BIG TIME IN D9/4H ROUNDUP	0.00	58.80	
125-540-563000	Training & Conference Ex		125/23249/BIG TIME IN D		58.80	
043025-1	Invoice	04/30/2025	125/23250/BIG TIME IN D9/4H ROUNDUP	0.00	58.80	
125-540-563000	Training & Conference Ex		125/23250/BIG TIME IN D		58.80	
18456	MATA, JOSE	05/28/2025	Regular	0.00	5,833.33	1151232

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A		5,833.33	
19648	MATLAK, MICHAEL	05/28/2025	Regular	0.00	5,833.33	1151233
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY / 506TH / APRIL 2025	0.00	5,833.33	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY / 506TH /		5,833.33	
20996	MCQUISTON, BRIAN	05/28/2025	Regular	0.00	575.06	1151234
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051225	Invoice	05/12/2025	125/23561/REIM TDCAA CIVIL CONF/5.07	0.00	575.06	
125-416-563000	Training & Conference Ex		125/23561/REIM TDCAA C		575.06	
15927	MEMORIAL HERMANN MEDICAL GR	05/28/2025	Regular	0.00	6.42	1151235
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050625	Invoice	05/06/2025	125/23321/MEDICAL SERVICES/JAIL	0.00	6.42	
125-525-546410	Medical Services/Jail		125/23321/MEDICAL SERV		6.42	
16043	MICHAEL ARAMBULA, M.D.	05/28/2025	Regular	0.00	6,300.00	1151236
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
1-22-04-18141	Invoice	05/05/2025	125/23292/CAUSE #22-04-18141/DA/PO	0.00	6,300.00	
125-416-540925	Prof Consult/Witness Fee		125/23292/CAUSE #22-04-		6,300.00	
20397	MIDCOAST MEDICAL CENTER - BELL'	05/28/2025	Regular	0.00	2,363.90	1151237
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050625	Invoice	05/06/2025	125/23320/MEDICAL SERVICES/JAIL	0.00	2,363.90	
125-525-546410	Medical Services/Jail		125/23320/MEDICAL SERV		2,363.90	
17142	MIRANDA, ADELAIDA	05/28/2025	Regular	0.00	51.17	1151238
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051525	Invoice	05/15/2025	125/23625/TRAVEL/ GRIMES CO HEARIN	0.00	51.17	
125-408-543500	Mileage		125/23625/TRAVEL/ GRIM		51.17	
18830	MODERN MARKETING, INC	05/28/2025	Regular	0.00	357.30	1151239
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
MMI162861	Invoice	05/09/2025	125/23632/CUST #M2813755550/LIB/PO	0.00	127.50	
125-537-568400	Miscellaneous		125/23632/CUST #M2813		127.50	
MMI162888	Invoice	05/12/2025	125/23633/CUST #M2813755550/LIB/PO	0.00	229.80	
125-537-544100	Programming		125/23633/CUST #M2813		229.80	
19999	MOFFITT HOLDINGS, LLC	05/28/2025	Regular	0.00	4,000.00	1151240
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
580550	Invoice	05/01/2025	110/23538/INV #580550/R&B/PO 48333	0.00	4,000.00	
110-530-581815	Equipment Rental		110/23538/INV #580550/		4,000.00	
02182	MOTOROLA SOLUTIONS, INC *	05/28/2025	Regular	0.00	43,244.40	1151241
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
8282072710	Invoice	02/10/2025	125/20880/ACCT #1035855850/SO/PO 48	0.00	24,750.96	
125-516-581700	Equipment		125/20880/ACCT #103585		24,750.96	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
8282073413	Invoice	02/11/2025	125/20881/ACCT #1035855850/SO/PO 48	0.00	18,493.44	
125-516-581700	Equipment		125/20881/ACCT #103585		18,493.44	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01695	NAPA AUTO PARTS	05/28/2025	Regular	0.00	3,013.14	1151242

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
041631	Invoice	04/23/2025	110/23475/CUST #278/R&B/PO 48277	0.00	75.56
110-530-568455		Fleet Operations		110/23475/CUST #278/R&	75.56
041738	Invoice	04/24/2025	110/23474/CUST #278/R&B/PO 48278	0.00	43.20
110-530-568455		Fleet Operations		110/23474/CUST #278/R&	43.20
042207	Invoice	04/29/2025	110/23476/CUST #278/R&B/PO 48279	0.00	103.98
110-530-568455		Fleet Operations		110/23476/CUST #278/R&	103.98
042279	Invoice	04/30/2025	110/23477/CUST #278/R&B/PO 48280	0.00	665.00
110-530-568455		Fleet Operations		110/23477/CUST #278/R&	665.00
042457	Invoice	05/01/2025	110/23640/CUST #278/R&B/PO 48594	0.00	61.84
110-530-568455		Fleet Operations		110/23640/CUST #278/R&	61.84
042458	Invoice	05/01/2025	110/23641/CUST #278/R&B/PO 48595	0.00	48.96
110-530-568455		Fleet Operations		110/23641/CUST #278/R&	48.96
042716	Invoice	05/05/2025	110/23642/CUST #278/R&B/PO 48596	0.00	122.97
110-530-568455		Fleet Operations		110/23642/CUST #278/R&	122.97
042717	Invoice	05/05/2025	110/23643/CUST #278/R&B/PO 48597	0.00	84.97
110-530-568455		Fleet Operations		110/23643/CUST #278/R&	84.97
042764	Invoice	05/05/2025	110/23644/CUST #278/R&B/PO 48598	0.00	44.16
110-530-568455		Fleet Operations		110/23644/CUST #278/R&	44.16
042816	Invoice	05/05/2025	110/23645/CUST #278/R&B/PO 48599	0.00	575.75
110-530-537501		Fuel		110/23645/CUST #278/R&	575.75
042929	Invoice	05/06/2025	110/23646/CUST #278/R&B/PO 48600	0.00	234.56
110-530-568455		Fleet Operations		110/23646/CUST #278/R&	234.56
043061	Invoice	05/07/2025	110/23647/CUST #278/R&B/PO 48601	0.00	35.96
110-530-568455		Fleet Operations		110/23647/CUST #278/R&	35.96
043102	Invoice	05/08/2025	110/23648/CUST #278/R&B/PO 48602	0.00	37.03
110-530-568455		Fleet Operations		110/23648/CUST #278/R&	37.03
043105	Invoice	05/08/2025	110/23649/CUST #278/R&B/PO 48603	0.00	163.96
110-530-568455		Fleet Operations		110/23649/CUST #278/R&	163.96
043111	Invoice	05/08/2025	110/23650/CUST #278/R&B/PO 48604	0.00	26.58
110-530-568455		Fleet Operations		110/23650/CUST #278/R&	26.58
043681	Invoice	05/13/2025	110/23639/CUST #278/R&B/PO 48626	0.00	51.65
110-530-568455		Fleet Operations		110/23639/CUST #278/R&	51.65
043752	Invoice	05/13/2025	110/23638/CUST #278/R&B/PO 48627	0.00	318.51
110-530-568455		Fleet Operations		110/23638/CUST #278/R&	318.51
043814	Invoice	05/14/2025	110/23637/CUST #278/R&B/PO 48628	0.00	318.50
110-530-568455		Fleet Operations		110/23637/CUST #278/R&	318.50

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
15090	NETPROTEC LLC	05/28/2025	Regular	0.00	600.00	1151243

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
4849	Invoice	05/22/2025	119/23730/VIDEO MAGISTRATE/05.22 - 0	0.00	600.00
119-429-581817		Technology Enhancement		119/23730/VIDEO MAGIST	600.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01850	NICHOLS, ANGELA	05/28/2025	Regular	0.00	224.00	1151244

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
050825	Invoice	05/08/2025	125/23317/COURT PERSONNEL CLASS/JP	0.00	224.00
125-419-563000		Training & Conference Ex		125/23317/COURT PERSO	224.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01319	NORTHERN SAFETY CO, INC	05/28/2025	Regular	0.00	471.88	1151245

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
906859126	Invoice	04/24/2025	110/23529/CUST #3550035/R&B/PO 482	0.00	22.16
110-530-547522	Health, Safety & Hazard		110/23529/CUST #355003		22.16
906859127	Invoice	04/24/2025	110/23530/CUST #3550035/R&B/PO 482	0.00	255.36
110-530-587517	Field Supplies		110/23530/CUST #355003		255.36
906887569	Invoice	05/08/2025	110/23697/CUST #3550035/R&B/PO 486	0.00	194.36
110-530-547522	Health, Safety & Hazard		110/23697/CUST #355003		194.36

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
17227	O'BRIEN COUNSELING SERVICES INC	05/28/2025	Regular	0.00	300.00	1151246

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
15212	Invoice	05/05/2025	125/23613/COUNSELING/APRIL/JUV PRO	0.00	300.00
318-578-565030	MH TESTING/EXTERNAL		125/23613/COUNSELING/		300.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
18826	ODP BUSINESS SOLUTIONS, LLC	05/28/2025	Regular	0.00	1,211.69	1151247

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
415424710001	Invoice	03/21/2025	125/22243/ACCT #30113665/EXT/PO 482	0.00	1,046.68
125-540-530200	Supplies and Stationary		125/22243/ACCT #301136		1,046.68
415426223001	Invoice	03/22/2025	125/22245/ACCT #30113665/EXT/PO 482	0.00	41.80
125-540-530200	Supplies and Stationary		125/22245/ACCT #301136		41.80
418560073001	Invoice	05/02/2025	125/23412/ACCT #30113665/LIB/PO 483	0.00	66.37
125-537-530200	Supplies and Stationary		125/23412/ACCT #301136		66.37
419581588001	Credit Memo	04/29/2025	125/23414/ACCT #30113665/DA	0.00	-14.61
125-416-530200	Supplies and Stationary		125/23414/ACCT #301136		-14.61
421887345001	Invoice	05/01/2025	125/23413/ACCT #30113665/506TH/PO 4	0.00	71.45
125-408-530200	Supplies and Stationary		125/23413/ACCT #301136		71.45

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00928	O'REILLY AUTO PARTS	05/28/2025	Regular	0.00	4,244.25	1151248

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
0603-225205	Invoice	04/16/2025	110/23517/ACCT #1804716/R&B/PO 482	0.00	169.80
110-530-587505	Road Materials		110/23517/ACCT #180471		169.80
0603-226396	Invoice	04/22/2025	110/23518/ACCT #1804716/R&B/PO 482	0.00	463.92
110-530-568455	Fleet Operations		110/23518/ACCT #180471		463.92
0603-226518	Invoice	04/22/2025	125/23265/ACCT #1804710/LAW ENF/PO	0.00	15.56
125-518-536400	Parts and Repairs		125/23265/ACCT #180471		15.56
0603-226636	Invoice	04/23/2025	125/23264/ACCT #1804710/LAW ENF/PO	0.00	103.41
125-518-536400	Parts and Repairs		125/23264/ACCT #180471		103.41
0603-226742	Invoice	04/23/2025	125/23267/ACCT #1804710/LAW ENF/PO	0.00	11.99
125-518-536400	Parts and Repairs		125/23267/ACCT #180471		11.99
0603-226883	Invoice	04/24/2025	110/23516/ACCT #1804716/R&B/PO 481	0.00	34.98
110-530-568455	Fleet Operations		110/23516/ACCT #180471		34.98
0603-227045	Invoice	04/25/2025	125/23266/ACCT #1804710/LAW ENF/PO	0.00	14.99
125-518-536400	Parts and Repairs		125/23266/ACCT #180471		14.99
0603-227686	Invoice	04/28/2025	110/23519/ACCT #1804716/R&B/PO 483	0.00	4.62
110-530-568455	Fleet Operations		110/23519/ACCT #180471		4.62
0603-229074	Invoice	05/05/2025	110/23675/ACCT #1804716/R&B/PO 486	0.00	36.99
110-530-568455	Fleet Operations		110/23675/ACCT #180471		36.99
0603-229263	Invoice	05/06/2025	125/23269/ACCT #1804710/LAW ENF/PO	0.00	83.97
125-518-536400	Parts and Repairs		125/23269/ACCT #180471		83.97
0603-229264	Invoice	05/06/2025	125/23268/ACCT #1804710/LAW ENF/PO	0.00	3.49
125-518-536400	Parts and Repairs		125/23268/ACCT #180471		3.49

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0603-229320	Invoice	05/06/2025	110/23674/ACCT #1804716/R&B/PO 486	0.00	627.66	
110-530-568455	Fleet Operations		110/23674/ACCT #180471		627.66	
0603-229429	Invoice	05/07/2025	110/23673/ACCT #1804716/R&B/PO 486	0.00	38.82	
110-530-568455	Fleet Operations		110/23673/ACCT #180471		38.82	
0603-229456	Invoice	05/07/2025	110/23672/ACCT #1804716/R&B/PO 486	0.00	27.98	
110-530-568455	Fleet Operations		110/23672/ACCT #180471		27.98	
0603-229475	Invoice	05/07/2025	110/23671/ACCT #1804716/R&B/PO 486	0.00	1,178.79	
110-530-568455	Fleet Operations		110/23671/ACCT #180471		1,178.79	
0603-229537	Invoice	05/07/2025	110/23669/ACCT #1804716/R&B/PO 486	0.00	244.95	
110-530-568455	Fleet Operations		110/23669/ACCT #180471		244.95	
0603-229540	Invoice	05/07/2025	110/23670/ACCT #1804716/R&B/PO 486	0.00	64.99	
110-530-568455	Fleet Operations		110/23670/ACCT #180471		64.99	
0603-229630	Invoice	05/08/2025	110/23667/ACCT #1804716/R&B/PO 486	0.00	59.98	
110-530-568455	Fleet Operations		110/23667/ACCT #180471		59.98	
0603-229661	Invoice	05/08/2025	110/23666/ACCT #1804716/R&B/PO 486	0.00	19.99	
110-530-568455	Fleet Operations		110/23666/ACCT #180471		19.99	
0603-230621	Invoice	05/13/2025	110/23668/ACCT #1804716/R&B/PO 486	0.00	299.96	
110-530-568455	Fleet Operations		110/23668/ACCT #180471		299.96	
0603-230699	Invoice	05/13/2025	110/23678/ACCT #1804716/R&B/PO 486	0.00	129.98	
110-530-568455	Fleet Operations		110/23678/ACCT #180471		129.98	
0603-230850	Invoice	05/14/2025	110/23679/ACCT #1804716/R&B/PO 486	0.00	299.96	
110-530-568455	Fleet Operations		110/23679/ACCT #180471		299.96	
0603-230984	Invoice	05/15/2025	110/23676/ACCT #1804716/R&B/PO 486	0.00	99.49	
110-530-568455	Fleet Operations		110/23676/ACCT #180471		99.49	
0603-231041	Invoice	05/15/2025	110/23677/ACCT #1804716/R&B/PO 486	0.00	207.98	
110-530-568455	Fleet Operations		110/23677/ACCT #180471		207.98	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
19249	PACESETTER K9 LLC	05/28/2025	Regular	0.00	12,000.00	1151249

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
10086	Invoice	04/10/2025	192/23366/DUAL PURPOSE HANDLER TR	0.00	9,000.00
192-489-563005	Training		192/23366/DUAL PURPOS		9,000.00
10093	Invoice	04/28/2025	192/23367/NARCOTIC HANDLER TRAININ	0.00	3,000.00
192-489-563005	Training		192/23367/NARCOTIC HA		3,000.00

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
21178	PAPER ROLLS PLUS	05/28/2025	Regular	0.00	584.55	1151250

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
165136	Invoice	05/01/2025	125/23554/ACCT #8268282/SO/PO 48313	0.00	584.55
125-516-530200	Supplies and Stationary		125/23554/ACCT #826828		584.55

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
14075	PARHAM, RUBY J.	05/28/2025	Regular	0.00	5,833.33	1151251

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY 506TH / APRIL 2025	0.00	5,833.33
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY 506TH / A		5,833.33

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
20320	PCN STRATEGIES, INC	05/28/2025	Regular	0.00	43,857.84	1151252

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description		Dist Amount
18761	Invoice	01/06/2025	125/20884/CUST #WC5033/SO/PO 48480	0.00	1,053.76
125-516-581700	Equipment		125/20884/CUST #WC503		1,053.76
18795	Invoice	01/21/2025	125/20882/CUST #WC5033/SO/PO 48478	0.00	2,457.52
125-516-581700	Equipment		125/20882/CUST #WC503		2,457.52
18804	Invoice	01/24/2025	125/20883/CUST #WC5033/SO/PO 48475	0.00	33,315.52

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
125-516-581700	Equipment		125/20883/CUST #WC503		33,315.52	
18820	Invoice	01/30/2025	125/20886/CUST #WC5033/SO/PO 48468	0.00	7,031.04	
125-516-581700	Equipment		125/20886/CUST #WC503		7,031.04	
18816	PECHUKAS, ROBERT	05/28/2025	Regular	0.00	13.00	1151253
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
051225	Invoice	05/12/2025	125/23394/REIMB PARKING/LEGISLATIVE	0.00	5.00	
125-401-563055	Train & Conf/Director Poli		125/23394/REIMB PARKIN		5.00	
051225-1	Invoice	05/12/2025	125/23393/REIMBURSE PARKING/MEETI	0.00	8.00	
125-401-563055	Train & Conf/Director Poli		125/23393/REIMB PARKIN		8.00	
T.9966	PERDUE, BRANDON, FIELDER, COLLI	05/28/2025	Regular	0.00	1,748.40	1151254
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
11756	Invoice	05/07/2025	125/23370/ATTY FINES & FEES/JP #2/APRI	0.00	1,748.40	
125-210-112972	CAF/JP2		125/23370/ATTY FINES & F		1,748.40	
T.9966	PERDUE, BRANDON, FIELDER, COLLI	05/28/2025	Regular	0.00	13,326.00	1151255
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
051525	Invoice	05/15/2025	125/23686/ATTY FINES & FEES/DIST CLER	0.00	13,326.00	
125-210-112923	Collection For Others D C		125/23686/ATTY FINES & F		13,326.00	
T.9966	PERDUE, BRANDON, FIELDER, COLLI	05/28/2025	Regular	0.00	3,983.46	1151256
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
11693	Invoice	05/05/2025	125/23582/ATTY FINES & FEES/JP #1/MA	0.00	3,983.46	
125-210-112971	CAF/JP1		125/23582/ATTY FINES & F		3,983.46	
18296	PHILIPS VETERINARY HOSPITAL LLC	05/28/2025	Regular	0.00	334.30	1151257
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
260536	Invoice	05/07/2025	125/23520/CLIENT ID #11406/SO/PO 483	0.00	334.30	
125-516-530204	K9 Dog Supplies		125/23520/CLIENT ID #11		334.30	
02156	PIERCE, CHERYL L	05/28/2025	Regular	0.00	163.80	1151258
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
050825	Invoice	05/08/2025	125/23398/VISITING REPORTER/5.08.25/	0.00	54.60	
125-422-543802	Visiting Court Reporters		125/23398/VISITING REPO		54.60	
050925	Invoice	05/09/2025	125/23377/VISITING REPORTER/05.09.25	0.00	54.60	
125-422-543802	Visiting Court Reporters		125/23377/VISITING REPO		54.60	
052025	Invoice	05/20/2025	125/23716/VISITING REPORTER/05.19.25	0.00	54.60	
125-422-543802	Visiting Court Reporters		125/23716/VISITING REPO		54.60	
10568	PIRKLE, MARTHA E.	05/28/2025	Regular	0.00	159.12	1151259
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
051325	Invoice	05/13/2025	125/23565/REIMB AUDIO EQUIPMENT/DI	0.00	159.12	
125-417-530200	Supplies and Stationary		125/23565/REIMB AUDIO		159.12	
05900	PITNEY BOWES, INC.	05/28/2025	Regular	0.00	156.75	1151260
Payable #	**Payable Type**	**Payable Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**	**Project Account Key**	**Item Description**		**Dist Amount**	
1027126771	Invoice	03/14/2025	125/21973/ACCT #0012748988/TAX/PO 4	0.00	156.75	
125-438-530200	Supplies and Stationary		125/21973/ACCT #001274		156.75	
05995	PRECISION PRINTING	05/28/2025	Regular	0.00	505.02	1151261

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
25-1940	Invoice	04/01/2025	125/22545/INV #25-1940/JUV PROB/PO 4	0.00	30.00	
125-506-581813		Copier/Printer		125/22545/INV #25-1940/	30.00	
25-2053	Invoice	05/01/2025	125/23404/INV #25-2053/CSCD/PO 4580	0.00	114.46	
125-519-581813		Copier/Printer		125/23404/INV #25-2053/	114.46	
25-2054	Invoice	05/01/2025	125/23401/INV #25-2054/CCAL/PO 4581	0.00	44.85	
125-412-581813		Copier/Printer		125/23401/INV #25-2054/	44.85	
25-2055	Invoice	05/01/2025	125/23402/INV #25-2055/CCAL COURTR	0.00	20.01	
125-412-581813		Copier/Printer		125/23402/INV #25-2055/	20.01	
25-2056	Invoice	05/01/2025	125/23403/INV #25-2056/BROOKSHIRE T	0.00	38.47	
125-438-581813		Copier/Printer		125/23403/INV #25-2056/	38.47	
25-2057	Invoice	05/01/2025	125/23400/INV #25-2057/HEMPSTEAD TA	0.00	257.23	
125-438-581813		Copier/Printer		125/23400/INV #25-2057/	257.23	
01823	PROSPERITY BANK	05/28/2025	Regular	0.00	878.99	1151262
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
051325	Invoice	05/13/2025	125/23478/CHECK SUPPLIES/MARCH/TAX	0.00	878.99	
125-411-540600		Depository Charges		125/23478/CHECK SUPPLI	878.99	
17659	QUADIENT, INC	05/28/2025	Regular	0.00	141.11	1151263
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
Q1844947	Invoice	05/03/2025	125/23396/CUST #01159589/SO/PO 4864	0.00	141.11	
125-516-531400		Postage		125/23396/CUST #011595	141.11	
06120	QUILL CORPORATION	05/28/2025	Regular	0.00	604.68	1151264
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
43662982	Invoice	04/09/2025	110/23504/ACCT #2893854/R&B/PO 481	0.00	37.04	
110-524-530500		Office & Drafting Supplies		110/23504/ACCT #289385	37.04	
43736806	Invoice	04/15/2025	110/23503/ACCT #2893854/R&B/PO 481	0.00	108.25	
110-524-530500		Office & Drafting Supplies		110/23503/ACCT #289385	108.25	
43767931	Invoice	04/17/2025	110/23501/ACCT #2893854/R&B/PO 481	0.00	10.99	
110-524-530500		Office & Drafting Supplies		110/23501/ACCT #289385	10.99	
43778846	Invoice	04/17/2025	110/23502/ACCT #2893854/R&B/PO 481	0.00	285.00	
110-524-530500		Office & Drafting Supplies		110/23502/ACCT #289385	285.00	
43901638	Invoice	04/28/2025	125/23109/ACCT #8732877/FM/PO 4841	0.00	21.84	
125-509-530100		Supplies		125/23109/ACCT #873287	21.84	
43987733	Invoice	05/05/2025	125/23258/ACCT #3052906/LIB/PO 4838	0.00	76.58	
125-537-530200		Supplies and Stationary		125/23258/ACCT #305290	76.58	
43999729	Invoice	05/05/2025	125/23259/ACCT #3052906/LIB/PO 4838	0.00	64.98	
125-537-530200		Supplies and Stationary		125/23259/ACCT #305290	64.98	
21495	RACKMOUNT SOLUTIONS	05/28/2025	Regular	0.00	645.00	1151265
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
INV15059160	Invoice	05/07/2025	125/23552/ACCT #CUS00060623/SO/PO	0.00	645.00	
125-516-530200		Supplies and Stationary		125/23552/ACCT #CUS000	645.00	
T.13454	RALSTON JR., OWEN	05/28/2025	Regular	0.00	990.00	1151266
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
051525	Invoice	05/15/2025	125/23688/ATTY FINES & FEES/DIST CLER	0.00	990.00	
125-210-112923		Collection For Others D C		125/23688/ATTY FINES & F	990.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02055	RECOVERY MONITORING	05/28/2025	Regular	0.00	1,454.00	1151267

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
10100512	Invoice	04/30/2025	125/23295/ACCT #2079353508/506TH AP	0.00	180.00
125-422-567111	Sober-Link		125/23295/ACCT #207935	180.00	
10100513	Invoice	04/30/2025	125/23299/ACCT #2079353508/506TH AP	0.00	195.00
125-422-567110	SCRAM/Monitoring		125/23299/ACCT #207935	195.00	
10100516	Invoice	04/30/2025	125/23300/ACCT #2079353508/506TH AP	0.00	195.00
125-422-567110	SCRAM/Monitoring		125/23300/ACCT #207935	195.00	
10100517	Invoice	04/30/2025	125/23302/ACCT #2079353508/506TH AP	0.00	149.50
125-422-567110	SCRAM/Monitoring		125/23302/ACCT #207935	149.50	
10100518	Invoice	04/30/2025	125/23298/ACCT #2079353508/506TH AP	0.00	195.00
125-422-567110	SCRAM/Monitoring		125/23298/ACCT #207935	195.00	
10100520	Invoice	04/30/2025	125/23296/ACCT #2079353508/506TH AP	0.00	195.00
125-422-567110	SCRAM/Monitoring		125/23296/ACCT #207935	195.00	
10100522	Invoice	04/30/2025	125/23301/ACCT #2079353508/506TH AP	0.00	195.00
125-422-567110	SCRAM/Monitoring		125/23301/ACCT #207935	195.00	
10100523	Invoice	04/30/2025	125/23297/ACCT #2079353508/506TH AP	0.00	149.50
125-422-567110	SCRAM/Monitoring		125/23297/ACCT #207935	149.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
11846	REPUBLIC SERVICES #473 *	05/28/2025	Regular	0.00	385.92	1151268

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
0473-000522743	Invoice	04/26/2025	125/23157/ACCT #3-0473-0013104/RECY	0.00	385.92
125-527-569921	Dumpster Fees		125/23157/ACCT #3-0473-	385.92	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
06367	RICHARDSON, LEE VAN	05/28/2025	Regular	0.00	5,416.00	1151269

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL # 2 / APRIL 2025	0.00	5,416.00
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL # 2	5,416.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
14381	RICOH USA, INC.	05/28/2025	Regular	0.00	14.46	1151270

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
5071318880	Invoice	05/01/2025	125/23165/CUST#12569042/FM/PO 4842	0.00	14.46
125-509-581813	Copier/Printer		125/23165/CUST#125690	14.46	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
14381	RICOH USA, INC.	05/28/2025	Regular	0.00	130.12	1151271

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
109132641	Invoice	04/17/2025	125/22929/ACCT#1432394-3662630/FM/	0.00	130.12
125-509-581813	Copier/Printer		125/22929/ACCT#143239	130.12	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
21047	RITE OF PASSAGE, INC.	05/28/2025	Regular	0.00	7,255.00	1151272

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
I-44500	Invoice	04/30/2025	125/23612/CUST ID #00517/JUV PROB/P	0.00	7,255.00
125-507-565500	Long Term Detention		125/23612/CUST ID #0051	7,255.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
10724	RJ VARGAS INVESTIGATIONS	05/28/2025	Regular	0.00	1,660.50	1151273

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number	Account Name	Project Account Key	Item Description	Dist Amount	
3717	Invoice	11/28/2021	125/23623/CAUSE #21-01-17549/506TH	0.00	1,660.50
125-422-567103	Indigent Def. Investigatio		125/23623/CAUSE #21-01-	1,660.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
19516	ROCA CLEANING SERVICES	05/28/2025	Regular	0.00	900.00	1151274

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
033903	Invoice	04/21/2025	125/22962/CLEANING 6 DAYS IN APRIL/M	0.00	900.00	
125-442-545400	Contract Labor		125/22962/CLEANING 6 D		900.00	
20767	ROQUE, ALEX	05/28/2025	Regular	0.00	100.00	1151275
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050825	Invoice	05/08/2025	110/23514/REIMBURSEMENT FOR BOOTS	0.00	100.00	
110-530-547522	Health, Safety & Hazard		110/23514/REIMBURSEM		100.00	
20698	ROWDY HAACK	05/28/2025	Regular	0.00	845.00	1151276
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051625	Invoice	05/16/2025	125/23695/ATTY FINES & FEES/DIST CLER	0.00	845.00	
125-210-112923	Collection For Others D C		125/23695/ATTY FINES & F		845.00	
06600	SAN BERNARD ELECTRIC CO-OP	05/28/2025	Regular	0.00	17,481.12	1151277
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050925	Invoice	05/09/2025	110/23487/ACCT #157708/R&B/04.06 - 0	0.00	1,648.98	
110-524-542600	Utilities		110/23487/ACCT #157708		1,648.98	
050925-1	Invoice	05/09/2025	125/23488/ACCT #722102/JP #3/04.06 - 0	0.00	339.06	
125-411-542600	Utilities		125/23488/ACCT #722102		339.06	
050925-2	Invoice	05/09/2025	125/23489/ACCT #1578201/JP #2/04.06 -	0.00	371.19	
125-411-542600	Utilities		125/23489/ACCT #157820		371.19	
050925-3	Invoice	05/09/2025	110/23490/ACCT # #2301403/AREA LIGHT	0.00	218.10	
110-524-542600	Utilities		110/23490/ACCT # #23014		218.10	
050925-4	Invoice	05/09/2025	110/23491/ACCT #2984100/EQUIP YARD/	0.00	351.74	
110-524-542600	Utilities		110/23491/ACCT #298410		351.74	
050925-5	Invoice	05/09/2025	125/23492/ACCT #4205700/CONST PCT #	0.00	218.19	
125-411-542600	Utilities		125/23492/ACCT #420570		218.19	
050925-6	Invoice	05/09/2025	125/23493/ACCT #4205800/CONST PCT #	0.00	256.11	
125-411-542600	Utilities		125/23493/ACCT #420580		256.11	
050925-7	Invoice	05/09/2025	125/23494/ACCT #5153400/MODULAR B	0.00	336.83	
125-411-542600	Utilities		125/23494/ACCT #515340		336.83	
050925-8	Invoice	05/09/2025	125/23495/ACCT #4559000/JUSTICE CEN	0.00	13,740.92	
125-411-542600	Utilities		125/23495/ACCT #455900		13,740.92	
15916	SANDERS, PEGGY	05/28/2025	Regular	0.00	231.71	1151278
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
052125	Invoice	05/21/2025	125/23752/REIMB OFFICE SUPPLIES/CCAL	0.00	231.71	
125-430-530200	Supplies and Stationary		125/23752/REIMB OFFICE		231.71	
T.12059	SCY IMAGING	05/28/2025	Regular	0.00	375.00	1151279
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
14880	Invoice	04/30/2025	125/23305/INV #14880/SO MEDICAL/PO	0.00	375.00	
125-525-546410	Medical Services/Jail		125/23305/INV #14880/S		375.00	
T.5432	SINGLETON & SONS FUNERAL HOMI	05/28/2025	Regular	0.00	2,000.00	1151280
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
042325	Invoice	04/23/2025	125/22988/TRANSFER & REMOVAL/C.C. 0	0.00	2,000.00	
125-423-540705	Transport To Morgue		125/22988/TRANSFER & R		2,000.00	
17520	SMARSH INC	05/28/2025	Regular	0.00	267.80	1151281

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
INV-266174	Invoice	04/30/2025	125/23240/ACCT #SA-303403/EMAIL ARC	0.00	267.80	
125-411-542505	County Cell Phone		125/23240/ACCT #SA-303		267.80	
11315	SOUTHERN TIRE MART	05/28/2025	Regular	0.00	7,277.44	1151282
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
4590152269	Invoice	03/31/2025	125/23271/CUST #0574626/LAW ENF/PO	0.00	2,042.22	
125-518-536400	Parts and Repairs		125/23271/CUST #057462		2,042.22	
4590153340	Invoice	03/29/2025	125/23272/CUST #0574626/LAW ENF/PO	0.00	1,887.84	
125-518-536400	Parts and Repairs		125/23272/CUST #057462		1,887.84	
4590154191	Invoice	04/14/2025	125/23270/CUST #0574626/LAW ENF/PO	0.00	1,687.26	
125-518-536400	Parts and Repairs		125/23270/CUST #057462		1,687.26	
4590155418	Invoice	04/29/2025	110/23541/CUST #0574336/R&B/PO 482	0.00	940.00	
110-530-568455	Fleet Operations		110/23541/CUST #057433		940.00	
4590155601	Invoice	04/30/2025	125/23273/CUST #0574626/LAW ENF/PO	0.00	720.12	
125-518-536400	Parts and Repairs		125/23273/CUST #057462		720.12	
17739	SPARKLIGHT	05/28/2025	Regular	0.00	1,723.79	1151283
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050125- LIB	Invoice	05/01/2025	125/23369/ACCT #132001140/LIB/05.01 -	0.00	545.93	
125-411-542502	Internet Service		125/23369/ACCT #132001		545.93	
050625-ANNEX	Invoice	05/06/2025	125/23567/ACCT #139746259/ANNEX/05	0.00	125.93	
125-411-542502	Internet Service		125/23567/ACCT #139746		125.93	
050625-JP #1	Invoice	05/06/2025	125/23566/ACCT #127057263/JP #1/05.0	0.00	470.93	
125-411-542502	Internet Service		125/23566/ACCT #127057		470.93	
050625-LIB	Invoice	05/06/2025	125/23563/ACCT #142174408/LIB/05.06 -	0.00	581.00	
125-411-542502	Internet Service		125/23563/ACCT #142174		581.00	
21174	SPEED, JASMIN ESPY	05/28/2025	Regular	0.00	250.00	1151284
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050525	Invoice	05/05/2025	125/23508/SECURITY DEPOSIT/RENTAL FE	0.00	250.00	
125-000-470020	Rental Fee/Comm Ctr		125/23508/SECURITY DEP		100.00	
125-210-111510	Security Deposit/Comm C		125/23508/SECURITY DEP		150.00	
18145	SPEEDTECH LIGHTS, INC.	05/28/2025	Regular	0.00	362.87	1151285
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
412682	Invoice	05/01/2025	110/23548/ORDER #412682/R&B/PO 484	0.00	362.87	
110-530-568455	Fleet Operations		110/23548/ORDER #41268		362.87	
T.12617	STEINHAUSER'S	05/28/2025	Regular	0.00	47.49	1151286
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
35393/6	Invoice	05/12/2025	125/23555/CUST #12211/ANIMAL CONTR	0.00	47.49	
125-515-545910	Animal Housing/Care		125/23555/CUST #12211/		47.49	
21988	STOCKMAN, JAY	05/28/2025	Regular	0.00	427.50	1151287
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050725	Invoice	05/07/2025	125/23365/SECURITY DEPOSIT/RENTAL FE	0.00	427.50	
125-000-470020	Rental Fee/Comm Ctr		125/23365/SECURITY DEP		300.00	
125-210-111510	Security Deposit/Comm C		125/23365/SECURITY DEP		127.50	
11080	TELOMACK CABLING SOLUTIONS	05/28/2025	Regular	0.00	2,340.00	1151288

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
1249C	Invoice	03/27/2025	125/22071/INV #C1249C/BUILD MAINT/P	0.00	2,340.00	
125-442-545400	Contract Labor		125/22071/INV #C1249C/		2,340.00	
14805	TEXAS ASSOCIATION OF COUNTIES	05/28/2025	Regular	0.00	250.00	1151289
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
368373	Invoice	05/05/2025	125/23239/CJCA CONFERENCE/T. DUHON	0.00	250.00	
125-440-563000	Training & Conference Ex		125/23239/CJCA CONFERE		250.00	
01286	TEXAS DEPARTMENT OF STATE HEA	05/28/2025	Regular	0.00	186.66	1151290
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
2025276	Invoice	05/01/2025	125/23685/REMOTE BIRTH ACCESS/APRIL	0.00	188.49	
125-210-112934	ST/Birth Cert/SR		125/23685/REMOTE BIRT		188.49	
2025322	Credit Memo	05/16/2025	125/23684/REMOTE BIRTH ACCESS/APRIL	0.00	-1.83	
125-210-112934	ST/Birth Cert/SR		125/23684/REMOTE BIRT		-1.83	
21010	TEXAS PRIDE DISPOSAL SOLUTIONS,	05/28/2025	Regular	0.00	45.67	1151291
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
001799275	Invoice	05/09/2025	125/23705/CUST #10-01045771/LIB	0.00	45.67	
125-411-542600	Utilities		125/23705/CUST #10-010		45.67	
21012	TEXAS STAR TRANSPORT, LLC	05/28/2025	Regular	0.00	129,907.51	1151292
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
25727	Invoice	04/25/2025	110/23470/INV #25727/R&B/PO 48178	0.00	2,378.70	
110-530-587505	Road Materials		110/23470/INV #25727/R		2,378.70	
25728	Invoice	04/28/2025	110/23465/INV #25728/R&B/PO 48174	0.00	3,187.87	
110-530-587505	Road Materials		110/23465/INV #25728/R		3,187.87	
25729	Invoice	04/29/2025	110/23454/INV #25729/R&B/PO 48297	0.00	797.58	
110-530-587505	Road Materials		110/23454/INV #25729/R		797.58	
25730	Invoice	04/30/2025	110/23453/INV #25730/R&B/PO 48296	0.00	2,432.68	
110-530-587505	Road Materials		110/23453/INV #25730/R		2,432.68	
25731	Invoice	05/01/2025	110/23456/INV #25731/R&B/PO 48328	0.00	2,215.08	
110-530-587505	Road Materials		110/23456/INV #25731/R		2,215.08	
25732	Invoice	05/02/2025	110/23452/INV #25732/R&B/PO 48360	0.00	1,476.44	
110-530-587505	Road Materials		110/23452/INV #25732/R		1,476.44	
25736	Invoice	05/07/2025	110/23438/INV #25736/R&B/PO 48431	0.00	2,241.68	
110-530-587505	Road Materials		110/23438/INV #25736/R		2,241.68	
25737	Invoice	05/08/2025	110/23437/INV #25737/R&B/PO 48469	0.00	2,248.40	
110-530-587505	Road Materials		110/23437/INV #25737/R		2,248.40	
25738	Invoice	05/09/2025	110/23423/INV #25738/R&B/PO 48526	0.00	2,218.16	
110-530-587505	Road Materials		110/23423/INV #25738/R		2,218.16	
25739	Invoice	05/12/2025	110/23429/INV #25739/R&B/PO 48533	0.00	1,517.04	
110-530-587505	Road Materials		110/23429/INV #25739/R		1,517.04	
25740	Invoice	05/12/2025	110/23430/INV #25740/R&B/PO 48534	0.00	1,619.55	
110-530-587505	Road Materials		110/23430/INV #25740/R		1,619.55	
25781	Invoice	04/25/2025	110/23469/INV #25781/R&B/PO 48225	0.00	3,099.73	
110-530-587505	Road Materials		110/23469/INV #25781/R		3,099.73	
25782	Invoice	04/28/2025	110/23466/INV #25782/R&B/PO 48175	0.00	3,078.07	
110-530-587505	Road Materials		110/23466/INV #25782/R		3,078.07	
25783	Invoice	04/29/2025	110/23464/INV #25783/R&B/PO 48232	0.00	1,549.71	
110-530-587505	Road Materials		110/23464/INV #25783/R		1,549.71	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
25784	Invoice	04/30/2025	110/23460/INV #25784/R&B/PO 48288	0.00	1,510.37	
110-530-587505	Road Materials		110/23460/INV #25784/R		1,510.37	
25785	Invoice	05/01/2025	110/23455/INV #25785/R&B/PO 48329	0.00	3,086.31	
110-530-587505	Road Materials		110/23455/INV #25785/R		3,086.31	
25786	Invoice	05/02/2025	110/23449/INV #25786/R&B/PO 48357	0.00	3,049.40	
110-530-587505	Road Materials		110/23449/INV #25786/R		3,049.40	
25787	Invoice	05/05/2025	110/23448/INV #25787/R&B/PO 48356	0.00	3,064.96	
110-530-587505	Road Materials		110/23448/INV #25787/R		3,064.96	
25788	Invoice	05/06/2025	110/23441/INV #25788/R&B/PO 48412	0.00	3,065.26	
110-530-587505	Road Materials		110/23441/INV #25788/R		3,065.26	
25789	Invoice	05/07/2025	110/23443/INV #25789/R&B/PO 48435	0.00	3,104.30	
110-530-587505	Road Materials		110/23443/INV #25789/R		3,104.30	
25790	Invoice	05/08/2025	110/23434/INV #25790/R&B/PO 48464	0.00	2,285.37	
110-530-587505	Road Materials		110/23434/INV #25790/R		2,285.37	
25791	Invoice	05/09/2025	110/23425/INV #25791/R&B/PO 48527	0.00	2,262.19	
110-530-587505	Road Materials		110/23425/INV #25791/R		2,262.19	
25792	Invoice	05/12/2025	110/23431/INV #25792/R&B/PO 48536	0.00	3,107.66	
110-530-587505	Road Materials		110/23431/INV #25792/R		3,107.66	
26374	Invoice	04/25/2025	110/23471/INV #26374/R&B/PO 48226	0.00	3,007.92	
110-530-587505	Road Materials		110/23471/INV #26374/R		3,007.92	
26375	Invoice	04/28/2025	110/23467/INV #26375/R&B/PO 48176	0.00	3,015.24	
110-530-587505	Road Materials		110/23467/INV #26375/R		3,015.24	
26376	Invoice	04/29/2025	110/23463/INV #26376/R&B/PO 48233	0.00	3,097.29	
110-530-587505	Road Materials		110/23463/INV #26376/R		3,097.29	
26377	Invoice	04/30/2025	110/23462/INV #26377/R&B/PO 48289	0.00	3,000.30	
110-530-587505	Road Materials		110/23462/INV #26377/R		3,000.30	
26378	Invoice	05/01/2025	110/23457/INV #26378/R&B/PO 48331	0.00	2,990.84	
110-530-587505	Road Materials		110/23457/INV #26378/R		2,990.84	
26379	Invoice	05/02/2025	110/23447/INV #26379/R&B/PO 48355	0.00	1,489.93	
110-530-587505	Road Materials		110/23447/INV #26379/R		1,489.93	
26381	Invoice	05/05/2025	110/23446/INV #26381/R&B/PO 48354	0.00	3,013.11	
110-530-587505	Road Materials		110/23446/INV #26381/R		3,013.11	
26382	Invoice	05/07/2025	110/23439/INV #26382/R&B/PO 48432	0.00	2,999.98	
110-530-587505	Road Materials		110/23439/INV #26382/R		2,999.98	
26383	Invoice	05/08/2025	110/23435/INV #26383/R&B/PO 48466	0.00	3,012.50	
110-530-587505	Road Materials		110/23435/INV #26383/R		3,012.50	
26384	Invoice	05/09/2025	110/23427/INV #26384/R&B/PO 48530	0.00	2,988.10	
110-530-587505	Road Materials		110/23427/INV #26384/R		2,988.10	
26385	Invoice	05/12/2025	110/23432/INV #26385/R&B/PO 48537	0.00	2,989.92	
110-530-587505	Road Materials		110/23432/INV #26385/R		2,989.92	
26455	Invoice	04/25/2025	110/23472/INV #26455/R&B/PO 48227	0.00	2,399.44	
110-530-587505	Road Materials		110/23472/INV #26455/R		2,399.44	
26456	Invoice	04/28/2025	110/23468/INV #26456/R&B/PO 48177	0.00	3,245.51	
110-530-587505	Road Materials		110/23468/INV #26456/R		3,245.51	
26457	Invoice	04/29/2025	110/23461/INV #26457/R&B/PO 48234	0.00	3,237.90	
110-530-587505	Road Materials		110/23461/INV #26457/R		3,237.90	
26458	Invoice	04/30/2025	110/23459/INV #26458/R&B/PO 48287	0.00	3,234.84	
110-530-587505	Road Materials		110/23459/INV #26458/R		3,234.84	
26459	Invoice	05/01/2025	110/23458/INV #26459/R&B/PO 48332	0.00	2,969.49	
110-530-587505	Road Materials		110/23458/INV #26459/R		2,969.49	
26460	Invoice	05/02/2025	110/23451/INV #26460/R&B/PO 48358	0.00	1,512.86	
110-530-587505	Road Materials		110/23451/INV #26460/R		1,512.86	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
26461	Invoice	05/05/2025	110/23450/INV #26461/R&B/PO 48358	0.00	2,850.83	
110-530-587505	Road Materials		110/23450/INV #26461/R		2,850.83	
26462	Invoice	05/07/2025	110/23440/INV #26462/R&B/PO 48433	0.00	821.06	
110-530-587505	Road Materials		110/23440/INV #26462/R		821.06	
26463	Invoice	05/08/2025	110/23436/INV #26463/R&B/PO 48467	0.00	2,976.29	
110-530-587505	Road Materials		110/23436/INV #26463/R		2,976.29	
26464	Invoice	05/09/2025	110/23426/INV #26464/R&B/PO 48528	0.00	3,208.30	
110-530-587505	Road Materials		110/23426/INV #26464/R		3,208.30	
26593	Invoice	04/25/2025	110/23473/INV #26593/R&B/PO 48228	0.00	3,197.33	
110-530-587505	Road Materials		110/23473/INV #26593/R		3,197.33	
26594	Invoice	05/05/2025	110/23445/INV #26594/R&B/PO 48353	0.00	2,264.02	
110-530-587505	Road Materials		110/23445/INV #26594/R		2,264.02	
26595	Invoice	05/06/2025	110/23444/INV #26595/R&B/PO 48413	0.00	3,024.99	
110-530-587505	Road Materials		110/23444/INV #26595/R		3,024.99	
26596	Invoice	05/07/2025	110/23442/INV #26596/R&B/PO 48434	0.00	2,250.60	
110-530-587505	Road Materials		110/23442/INV #26596/R		2,250.60	
26597	Invoice	05/08/2025	110/23433/INV #26597/R&B/PO 48461	0.00	3,014.32	
110-530-587505	Road Materials		110/23433/INV #26597/R		3,014.32	
26598	Invoice	05/09/2025	110/23428/INV #26598/R&B/PO 48532	0.00	1,506.09	
110-530-587505	Road Materials		110/23428/INV #26598/R		1,506.09	
26600	Invoice	05/13/2025	110/23424/INV# 26600/R&B/PO 48554	0.00	1,992.00	
110-530-587505	Road Materials		110/23424/INV# 26600/R		1,992.00	
	Void	05/28/2025	Regular	0.00	0.00	1151293
	Void	05/28/2025	Regular	0.00	0.00	1151294
12659	TEXAS STATE UNIVERSITY	05/28/2025	Regular	0.00	330.00	1151295
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
12479	Invoice	05/14/2025	125/23579/TJCTC TRAINING CONF/C. KAR	0.00	330.00	
125-418-563000	Training & Conference Ex		125/23579/TJCTC TRAININ	330.00		
20697	THE LAW OFFICE OF ALISA HARRIS, I	05/28/2025	Regular	0.00	5,000.00	1151296
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY / CCAL / APRIL 2025	0.00	5,000.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY / CCAL /	5,000.00		
21005	THE RANDLE LAW OFFICE	05/28/2025	Regular	0.00	19,240.00	1151297
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
6839	Invoice	05/01/2025	125/23203/INV #6839/C.C. 05.14.2025	0.00	880.00	
125-411-540300	Legal		125/23203/INV #6839/C.C	880.00		
6840	Invoice	05/01/2025	125/23204/INV #6840/C.C. 05.14.2025	0.00	2,440.00	
125-411-540300	Legal		125/23204/INV #6840/C.C	2,440.00		
6841	Invoice	05/01/2025	125/23205/INV #6841/C.C. 05.14.25	0.00	9,880.00	
125-411-540300	Legal		125/23205/INV #6841/C.C	9,880.00		
6842	Invoice	05/01/2025	125/23206/INV #6842/C.C. 05.14.2025	0.00	2,880.00	
125-411-540300	Legal		125/23206/INV #6842/C.C	2,880.00		
6843	Invoice	05/01/2025	125/23207/INV #6843/C.C. 05.14.2025	0.00	2,160.00	
125-411-540300	Legal		125/23207/INV #6843/C.C	2,160.00		
6844	Invoice	05/01/2025	125/23208/INV #6844/C.C. 05.14.2025	0.00	1,000.00	
125-411-540300	Legal		125/23208/INV #6844/C.C	1,000.00		
16427	THE WALLER COUNTY EXPRESS	05/28/2025	Regular	0.00	566.00	1151298

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
040825	Invoice	04/08/2025	125/22824/JAIL COMM/VIGAVI/C.C. 02.1	0.00	216.00	
125-401-544100	Bid Notices and Printing		125/22824/JAIL COMM/VI		216.00	
050825	Invoice	05/08/2025	125/23397/NOTICE OF JOINT ELECTION/C	0.00	350.00	
125-401-544100	Bid Notices and Printing		125/23397/NOTICE OF JOI		350.00	
18463	TRACK GROUP AMERICAS, INC	05/28/2025	Regular	0.00	375.00	1151299
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
42014	Invoice	04/30/2025	125/23610/INV #42014/JUV PROB/PO 48	0.00	375.00	
125-507-564001	Other Detention Expense		125/23610/INV #42014/JU		375.00	
20749	TRANTEX TRANSPORTATION PRODU	05/28/2025	Regular	0.00	1,325.30	1151300
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
0032065	Invoice	04/29/2025	110/23542/INV #0032065/R&B/PO 48235	0.00	1,325.30	
110-530-587411	Sign & Striping Materials		110/23542/INV #0032065		1,325.30	
18352	TRINITY SERVICES GROUP INC.	05/28/2025	Regular	0.00	11,627.02	1151301
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
3033500304	Invoice	05/02/2025	125/23277/CUST #F303350000/INMATE	0.00	5,151.13	
125-505-563800	Groceries		125/23277/CUST #F30335		5,151.13	
3033500305	Invoice	05/02/2025	125/23278/CUST #F303350000/INMATE	0.00	1,236.38	
125-505-563800	Groceries		125/23278/CUST #F30335		1,236.38	
3033500306	Invoice	05/09/2025	125/23553/CUST #F303350000/INMATE	0.00	5,239.51	
125-505-563800	Groceries		125/23553/CUST #F30335		5,239.51	
21986	TUCK, URIEL	05/28/2025	Regular	0.00	263.00	1151302
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050525	Invoice	05/05/2025	125/23238REIMBURSE 2025 BAR DUES/D	0.00	263.00	
125-416-562310	Bar Dues		125/23238REIMBURSE 20		263.00	
08030	TURNER PIERCE & FULTZ, INC.	05/28/2025	Regular	0.00	105.36	1151303
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
037815	Invoice	05/08/2025	110/23546/CUST #13760/R&B/PO 48438	0.00	105.36	
110-530-587411	Sign & Striping Materials		110/23546/CUST #13760/		105.36	
19416	UNITED STATES MARSHALS SERVICE	05/28/2025	Regular	0.00	8,398.00	1151304
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
12677	Invoice	05/01/2025	125/23308/ACCT #180955/SO/PO 48269	0.00	4,199.00	
125-516-543600	Out Of State Travel		125/23308/ACCT #180955		4,199.00	
12680	Invoice	05/01/2025	125/23309/ACCT #180955/SO/PO 48268	0.00	4,199.00	
125-516-543600	Out Of State Travel		125/23309/ACCT #180955		4,199.00	
01667	UNITED STATES POST OFFICE	05/28/2025	Regular	0.00	1,020.00	1151305
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051225	Invoice	05/12/2025	125/23636/ACCT #471575/BRM ANNUAL	0.00	1,020.00	
125-434-531400	Postage		125/23636/ACCT #471575		1,020.00	
14377	UNITED STATES POSTAL SERVICE	05/28/2025	Regular	0.00	8,000.00	1151306

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
050125	Invoice	05/01/2025	125/23364/ACCT #5191582/PREPAID POS	0.00	8,000.00	
125-434-531400		Postage		125/23364/ACCT #519158	8,000.00	
12617	VERIZON	05/28/2025	Regular	0.00	199.95	1151307
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
6113055372	Invoice	05/09/2025	125/23616/ACCT #321907708-1/CONST P	0.00	199.95	
125-512-581816		Air Card/Wireless		125/23616/ACCT #321907	199.95	
19448	VERIZON	05/28/2025	Regular	0.00	299.00	1151308
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
6113238861	Invoice	05/10/2025	125/23735/ACCT #842540596-00001/CC	0.00	299.00	
125-411-542502		Internet Service		125/23735/ACCT #842540	299.00	
12608	VERIZON	05/28/2025	Regular	0.00	648.14	1151309
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
6112427783 - CO	Invoice	05/01/2025	125/23362/ACCT #721942531-00001/CO	0.00	78.22	
125-411-542501		Telephone/Equip & Svc		125/23362/ACCT #721942	78.22	
6112427783 - ELE	Invoice	05/01/2025	125/23362/ACCT #721942531-00001/EA/	0.00	569.92	
125-434-581816		Air Card/Wireless		125/23362/ACCT #721942	569.92	
13603	VERIZON	05/28/2025	Regular	0.00	151.96	1151310
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
6111721189	Invoice	04/23/2025	125/23618/ACCT #242112736-00001/JUV	0.00	151.96	
125-506-542500		Telephone		125/23618/ACCT #242112	151.96	
12606	VERIZON	05/28/2025	Regular	0.00	1,109.79	1151311
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
6112336702	Invoice	05/01/2025	110/23617/ACCT #221650167-00001/R&	0.00	1,109.79	
110-524-542600		Utilities		110/23617/ACCT #221650	1,109.79	
17061	VICTORIA COUNTY JUVENILE SERVIC	05/28/2025	Regular	0.00	6,000.00	1151312
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
41702025	Invoice	04/01/2025	125/23608/DETENTION/APRIL/JUV PROB/	0.00	6,000.00	
125-507-565000		Short Term Detention		125/23608/DETENTION/A	6,000.00	
08185	VULCAN MATERIALS LP	05/28/2025	Regular	0.00	159,365.71	1151313
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number		Account Name	Project Account Key	Item Description	Dist Amount	
3396083	Invoice	05/13/2025	110/23627/CUST #93935-212908/R&B/P	0.00	54,375.52	
110-530-587505		Road Materials		110/23627/CUST #93935-	54,375.52	
3396195	Invoice	05/13/2025	110/23626/CUST #93935-212908/R&B/P	0.00	51,530.21	
110-530-587505		Road Materials		110/23626/CUST #93935-	51,530.21	
3396260	Invoice	05/13/2025	110/23629/CUST #93935-212908/R&B/P	0.00	2,468.18	
110-530-587505		Road Materials		110/23629/CUST #93935-	2,468.18	
3396353	Invoice	05/13/2025	110/23628/CUST #93935-212908/R&B/P	0.00	50,991.80	
110-530-587505		Road Materials		110/23628/CUST #93935-	50,991.80	
21730	W KODIE DIEPRAAM LLC	05/28/2025	Regular	0.00	5,416.00	1151314

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
APRIL 2025	Invoice	05/28/2025	CONTRACT ATTY CCAL # 2 / APRIL 2025	0.00	5,416.00	
125-422-541000	Attorney Ad Litem & Misc		CONTRACT ATTY CCAL # 2		5,416.00	
T.9133	WALLER COUNTY ASPHALT, INC.	05/28/2025	Regular	0.00	51,441.50	1151315
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
29076	Invoice	04/17/2025	110/23523/INV #29076/R&B/PO 48352	0.00	8,361.10	
110-530-587505	Road Materials		110/23523/INV #29076/R		8,361.10	
29124	Invoice	04/29/2025	110/23522/INV #29124/R&B/PO 48169	0.00	9,937.40	
110-530-587505	Road Materials		110/23522/INV #29124/R		9,937.40	
29143	Invoice	05/01/2025	110/23521/INV #29143/R&B/PO 48295	0.00	33,143.00	
110-530-587505	Road Materials		110/23521/INV #29143/R		33,143.00	
08284	WALLER COUNTY BUTANE	05/28/2025	Regular	0.00	523.98	1151316
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
WCSD43...	Invoice	04/10/2025	125/23044/INV #WCSD43.../BUILD MAIN	0.00	523.98	
125-442-544700	Repair & Replacement		125/23044/INV #WCSD43.		523.98	
11588	WALLER COUNTY CHILD WELFARE C	05/28/2025	Regular	0.00	160.00	1151317
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050525	Invoice	05/05/2025	125/23244/JUROR DONATIONS/DIST CLE	0.00	160.00	
125-413-566500	Petit Jurors		125/23244/JUROR DONATI		160.00	
T.10401	WALLER COUNTY PAINT & BODY SH	05/28/2025	Regular	0.00	16,240.44	1151318
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
399-69-25	Invoice	03/27/2025	125/23314/REPAIRS/UNIT #126/LAW ENF	0.00	9,977.28	
125-518-536400	Parts and Repairs		125/23314/REPAIRS/UNIT		9,977.28	
51901	Invoice	04/10/2025	125/23289/REPAIRS/UNIT #202/LAW ENF	0.00	430.28	
125-518-536400	Parts and Repairs		125/23289/REPAIRS/UNIT		430.28	
51918	Invoice	04/11/2025	125/23291/OIL CHANGE/UNIT #170/LAW	0.00	72.00	
125-518-536400	Parts and Repairs		125/23291/OIL CHANGE/U		72.00	
51922	Invoice	04/21/2025	125/23285/REPAIRS/UNIT #321/LAW ENF	0.00	941.45	
125-518-536400	Parts and Repairs		125/23285/REPAIRS/UNIT		941.45	
51931	Invoice	04/18/2025	125/23286/REPAIRS/UNIT #300/LAW ENF	0.00	2,142.26	
125-518-536400	Parts and Repairs		125/23286/REPAIRS/UNIT		2,142.26	
51938	Invoice	04/15/2025	125/23288/OIL CHANGE/UNIT #156/LAW	0.00	113.17	
125-518-536400	Parts and Repairs		125/23288/OIL CHANGE/U		113.17	
51942	Invoice	04/15/2025	125/23290/OIL CHANGE/UNIT #293/LAW	0.00	59.00	
125-518-536400	Parts and Repairs		125/23290/OIL CHANGE/U		59.00	
51951	Invoice	04/17/2025	125/23287/REPAIRS/UNIT #125/LAW ENF	0.00	1,726.55	
125-518-536400	Parts and Repairs		125/23287/REPAIRS/UNIT		1,726.55	
51981	Invoice	04/30/2025	125/23281/REPAIRS/UNIT #282/LAW ENF	0.00	552.95	
125-518-536400	Parts and Repairs		125/23281/REPAIRS/UNIT		552.95	
51992	Invoice	04/24/2025	125/23284/OIL CHANGE/UNIT #126/LAW	0.00	81.50	
125-518-536400	Parts and Repairs		125/23284/OIL CHANGE/U		81.50	
52012	Invoice	04/28/2025	125/23283/OIL CHANGE/UNIT #216/LAW	0.00	72.00	
125-518-536400	Parts and Repairs		125/23283/OIL CHANGE/U		72.00	
52014	Invoice	04/28/2025	125/23282/OIL CHANGE/UNIT #224/LAW	0.00	72.00	
125-518-536400	Parts and Repairs		125/23282/OIL CHANGE/U		72.00	
21378	WALLER JUNIOR HIGH SCHOOL	05/28/2025	Regular	0.00	40.00	1151319

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050625	Invoice	05/06/2025	125/23313/RESTITUTION/ CAUSE #1543/	0.00	20.00	
125-250-113016	Restitution/Juvenile Prob		125/23313/RESTITUTION/		20.00	
051525	Invoice	05/15/2025	125/23577/RESTITUTION/CAUSE #1543/0	0.00	20.00	
125-250-113016	Restitution/Juvenile Prob		125/23577/RESTITUTION/		20.00	
18747	WARREN, Z'AUNDRIA	05/28/2025	Regular	0.00	176.40	1151320
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
050625	Invoice	05/06/2025	125/23255/BIG TIME IN D9/4H ROUNDUP	0.00	58.80	
125-540-563000	Training & Conference Ex		125/23255/BIG TIME IN D		58.80	
050625-1	Invoice	05/06/2025	125/23256/BIG TIME IN D9/4H ROUNDUP	0.00	58.80	
125-540-563000	Training & Conference Ex		125/23256/BIG TIME IN D		58.80	
050625-2	Invoice	05/06/2025	125/23257/BIG TIME IN D9/4H ROUNDUP	0.00	58.80	
125-540-563000	Training & Conference Ex		125/23257/BIG TIME IN D		58.80	
01799	WAUKESHA-PEARCE INDUSTRIES,IN	05/28/2025	Regular	0.00	42,688.00	1151321
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
16735	Invoice	12/27/2024	125/21268/CUST #041824-001TP/C.C. 05.	0.00	42,688.00	
241-595-561209	ARP Miscellaneous		125/21268/CUST #041824		42,688.00	
21987	WILLIAMS MITIGATION AND CONSU	05/28/2025	Regular	0.00	7,728.40	1151322
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
DP-INV01	Invoice	04/18/2025	125/23241/CAUSE #24-08-19277/506TH	0.00	7,728.40	
125-422-567100	Miscellaneous Court Cost		125/23241/CAUSE #24-08-		7,728.40	
20581	WILLIAMS SCOTSMAN, INC	05/28/2025	Regular	0.00	4,748.70	1151323
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
9023679620	Invoice	05/07/2025	125/23368/CUST #10548567/RENTAL CCA	0.00	4,748.70	
125-600-581620	Justice Center Modular B		125/23368/CUST #105485		4,748.70	
17977	WINDSOR, LAUREN	05/28/2025	Regular	0.00	578.70	1151324
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051225	Invoice	05/12/2025	125/23560/REIM TDCAA CIVIL CONF/5.07	0.00	578.70	
125-416-563000	Training & Conference Ex		125/23560/REIM TDCAA C		578.70	
20157	WINSLOW, DEBBIE	05/28/2025	Regular	0.00	9.50	1151325
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051225	Invoice	05/12/2025	110/23511/REIMB VEHICLE REGISTRATIO	0.00	9.50	
110-530-568455	Fleet Operations		110/23511/REIMB VEHICL		9.50	
21993	WRANGLERETTE BOOSTER CLUB	05/28/2025	Regular	0.00	100.00	1151326
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
051325	Invoice	05/13/2025	125/23510/SECURITY DEPOSIT/COMM CT	0.00	100.00	
125-210-111510	Security Deposit/Comm C		125/23510/SECURITY DEP		100.00	
08900	XEROX CORPORATION	05/28/2025	Regular	0.00	4,479.86	1151327
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description		Dist Amount	
023112924	Invoice	03/01/2025	125/21394/CUST #719463366/EXT/PO 47	0.00	224.07	
125-540-581813	Copier/Printer		125/21394/CUST #719463		224.07	
023289978	Invoice	04/01/2025	125/22372/CUST #719463366/EXT/PO 47	0.00	226.85	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
125-540-581813	Copier/Printer		125/22372/CUST #719463		226.85	
023468911	Invoice	05/01/2025	125/23385/CUST #719281826/COMM/P	0.00	179.06	
125-401-581813	Copier/Printer		125/23385/CUST #719281		179.06	
023468912	Invoice	05/01/2025	125/23387/CUST #719463366/EXT/PO 47	0.00	264.38	
125-540-581813	Copier/Printer		125/23387/CUST #719463		264.38	
023468913	Invoice	05/01/2025	125/23384/CUST #720662576/DA/PO 48	0.00	618.52	
125-416-581813	Copier/Printer		125/23384/CUST #720662		618.52	
023468915	Invoice	05/01/2025	125/23391/CUST #724586276/AUDITOR/	0.00	190.92	
125-435-581813	Copier/Printer		125/23391/CUST #724586		190.92	
023468916	Invoice	05/01/2025	125/23389/CUST #724590047/CO CLERK/	0.00	150.98	
125-403-581813	Copier/Printer		125/23389/CUST #724590		150.98	
023468917	Invoice	05/01/2025	125/23386/CUST #725635395/DIST CLER	0.00	267.72	
125-417-581813	Copier/Printer		125/23386/CUST #725635		267.72	
023468924	Invoice	05/01/2025	125/23378/CUST #725842496/DIST CLER	0.00	260.68	
125-417-581813	Copier/Printer		125/23378/CUST #725842		260.68	
023468925	Invoice	05/01/2025	125/23381/CUST #725924823/CO CLERK/	0.00	180.34	
125-403-581813	Copier/Printer		125/23381/CUST #725924		180.34	
023468926	Invoice	05/01/2025	125/23379/CUST #725949234/ANNEX DIS	0.00	173.12	
125-417-581813	Copier/Printer		125/23379/CUST #725949		173.12	
023468927	Invoice	05/01/2025	125/23390/CUST #726027444/506TH/PO	0.00	263.41	
125-408-581813	Copier/Printer		125/23390/CUST #726027		263.41	
023468929	Invoice	05/01/2025	125/23382/CUST #726755689/SO JAIL/P	0.00	270.31	
125-505-581813	Copier/Printer		125/23382/CUST #726755		270.31	
023468930	Invoice	05/01/2025	125/23383/CUST #726755697/SO JAIL/P	0.00	380.62	
125-505-581813	Copier/Printer		125/23383/CUST #726755		380.62	
023468931	Invoice	05/01/2025	125/23380/CUST # 726797574/CCAL #2/P	0.00	239.07	
125-430-581813	Copier/Printer		125/23380/CUST # 726797		239.07	
023468932	Invoice	05/01/2025	125/23392/CUST #726840218/TREASURE	0.00	192.11	
125-436-581813	Copier/Printer		125/23392/CUST #726840		192.11	
023468933	Invoice	05/01/2025	125/23388/CUST #727024986/CONNST P	0.00	236.63	
125-513-581700	Equipment		125/23388/CUST #727024		236.63	
023563023	Invoice	05/06/2025	125/23620/CUST #715343448/CONST PC	0.00	161.07	
125-513-581700	Equipment		125/23620/CUST #715343		161.07	

T.15215	YOUNTS, ALAN	05/28/2025	Regular	0.00	1,024.16	1151328

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
051325	Invoice	05/13/2025	125/23575/SPRING AUDIT CONF/AUDITO	0.00	1,024.16
125-435-563000		Training & Conference Ex	125/23575/SPRING AUDIT		1,024.16

21499	YOUTH OPPORTUNITY INVESTMENT	05/28/2025	Regular	0.00	17,712.60	1151329

Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount
Account Number		Account Name	Project Account Key	Item Description	Dist Amount
19927	Invoice	04/30/2025	125/23615/INV #19927/JUV PROB/PO 48	0.00	8,856.30
125-507-565510		Long Term Detention (TJJ	125/23615/INV #19927/JU		8,856.30
19928	Invoice	04/30/2025	125/23614/INV #19928/JUV PROB/PO 48	0.00	8,856.30

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
125-507-565500	Long Term Detention		125/23614/INV #19928/JU		8,856.30	

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	501	197	0.00	1,529,783.51
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	501	**199**	**0.00**	**1,529,783.51**

Fund Summary

Fund	Name	Period	Amount
998	POOLED CASH	5/2025	1,529,783.51
			1,529,783.51

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 46,800 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $3,565,224 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/28/25
Date

EXHIBIT A

Premises – the approximately 2.627 acre parcel of land in Waller County, Texas that is identified as Reserve 1 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2694 Twinwood Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT)

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 852.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

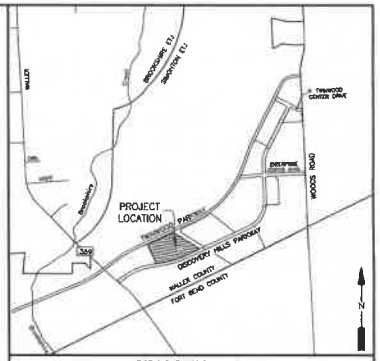
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.648	115,265	RESTRICTED TO COMMERCIAL
3	3.236	141,001	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.806	126,584	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,954	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°58'47"	510.38'	S 72°45'17" W	508.93'
C2	100.00'	14°37'42"	25.53'	S 32°03'56" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'18" W	30.85'

NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999977178.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1988. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 825 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 35 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEVATION = 136.80 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: BRP1=CP_OR: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY. ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 8 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS, IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE LEGAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-WATT DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 16.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K

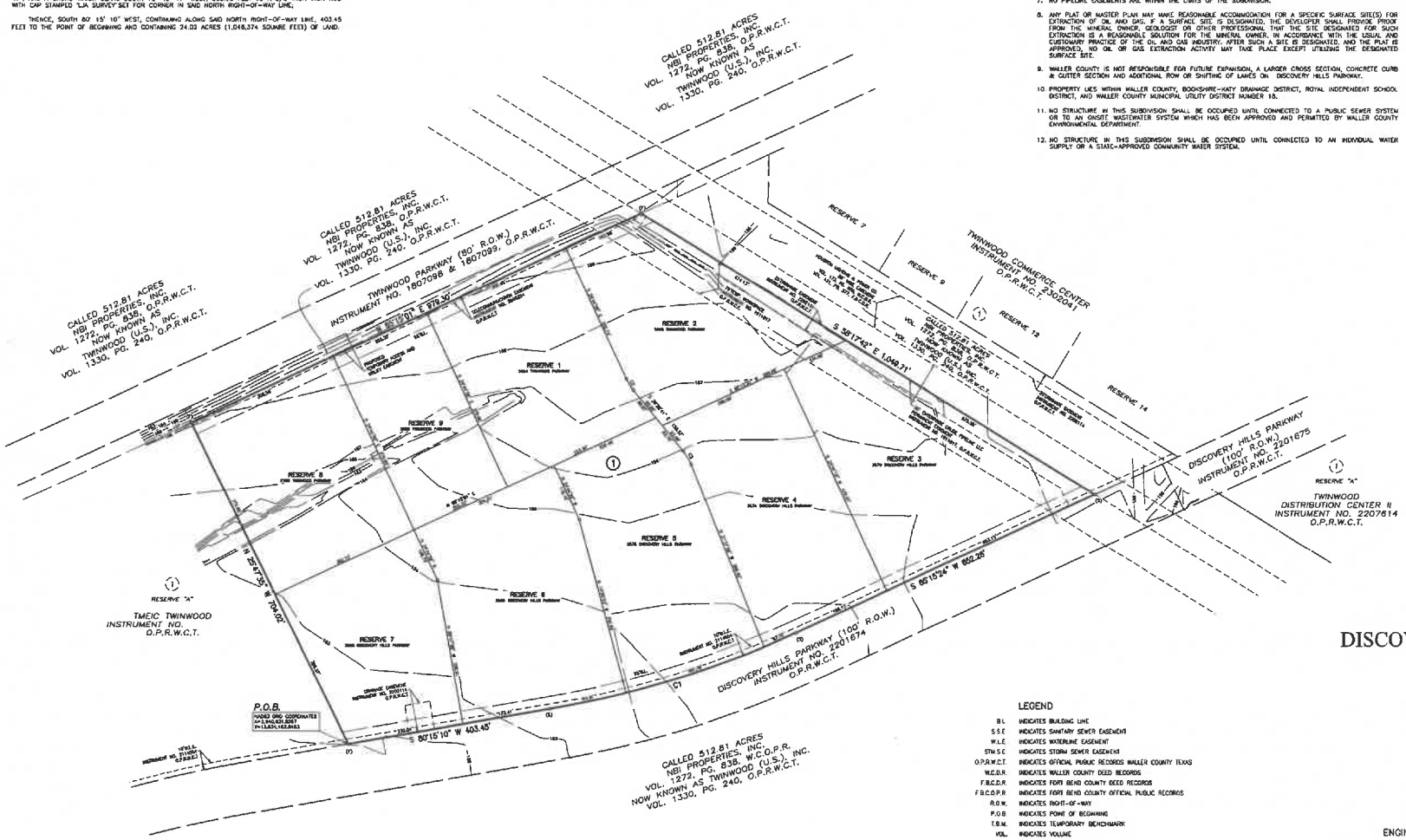

CALLED 512.81 ACRES NBI PROPERTIES, INC. VOL. 1272, PG. 838, W.C.O.P.R. NOW KNOWN AS TWINWOOD (U.S.), INC. VOL. 1330, PG. 240, O.P.R.W.C.T.
TWINWOOD PARKWAY (80' R.O.W.) INSTRUMENT NO. 1807098 & 1807099, O.P.R.W.C.T.
N 65°15'01" E 979.30'
S 58°17'42" E 1,049.71'
S 65°15'24" W 852.26'
S 25°47'35" W 704.02'
S 80°15'10" W 403.45'
RESERVE 1
RESERVE 2
RESERVE 3
RESERVE 4
RESERVE 5
RESERVE 6
RESERVE 7
RESERVE 8
RESERVE 9
RESERVE 12
RESERVE 14
TWINWOOD COMMERCE CENTER INSTRUMENT NO. 2302041 O.P.R.W.C.T.
DISCOVERY HILLS PARKWAY (100' R.O.W.) INSTRUMENT NO. 2201674 O.P.R.W.C.T.
DISCOVERY HILLS PARKWAY (100' R.O.W.) INSTRUMENT NO. 2201675 O.P.R.W.C.T.
RESERVE "A" TMEIC TWINWOOD INSTRUMENT NO. O.P.R.W.C.T.
RESERVE "A" TWINWOOD DISTRIBUTION CENTER II INSTRUMENT NO. 2207614 O.P.R.W.C.T.
P.O.B. HARRIS GRID COORDINATES X=3,940,831.8267 Y=13,834,483.8463
PROPOSED WATER AND SANITARY SEWER EASEMENT
PROPOSED STORM SEWER EASEMENT
PROPOSED 30' BUILDING LINE
EXISTING 30' BUILDING LINE
EXISTING 20' BUILDING LINE
EXISTING 15' BUILDING LINE
EXISTING 10' BUILDING LINE
EXISTING 5' BUILDING LINE
EXISTING 20' WATERLINE EASEMENT
EXISTING 20' SANITARY SEWER EASEMENT
EXISTING 20' STORM SEWER EASEMENT
EXISTING 10' DRAINAGE EASEMENT
EXISTING 15' DRAINAGE EASEMENT
EXISTING 30' DRAINAGE EASEMENT
EXISTING 50' DRAINAGE EASEMENT
EXISTING 100' DRAINAGE EASEMENT
EXISTING 100' PIPELINE EASEMENT
EXISTING 150' PIPELINE EASEMENT
EXISTING 200' PIPELINE EASEMENT
EXISTING 250' PIPELINE EASEMENT
EXISTING 300' PIPELINE EASEMENT
EXISTING 350' PIPELINE EASEMENT
EXISTING 400' PIPELINE EASEMENT
EXISTING 450' PIPELINE EASEMENT
EXISTING 500' PIPELINE EASEMENT
EXISTING 550' PIPELINE EASEMENT
EXISTING

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2694 Twinwood Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 1 – 46,800SF commercial building	2694 Twinwood Pkwy, Brookshire, Texas 77423	
Total Square Footage: 46,800SF		$3,565,224
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$3,565,224

Address: Reserve 1, Bldg. 1 – 46,800SF – 2694 Twinwood Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract,

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

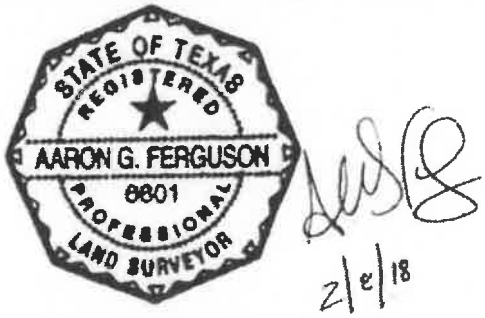
Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

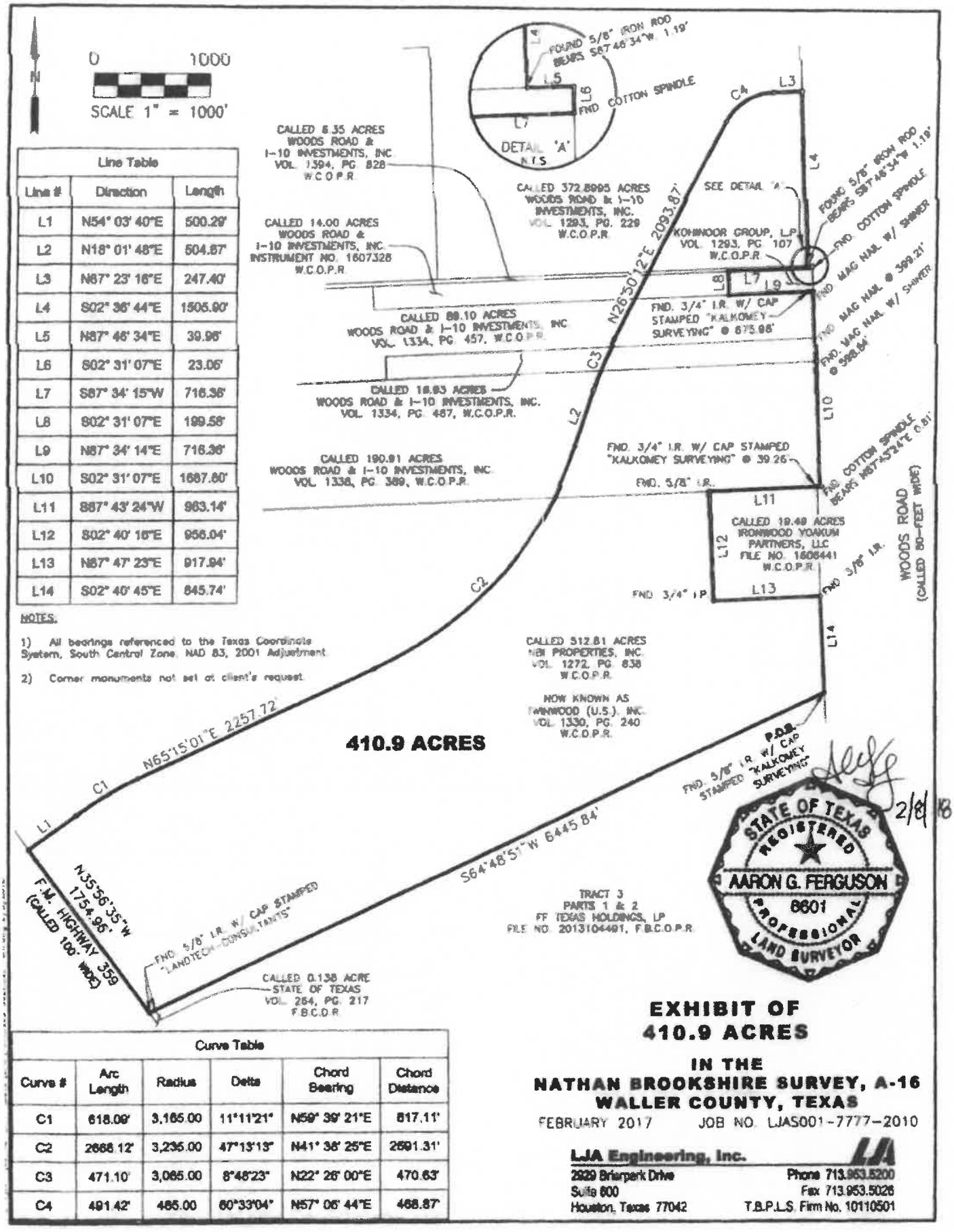
Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road.

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.





Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.87'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) Corner monuments not set at client's request.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2668.12'	3,235.00	47°13'13"	N41° 36' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	465.00	60°33'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

2/8/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period , this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 31,200 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $2,376,816 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/28/25
Date

EXHIBIT A

Premises – the approximately 2.646 acre parcel of land in Waller County, Texas that is identified as Reserve 2 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2690 Twinwood Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 652.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 43' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

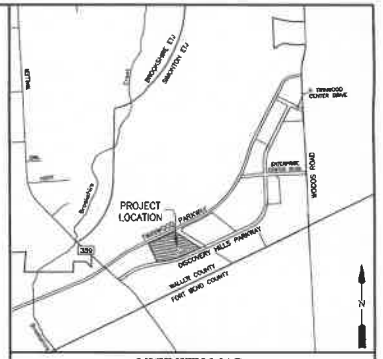
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.648	115,365	RESTRICTED TO COMMERCIAL
3	3.238	141,081	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.906	126,564	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°59'47"	510.39'	S 72°43'17" W	508.93'
C2	100.00'	14°37'43"	25.53'	S 33°05'58" E	25.46'
C3	100.00'	17°41'43"	30.87'	N 30°30'18" W	30.75'

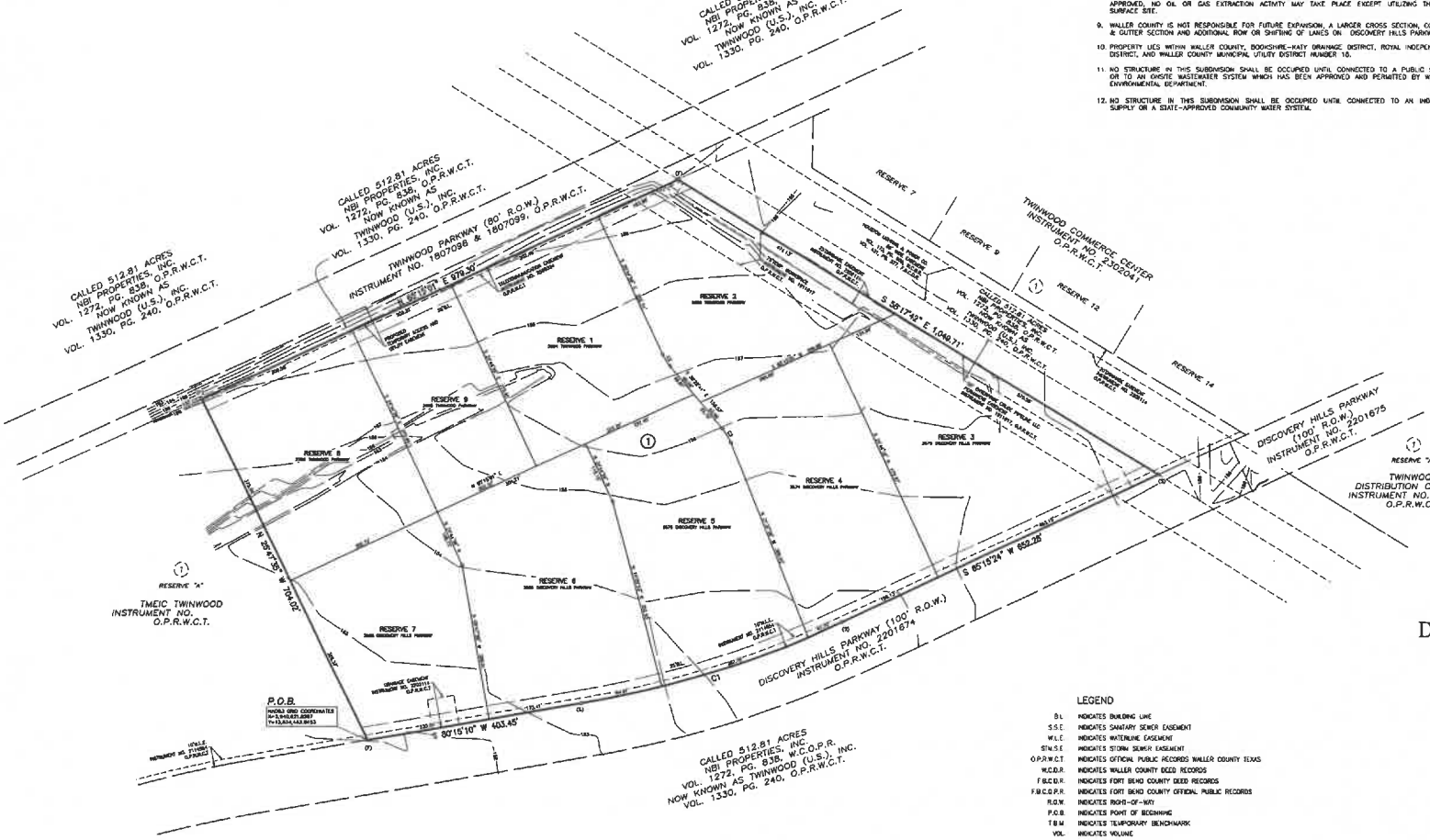
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99987718.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1998. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
   ELEVATION = 136.80 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: TBM1=CP_DS: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 80 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
   ELEVATION = 147.40 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48473C0335E, EFFECTIVE DATE FEBRUARY 18, 2006, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 8 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 10.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
ST.M.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS.

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:

ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2558
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
sferguson@ljasurvey.com

SHEET 2 OF 2

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2690 Twinwood Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 2 – 31,200SF commercial building	2690 Twinwood Pkwy, Brookshire, Texas 77423	
Total Square Footage: 31,200SF		$2,376,816
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$2,376,816

Address: Reserve 2, Bldg. 2 – 31,200SF – 2690 Twinwood Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and.

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R , that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract,

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

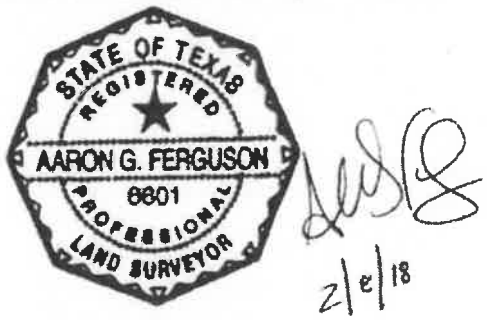
Twinwood Business Park

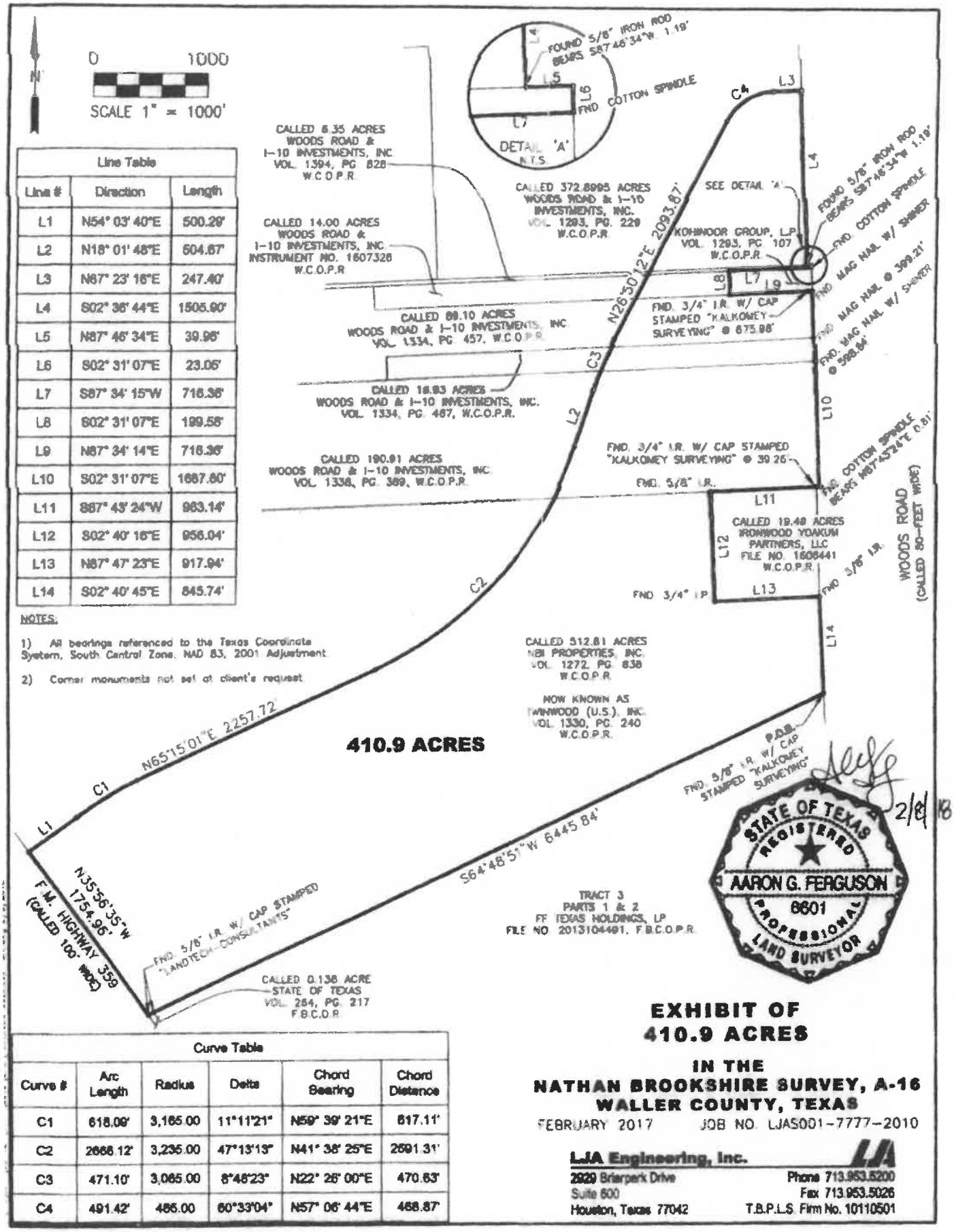
February 8, 2018
Job No. 7777-2010

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road,

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request





Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.67'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	983.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) Corner monuments not set at client's request.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2666.12'	3,235.00	47°13'13"	N41° 38' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	486.00	60°33'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

2/8/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 40,560 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $3,089,861 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 3.238 acre parcel of land in Waller County, Texas that is identified as Reserve 3 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2570 Discovery Hills Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 978.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,048.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 85° 15' 24" WEST, 883.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 14° 56' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

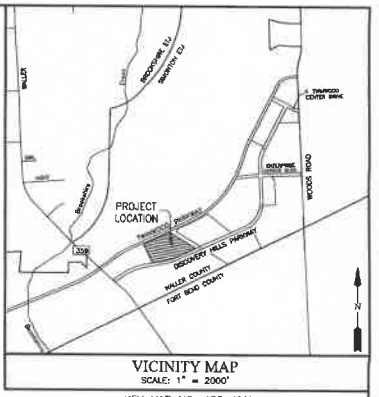
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.827	114,442	RESTRICTED TO COMMERCIAL
2	2.848	115,295	RESTRICTED TO COMMERCIAL
3	3.238	141,061	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.806	128,584	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,850.00'	14°56'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°37'43"	25.53'	S 32°33'06" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'19" W	30.85'

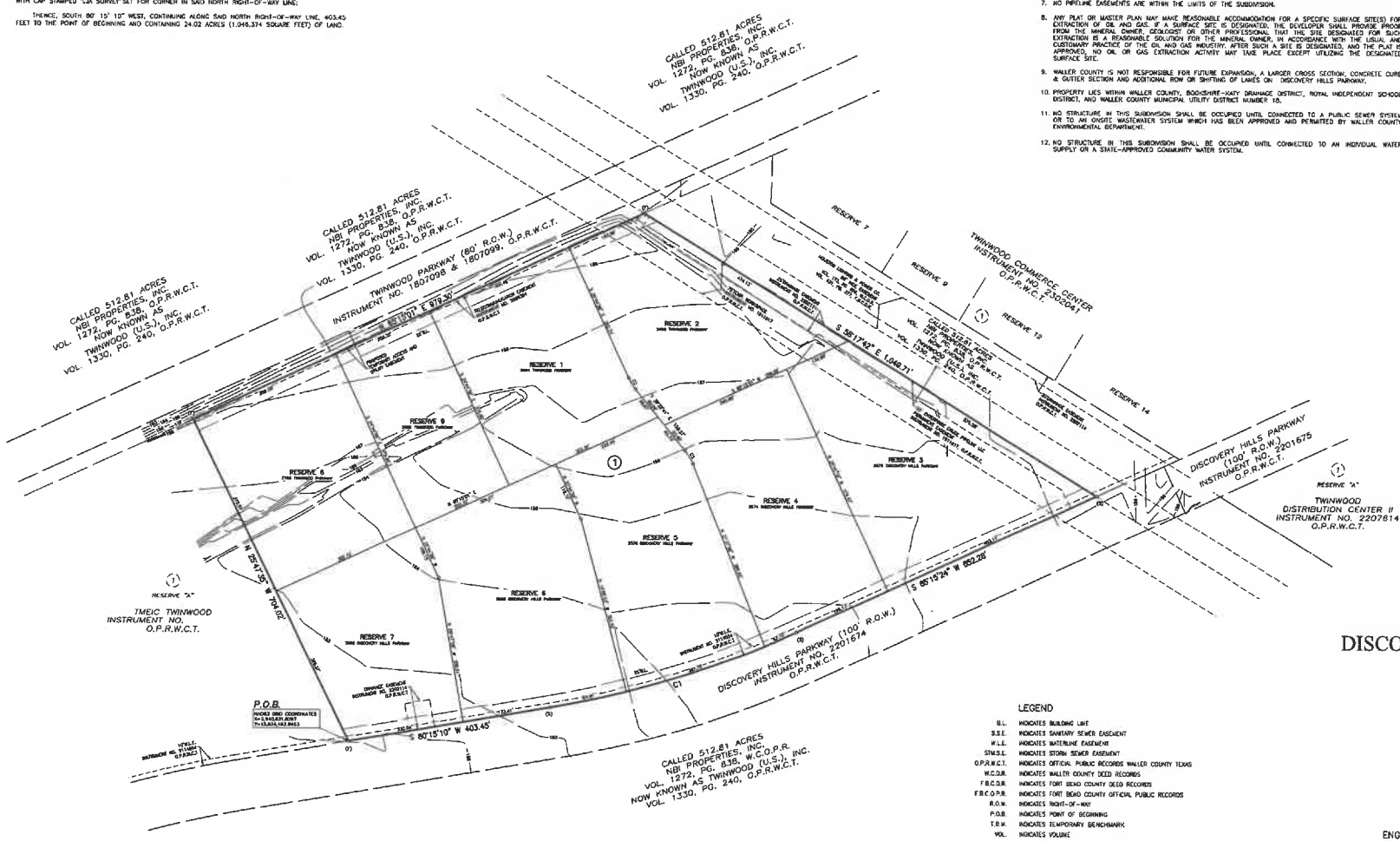
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99987717R.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBIT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0356E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



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100 50 0 100

SCALE: 1" = 100'

LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF
DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:
ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
sferguson@ljasurvey.com

SHEET 2 OF 2

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2570 Discovery Hills Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 3 – 40,560SF commercial facility	2570 Discovery Hills Pkwy, Brookshire, Texas 77423	
Total Square Footage: 40,560SF		$3,089,861
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$3,089,861

Address: Reserve 3, Bldg. 3 – 40,560SF – 2570 Discovery Hills Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones, Commissioner of Precinct No 3, and seconded by Justin Beckendorff, Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve;

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road;

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet;

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract;

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

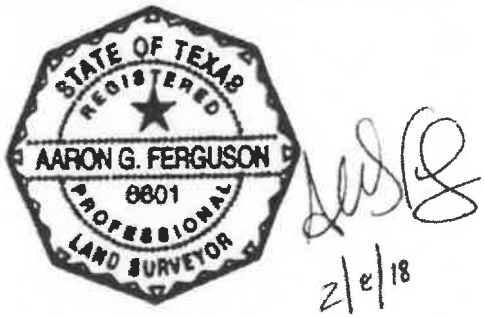
Twinwood Business Park

February 8, 2018
Job No. 7777-2010

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road.

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



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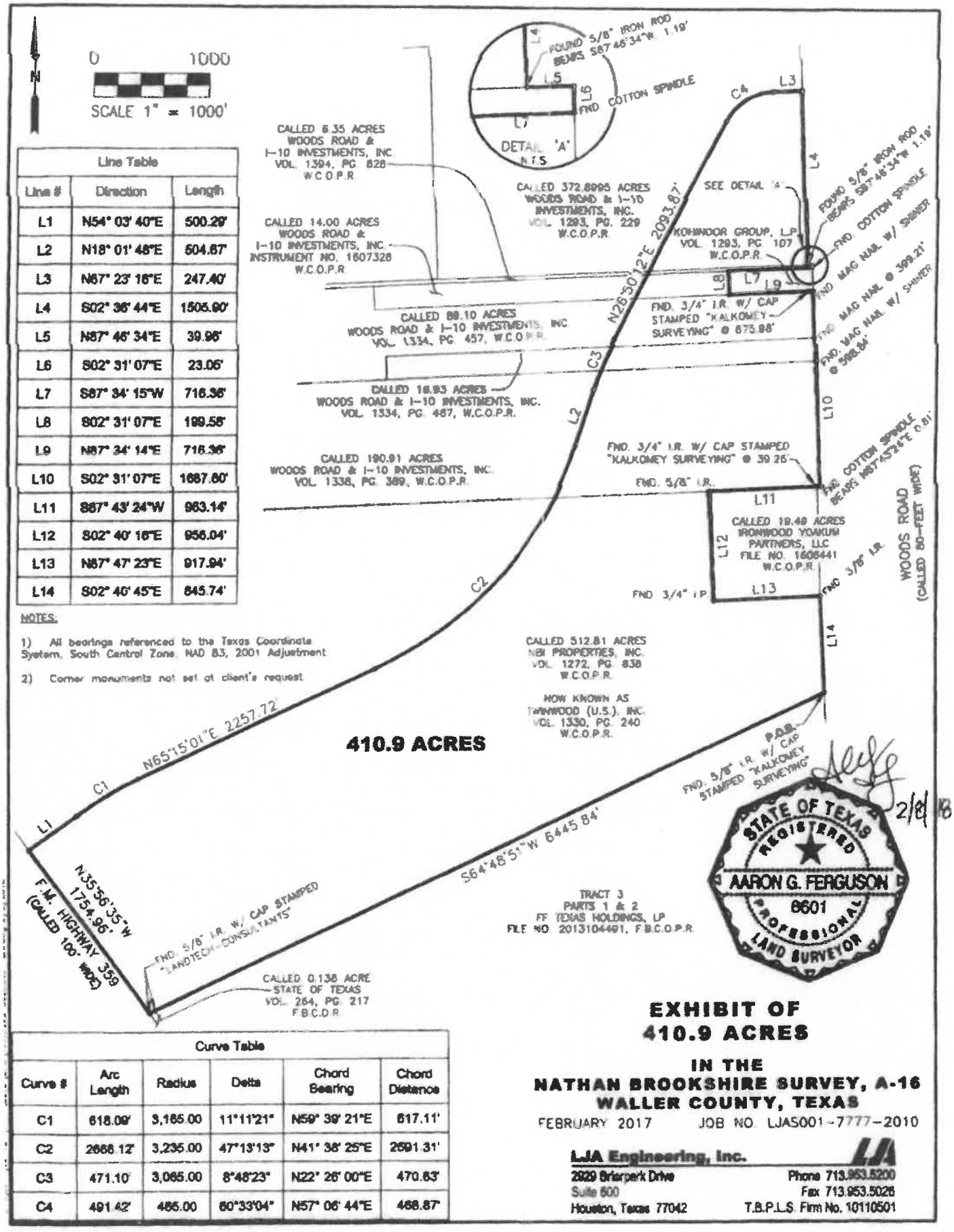


Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.67'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1506.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2666.12'	3,235.00	47°13'13"	N41° 36' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	466.00	60°33'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

2/8/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 54,080 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $4,119,814 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 2.816 acre parcel of land in Waller County, Texas that is identified as Reserve 4 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2574 Discovery Hills Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R.; SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 25" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 652.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.38 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 14° 56' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

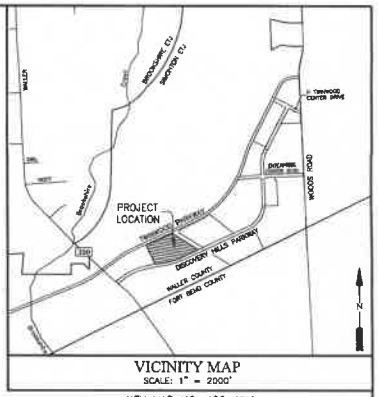
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.648	115,365	RESTRICTED TO COMMERCIAL
3	3.238	141,081	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.906	126,584	RESTRICTED TO COMMERCIAL
6	3.121	135,956	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,850.00'	14°56'47"	510.38'	S 72°45'17" W	508.93'
C2	100.00'	14°27'49"	25.53'	S 33°03'50" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 26°36'19" W	30.85'

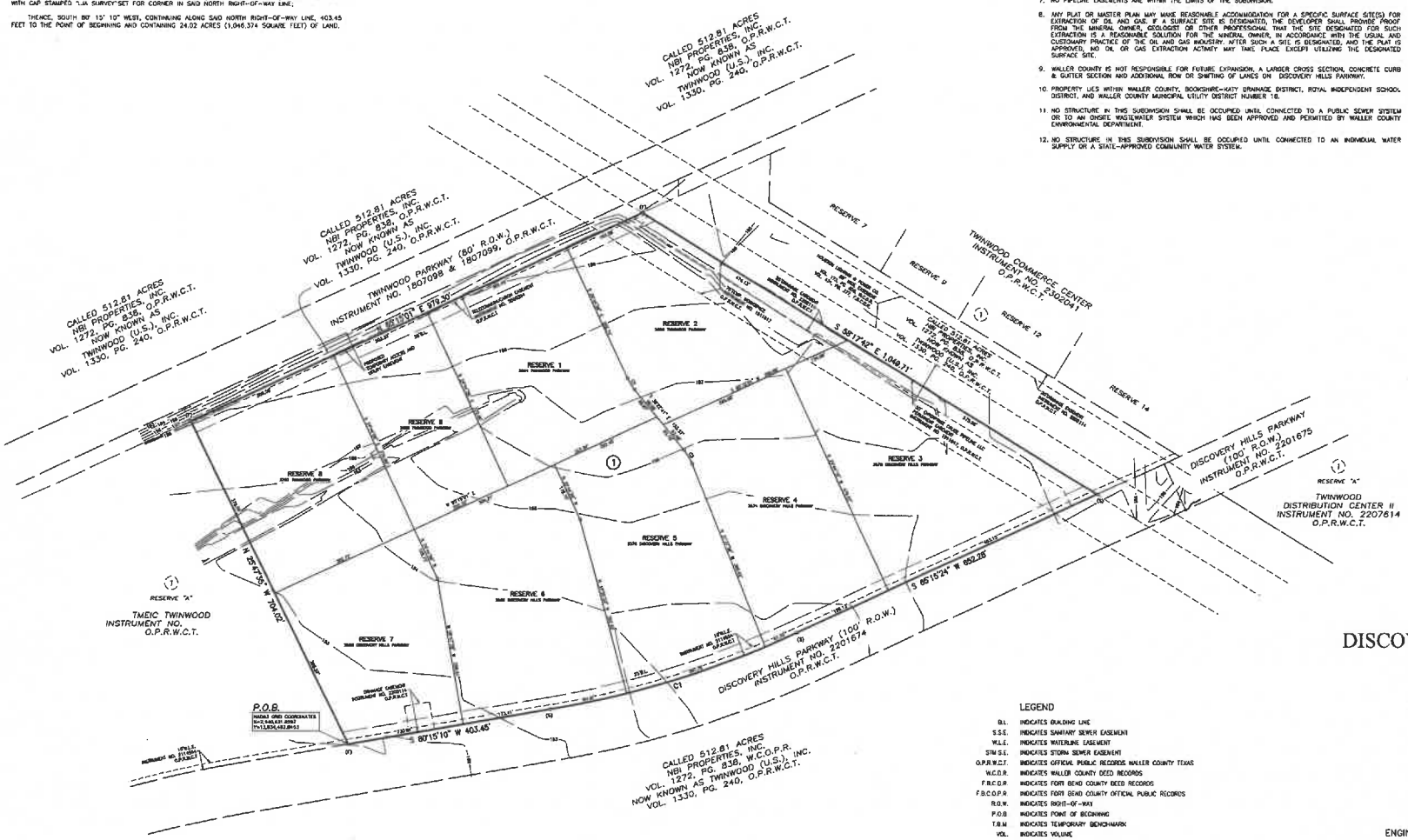
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999871718.
2. BENCHMARK: NGS HGCSO 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEVATION = 138.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1=CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY. ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48473C0350G, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANDS ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.O.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:

ProE CONSULTING
1334 BRITMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2588
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
sferguson@ljasurvey.com

SHEET 2 OF 2

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2574 Discovery Hills Pkwy, Brookshire, Texas 77423.

Description		**Cost**
Number of Buildings: 1		
Bldg. 4 – 54,080SF commercial facility	2574 Discovery Hills Pkwy, Brookshire, Texas 77423	
Total Square Footage: 54,080SF		$4,119,814
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$4,119,814

Address: Reserve 4, Bldg. 4 – 54,080SF – 2574 Discovery Hills Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and.

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract;

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

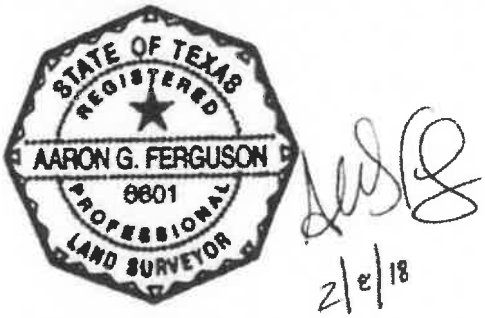
Twinwood Business Park

February 8, 2018
Job No. 7777-2010

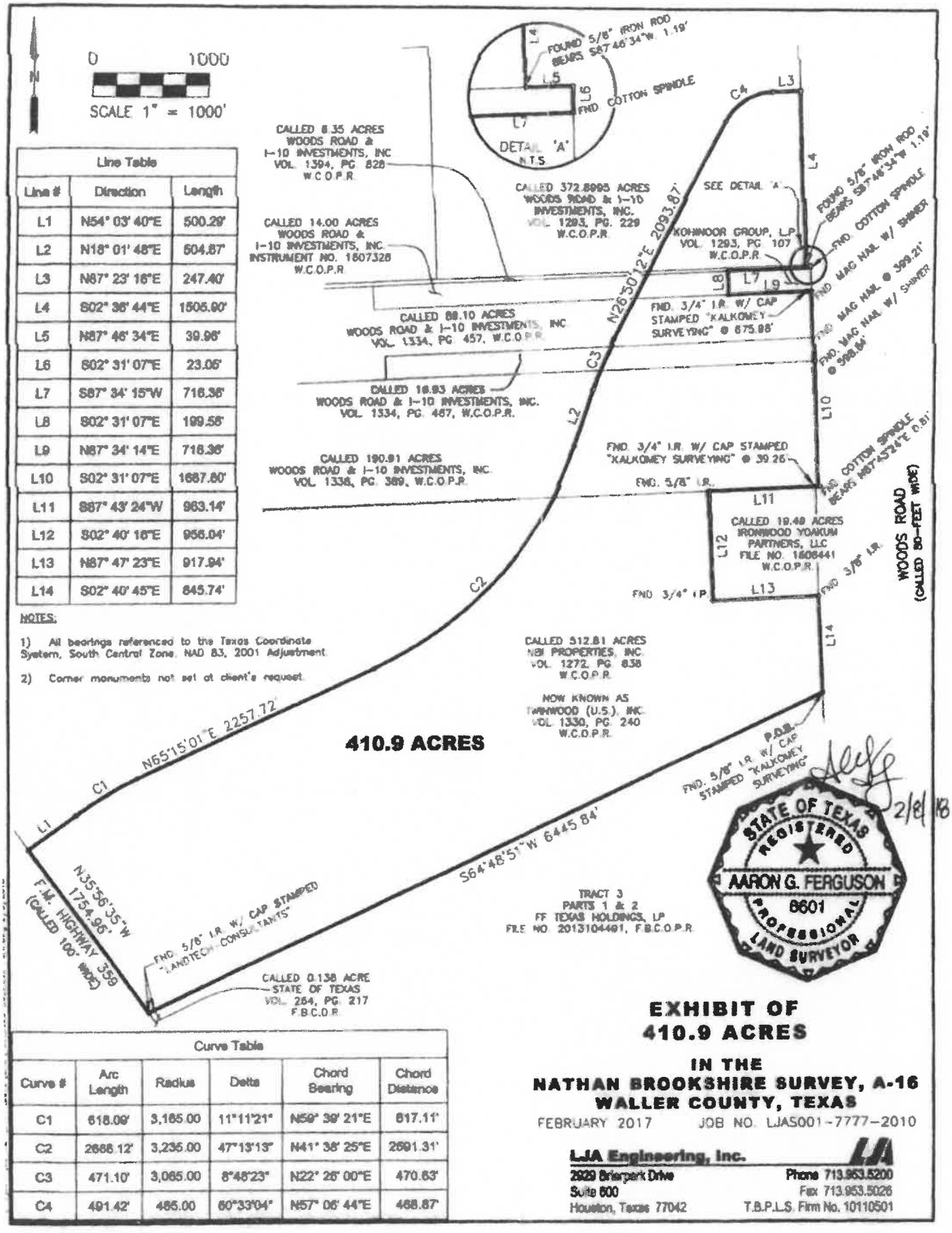
Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



2/8/18



Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	604.87'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment.

2) Corner monuments not set at client's request.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2668.12'	3,235.00	47°13'13"	N41° 36' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	485.00	60°33'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

2/6/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 54,080 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $4,119,814 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 2.906 acre parcel of land in Waller County, Texas that is identified as Reserve 5 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2578 Discovery Hills Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 85° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 85° 15' 24" WEST, 852.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 14° 94' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

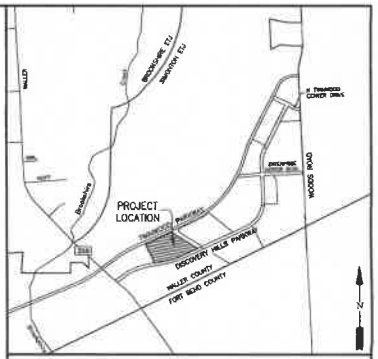
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.648	115,345	RESTRICTED TO COMMERCIAL
3	3.238	141,061	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.906	126,584	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,850.00'	14°56'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°57'43"	25.53'	S 30°03'50" E	25.45'
C3	100.00'	17°44'43"	30.97'	N 30°30'18" W	30.85'

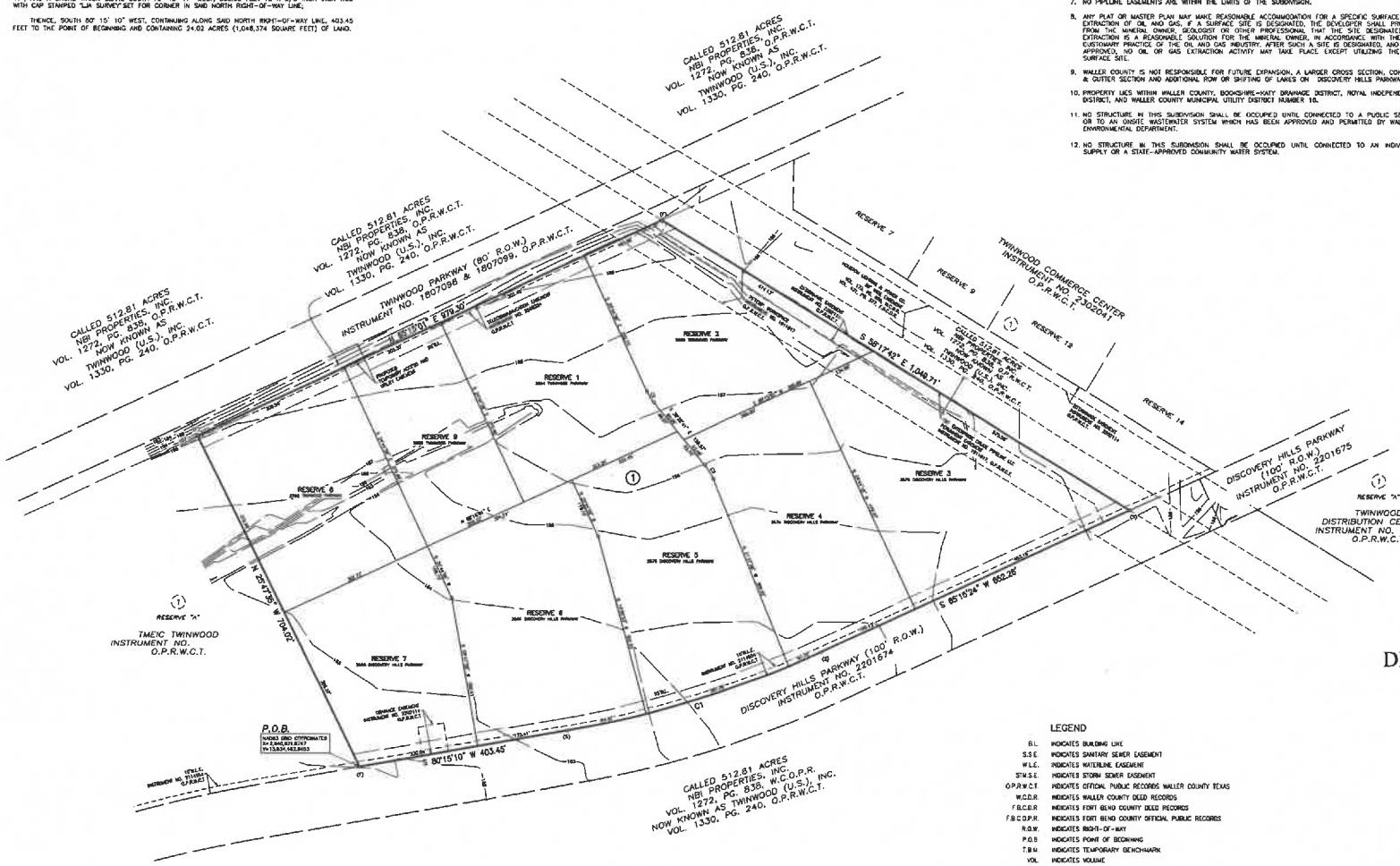
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877176.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1998. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 825 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463
   ELEVATION = 136.80 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: BRP1=CP_D9: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 80 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
   ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS, IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 16.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



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100 50 0 100

SCALE: 1" = 100'

LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
ST.M.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:
ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
afreguson@ljasurvey.com

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2578 Discovery Hills Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 5 – 54,080SF commercial facility	2578 Discovery Hills Pkwy, Brookshire, Texas 77423	
Total Square Footage: 54,080SF		$4,119,814
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$4,119,814

Address: Reserve 5, Bldg. 5 – 54,080SF – 2578 Discovery Hills Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones, Commissioner of Precinct No 3, and seconded by Justin Beckendorff, Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and.

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road;

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road.

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract,

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

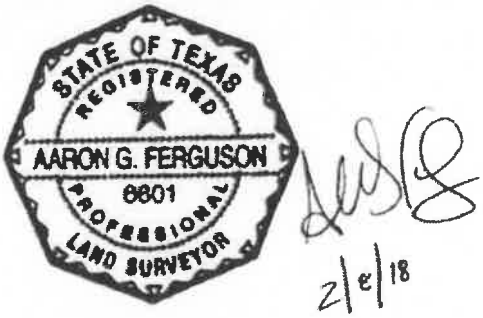
Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

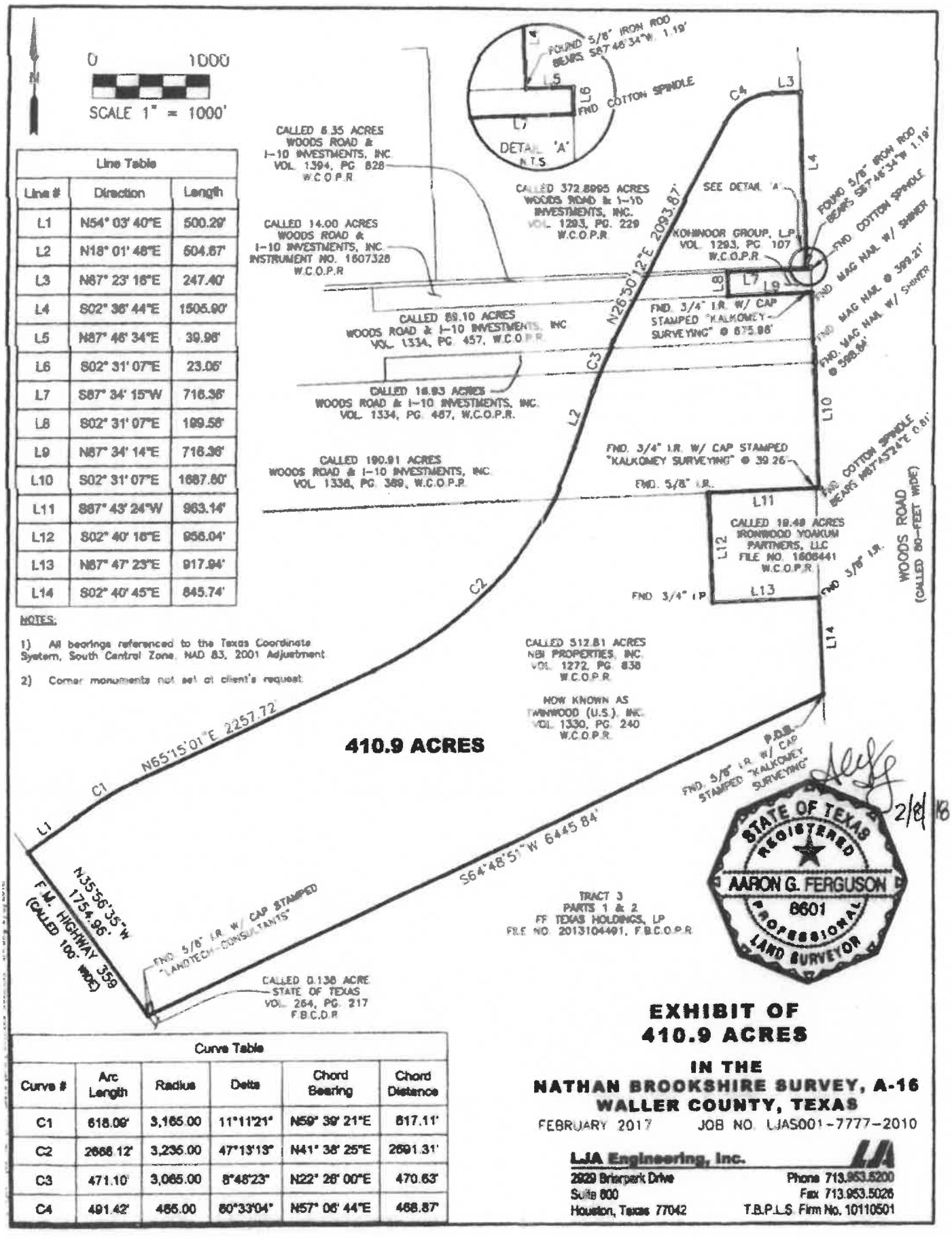
Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.





Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.67'
L3	N87° 23' 18"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.98'
L6	S02° 31' 07"E	23.05'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	189.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.80'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 18"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2668.12'	3,235.00	47°13'13"	N41° 36' 25"E	2691.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	485.00	58°03'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
8601
PROFESSIONAL
LAND SURVEYOR

2/8/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Buildings (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 54,600 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $4,157,354 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 3.121 acre parcel of land in Waller County, Texas that is identified as Reserve 6 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2582 Discovery Hills Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS; MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 852.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 14° 56' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

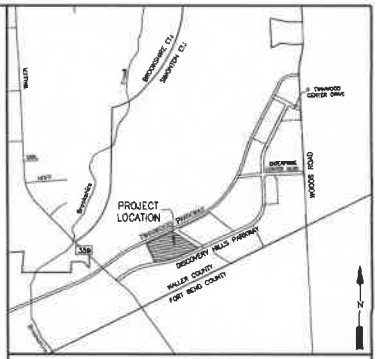
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.827	114,442	RESTRICTED TO COMMERCIAL
2	2.646	115,265	RESTRICTED TO COMMERCIAL
3	3.238	141,081	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.908	126,664	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,850.00'	14°56'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°37'43"	25.53'	S 33°03'50" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 26°30'18" W	30.85'

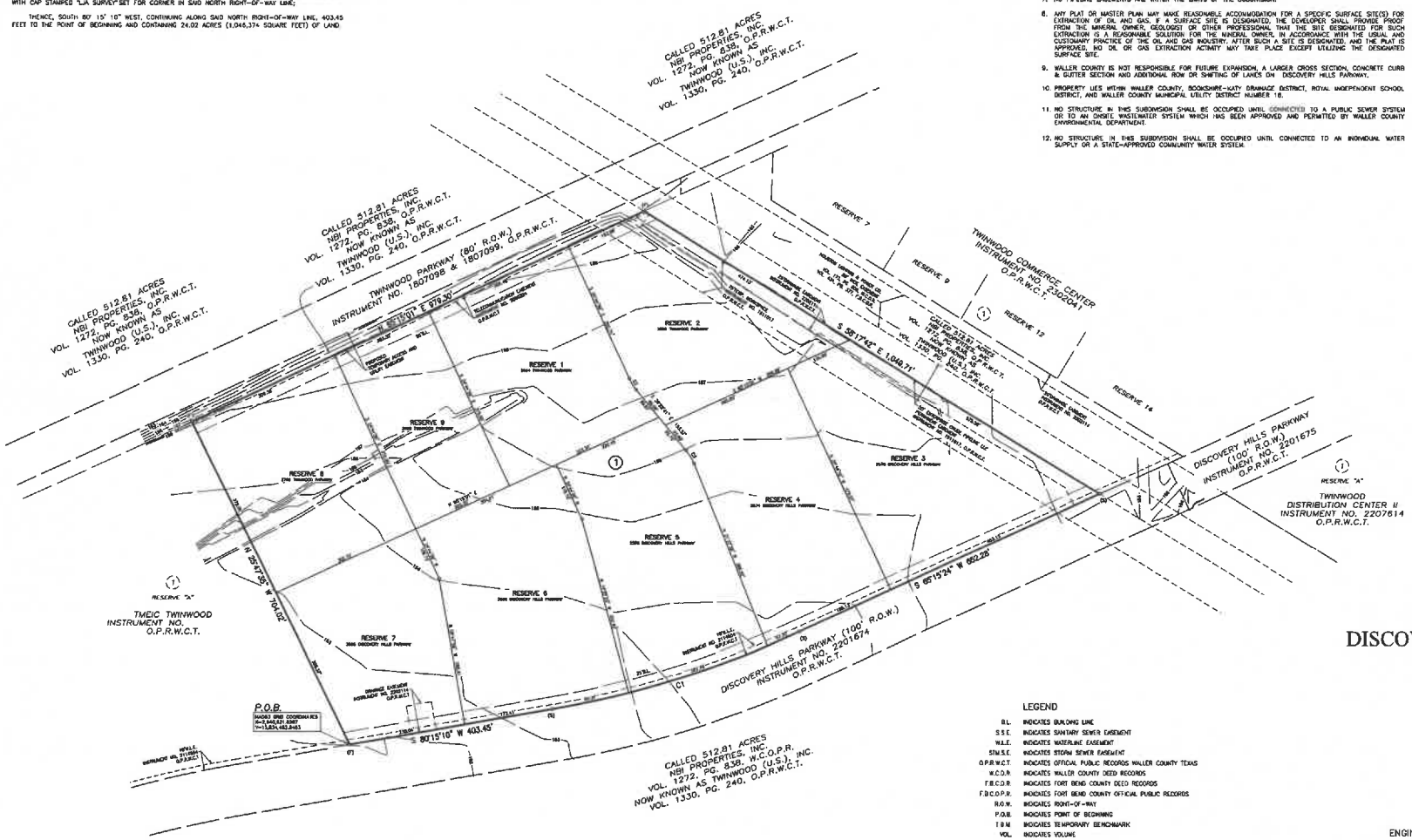
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99987717O.
2. BENCHMARK: NGS HGCSD 68: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 68 1988. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 825 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORDRIT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEVATION = 138.60 FEET NAVD88 (2001) FBC LOAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359, THE POINT IS LOCATED +/- 60 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY. ELEVATION = 147.45 FEET NAVD88 (2001) FBC LOAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350L, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS, IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



N

100 50 0 100

SCALE: 1" = 100'

LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.O.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:
ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
aferguson@ljasurvey.com

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2582 Discovery Hills Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 6 – 54,600SF commercial facility	2582 Discovery Hills Pkwy, Brookshire, Texas 77423	
Total Square Footage: 54,600SF		$4,157,354
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$4,157,354

Address: Reserve 6, Bldg. 6 – 54,600SF – 2582 Discovery Hills Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract,

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

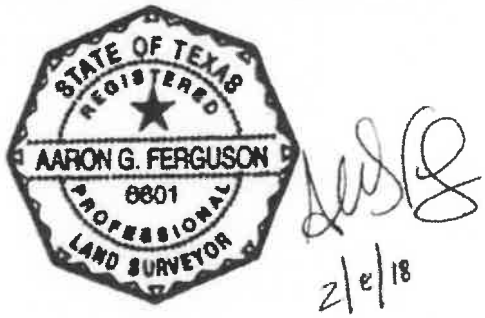
Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

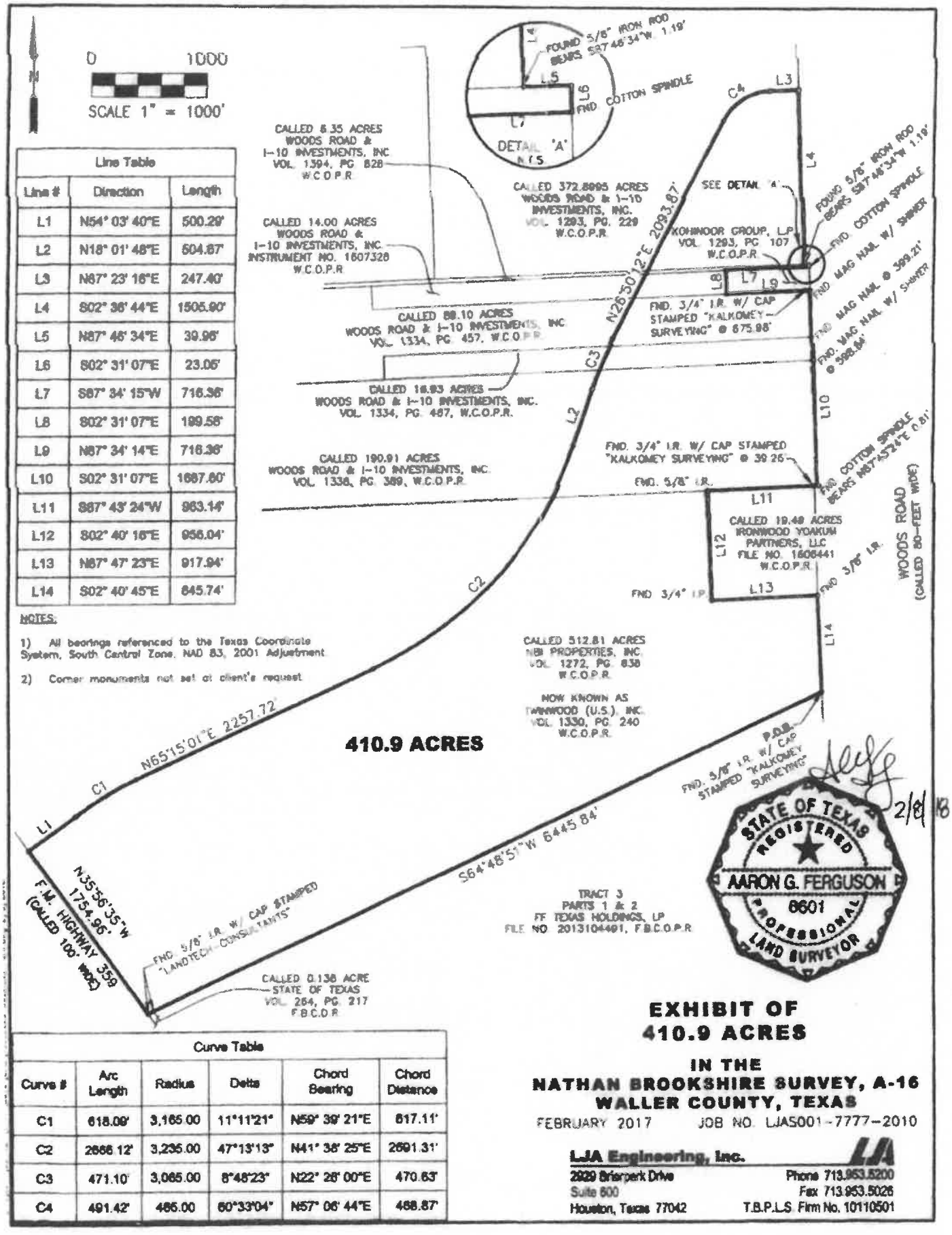
Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



2/8/18



Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.87'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.05'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2666.12'	3,235.00	47°13'13"	N41° 36' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 28' 00"E	470.63'
C4	491.42'	485.00	60°33'04"	N57° 06' 44"E	468.87'

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Buildings (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 33,280 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $2,535,270 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the abatement period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 2.274 acre parcel of land in Waller County, Texas that is identified as Reserve 7 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2586 Discovery Hills Pkwy, Brookshire, Texas 77423.

Item 28.

BEING 24.02 ACRES (1,046,374 SQUARE FEET), OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R.; SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 29° 47' 36" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,048.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 852.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

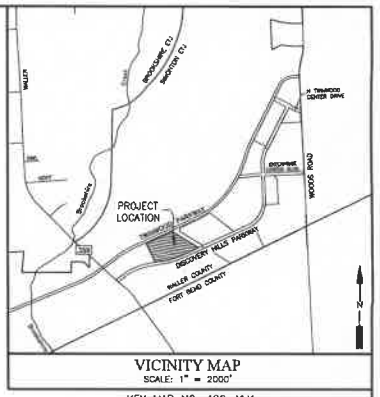
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.627	114,442	RESTRICTED TO COMMERCIAL
2	2.648	115,365	RESTRICTED TO COMMERCIAL
3	3.238	141,081	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.908	126,664	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°56'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°37'49"	25.53'	S 32°03'50" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'16" W	30.85'

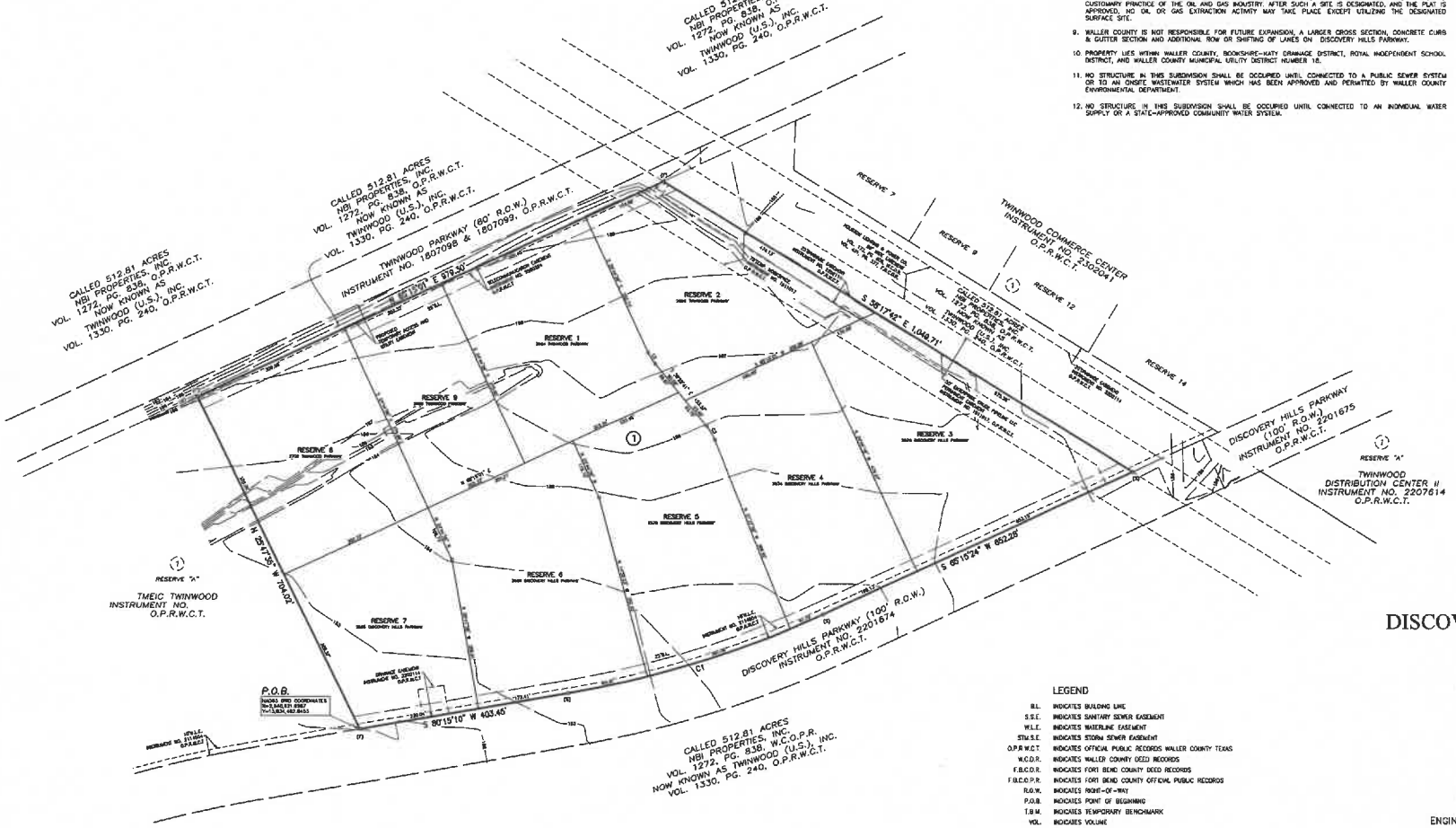
NOTES:

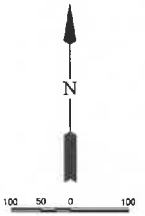
1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.99987718.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1988. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEVATION = 138.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(F.M) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K





LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.O.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:

ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
aferguson@ljasurvey.com

SHEET 2 OF 2

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2586 Discovery Hills Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 7 – 33,280SF commercial facility	2586 Discovery Hills Pkwy, Brookshire, Texas 77423	
Total Square Footage: 33,280SF		$2,535,270
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$2,535,270

Address: Reserve 7, Bldg. 7 – 33,280SF – 2586 Discovery Hills Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract;

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

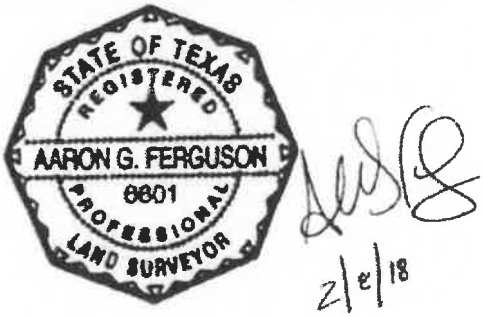
Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



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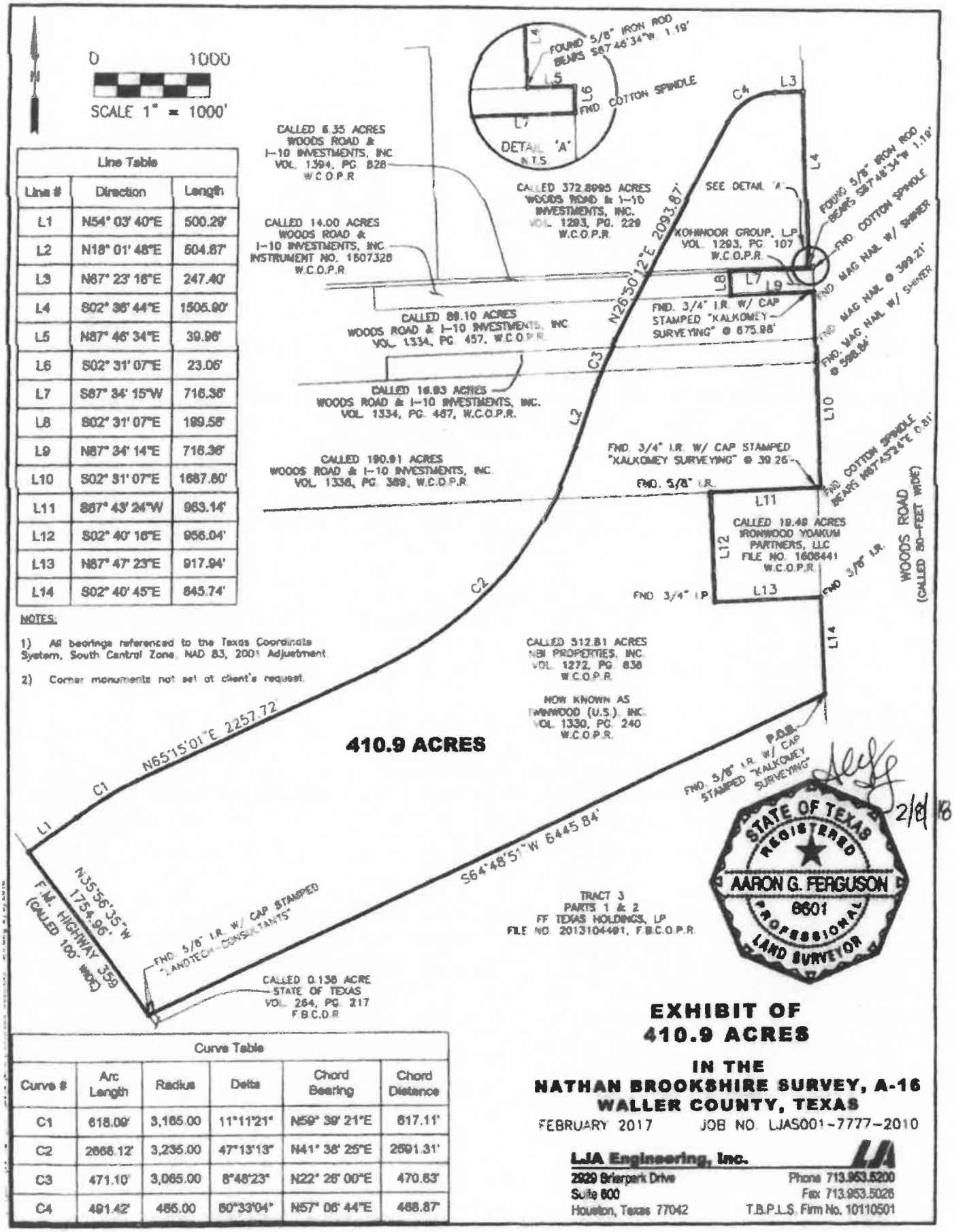


Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.87'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2668.12'	3,235.00	47°13'13"	N41° 38' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	485.00	60°33'04"	N57° 06' 44"E	468.87'

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 45,800 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $3,565,224 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III — May 28, 2025
Waller County Judge — Date

ATTEST:

Debbie Hollan — May 28, 2025
Debbie Hollan — Date
Waller County Clerk

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver — 4/28/25
Title: Manager — Date

EXHIBIT A

Premises – the approximately 2.640 acre parcel of land in Waller County, Texas that is identified as Reserve 8 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2702 Twinwood Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC., BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 652.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

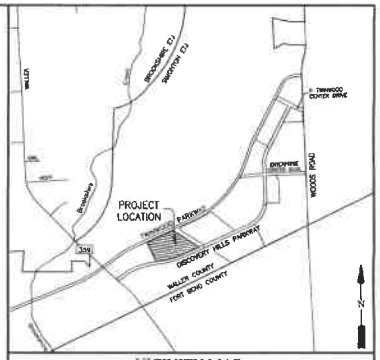
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.827	114,442	RESTRICTED TO COMMERCIAL
2	2.846	115,205	RESTRICTED TO COMMERCIAL
3	3.238	141,061	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.908	126,664	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	2.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°59'47"	510.39'	S 72°45'17" W	508.93'
C2	100.00'	14°37'43"	25.53'	S 32°03'50" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'19" W	30.85'

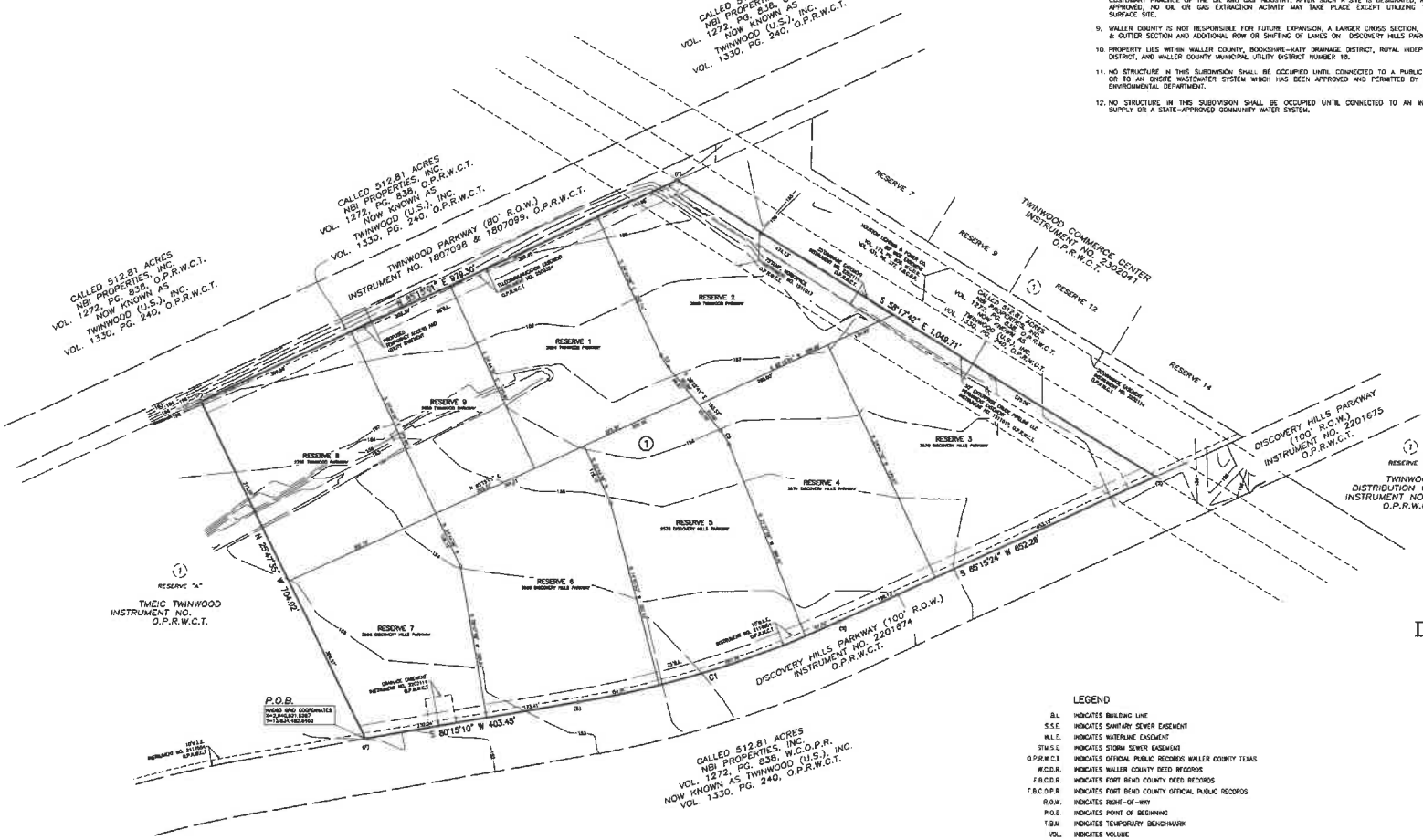
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.9999677178.
2. BENCHMARK: NGS HGCSD 86: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 86 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 825 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBIT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEVATION = 138.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY. ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0335K, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA LNG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS; LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 16.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



N

100 50 0 100

SCALE: 1" = 100'

LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B	INDICATES POINT OF BEGINNING
T.B.M	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:
ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
aferguson@ljasurvey.com

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"**Real Property"** real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2702 Twinwood Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 8 – 45,800SF commercial facility	2702 Twinwood Pkwy, Brookshire, Texas 77423	
Total Square Footage: 45,800SF		$3,565,224
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$3,565,224

Address: Reserve 8, Bldg. 8 – 45,800SF – 2702 Twinwood Pkwy, Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and.

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R , that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve,

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road,

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet,

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road,

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract,

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

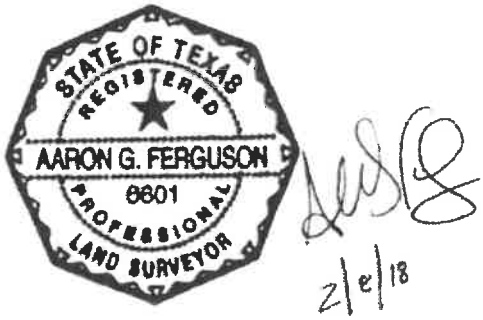
Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request



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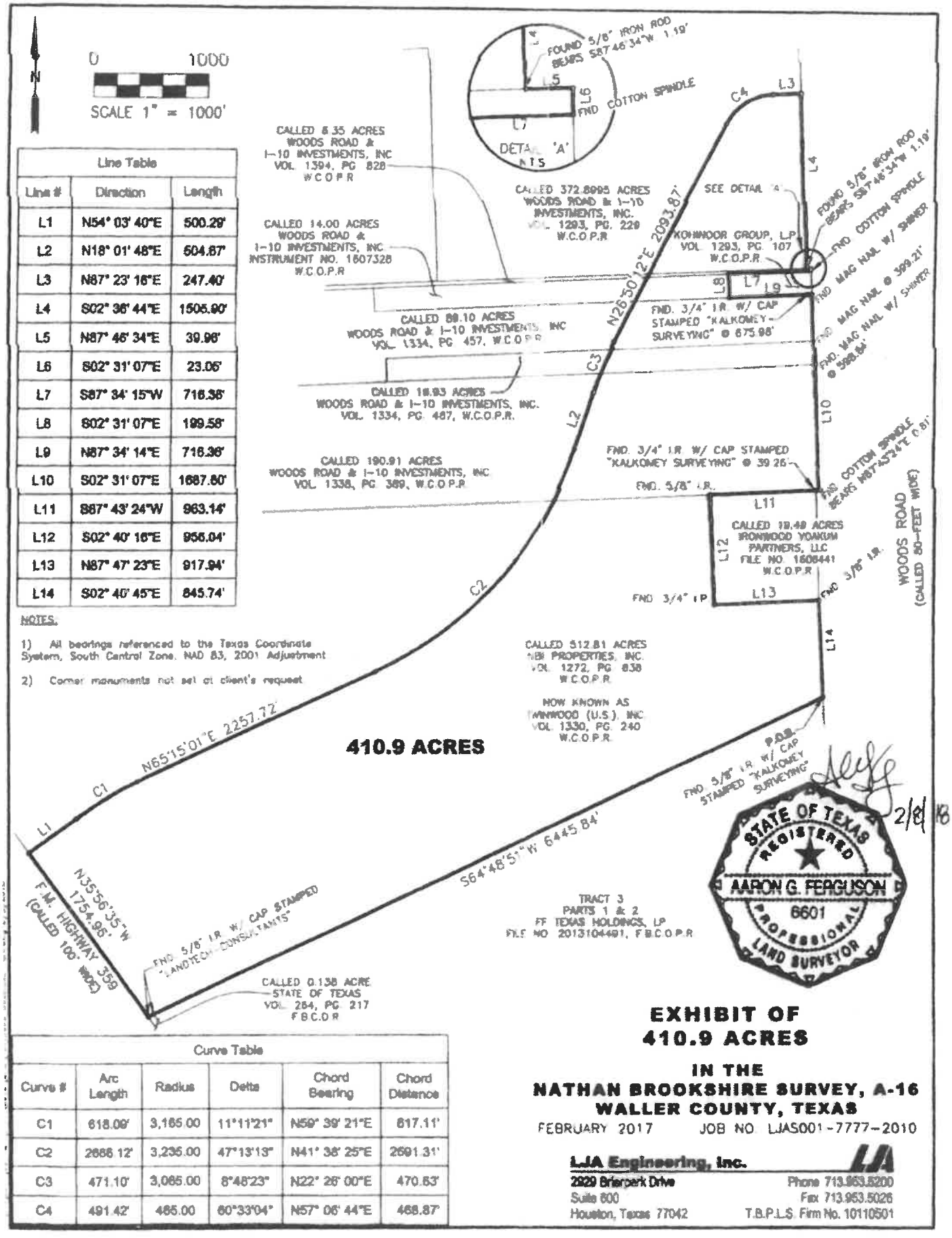


Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.87'
L3	N87° 23' 16"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.80'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2666.12'	3,235.00	47°13'13"	N41° 38' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	465.00	60°33'04"	N57° 06' 44"E	468.87'

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN

WALLER COUNTY, TEXAS AND URBAN TWINWOOD II, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("County"), and Urban Twinwood II, LP, ("Owner"), a Texas limited partnership with its principal place of business at 2110 Grandway Dr., Katy, Texas 77449, which is the owner, of the taxable real property located within Waller County Twinwood Business Park Reinvestment Zone 12 (reauthorized May 10, 2023), and is entered into as of the last day of signature affixed hereto (the "Effective Date").

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement ("Order"), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit "C"; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria ("Policy") governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2027.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (1), and (ii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.

8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.

   a. The Improvements include one tilt wall Spec Building of approximately 28,080 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least $2,139,134 by the beginning of Year (1).

   b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.

   c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.

10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.

11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.

12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2026, including the value of any partially completed Improvements.

    a. If there are no Improvements on the Premises on January 1, 2026, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2026.

    b. Beginning January 1, 2028 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.

13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.

14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2026 and ending on December 31, 2027 (the "Abatement Period").

a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2026) – 100%
Year 2 (2027) – 100%

b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2027. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2028. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).

c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.

d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner's right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

15. Owner shall be in default if any of the following occurs:

a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;

b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;

c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;

d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

e. Owner fails to comply with or violates any other part of this Agreement.

16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.

a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY	OWNER
Carbett "Trey" J. Duhon III	Attn: Don Weaver
County Judge	Urban Twinwood II, LP
425 FM 1488 Suite 106	2110 Grandway Dr.
Hempstead, Texas 77445	Katy, TX 77449

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.

a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code

b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.

18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.

20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.

a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must by publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.

c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.

22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.

23. This Agreement does not inure to the benefit of any third parties.

24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.

26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.

27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on May 28, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.

28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.

29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.

31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For Urban Twinwood II, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

May 28, 2025
Date

ATTEST:

Debbie Hollan
Waller County Clerk

May 28, 2025
Date

URBAN TWINWOOD II, LP
By: Urban Twinwood GP, LLC

By: Don Weaver
Title: Manager

4/29/25
Date

EXHIBIT A

Premises – the approximately 1.753 acre parcel of land in Waller County, Texas that is identified as Reserve 9 of the Preliminary Plat of Discovery Hills Commerce Center dated February 4, 2025 that is attached hereto, and is located at 2698 Twinwood Pkwy, Brookshire, Texas 77423.

BEING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 24.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100-FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 25° 47' 35" WEST, 704.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 979.30 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 58° 17' 42" EAST, 1,049.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID DISCOVERY HILLS PARKWAY;

THENCE, SOUTH 65° 15' 24" WEST, 652.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 510.39 FEET CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14° 59' 47", AND A CHORD WHICH BEARS SOUTH 72° 45' 17" WEST, 508.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE;

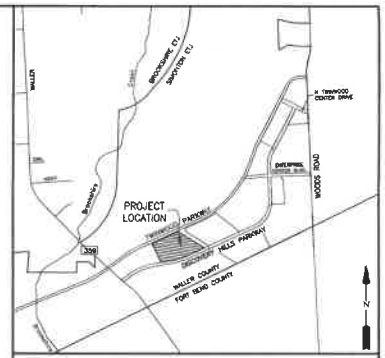
THENCE, SOUTH 80° 15' 10" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 403.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.02 ACRES (1,046,374 SQUARE FEET) OF LAND.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
1	2.827	114,442	RESTRICTED TO COMMERCIAL
2	2.846	115,265	RESTRICTED TO COMMERCIAL
3	3.238	141,061	RESTRICTED TO COMMERCIAL
4	2.816	122,677	RESTRICTED TO COMMERCIAL
5	2.905	126,564	RESTRICTED TO COMMERCIAL
6	3.121	135,959	RESTRICTED TO COMMERCIAL
7	2.274	99,056	RESTRICTED TO COMMERCIAL
8	3.640	114,984	RESTRICTED TO COMMERCIAL
9	1.753	76,365	RESTRICTED TO COMMERCIAL
TOTAL	24.021	1,046,373	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,950.00'	14°59'47"	510.38'	S 72°45'17" W	508.93'
C2	100.00'	14°57'49"	25.53'	S 32°33'56" E	25.46'
C3	100.00'	17°44'43"	30.97'	N 30°30'19" W	30.85'

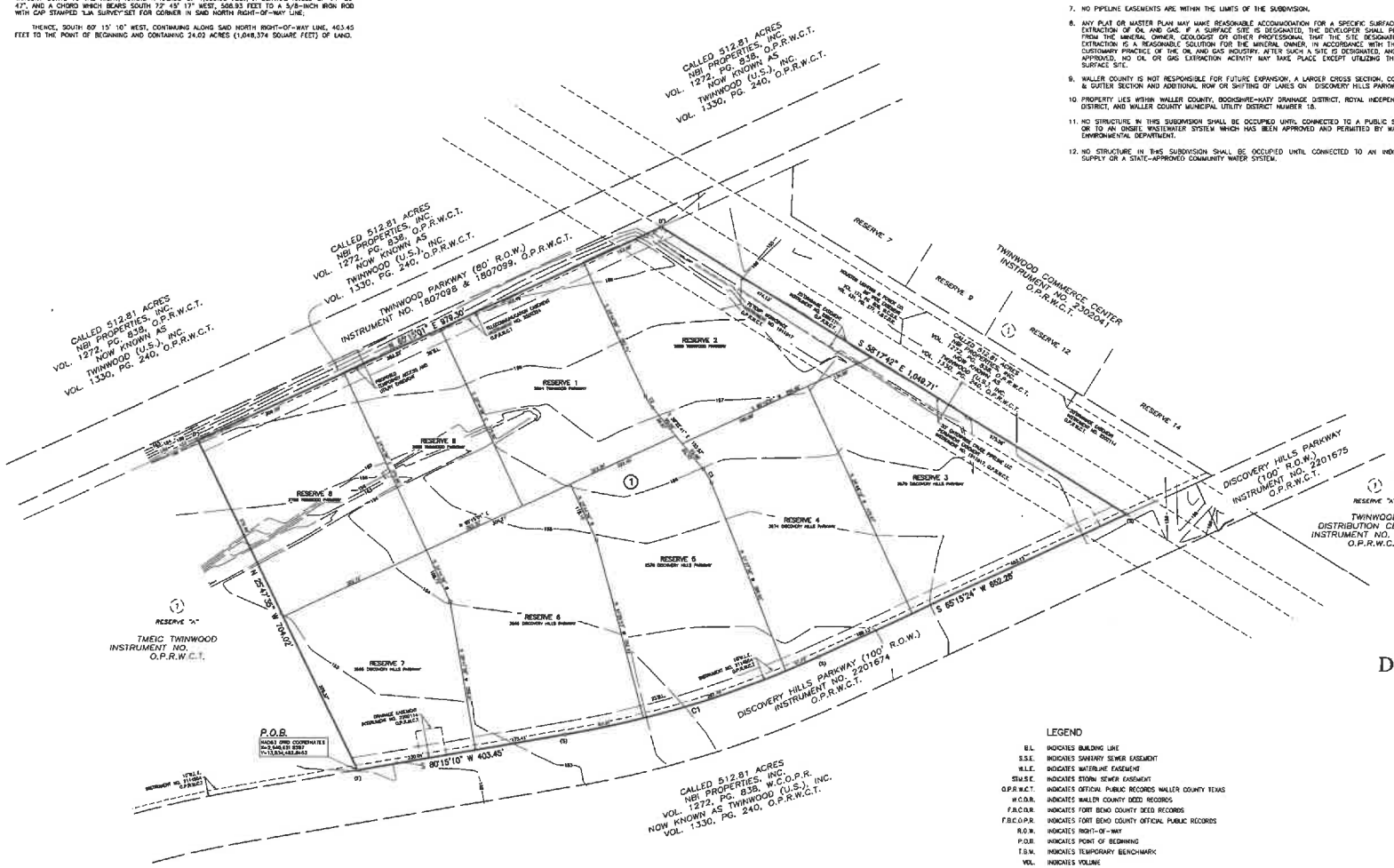
NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1988. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463. ELEVATION = 136.60 FEET NAVD88 (2001) FBC LOAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(F.M) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY. ELEVATION = 147.43 FEET NAVD88 (2001) FBC LOAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2006, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 8 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&K



N

100 50 0 100

SCALE: 1" = 100'

LEGEND

B.L.	INDICATES BUILDING LINE
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

PRELIMINARY PLAT OF DISCOVERY HILLS COMMERCE CENTER

A SUBDIVISION OF 24.02 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS,

9 COMMERCIAL RESERVES (24.02 ACRES) 1 BLOCK

FEBRUARY 4, 2025 JOB NO. 4016-0005.310

OWNER/DEVELOPER:

URBAN TWINWOOD II, LP,
A TEXAS LIMITED PARTNERSHIP
DON WEAVER, MANAGER
2110 GRANDWAY DRIVE, KATY, TX 77449
PHONE: (713) 339-5380 EMAIL: moverton@urbancompanies.com

ENGINEER:

ProE CONSULTING
1334 BRITTMOORE ROAD, SUITE 1703
HOUSTON, TX 77043
PHONE: (832) 714-2568
EMAIL: JUSTIN@PROE.CONSULTING

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5028
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382
aferguson@ljasurvey.com

SHEET 2 OF 2

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT
Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):
"Real Property" real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 2698 Twinwood Pkwy, Brookshire, Texas 77423:

Description		**Cost**
Number of Buildings: 1		
Bldg. 9 – 28,080SF commercial facility	2698 Twinwood Pkwy, Brookshire, Texas 77423	
Total Square Footage: 28,080SF		$2,139,134
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		$2,139,134

Address: Reserve 9, Bldg. 9 – 28,080SF. 2698 Twinwood Pkwy., Brookshire, Texas 77423

EXHIBIT C

STATE OF TEXAS

COUNTY OF WALLER

IN THE COMMISSIONERS COURT

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12 PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones Commissioner of Precinct No 3, and seconded by Justin Beckendorff Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

survey attached hereto as Exhibit A and made apart hereof for all purposes WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;

Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10th day of May, 2023.

CARBETT "TREY" J. DUHON III
County Judge

COMMISSIONER JOHN A AMSLER
Precinct No. 1

COMMISSIONER KENDRIC JONES
Precinct No. 3

COMMISSIONER WALTER SMITH
Precinct No. 2

COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

Exhibit A

February 8, 2018
Job No. 7777-2010

DESCRIPTION OF
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Thence, South 64° 48' 51" West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North 35° 56' 35" West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North 54° 03' 40" East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of 11° 11' 21", and a chord which bears North 59° 39' 21" East, 617.11 feet to a point for corner;

Thence, North 65° 15' 01" East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of 47° 13' 13", and a chord which bears North 41° 38' 25" East, 2,591.31 feet to a point for corner;

Thence, North 18° 01' 48" East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of 08° 48' 23", and a chord which bears North 22° 26' 00" East, 470.63 feet to a point for corner;

Thence, North 26° 50' 12" East, 2,093.87 feet to a point for corner, the beginning of a tangent curve;

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of 60° 33' 04", and a chord which bears North 57° 06' 44" East, 468.87 feet to a point for corner;

Thence, North 87° 23' 16" East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road;

Thence, South 02° 36' 44" East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South 87° 46' 34" West, 1.19 feet;

Thence, North 87° 46' 34" East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South 87° 34' 15" West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract;

Thence, South 02° 31' 07" East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;

Thence, North 87° 34' 14" East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South 02° 31' 07" East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North 87° 43' 24" East, 0.81 feet;

Thence, South 87° 43' 24" West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441,W.C.O.P.R , continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South 02° 40' 16" East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

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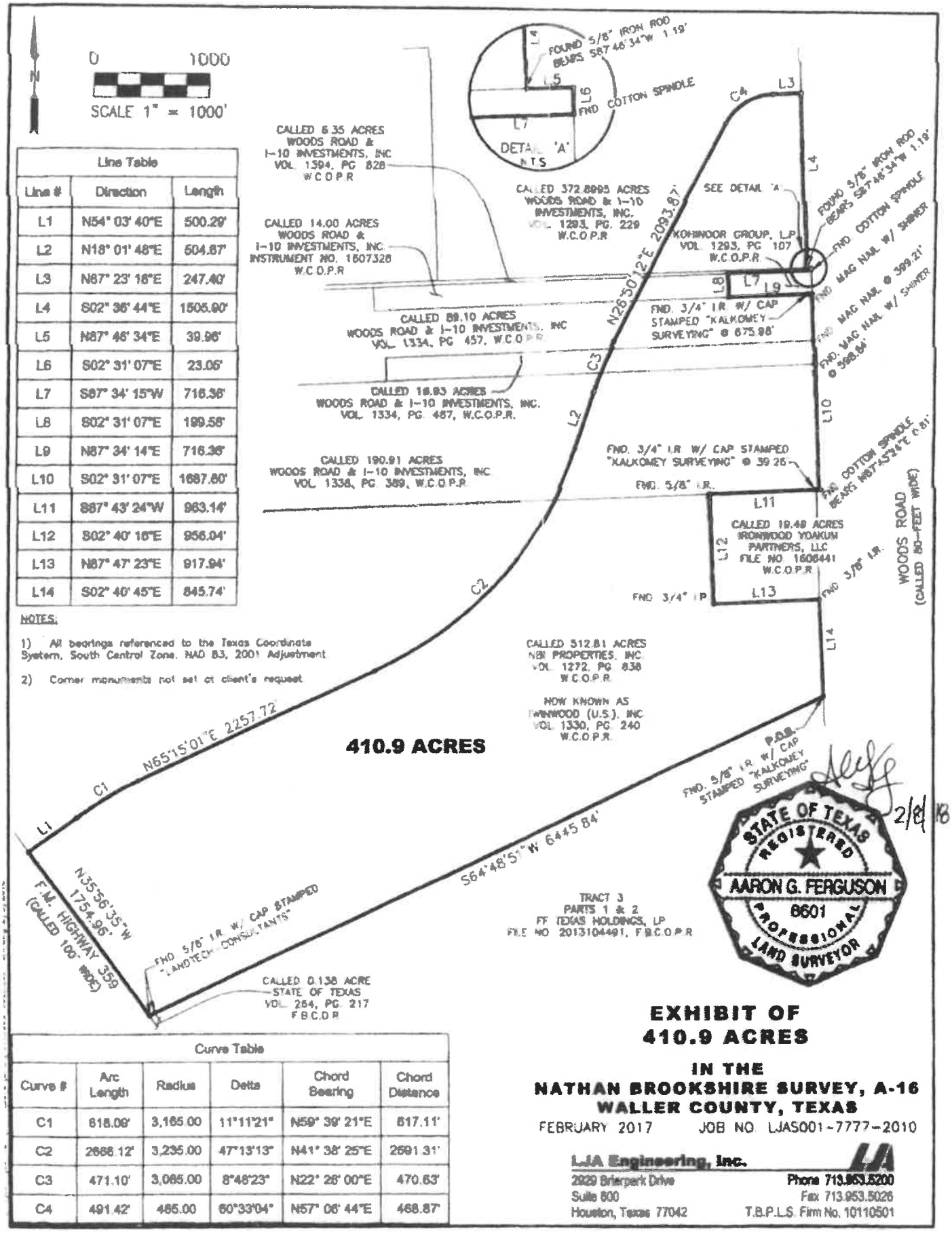
Thence, North 87° 47' 23" East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South 02° 40' 45" East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request

2/8/18



Line Table		
Line #	Direction	Length
L1	N54° 03' 40"E	500.29'
L2	N18° 01' 48"E	504.87'
L3	N87° 23' 18"E	247.40'
L4	S02° 36' 44"E	1505.90'
L5	N87° 46' 34"E	39.96'
L6	S02° 31' 07"E	23.06'
L7	S87° 34' 15"W	716.36'
L8	S02° 31' 07"E	199.58'
L9	N87° 34' 14"E	716.36'
L10	S02° 31' 07"E	1687.60'
L11	S87° 43' 24"W	963.14'
L12	S02° 40' 16"E	956.04'
L13	N87° 47' 23"E	917.94'
L14	S02° 40' 45"E	845.74'

NOTES:

1) All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment

2) Corner monuments not set at client's request

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	618.09'	3,165.00	11°11'21"	N59° 39' 21"E	617.11'
C2	2666.12'	3,235.00	47°13'13"	N41° 38' 25"E	2591.31'
C3	471.10'	3,065.00	8°48'23"	N22° 26' 00"E	470.63'
C4	491.42'	485.00	60°33'04"	N57° 06' 44"E	468.87'

STATE OF TEXAS
REGISTERED
AARON G. FERGUSON
6601
PROFESSIONAL
LAND SURVEYOR

2/8/18

EXHIBIT OF 410.9 ACRES

IN THE NATHAN BROOKSHIRE SURVEY, A-16 WALLER COUNTY, TEXAS

FEBRUARY 2017 JOB NO. LJAS001-7777-2010

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

Waller County, Texas
Ordinance Regulating Law Enforcement Towing of Motor Vehicles

RESOLUTION AND ORDER

WHEREAS, Section 2308.08 of the Texas Occupations Code generally allows counties, acting by and through their commissioners courts, to adopt an ordinance that is identical to Chapter 2308 of the Texas Occupations Code, or that imposes additional requirements that exceed the minimum standards of said Chapter, but may not adopt an ordinance conflicting with said Chapter; and

WHEREAS, Waller County, Texas ("County") is authorized, under Section 2308.08 of the Texas Occupations Code, to regulate unauthorized vehicles and towing of motor vehicles; and

WHEREAS, the County desires to regulate Law Enforcement Tows to improve public safety, and in order to provide ease and convenience to the citizens of Waller County; and

WHEREAS, implementation of these rules is necessary in order to protect the public, to protect the rights of persons whose vehicles may be towed, to maintain safe and efficient operations, and to preserve the peace of the community; and

WHEREAS, County desires that this Ordinance, effective the 28th day of May, 2025, repeal and replace the "Waller County Towing Ordinance," in its entirety as previously adopted.

NOW THEREFORE, Waller County, Texas, pursuant to Chapter 2308 of the Texas Occupations Code, hereby establishes the Waller County Ordinance Regulating the Towing of Motor Vehicles ("Ordinance") applicable primarily to individuals and business enterprises engaged in Law Enforcement Towing services, and/or the storage of vehicles, from incident scenes in the unincorporated areas of Waller County, when such services are initiated by Peace Officers in the performance of their official duties.

The Waller County Commissioners Court ("Commissioners Court") hereby delegates to the Sheriff of Waller County or his or her designee ("Sheriff") the authority to administer and enforce the registration, permitting, and operational requirements promulgated by this Ordinance.

Accordingly, except as otherwise indicated under this Ordinance, no person shall operate a vehicle storage facility or tow truck, in the performance of nonconsent towing and storage services, in the unincorporated areas of Waller County, unless said facility and tow truck have been properly licensed and permitted by the Texas Department of Licensing and Regulation ("TDLR") and the Sheriff pursuant to this Ordinance. This Ordinance does not apply to consent tows or where government owned and operated tow trucks or vehicle storage facilities are employed for removal and storage of motor vehicles.

On this, the 28th day of May, 2025, at a Regular Session meeting of the Commissioners Court, there came on for consideration and approval a motion to approve the Ordinance, repeal the "Waller County Towing Ordinance," and approve the latter's replacement with the "Waller County Ordinance Regulating the Towing of Motor Vehicles," attached herewith, effective the 28th of May, 2025.

The Motion was made by Commissioner Smith and seconded by Commissioner Amsler to hereby approve the Ordinance, repeal the "Waller County

Towing Ordinance," and approve the latter's replacement with the "Waller County Ordinance on Regulating the Towing of Motor Vehicles," attached herewith, effective the 28th of May, 2025.

Said Motion being put to a vote, it carried by a vote of 3 "aye" votes to -0- "nay votes as follows:

	Yes	No	Abstain	Absent
Judge Carbett "Trey" Duhon, III	☐	☐	☐	☑
Comm. John A. Amsler	☑	☐	☐	☐
Comm. Walter Smith	☑	☐	☐	☐
Comm. Kendric D. Jones	☐	☐	☐	☑
Comm. Justin Beckendorff	☑	☐	☐	☐

THEREFORE, IT IS HEREBY RESOLVED, APPROVED, AND ORDERED that this Commissioners Court approves the Ordinance, repeals the "Waller County Towing Ordinance" and approves the latter's replacement with the "Waller County Ordinance Regulating the Towing of Motor Vehicles," as attached to this Resolution and Order and presented to Commissioners Court, effective 28th of May, 2025.

PASSED AND APPROVED this 28th day of May, 2025.

WALLER COUNTY, TEXAS

Absent
Carbett "Trey" Duhon, III, County Judge

John A. Amsler
John A. Amsler, Commissioner Pct. 1

Walter Smith, Commissioner Pct. 2

Absent
Kendric D. Jones, Commissioner Pct. 3

Justin Beckendorff, Commissioner Pct. 4

Attest:

Debbie Hollan
Debbie Hollan, County Clerk

COMMISSIONERS COURT WALLER COUNTY, TEXAS

WALLER COUNTY, TEXAS
ORDINANCE REGULATING LAW ENFORCEMENT
TOWING OF MOTOR VEHICLES

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PART 1. ADMINISTRATIVE AND GENERAL PROVISIONS

1.1 **AUTHORITY**: Waller County, pursuant to the authority granted by state law, in order to protect the public, to protect the rights of persons whose vehicles may be towed by law enforcement, to maintain safe and efficient operating rules, and to preserve the peace of the community, hereby enact this Ordinance to regulate Law Enforcement Tows, and the associated storing of Motor Vehicles in the unincorporated areas of Waller County.

1.2 **JURISDICTION**: This Ordinance applies to the unincorporated areas of Waller County, Texas.

1.3 **PERMIT REQUIRED**: No person or company shall perform a Law Enforcement Tow in the unincorporated areas of Waller County, Texas unless the Tow Truck has been permitted with the County.

No person or business entity shall allow the storage of motor vehicles that have been subjected to Law Enforcement Tows under this Ordinance unless the facility is permitted by the Waller County Sheriff's Office (WCSO), provided that this prohibition shall not apply if the vehicle is taken to a location designated by the vehicle's owner.

1.4 **ENFORCEMENT**: The WCSO is authorized to enforce this Ordinance.

1.5 **SEVERABILITY**: The provisions of this Ordinance are severable. If any word, phrase, clause, sentence, section, provision, or part of these Ordinance provisions are held invalid or unconstitutional, it shall not affect the validity of the remaining provisions, and it is hereby declared to be the intent of the Commissioner's Court that these Ordinance provisions would have been adopted as to the remaining portions, regardless of the invalidity of any part.

1.6 **ADDITIONAL REQUIREMENTS**: The requirements of this Ordinance are additional to state and federal laws and regulations.

1.7 **DEFINITIONS**: the following words and terms shall have the following meanings when used in this Ordinance.

A. Application – The written form approved and supplied by the WCSO.

B. Assumed Name Certificate – definition

C. Chip – A numbered metal tag that is issued to each Tow Truck Operator by the WCSO to be used to Match at a Law Enforcement Scene.

D. Consent Tow - any tow of a motor vehicle in which the tow truck is summoned by the owner or operator of the vehicle or by a person who has possession, custody, or control of the vehicle. The term does not include a Law Enforcement Tow.

E. Heavy Duty Tow Truck – A Tow Truck with a chassis rated at twenty-five or more tons by the vehicle manufacturer, and a winch rated for lifting a minimum of 30,000 pounds by the winch manufacturer. Except where a distinction is made, the term "Tow Truck" includes "Heavy Duty Tow Truck."

PART 1. ADMINISTRATIVE AND GENERAL PROVISIONS

1.1 **AUTHORITY**: Waller County, pursuant to the authority granted by state law, in order to protect the public, to protect the rights of persons whose vehicles may be towed by law enforcement, to maintain safe and efficient operating rules, and to preserve the peace of the community, hereby enact this Ordinance to regulate Law Enforcement Tows, and the associated storing of Motor Vehicles in the unincorporated areas of Waller County.

1.2 **JURISDICTION**: This Ordinance applies to the unincorporated areas of Waller County, Texas.

1.3 **PERMIT REQUIRED**: No person or company shall perform a Law Enforcement Tow in the unincorporated areas of Waller County, Texas unless the Tow Truck has been permitted with the County and has an accompanying Chip.

No person shall perform a Law Enforcement Tow unless he or she has been issued an ID Card by the Waller County Sheriff's Office ("WCSO").

1.4 **ENFORCEMENT**: The WCSO is authorized to enforce this Ordinance.

1.5 **SEVERABILITY**: The provisions of this Ordinance are severable. If any word, phrase, clause, sentence, section, provision, or part of these Ordinance provisions are held invalid or unconstitutional, it shall not affect the validity of the remaining provisions, and it is hereby declared to be the intent of the Commissioner's Court that these Ordinance provisions would have been adopted as to the remaining portions, regardless of the invalidity of any part.

1.6 **ADDITIONAL REQUIREMENTS**: The requirements of this Ordinance are additional to state and federal laws and regulations.

1.7 **DEFINITIONS**: the following words and terms shall have the following meanings when used in this Ordinance.

A. Application – The written form approved and supplied by the WCSO.

B. Assumed Name Certificate – official documentation filed with the Waller County Clerk

C. Chip – A numbered metal tag that is issued by the WCSO to each permitted Tow Truck to be used in a Match at a Law Enforcement Scene.

D. Consent Tow - any tow of a motor vehicle in which the tow truck is summoned by the owner or operator of the vehicle or by a person who has possession, custody, or control of the vehicle. The term does not include a Law Enforcement Tow.

E. Heavy Duty Tow Truck – A Tow Truck with a chassis rated at twenty-five or more tons by the vehicle manufacturer, and a winch rated for lifting a minimum of 30,000 pounds by the winch manufacturer. Except where a distinction is made, the term "Tow Truck" includes "Heavy Duty Tow Truck."

F. ID Card – Issued to each Tow Truck Operator by the WCSO, and is required for a Tow Truck Operator to be present at a Law Enforcement Scene, or to perform a Law Enforcement Tow.

G. Law Enforcement Scene – The area surrounding a law enforcement action, including the scene of a crime, accident (traffic or otherwise), or arrest, or the area surrounding the location of a vehicle that is a traffic hazard, a recovered stolen vehicle, or an abandoned vehicle, and which is located within the unincorporated areas of Waller County, Texas.

H. Law Enforcement Tow – a vehicle tow conducted at the direction of a law enforcement officer at a Law Enforcement Scene. The term does not include the tow of a vehicle held by law enforcement for law enforcement investigations or other law enforcement purposes.

I. Match – The selection process utilized by a law enforcement officer to determine which Tow Truck Operator will perform a Law Enforcement Tow at a Law Enforcement Scene.

J. Storage Facility – has the meaning of a "vehicle storage facility" under Occupations Code Section 2308.002.

K. TDLR – Texas Department of Licensing & Regulation.

L. Towing Company - an individual, association, corporation, or other legal entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway in this state but does not include a political subdivision of the state.

M. Tow Truck - a motor vehicle, including a wrecker, equipped with a mechanical device used to tow, winch, or otherwise move another motor vehicle. The term does not include:

1. a motor vehicle owned and operated by a governmental entity, including a public school district;
2. a motor vehicle towing:
    a. a race car;
    b. a motor vehicle for exhibition; or
    c. an antique motor vehicle;
3. a recreational vehicle towing another vehicle;
4. a motor vehicle used in combination with a tow bar, tow dolly, or other mechanical device if the vehicle is not operated in the furtherance of a commercial enterprise;
5. a motor vehicle that is controlled or operated by a farmer or rancher and used for towing a farm vehicle;
6. a motor vehicle that:

a. is owned or operated by an entity the primary business of which is the rental of motor vehicles; and

b. only tows vehicles rented by the entity;

7. a truck-trailer combination that is owned or operated by a dealer licensed under Chapter 2301 and used to transport new vehicles during the normal course of a documented transaction in which the dealer is a party and ownership or the right of possession of the transported vehicle is conveyed or transferred; or

8. a car hauler that is used solely to transport, other than in a consent or nonconsent tow, motor vehicles as cargo:

a. in the course of:

i. a prearranged shipping transaction; or

ii. a commercial transaction for transport of a damaged vehicle arranged or authorized by an insurance company and delivered to a salvage pool operator as defined by Section 2302.001; or

b. for use in mining, drilling, or construction operations.

N. Tow Truck Permit – A numbered tag issued by the WCSO authorizing a specific Tow Truck to perform Law Enforcement Tows.

O. Towing Operator – Any person operating, driving, or otherwise using a tow truck, regardless of whether the person owns the truck.

P. Vehicle (whether or not capitalized)– a device in, on, or by which a person or property may be transported on a public roadway. The terms includes an operable or inoperable automobile, truck, motorcycle, recreational vehicle, or trailer, but does not include a device moved by human power or used exclusively on a stationary rail or track.

Q. WCSO – The Sheriff's Office of Waller County, Texas.

PART 2. TOWING COMPANIES

2.1 TOW TRUCK PERMIT AND CHIP REQUIRED

A. A Tow Truck must have a current and valid Tow Truck Permit and a Towing Operator must have a Chip issued by the WCSO in order to perform Law Enforcement Tows in the unincorporated areas of Waller County.

B. A Towing Company must apply for a Tow Truck Permit and Chip for each Tow Truck that performs Law Enforcement Tows.

C. The Tow Truck Permit shall be affixed to the rear of the Tow Truck, and be clearly visible at all times.

D. A Towing Operator may not possess more than one Chip with the same number.

E. Towing Companies are responsible for the Tow Truck Permit(s) issued to their Tow Trucks, and the accompanying Chip(s). If a Tow Truck Permit or Chip is lost or stolen, the responsible Towing Company shall notify the WCSO. If the responsible Towing Company believes a Tow Truck Permit or Chip is stolen, it must file a police report with the appropriate law enforcement agency. The responsible Towing Company shall pay for any Tow Truck Permit or Chip replacement.

F. An altered or mutilated Chip shall not be used to perform a Match. If, while conducting a Match, the law enforcement officer determines that the Chip is altered or mutilated beyond normal wear and tear, the officer may require that the Chip be immediately surrendered to the WCSO. The Towing Company shall be responsible for obtaining a replacement Chip.

G. All Chips and Permits are the property of the WCSO. Any altered or mutilated Tow Truck Permit or Chip must be immediately surrendered to the WCSO.

2.2 ADDITIONAL REQUIREMENTS

A. A Towing Company that performs Law Enforcement Tows must:

1. Have a place of business in Waller County, Texas.
2. Be operating in Waller County for a minimum of two years.
3. If using an assumed named, maintain and file an Assumed Name Certificate as required by Texas Business and Commerce Code Chapter 71.
4. Be current on all Waller County tax obligations and payments.
5. Comply with this ordinance, as well as all state and federal requirements.

B. Towing Company business cards must contain the name of the Towing Company, the Towing Company's business address, a 24-hour telephone number, and the location of the Storage Lot used for storing vehicles subject to Law Enforcement Tows.

C. The Towing Company must ensure its Tow Truck's safety mechanisms are operable and in a good state of repair at all times. A Tow Truck's safety mechanism is anything that contributes to the safe operation of the Tow Truck, and include, but are not limited to: headlights, tail lights, turn signals, brakes, brake lights, hazard lights, flashing warning lights, windshield wipers, wiper blades, handles that open doors and windows, and tires.

D. The Towing Company must ensure that each of their Tow Trucks meet the safety requirements of all other applicable state and federal laws and regulations, in addition to this Ordinance's safety requirements.

E. A Towing Company shall not charge fees that exceed the limit established by applicable state or federal law or regulation. A Towing Company shall immediately refund any fee that was paid to it in excess of the applicable limits.

2.3 PERMIT APPLICATION AND RENEWAL PROCESS

A. A Towing Company that desires to perform Law Enforcement Tows in the unincorporated area of Waller County shall file a written application for a Tow Truck Permit with the WCSO annually. Applications for Tow Truck Permits will be accepted throughout the year. The Applicant shall attach to the written application form a certificate of insurance, a copy of its Assumed Name Certificate (if any), the required fees, and a copy of the Tow Truck's state registration. The application must be signed by the Towing Company's owner or authorized agent.

B. The Application for a Tow Truck Permit may be hand delivered to the WCSO during regular business hours; via United States Postal Service, certified mail, return receipt requested; or by a private courier service that provides mail tracking.

C. A Towing Company must submit an Application for each Tow Truck that will perform a Law Enforcement Tow. Each application must include the following information:

1. The Tow Truck's year, make, and model,
2. The Tow Truck's vehicle identification number,
3. The Tow Truck's current Texas license plate number,
4. The Tow Truck's current certificate of registration issued by TDLR,
5. The Tow Truck's current Texas towing license issued by TDLR,
6. The Storage Lot certificates issued by TDLR for the Storage Lot that will store vehicles subject to a Law Enforcement Tow, and
7. The Towing Company's address and telephone number.

D. A Tow Truck must pass a safety inspection performed by the WCSO in order to receive a Tow Truck Permit.

E. The WCSO shall issue a Tow Truck Permit and Chip to all applicants that meet and satisfy all provisions of this Ordinance.

F. The applicant will pay all fees, if any, for Tow Truck Permit(s) at the time of application.

G. Tow Truck Permits are valid from the date of issuance, and expire on December 31st of each year.

H. Tow Truck Permits must be renewed annually, and the renewal application must be submitted prior to the Tow Truck Permit's expiration. Annual renewal applications must may be submitted by December 1st. Renewal applications will be processed by the WCSO during December of each year. It is solely the responsibility of the Towing Company to ensure that a renewal application is timely submitted. WCSO will not accept renewal applications that are submitted late. If a Tow Truck Permit

is not renewed prior to the Tow Truck Permit's expiration, the Towing Company must submit a new Tow Truck Permit application.

I. A Tow Truck must pass a safety inspection performed by the WCSO before a Tow Truck Permit will be renewed.

J. Upon submitting an initial application under this Ordinance, the WCSO will provide a copy of this Ordinance to the applicant.

2.4 REQUIRED IDENTIFICATION

A. Each Tow Truck must display a Tow Truck license plate issued by the Texas Department of Motor Vehicles.

B. The TDLR issued permit number must be on each side of the front fenders in letters at least 2 inches high and ½ inch wide.

C. Each Tow Truck shall have the Towing Company's business name and telephone number permanently inscribed on each side of the Tow Truck. The inscription shall be in letters no less than 2 inches high and ½ inch wide, and in a color that contrasts with the color of the background surface. No magnetic or removable signs are allowed.

D. Each Tow Truck shall have the address of the Storage Lot used to store vehicles subject to a Law Enforcement Tow displayed on each side of the Tow Truck and on the bed, in letters at least 2 inches high and ½ inch wide. If there is not sufficient room on the bed to display the storage lot address, then the storage lot address must be displayed on both doors of the Tow Truck.

2.5 INSURANCE REQUIREMENTS

A. A Towing Company shall procure for each of its Tow Trucks a policy of motor vehicle liability and property damage insurance that meets at least the minimums of both state and federal law and regulation. The insurance policy must be maintained and current if the applicable Tow Truck is being operated. At the time of initial application and at any subsequent renewal application, the applicant must submit a copy of a valid and applicable certificate of insurance as part of the application. The certificate must identify the type and amount of insurance coverage and require a notification to the WCSO within 10 calendar days of a cancellation or material change in the policy, including a reduction in coverage below minimum requirements.

B. The certificate of insurance shall also identify the covered Tow Truck by the make, model, and vehicle identification number, and reference the Tow Truck's TDLR license or permit number; and indicate that the policy complies with the minimum liability requirements established by applicable law.

C. A Tow Truck must be fully covered by insurance in order to participate in a Law Enforcement Tow or Match.

D. The insurance requirements of this Ordinance are additional to the requirement of any other applicable statute or regulation.

PART 3. TOW TRUCK OPERATORS

3.1 ID CARD REQUIRED

A. All Tow Truck Operators must have a valid Texas driver's license, a TDLR towing operator license, and an ID Card issued by the WCSO in order to perform a Law Enforcement Tow.

B. Tow Truck Operators are responsible for the ID cards issued to them.

3.2 ADDITIONAL REQUIREMENTS

A. A Tow Truck Operator authorized to perform Law Enforcement Tows must contact the appropriate law enforcement agency before towing a vehicle that is reported stolen, or appears to be stolen. Failure to do so may result in an adverse administrative action.

B. A Tow Truck Operator shall store Law Enforcement Towed vehicles only at the Storage Lot designated to store vehicles subject to a Law Enforcement Tow, unless the vehicle's owner is present at the time of the tow, and consents to the vehicle's storage at another location.

C. A Tow Truck Operator shall ensure that while he is lifting a vehicle in preparation for towing, that only the Tow Truck Operator and his or her helper is within a safe distance of the Tow Truck and the vehicle to be towed. A safe distance is at least twice the distance measured from the end of the boom to the point of attachment to the vehicle being loaded; or twice the length of the vehicle that is being lifted, whichever is greater. If a hydraulic lift is used, a safe distance is twice the length of the extended arm. Once calculated, the safe distance is to be measured from the point of the towed vehicle's attachment to the Tow Truck, and continuing in any direction.

D. A Tow Truck Operator shall not lift or tow more than the Tow Truck's factory-rated lifting capacity.

E. A Tow Truck Operator may not connect to or winch a vehicle when either the Tow Truck or vehicle to be towed is in a lane of traffic, unless a law enforcement officer has stopped or diverted the flow of traffic to permit safe connecting or winching, and the officer has authorized the Tow Truck Operator to proceed with the tow.

F. All Tow Truck Operators are required to be appropriately dressed while at Law Enforcement Scenes, and while performing a Law Enforcement Tow. For safety reasons, a Tow Truck Operator shall not wear muscle shirts, tank tops, or sleeveless shirts. Tow Truck Operators shall wear enclosed shoes or boots. If a Tow Truck Operator choses to wear shorts, the shorts must be no shorter than 2 inches above the knee when the top of the shorts are worn at the waist.

G. A Tow Truck Operator shall not possess, or knowingly permit any person to possess a weapon prohibited by state or federal law or regulation; shall not possess without an appropriate license or knowingly permit a person without an appropriate license to possess a weapon; or possess or knowingly permit a person to possess an alcoholic beverage in or around a Tow Truck while operating the Tow Truck, or when present at a Law Enforcement Scene.

H. A Tow Truck Operator must operate a Tow Truck in compliance with the applicable manufacturer's recommended safety policies and procedures for towing vehicles.

I. Tow Truck Operators shall obey all federal, state and county laws and ordinances. Violators are subject to any applicable criminal and regulatory penalties, as well as adverse administrative penalties under this Ordinance, including suspension or revocation of any Tow Truck Permit, ID Card, and/or Chip.

J. A Tow Truck Operator shall not charge fees that exceed the limit established by applicable state or federal law or regulation. A Tow Truck Operator shall immediately refund any fee that was paid to it in excess of the applicable limits.

K. A Tow Truck Operator must immediately surrender to the WCSO any altered, damaged, or mutilated ID Card.

3.3 APPLICATION AND RENEWAL PROCESS

A. To obtain an ID card, the applicant must have a valid driver's license issued by a state in the United States, hold an appropriate towing operator license issued by TDLR, and submit an application on a form furnished by the WCSO. The applicant shall provide the following information:

1. The applicant's name and address,
2. The applicant's date of birth,
3. The applicant's height, weight, hair color, eye color, gender, and race,
4. The applicant's employer,
5. Whether the applicant was convicted of a felony offense in the past 5 years preceding the date of the application, including whether he or she received probation or deferred adjudication,
6. Whether the applicant was convicted of a crime involving moral turpitude within the last 10 years, and
7. The applicant's signature.

B. A Tow Truck Operator may file an application for an ID card with the WCSO at any time.

C. An applicant for an ID card shall pay the applicable permit fee at the time the application is submitted.

D. Once issued, and ID card shall expire on December 31st of each year.

E. ID cards must be renewed annually, and the renewal application must be submitted prior to the ID card's expiration. Annual renewal applications must be submitted no later than December 1st. Renewal applications will be processed by the WCSO during December of each year. It is solely the responsibility of the Towing Company to ensure that a renewal application is timely submitted. WCSO will not accept renewal applications that are submitted late. If an ID card is not renewed prior to the ID card's expiration, the Towing Operator must submit a new ID card application.

PART 4. STORAGE FACILITIES

4.1 PERMIT REQUIRED

A. Each Storage Facility that is located in the unincorporated area of Waller County, that stores motor vehicles that are subject to Law Enforcement Tows, shall complete and file a certificate with the WCSO that certifies:

1. The Storage Facility is licensed by TDLR,
2. The Storage Facility will not charge fees that exceed the maximum set by TDLR,
3. Storage Facility personnel will notify the WCSO of towed vehicles the Storage Facility accepts for storage in accordance with applicable laws and regulations, and keep all records as required by TDLR,
4. The Storage Facility will comply with this Ordinance,
5. The Storage Facility will only allow vehicle storage for a single, identified Towing Company,
6. The Storage Facility is owned by the Towing Company that will store vehicles subject to Law Enforcement Tows, and
7. The Storage Facility is able to store a minimum of 25 vehicles.

4.2 ADDITIONAL REQUIREMENTS

A. Each Storage Facility must be licensed by TDLR, and meet and abide by all current TDLR rules and regulations.

B. The Storage Facility shall not dispose of a vehicle that was subject to a Law Enforcement Tow without first providing the WCSO written notice at least 10 business days prior to the disposition.

C. The fees charged by a Storage Facility may not exceed the maximum limit set by TDLR regulations.

D. The Storage Facility must have one or more signs that have the following information:

1. The registered name of the Vehicle Storage Facility (VSF) as it appears on the VSF license,
2. Street address,
3. The telephone number for the owner to contact in order to obtain release of the vehicle,
4. The facility's hours, within one hour of which vehicles will be released to vehicle owners,
5. The Storage Facility's TDLR license number, preceded by the phrase "VSF License Number," and
6. A fee schedule setting out the charge for storage and all other fees.

The sign(s) must be posted in a prominent location plainly visible to the public.

E. The Storage Facility's daily storage fee shall not exceed the maximum established by TDLR regulations.

F. Storage Lot personnel shall allow persons who demonstrate ownership or the right to possession of stored vehicles to remove personal property from stored vehicles prior to requiring payment of any Storage Facility or towing fees. The Storage Facility must keep an itemized receipt that identifies all personal items that are released from the vehicle, and the receipt must have the signature of the person to whom the items are released.

PART 5. ADDITIONAL REGULATIONS

5.1 SAFETY EQUIPMENT

A. Each Tow Truck that performs Law Enforcement Tows shall have brakes that meet braking performance requirements under all loading conditions.

B. Each Tow Truck shall be equipped with a power winch that has a factory single line pulling capacity of not less than 8,000 pounds, and a hydraulic or mechanical wheel lift that has a lifting capacity of not less than 2,500 pounds.

C. Each Tow Truck shall carry the following standard equipment:

1. A tow sling or hydraulic lift that is sufficient to prevent from swinging any equipment and/or vehicle that is towed.
2. Tow Trucks having a gross vehicle weight of 10,000 pounds or less shall have a minimum 5/16 inch steel safety chains, and Tow Trucks having a gross vehicle weight of more than 10,000 pounds shall have a minimum 3/8 inch steel safety chains. The steal chains must be at least Grade 70 regardless of the gross weight of the Tow Truck.
3. Fire extinguishers:

a. Tow Trucks having a gross vehicle weight of 26,000 pounds or less shall carry at least one five-pound type fire extinguisher

b. Tow Trucks having a gross vehicle weight of 26,001 pounds or more shall carry at least one ten-pound type fire extinguisher, OR at least two five-pound type fire extinguishers.

Each fire extinguisher shall be class BC or ABC. The fire extinguisher(s) shall be properly filled and located so they are readily accessible for use. All fire extinguishers shall, at a minimum, meet the requirements of the most recent edition of NFPA 10, the Standard for Portable Fire Extinguishers established by the National Fire Protection Association (NFPA), and shall be labeled by a recognized, national testing laboratory.

4. One crowbar or wrecking bar of not less than 36 inches in length with a wedge head.
5. One broom designed for pushing with an 18 inch head, and a handle not less than 36 inches.
6. One shovel with a flat edge of at least 9 inches, with a handle of not less than 36 inches.
7. A box or bucket to safely carry glass and/or debris removed from accident scenes.
8. Rope, webbing, or wire suitable for securing vehicle doors, hoods, trunks, etc.
9. A functioning spotlight or flashlight.
10. Exterior side view mirrors on each side of the Tow Truck.
11. Emergency rotation or strobe type lights that are visible from all directions. The lights shall comply with Texas Transportation Code Chapter 547.
12. Three portable red emergency reflectors, orange cones, or flares.
13. Functional tail lights, including ones for use in the event that the Tow Truck tows a vehicle that does not have functioning tail lights. If the towed vehicle does not have functioning tail lights, the Tow Truck Operator must supply it with tail lights that provide safe lighting of the towed vehicle.
14. A reliable method for communication.
15. Safety chains or straps, which must be used on all tows.

5.2 MATCHING

A. When two or more Tow Trucks arrive at a location where a Law Enforcement Tow is required, a law enforcement officer or the officer's designee will conduct a Match.

B. A Tow Truck must have a valid Tow Truck Permit, and a Tow Truck Operator must have a valid Chip and ID Card to participate in a Match, or otherwise load a vehicle for a Law Enforcement Tow. Each Tow Truck Operator must also be able to show proof that he or she is authorized to tow a vehicle to a Storage Facility that is permitted by WCSO. This requirement does not apply to a government owned Tow Truck.

C. The Tow Truck Operator must give his or her Chip and a valid ID Card to the officer or his designee in order to participate in the Match. The officer or his designee will then place each Chip in a container. The law enforcement officer or his designee will then draw a Chip randomly from the container. If a Tow Truck Operator's Chip is drawn, he may then load the vehicle.

D. If a Tow Truck Operator is selected but refuses, or cannot perform the Tow, the Tow Truck Operator shall inform the officer or his designee that the Tow Truck Operator is unable or unwilling to perform the Law Enforcement Tow and the officer or his designee will perform another Match with the remaining Tow Truck Operators present at the Law Enforcement Scene.

E. If more than one Law Enforcement Tow is required, the law enforcement officer or his designee will continue to conduct a Match until each vehicle requiring a Law Enforcement Tow is provided for.

F. A Tow Operator that has been Matched may not assign the Tow to another Tow Operator or Towing Company. In the event of an assignment violation of this section, both the Tow Operator who attempted to assign the tow and the Tow Operator who attempted to receive the tow shall be subject to an adverse administrative action pursuant to this Ordinance.

5.3 LAW ENFORCEMENT SCENES

A. A Tow Truck Operator shall park at least 100 feet from a Law Enforcement Scene unless directed to do otherwise by a law enforcement officer.

B. The Tow Truck Operator shall park the Tow Truck on the same side of the road as the vehicle to be towed.

C. A Tow Truck Operator may only use beacon lights as directed by state law or a law enforcement officer.

D. The Tow Truck Operator(s) selected during the Match(es) to perform the Law Enforcement Tow shall remove all debris, if any, from the Law Enforcement Scene.

E. Any Tow Truck Operator(s) soliciting a driver at a Law Enforcement Scene after law enforcement personnel arrive, or soliciting any injured party at any time, shall not be allowed to participate in a Match. An injured party is defined as a person who has visible injuries or who claims injuries.

F. A law enforcement officer may afford a vehicle owner or operator who is present at a Law Enforcement Scene the ability to make a Consent Tow of the affected

vehicle if the owner or operator is willing and able to do so within a reasonable time. The decision is within the law enforcement officer's discretion, and the officer may consider any factor in making his or her decision, including whether the vehicle owner or operator is under arrest, the vehicle's location, whether the vehicle is obstructing traffic, whether the vehicle is creating an immediate traffic hazard, general traffic conditions, or any other factor related to traffic management and public safety. However, if the owner or operator of the vehicle is incapable of making or unwilling to make arrangements for a Consent Tow to remove the vehicle within a reasonable time, the investigating law enforcement officer may proceed with a Law Enforcement Tow. A vehicle owner that is not present at the Law Enforcement Scene may make a request to the law enforcement officer managing the Law Enforcement scene to allow the owner to make a Consent Tow of the affected vehicle. The decision concerning the tow is at the law enforcement officer's discretion, but in any event, will only be honored if the law enforcement officer can verify that the person making the request is the vehicle's owner.

G. No person shall operate a Tow Truck at a Law Enforcement Scene unless the Tow Truck possesses a valid Tow Truck Permit, and the Tow Truck Operator possesses a valid ID Card and Chip, unless specifically requested by the affected vehicle's owner or operator. For the request to be valid, the vehicle owner or operator must be physically present at the Law Enforcement Scene at the time of the request.

H. Tow Trucks present at Law Enforcement Scenes are subject to inspection by the WCSO.

I. Once a vehicle has been fully loaded on a Tow Truck for a Law Enforcement Tow, the fees charged by the Towing Company may not exceed the amounts set by TDLR.

J. When performing a Law Enforcement Tow, a Towing Company may not upcharge for the use of cables or winches, dollied wheels, or any other equipment needed to safely tow the vehicle from the Law Enforcement Scene to the Storage Facility.

K. The towing fee charged by a Towing Company or Towing Operator may not exceed the maximum limit set by TDLR regulations. If the vehicle owner or owner's representative directs the vehicle to be towed to a place other than a Storage Facility, the Tow Truck Operator must negotiate a fee with the owner or owner's representative.

L. A Tow Truck Operator must present an ID card, Tow Truck Permit and Chip when required by a law enforcement officer at a Law Enforcement Scene.

M. A Tow Truck Operator may not remove or attach his or her Tow Truck to any affected vehicle at a Law Enforcement Scene until a law enforcement officer responsible for the Law Enforcement Scene authorizes the vehicle to be moved.

N. If no law enforcement officer is present at a Law Enforcement Scene when a Tow Truck arrives, the Tow Truck Operator shall notify the WCSO of the incident, and

wait for a law enforcement officer to arrive. A vehicle may not be removed from a Law Enforcement Scene until a law enforcement officer authorizes its removal.

O. All Tow Truck Operators at a Law Enforcement Scene shall obey all lawful orders given them by any law enforcement officer, and shall not in any manner interfere with such law enforcement officer in the performance of his or her duty.

P. The WCSO may require Tow Truck Operators to provide vehicle operators documentation including but not limited to a Driver's Bill of Rights.

Q. The provisions of this section shall not apply to vehicles held by a law enforcement officer for a law enforcement investigation or for other law enforcement purposes authorized by state and federal law.

5.4 VEHICLES HELD BY LAW ENFORCEMENT

A. Vehicles held by law enforcement for law enforcement investigations or other law enforcement purposes shall be towed by a government owned tow truck, a Contract Tow Company, or as otherwise directed by the law enforcement officer in charge of the Law Enforcement Scene.

B. The selected Tow Truck Operator shall tow the vehicle held by law enforcement for law enforcement investigations or other law enforcement purposes to the location specified by the law enforcement officer. The law enforcement officer must specify a location in Waller County, Texas.

C. A Contract Towing Company must possess a valid Tow Truck Permit for each Tow Truck that performs tows of vehicles held by law enforcement for law enforcement investigations or other law enforcement purposes, and the Tow Truck Operator performing the tow must possess an ID Card issued by the WCSO under this Ordinance.

D. A Contract Towing Company shall not charge a fee to tow a vehicle held by law enforcement for law enforcement investigations or other law enforcement purposes that exceeds the contracted for towing or storage rates, or those established by state or federal law or regulation, if applicable.

E. This section prevails over all other sections of this Ordinance and Matching regulations.

5.5 HEAVY DUTY TOW TRUCKS

A. Heavy Duty Tow Trucks will be dispatched for Law Enforcement Tows utilizing an alphabetical rotation. A Towing Company will be alphabetized based on their business name. If a Towing Company uses an assumed name, the assumed name will be used as the business name. If a Heavy Duty Tow Truck passes on their rotation, they will lose their place in the rotation, and the next Heavy Duty Tow Truck on the alphabetical list will be called.

B. A Heavy Duty Tow Truck must have a Tow Truck Permit issued under this Ordinance, and be operated by a Tow Truck Operator with an ID Card issued under this Ordinance.

C. A Heavy Duty Tow Truck must be equipped with air brakes and tandem axles.

D. A Heavy Duty Tow Truck must have a minimum of $1,000,000.00 of liability coverage that is combined single limit liability for bodily injury to, or death of, an individual per occurrence, and loss or damage to property (excluding cargo) per occurrence.

E. Heavy Duty Tow Trucks must be equipped with a dependable form of communication with a 24-hour dispatch service.

F. Heavy Duty Tow Trucks must be equipped with air brakes and tandem axles.

G. A law enforcement officer may skip a Heavy Duty Tow Truck in the rotation if he or she determines that its distance from the scene is too far, its response time will be too long, or there are similar traffic and safety concerns. In such a case, the skipped Heavy Duty Tow Truck will maintain their spot in the rotation.

PART 6. VIOLATIONS AND ENFORCEMENT

6.1 DENIAL, SUSPENSION, REVOCATION

A. Any violation of this Ordinance may result in an adverse administrative action, or a criminal action as applicable. Any one or more violation(s) of this Ordinance may result in an applicable Tow Truck Permit(s)'s, Chip(s)'s, or ID Card(s)'s denial, suspension, non-renewal, and/or revocation, and consequent temporary or permanent removal of the violator(s) from the Matching process, or from the Heavy Duty Tow Truck rotation. The adverse administrative action shall take place in accordance with the procedures stated in this Ordinance, and shall be subject to the due process rights of appeal and hearing stated under this Section. Notification of an adverse administrative action by the WCSO to a Tow Truck Permit, Chip, or ID Card holder shall be in writing, regardless of whether a verbal notification is also provided, and must be responded to in writing.

B. The WCSO, after notice of a hearing, may deny, suspend, revoke, or refuse to renew a Tow Truck Permit issued under this Ordinance for any violation of this Ordinance, including:

1. The applicant knowingly supplied false or incomplete information on their initial application or renewal application.
2. A Towing Company or Tow Truck Operator violates this Ordinance.
3. A Towing Company or Tow Truck Operator commits a violation of state or local law that is a class B misdemeanor or higher, or a violation of federal law that is class C misdemeanor or higher.

4. A Towing Company or its representative falsifies records, including an application submitted under this Ordinance, or records that are required to be kept under law or regulation.
5. A Towing Company or Tow Truck loses insurance coverage.
6. A Towing Company or Tow Truck loses its TDLR Tow Truck license.
7. A Towing Company's Storage Facility loses its TDLR license, its insurance coverage, or allows the storage of towed vehicles by more than one Towing Company.

C. The WCSO, after notice of a hearing, may deny, suspend, revoke, or refuse to renew an ID Card issued under this Ordinance for any violation of this Ordinance, including:

1. The Tow Truck Operator's drivers' license is suspended.
2. The Tow Truck Operator falsifies records, including an application submitted under this Ordinance, or records that are required to be kept under law or regulation.
3. The Tow Truck Operator has a felony conviction, or has received probation or deferred adjudication for a felony offense in the last 3 years.
4. The Tow Truck Operator was convicted of a crime involving moral turpitude or a crime of violence within the last 10 years.
5. The Tow Truck Operator is arrested for a state offense that is a class B misdemeanor or higher, or a federal offense that is a class C misdemeanor or higher.

6.2 ADVERSE ADMINISTRATIVE ACTIONS

A. A deputy designated by the WCSO, or a WCSO Tow Truck inspector shall have the authority to suspend an ID card for any violation of this Ordinance for a period not to exceed 7 days.

B. A disciplinary committee shall have the authority to indefinitely suspend or revoke any Tow Truck Permit and/or ID Card for just cause.

C. Any Towing Company or Tow Truck Operator that requests, demands, or accepts a fee that exceeds the limits set by state or federal law or regulation will have his or her Tow Truck Permit(s) and/or ID Card(s) suspended for period of not less than 7 days, and not more than 30 days.

D. Notices to Towing Company, Storage Lots, and/or Tow Truck Operators of adverse administrative actions shall be as follows:

1. The WCSO shall provide written notice immediately following a denial, suspension, denial of renewal, or revocation of a Tow Truck Permit or ID Card; and

2. Written notice must be delivered via hand delivery to the concerned Tow Truck Permit or ID Card holder, or delivered via United States Postal Service Certified Mail, Return Receipt Requested to the most recent address of the Tow Truck Permit or ID Card holder as provided on the Application. Copies may be sent electronically, or by First Class Mail. Hand delivered notices shall be marked by the WCSO with the date of delivery. Hand delivered notices are deemed received on the date of delivery; mailed notices are deemed delivered on the third day after the notice is placed in the mail with proper, paid postage.

E. If a Tow Truck Permit or ID Card is denied, suspended, revoked, or a renewal application is denied as a result of an adverse administrative action, such action shall take effect immediately, unless otherwise indicated in the written notice. The affected entity or individual shall surrender all affected Tow Truck Permits and ID Cards to the WCSO within 3 business days after the receipt of written notice, regardless of whether an appeal is filed. The surrender shall be made by hand delivery, or by a verifiable delivery method.

F. Failure to timely surrender a Tow Truck Permit or ID Card is an additional violation of this Ordinance. The failure shall result in the continuation of the suspension, revocation, or non-reinstatement of the Tow Truck Permit or ID Card for the same number of calendar days that the Tow Truck Permit or ID Card remain unreturned to the WCSO.

G. The WCSO's denial, suspension, revocation, or renewal refusal of a Tow Truck Permit or ID Card disqualifies the affected Towing Company, Tow Truck, or Towing Operator from participating in a Match until such time as the Tow Truck Permit or ID Card is reinstated or reissued, and all other requirements of this Ordinance are met.

H. The WCSO reserves the right at all times, prior to initiating any adverse administrative action, to issue a verbal and/or written warning or notice of violation to a violator for a violation of this Ordinance. In no event is the WCSO obligated to issue such a warning or notice prior to initiating any adverse administrative action.

6.3 ADVERSE ADMINISTRATIVE ACTION APPEALS

A. An affected Tow Truck Permit or ID Card holder may appeal a suspension of 7 days or less by delivering a written request to the WCSO in the same manner prescribed for delivery of notices of adverse administrative actions. The Tow Truck Permit or ID Card holder may include any documentary evidence with their appeal.

1. All notices of appeal shall be delivered in writing to:

Waller County Sheriff's Office

Attn: Towing Ordinance Enforcement

400 Sheriff R. Glenn Smith Dr.

Hempstead, Texas 77445

2. Upon receipt of a written notice of appeal, the WCSO shall assign an officer to review the documentation for the adverse administrative action, and render a decision within 2 business days from the WCSO's receipt of the written notice of appeal. The decision shall be written, and delivered to the appellant in the same manner prescribed for delivery of notices of adverse administrative actions.

3. The assigned officer's decision may be appealed to the Sheriff by delivering a written notice of appeal in the same manner prescribed for delivery of notices of adverse administrative actions. No additional documents may be submitted as evidence. The Sheriff shall review the assigned representative's decision and any documentary evidence included in the appeal to the assigned officer, and render a decision within 3 business days of receipt of the written notice. His decision shall be written, and delivered to the appellant in the same manner prescribed for delivery of notices of adverse administrative actions.

B. An affected Tow Truck Permit or ID Card holder may appeal an adverse administrative action that lasts for 8 days or more may appeal using the following procedure:

1. The appellant shall deliver a written notice of appeal to the WCSO in the same manner prescribed for delivery of notices of adverse administrative actions. The Sheriff will appoint a Disciplinary Hearing Committee (DHC) that shall be composed of members who did not participate in the appealed adverse administrative action.

2. The DHC shall give the appellant written notice of an appeal hearing to be conducted by the DHC. The hearing notice shall be delivered in the same manner prescribed for delivery of notices of adverse administrative actions, and shall state the date, time, and place of the hearing. Both the appellant and the WCSO are entitled to offer evidence and argument at the appeal hearing. Following the hearing, the DHC shall render a decision and provide written notice of their decision no later than 5 business days from the hearing date. A decision of the DHC shall be final if not appealed to the Sheriff within 10 business days of the appellant's receipt of the written decision.

C. An adverse decision of the DHC may be appealed by delivering to the WCSO a written notice of appeal within 10 business days of the appellant's receipt of the DHC's written decision. The Sheriff will appoint a Disciplinary Review Committee (DRC) consisting of members who did not participate in the DHC or the disciplinary committee. The DRC's decision shall be based upon a review of the Disciplinary Hearing Committee's decision, written materials submitted at the

hearing, and any additional written information (limited to 5 double-spaced pages) that the appellant or DHC submits. The DRC will render a written decision within 5 business days from the date of receipt of the properly delivered written notice of appeal. Notification of the decision will be made in the same manner prescribed for delivery of notices of adverse administrative actions.

D. An adverse decision of the Disciplinary Review Committee may be appealed within 10 business days of the Disciplinary Review Committee's decision by delivering a written notice of final appeal to the Sheriff. Additional information may not be submitted in a final appeal to the Sheriff. The Sheriff's decision will be based only on a review of the written information previously submitted to the Disciplinary Hearing Committee and the Disciplinary Review Committee.

1. The Sheriff shall review all written evidence and information, and render a written decision within 15 business days of the receipt of the written notice of final appeal. The Sheriff's decision shall be final.

E. In the event the initial adverse administrative action is a denial, revocation, or refusal to renew a Tow Truck Permit or ID Card, an affected Towing Company or Tow Truck Operator may submit a new application to the WCSO, together with payment of the applicable fees and submission of required documents as follows:

1. No earlier than 180 calendar days from the date of the final decision of the DHC's decision if no appeal was made to the DRC or Sheriff; or
2. In the event of an appeal, no earlier than 90 calendar days from the date of final decision by the DRC or the Sheriff, whichever rendered the decision that is last in time.

F. As a further condition of application approval or reinstatement, following a denial, suspension, revocation, or refusal to renew resulting from an adverse administrative action, the Sheriff may require the submission of an application and/or payment of the applicable fees, regardless of any fees previously paid in connection with a prior application, in order to perform a subsequent Law Enforcement Tow and/or to participate in a Match.

FEE SCHEDULE	
Application Fees	
Tow Truck and Heavy Duty Tow Truck	No Fee
Storage Lot	No Fee
Permit, ID Card, and Chip Fees	
Tow Truck Permit (Includes inspection and Tow Truck Permit)	$80.00
Heavy Duty Tow Truck Permit (Includes inspection and Tow Truck Permit)	$80.00
ID Card and Chip Fee	$35.00
Replacement Fees	
ID Card Replacement	$25.00
Chip Replacement	$25.00
Permit Replacement	$30.00

2025 Tomball Health Coalition/Tri County Health Alliance
Grant Guidelines

Background and focus: Tomball Health Coalition is a 501(c)(3) created in January of 2013 and dedicated to helping the health needs in Tomball, Magnolia, Waller and surrounding communities.

Board Meetings and Proposal Review: The Board of Directors meets monthly. The Coalition accepts applications on an on-going basis. Proposals that staff are unable to review for the next scheduled Board meeting are held over for the following months meeting.

The Coalition will notify the applicant by letter or email that the proposal has been received. If any additional information is required, it will be requested at that time. Applicants are notified by letter regarding any action taken by the Board of Directors with respect to their request for funding.

Eligibility:

- Organizations applying for funds must be tax exempt under sections 501 (c)(3) or 170 (c) of the Internal Revenue Code and be classified as a public charity under section 509 (a) of the Code
- Organizations located in and around Tomball, Magnolia and Waller
- Organizations and agencies may request funds only once during a calendar year (exceptional circumstances are taken into consideration)
- Organizations that have been previously funded must submit a final evaluation report before requesting additional funds
- Except in special circumstances, organizations receiving multi-year grants may not request additional funds until the grant has been paid in full and a final evaluation report has been submitted.

Tomball Health Coalition supports:

- Health and wellness initiatives in the greater Tomball, Magnolia and Waller area.

Restrictions:

- Grants for religious purposes
- Grants for hiring staff.
- Grants for computers or software
- Grants for food or travel
- Pass-through grants
- Underwriting or contributions to luncheons, galas and social fundraisers
- Grants for major medical research projects
- Requests for individual scholarships
- Major arts organizations
- Grants supporting candidates for political office, political parties or PACs.
- International organizations
- Grants to local, national or international organizations' annual giving or holiday campaigns
- Grants to 509 (a) (3) Type III supporting organizations.

Please direct all correspondence to:
Ann Marie Paradowski, Executive Director
Tomball Health Coalition
P.O. Box 608
Tomball, TX 77377
832-217- 4078
tomballhealthcoalition@gmail.com

(NOTE: Use this form and limit response to one page)

I. General Information

A. Name of Organization: **Waller County Fire Marshal's Office and Office of Homeland Security & Emergency Management.**

B. Address: 27392 Field Store Rd.
City: Waller State: Texas Zip: 77484

C. General Contact Information:
Main Phone Number: 979-826-7785__ Fax: _____
Email: d.hensley@wallercounty.us Website: _____

D. Grant Request Contact Information:
i. Primary Contact: Dean Hensley Title: Asst. Chief / Asst. EMC Coord.
Phone: 979-826-7785 Email: d.hensley@wallercounty.us
ii. Secondary Contact: Brian Cantrell__ Title: Chief/Fire Marshal/EMC Coord.
Phone: _____ Email:_____

E. Requested Amount: **$30,000** ❑Operating ❑Program ❑Capital

F. Brief Description of Request:

Funding to purchased AED's for patrol vehicles and fire trucks in Waller County, and stop the bleed kits for school district classrooms. $20.000 for AED;s and $5.000 for Stop the bleed kits/tourniquets for school classrooms for Hempstead ISD, Waller ISD and Royal ISD.

I received a request from the Waller-Harris ESD#200 Fire Department for help with funding to put AED's on Fire trucks and booster trucks. This $30,000-dollar request will help purchase AED's for multiple fire trucks and first responder units. Just a few weeks ago we responded to an electrocution where CPR and AED was used to revive a 22-year-old man in Waller County. To this date, he is still alive and recovering. I understand the importance to have these AED units on every first responder vehicle in Waller County.

Since last years request additional housing neighborhoods and commercial businesses have opened or are being built in Waller County.

Thank you for your consideration and past support you have given to Waller County.

Agency Statistics

II. Waller County was founded in 1873, with a population of over 59,781.

III. Cities within Waller County are Hempstead, Prairie View, Brookshire, Pattison, and Pine Island.

IV. School districts in Waller County are Waller ISD, Royal ISD and Hempstead ISD. Waller ISD district covers two counties, Waller and Harris.

V.

VI. Over the last 20 years, significant population growth has occurred. The "0-24" age group was the largest and fastest growing age group in Waller County, although this may be skewed by the college population of Prairie View A&M University.

VII.

VIII. The 1995 County household income was nearly equivalent to 1990 levels, although 25. 1 % lower than in 1979.

IX.

X. Physical features consist of rolling prairies that drain to the Brazos and San Jacinto Rivers, with alluvial soils, and the area is one-fifth forested. Much of the vegetation consists of

cultivated prairie grassland and pastureland. Recreation consists of fishing, hunting, historic sites, historical museums, Chamber of commerce Festivals, and the Waller County Fair.

XI.

1. For Capital Requests:
   Capital Campaign Budget: _____ Raised to Date: _____
   Capital Start/End Date: ___/___/____ - ___/___/_____
8. Do you have an endowment? ❒ Yes ☒ **No**

XII. Other Information

Do you have evaluation procedures in place? ☒Yes ❒ No

Previous Applications to The Tomball Health Coalition (Please indicate purpose: Program, Operating, Capital or Endowment.)

Year	Approved/ Declined	Amount Awarded	Purpose		Year	Approved/ Declined	Amount Awarded	Purpose

Docusign Envelope ID: D5F306FC-CC66-48D6-87AE-E371818C1CBC

ENGINEERING SERVICES AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

THIS AGREEMENT is made and entered into by and between **WALLER COUNTY, TEXAS**, a public body corporate and politic of the State of Texas acting by and through the Waller County Commissioners Court (hereinafter referred to as "County"), and Gannett Flemming**,** hereinafter called the "Engineer" or "Company".

W I T N E S S E T H:

WHEREAS, the County proposes to hire the Engineer to perform design services to reconstruct Morton Road from approximately FM 2855 to Pitts Road in Waller County, Texas, hereinafter called the "Project;"

WHEREAS, the Engineer has represented to the County that it is qualified and prepared to perform all of the services described in the Scope of Services, Appendices A, attached hereto and incorporated herein by reference as if copied herein verbatim (Scope of Services), and has submitted a proposal to provide professional engineering services for the Project;

WHEREAS, the County is satisfied that the Engineer is capable of performing the necessary services required for the Project and desires to contract with the Engineer to perform the services described in the Scope of Services;

WHEREAS, the provisions of Chapter 262, Texas Local Government Code, Competitive Bidding Law do not apply to the proposed agreement because the contract is for professional engineering services and the services were procured pursuant to Chapter 2254, Texas Government Code;

WHEREAS, the County has determined and found that it would be in the best interest of the County to delegate to LJA Engineering, Inc. ("LJA") supervisory and management authority over the Engineer; and

WHEREAS, the Engineer will control the methods and means in performing the work set out in the Scope of Services;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the parties agree as follows:

1. General

   a. In performing professional engineering services under this Agreement, the Engineer will function solely and exclusively for the benefit of the County and not for the benefit of the Engineer for the Project or any other party. All services rendered by the

Engineer under this Agreement shall be performed under the supervision of LJA. The Engineer shall render services in accordance with generally accepted professional standards of competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license and use that degree of care and skill to comply with all applicable laws and regulations.

b. The Engineer shall be responsible for the professional quality, technical accuracy and the coordination of all deliverable documents and services furnished by the Engineer under this Agreement. The Engineer shall, without additional compensation, correct or revise all errors and omissions in its documents. Reuse of the documents and deliverables for any purpose other than that for which such deliverables were originally prepared, or alteration of such documents or deliverables without the written verification or adaptation by Engineer for the specific purpose intended, shall be at County's risk. All title blocks and engineer's seal, if applicable, shall be noted and made according to Texas Administrative Code.

c. At the County's request, the Engineer will collaborate with LJA and County personnel to facilitate the implementation of a Project Database within the County's Electronic Document Management System. The Electronic Document Management System will provide electronic management that shall govern the distribution and file copies of all Project related correspondence, reports, plans, and technical data. The County and the Engineer will use this system to facilitate the effective electronic exchange of Project information and documents with members of the design team and other interested stakeholders.

d. The Engineer will collaborate with LJA and County personnel to facilitate the maintenance of the Project Database. Project files shall be entered into the database by the Engineer on a timely basis and made available by LJA and the County at all times for performance of daily Project activities. Other documents, including those used for legal review, audit requests/requirements, and open records request purposes, shall be entered by the County staff assisting the Engineer team. The Engineer shall also ensure that all Project files are appropriately entered into the database:

    1. At all critical milestones;
    2. At established periodic intervals; and
    3. Following completion of the work as a final Project record, including applicable record drawings.

e. County may provide information, reports, studies, site characterizations, advice, instructions, and similar information in its possession relating to the Project ("County Data"). Engineer may reasonably and in good faith rely upon the accuracy of County Data provided by County or any third party designated by County. However, Engineer will not ignore the implications of information furnished to Engineer and shall make reasonable inquiries if County Data as furnished appears to be incorrect or incomplete. Engineer makes no representations or warranties as to the quality, accuracy, usefulness, or completeness of any Services to the extent Engineer relies on County Data. Engineer, its officers, directors, and employees shall have no liability

whatsoever with respect to the use of unreliable, inaccurate, or incomplete County Data.

2. Scope of Services

The services to be provided herein in regard to the Project are defined in Appendices A ("Scope of Services").

3. Compensation and Payment

a. The Engineer shall be entitled to payment of the lump sum amount of **$3,100,074.22** for services to perform the tasks delineated in Appendix A-1. Development of the plans for the Project will be the responsibility of the Engineer. The Engineer shall submit plans for County review at 30%, 60%, 90% and 100% completion, unless modified in writing by County. The County shall review and provide the Engineer comments to the submittals within 20 working days of receipt. The County will pay the Engineer commensurate to the plan submittal completion based upon the County's assessment. The Engineer will not receive further payment until the County is satisfied with the Engineer's responses to the review comments. The services necessary to perform the tasks delineated in Appendix A-2 shall be paid based on hourly rates and the County shall not be obligated to pay in excess of **$366,450.60** for the services described in Appendix A-2. The Engineer shall not be obligated to perform further services hereunder once the Scope of Services delineated in Appendices A-1 and A-2 have been performed.

(1) All hourly billing for the services defined in Appendix A-2 and any additional services not included in the Scope of Services under this Agreement, including changes in the contractual scope of work and revision of work satisfactorily performed, will be performed only when approved in advance and authorized by the County, and will be reimbursed at the raw salary rates in effect at that time, times a multiplier as set forth below, to the extent that such direct salary costs and subcontracts are reasonable and necessary for the performance of such services. The reimbursable hourly raw salary rates cannot exceed those set forth in Appendix B. The Engineer shall also be entitled to expense reimbursement as set forth in Appendix B, provided that miscellaneous expenses, if any, may be reimbursed hereunder only when LJA determines that incurring such expenses is not required as part of the original Scope of Services and provides written approval of such expense in advance of it being incurred. Payment will be made on the basis of certified time and expense records and in accordance with those payment procedures set forth in subparagraph b., below. Billing rates will have a 3.00 multiplier on raw salary rates.

(2) Where Subconsultants are employed by the Engineer to perform additional services not within the original Scope of Services, the Engineer will be reimbursed for Subconsultants' salaries and hourly rates, including overtime rates, on the same basis as described for the Engineer's own personnel in subparagraph a. (1), of this Paragraph. Reimbursement to the Subconsultant for non-salary costs incurred by

Subconsultants will be on the same basis as if the costs were incurred by the Engineer. Total contract amounts shall include Subconsultant fees.

b. It is understood and agreed that monthly payments will be made to the Engineer by the County based on the following procedures: On or about the fifteenth day of each month during the performance of services hereunder and on or about the fifteenth day of the month following completion of all services hereunder, the Engineer shall submit to the County the invoice electronically showing the amounts due for services performed during the previous month, set forth separately for work under this Agreement and for additional services (accompanied by supporting certified time and expense records of such charges in a form acceptable to the County Auditor). The fee, as determined by the methods described herein, includes out-of-pocket costs of Engineer for delivery services, parking, mileage at IRS rate and document printing. Travel expenses submitted for reimbursement must be incurred in accordance with County's travel policy. All expenses submitted by Engineer shall be subject to approval by County prior to reimbursement.

LJA shall review such invoices and approve them within ten (10) calendar days with such modifications as are consistent with this Agreement and forward same to the County Engineer, who will forward to the County Auditor. The County shall pay each such invoice as approved by the County Auditor within twenty (20) calendar days after the County Auditor's approval of same. Invoices are due and payable net 30 days from receipt.

c. It is expressly understood and agreed that the County has available the total maximum sum of **$3,466,524.82** as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement. The County shall not be liable under any circumstances or any interpretations hereof for any costs under the Agreement except for those certified available for this Agreement by the Waller County Auditor, as evidenced by the issuance of a purchase order by Waller County for the certified amount. Once the funds are expended for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement, the County shall have no further obligations nor shall the Engineer be required to perform further services hereunder.

4. Time of Performance

It is understood and agreed that time is of the essence for performance of the Engineer's services under this Agreement and services shall be performed as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

5. The County's Option to Terminate

a. The County has the right to terminate this Agreement at its sole option at any time, with or without cause, by providing written notice of such intention to terminate and by

stating in said notice the "Termination Date." Upon such termination, the County shall compensate the Engineer in accordance with Paragraph 3., above, for those services that were provided under this Agreement prior to its termination and that have not been previously invoiced to the County. The Engineer's final invoice for said services will be presented to and paid by the County in the same manner set forth in Paragraph 3. b., above.

b. Termination of this Agreement and payment in settlement as described in subparagraph a. of this Paragraph shall extinguish all rights, duties, obligations, and liabilities of the County and the Engineer under this Agreement and this Agreement shall be of no further force and effect; provided, however, such termination shall not act to release the Engineer from liability for any previous default either under this Agreement or under any standard of conduct set by law. No termination of this Agreement shall have the effect of terminating the Engineer's obligations under Sections 7 (Delays and Damages), 8 (Inspection of the Engineer's Books and Records), 12 (Appearance as Witness), or 15 (Indemnification).

c. If the County shall terminate this Agreement as provided in this Paragraph, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to the Engineer.

d. The County's rights and options to terminate this Agreement, as provided in any provision of this Agreement shall be in addition to, and not in lieu of, any and all rights, actions and privileges otherwise available under law or equity to the County by virtue of this Agreement or otherwise. Failure of the County to exercise any of its rights, actions, options or privileges to terminate this Agreement as provided in any provision of this Agreement shall not be deemed a waiver of any rights, actions or privileges otherwise available under the law or equity with respect to any continuing or subsequent breaches of this Agreement or of any other standard of conduct set by law.

e. Copies of all completed and partially completed documents prepared under this Agreement shall be delivered to the County upon the Engineer's receipt of termination payment when and if this Agreement is terminated.

6. Source of Fee Payments

The County intends to pay for design and construction with the proceeds from the sale and issuance of bonds. It is expressly acknowledged that all payments owing for Engineering services performed under this Agreement shall be made solely from this source of funds for financing design and construction of the Project. The County shall be under no liability under this Agreement to make payment to the Engineer from any other source. In addition, the County reserves the right, at its sole discretion, at any time prior to issuance by the County of the written notice to proceed, to terminate this Agreement and in the event of such termination, the Engineer shall not be entitled to any payment, nor have any claim for compensation or damages resulting from such cancellation. In no event shall the liability of the County under this Agreement exceed the amount hereunder certified as available by the County Auditor.

7. Delays and Damages

Except as otherwise provided herein, the Engineer agrees that no other charges or claims for damage shall be made by it against the County for any delays or hindrances occurring during the progress of the Engineer in providing to the County the services specified in this Agreement.

8. Inspection of the Engineer's Books and Records

County shall have the right, during normal business hours, to inspect, copy and audit at any time, and from time to time, all of Engineer's files, books, records, costs, and expenses pertaining to the Program. The County will conduct an audit on an annual basis, or more frequently at its sole discretion. If County elects to audit Engineer's files, books, records, costs, and expenses pertaining to the Program, and the audit discloses a discrepancy of one percent (1%) or more from the payment applications or invoices, then, in addition to repaying County all sums owing, Engineer shall pay the cost of the audit. Any such audit or examination may be undertaken by County or its contracted representative at reasonable times during normal business hours and in conformance with generally accepted auditing standards upon five (5) business days' notice to Engineer.

9. Personnel, Equipment, and Material

a. The Engineer represents that it presently has, or is able to obtain, adequate qualified personnel in its employment for performance of the services required under this Agreement and that the Engineer shall furnish and maintain, at its own expense, adequate and sufficient personnel and equipment, in the opinion of LJA, to perform the services when and as required and without delays. It is understood that LJA will approve assignment and release of all key engineering personnel and that the Engineer shall submit written notification of all key engineering personnel changes monthly for LJA's approval prior to the implementation of such changes. Services described in this Agreement shall be performed under the direction of an engineer licensed to practice professional engineering in the State of Texas.

b. All employees of the Engineer or Subconsultants hired by the Engineer shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of the Engineer or Subconsultant of the Engineer who, in the opinion of LJA, is incompetent or by his conduct becomes detrimental to the Project shall, upon request of LJA, immediately be removed from association with the Project.

c. Except as otherwise specified, the Engineer shall furnish all equipment, transportation, supplies, and materials required for its operations under this Agreement.

10. Subletting

The Engineer shall not sublet, assign, or transfer all or any part of the services in this Agreement without the prior written approval of the County. Even in the case of a permitted sublet, Engineer shall remain responsible under this Agreement for the work.

11. Conferences

At the request of LJA, the Engineer shall provide appropriate personnel for conferences at its offices, or attend conferences at the various offices of LJA, or at the site of the Project. LJA and the County are permitted to inspect the Engineer site Project offices.

12. Appearance as Witness

If requested by the County, or on its behalf, the Engineer shall prepare such engineering exhibits and plats as may be requested for all hearings and trials related to the Project and, further, it shall prepare for and appear at conferences and shall furnish competent expert engineering witnesses to provide such oral testimony and to introduce such demonstrative evidence as may be needed throughout all trials and hearings with reference to any litigation relating to the Project. Compensation for trial preparation and appearance by the Engineer in courts regarding litigation matters will be made in accordance with the provisions of Paragraph 3. a. (1), above.

13. Compliance with Laws

The Engineer shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, the Engineer shall furnish the County with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees specified above.

The Engineer shall strictly comply with Section 2251.022 Texas Government Code, and shall require that its Subconsultants fully comply with Section 2251.023 Texas Government Code.

14. Insurance

The Engineer shall obtain, keep and maintain any and all insurance that may be required by law or that may be required by any agreement the County has with any other party concerning the Project as contained in Attachment C.

15. Indemnification

TO THE EXTENT ALLOWED BY LAW, THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COUNTY, ITS COMMISSIONERS, OFFICERS, EMPLOYEES, AND AGENTS FROM LIABILITY, LOSSES, EXPENSES, DEMANDS, REASONABLE ATTORNEYS' FEES, AND CLAIMS FOR BODILY INJURY (INCLUDING DEATH) AND PROPERTY DAMAGE TO THE EXTENT CAUSED BY THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT OF THE ENGINEER (INCLUDING THE ENGINEER'S AGENTS, EMPLOYEES, VOLUNTEERS, AND SUBCONSULTANTS/CONSULTANTS UNDER CONTRACT, OR ANY OTHER

ENTITY OVER WHICH THE ENGINEER EXERCISES CONTROL) IN THE PERFORMANCE OF THE SERVICES DEFINED IN THIS AGREEMENT. THE ENGINEER SHALL ALSO SAVE THE COUNTY HARMLESS FROM AND AGAINST ANY AND ALL EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, IN PROPORTION TO THE ENGINEER'S LIABILITY, THAT MIGHT BE INCURRED BY THE COUNTY, IN LITIGATION OR OTHERWISE RESISTING SUCH CLAIMS OR LIABILITIES.

16. Delivery of Notices, Etc.

a. All routine written notices, invoices, change orders, etc. are to be delivered to the County Engineer J. Ross McCall, P.E., 775 Business US 290 East, Hempstead, TX 77445, or at such other place or places as the County may designate by written notice delivered to the Engineer.

   All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 425 FM 1488, Hempstead, TX 77445.

b. All written notices, demands, and other papers or documents to be delivered to the Engineer under this Agreement shall be delivered to Nick Bokaie, Gannett Flemming, 3101 W Alabama St, Houston, TX 77098, or at such other place or places as the Engineer may designate by written notice delivered to the County.

17. Reports of Accidents, Etc.

Within 24 hours of Engineer becoming aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of the Engineer), whether or not it results from or involves any action or failure to act by the Engineer or any employee or agent of the Engineer and which arises in any manner from the performance of this Agreement, the Engineer shall send a written report of such accident or other event to the County, setting forth a full and concise statement of the facts known to Engineer pertaining thereto. The Engineer shall also immediately send the County a copy of any summons, subpoena, notice, or other documents served upon the Engineer, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from the Engineer's performance of work under this Agreement.

18. The County's Acts

Anything to be done under this Agreement by the County may be done by such persons, corporations, or firms as the County may designate.

19. Limitations

Notwithstanding anything herein to the contrary, all covenants and obligations of the County under this Agreement shall be deemed to be valid covenants and obligations only to

the extent authorized by the Act creating the County and permitted by the laws and the Constitution of the State of Texas.

20. Captions Not a Part Hereof

The captions or subtitles of the several sections and divisions of this Agreement constitute no part of the content hereof but are only labels to assist in locating and reading the provisions hereof.

21. Controlling Law, Venue

This Agreement shall be governed and construed in accordance with the laws of the State of Texas. This Agreement shall be performed entirely in Waller County, Texas and the parties hereto acknowledge that venue is proper in Waller County, Texas, for all disputes arising hereunder and waive the right to sue or be sued elsewhere.

22. Successors and Assigns

The County and the Engineer bind themselves and their successors, executors, administrators and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement.

23. Independent Engineer

Notwithstanding any provision of this Agreement, the Engineer shall at all times act as an independent Engineer, and not as an employee of the County, and the Engineer shall be responsible for the means and methods employed in performing services hereunder.

24. Certificate of Interested Parties (Form 1295)

Texas law requires all parties who enter into any contract with the County that must be approved by Commissioners Court to disclose all Interested Parties. Texas Ethics Commission Form 1295 must be completed in its entirety. If changes to this Form are necessary during this Agreement, the Engineer will notify and send the County an updated and complete version.

25. Additional Statutory Requirements. Certain State Law Requirements for Contracts. For purposes of section 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Engineer hereby verifies that Engineer and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

a. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

b. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. “Boycott Israel” has the meaning provided in section 808.001 of the Texas Government Code.

c. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. “Boycott energy company” has the meaning provided in section 809.001 of the Texas Government Code.

d. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. “Discriminate against a firearm entity or firearm trade association” has the meaning provided in section 2274.001(3) of the Texas Government Code. “Firearm entity” and “firearm trade association” have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code.

BY ACCEPTANCE OF AGREEMENT, ENGINEER ACKNOWLEDGES THAT THE COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, County and Engineer have caused their respective duly authorized representatives to execute, seal and deliver this Agreement, all as of the day and year first above written.

COUNTY:

WALLER COUNTY

Signed by:
Judge Trey Duhon
BEF9A013180A454...

Carbett "Trey" J. Duhon III, County Judge

6/2/2025

Date

ENGINEER:

Gannett Flemming

Signed by:
Nick Bokaie
[illegible]...

Nick Bokaie

6/2/2025

Date

ATTEST:

Signed by:
Debbie Hollan
82929F8752534C5...

Debbie Hollan, County Clerk

Approved:

Signed by:
FB37A5230EA6465...

J. Ross McCall, P.E., County Engineer

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed $3,466,524.82 to accomplish and pay the obligation of Waller County in the foregoing matter.

Signed by:
Alan R. Younts
04492D8491A34FC...

Alan R. Younts, County Auditor

APPENDIX A-1
Scope of Services (Lump Sum)

Scope of Services
Morton Road

The proposed improvements include the widening and reconstruction of 3.22 miles of an existing 2-lane asphalt roadway to a four-lane divided boulevard with left-turn lanes and intersection improvements on Morton Road from FM 2855 to Pitts Road, with a transition back to the existing 2-lane roadway east of Pitts Road.

The final PS&E design will consist of two separate construction packages: (1) Morton Road @ FM 2855 intersection, and (2) Morton Road from east of FM 2855 to east of Pitts Road.

Work not specifically listed below will be provided by others.

1. General

- The Engineer will collect all available land plans, existing as-built plans, drainage studies, survey data, and all other data pertaining to the design of the project.
- The Engineer will collect intersection traffic counts, spot speed survey, and growth rates.
- Attend periodic progress meetings with the County, their consultants, and other stakeholders as required to present a status report on design development.
- The Engineer shall coordinate with and prepare a permit application for TxDOT approval.
- The Engineer shall coordinate with the governing drainage district and water authorities.
- The Engineer shall coordinate with local permitting agencies, including the City of Katy.
- The Engineer shall coordinate with existing and future development.
- The Engineer will attend utility coordination meetings with the County, their consultants, and other stakeholders as required to present a status report on the status of utilities.
- The Engineer will assist with exhibits needed for permits/agreements. All permits/agreements will be provided by the Program Manager.
- Coordination with utilities, pipelines, LIDS, HOAs, POAs, and MUDs, to analyze impacts and obtain Letters of No Objections (LONOs) or have utilities relocate to be completed by the Program Manager. The Engineer will assist with exhibits needed for coordination.
- The Engineer shall perform QA/QC at all levels. For each deliverable, the Engineer shall have some evidence of their internal review and mark-up of that deliverable. A

milestone submittal is not considered complete unless the associated internal red-line mark-ups are submitted.

- The Engineer shall coordinate all subconsultant activity to include quality of and consistency of plans and administration of the invoices and monthly progress reports.
- The Engineer shall develop a detailed project schedule and prepare invoicing and progress reports for each month.
- County projects will follow the Fort Bend County criteria/design manual.

2. Preliminary Engineering

- Perform detailed field survey for the detailed design phase.
- Perform detailed SUE QL A-D for the detailed design phase.
- Perform geotechnical evaluation for pavement or structural design in the final design phase.
- Perform an environmental constraints evaluation and identify any required approvals to proceed to the final design phase.
    - The environmental constraints evaluation will be for a study corridor of approximately 500 feet on each side of the existing ROW.
    - Obtain and review the most recent available data for natural resources, cultural resources, land use, locations of public resources, gas pipeline and well information, water wells, and ASTM third-party hazardous materials database search.
    - Conduct a limited “windshield” field reconnaissance to verify data and identify other environmental concerns.
    - Prepare an environmental constraints map at a reasonable scale, and a brief letter report (or as part of the PER) summarizing the environmental review. The report will include a regulatory and analysis framework, methods, results, conclusions, and recommendations.
    - A supplemental scope of work may be required for environmental field surveys and to determine any required approvals to proceed to the final design phase.
    - A supplemental scope of work may be required to conduct thorough background archeological literature and records research and coordination with the Texas Historical Commission for concurrence of findings.
- Present a schematic roll plot for each alternative with horizontal and vertical alignments.

Scope of Services
Morton Road

- Evaluate intersections for sight triangles and analyze need for Unobstructed Visibility Easements (UVE).

- Evaluate ROW requirements for roadway based on preliminary cross sections.

- Perform a review of the utilities along the corridor and provide a utility conflict list.

- Provide all correspondence with utility companies to the Program Manager for relocation coordination. The Engineer will provide exhibits and assist with relocation coordination, as needed.

- Provide Signal Warrant analysis for Morton Road at (1) FM 2855, (2) Schlipf Road, (3) Bartlett Road, and (4) Pitts Road.

- Perform a Drainage Analysis in the preliminary design stage to include the following:
  - Identify the ultimate project outfalls
  - Define drainage boundaries for the project
  - Size crossing using HEC-RAS and/or HY-8
  - Provide existing vs proposed flows. If existing road has inlets (curb and gutter), analyze existing street ponding.

- Provide Drainage Report.

- Provide updated construction cost estimates based on the preliminary design.

- Provide Preliminary Engineering Report (PER, draft and final).

- Attend PER meeting at Waller County facility.

- Provide M&Bs for ROW taking after design is finalized at PER meeting.

3. <u>Final Design</u>

- Construction drawings will be prepared on 11”x17” sheets.

- Assist with utility relocation status reports. The Program Manager will obtain LONOs from utilities or have utilities relocated prior to bidding.

- Obtain final permitting approvals from all agencies (TxDOT, Cities, RR, etc.) prior to bidding.

- Obtain environmental permit approvals prior to project bidding. (If needed, this will be included in a supplemental scope of work).

- Prepare project title sheet and index sheet

- Prepare horizontal alignment data

Scope of Services
Morton Road

- Prepare typical sections
- Prepare roadway plan and profile sheets to include existing topo
- Prepare Earthwork cross sections (including proposed roadway section) based on survey information. Includes slopes and critical elevations on proposed roadway section.
- Prepare storm sewer plan and profiles with hydrologic and hydraulic data.
- Prepare culvert layouts sheets with hydrologic and hydraulic data.
- Prepare drainage and roadway details.
- Prepare drainage area maps.
- Prepare signing and striping details.
- Prepare signalization details for Morton Road at (1) FM 2855, (2) Schlipf Road, (3) Bartlett Road, and (4) Pitts Road.
- Prepare traffic control plans.
- Prepare air bridge or Zero load slab details for projects crossing pipelines.
- Prepare erosion control details.
- Other Miscellaneous items. Prepare survey control maps, tree protection details, Sanitary/Water line details (or relocation details), driveway details, intersection layout details, retaining walls.
- Include construction standards.
- Provide updated construction cost estimates based on the final design.
- Prepare the complete package for letting including project manual with general notes, specification list, summary of work, utility adjustment summary, geotechnical report (if applicable) and bid form.
- Assist the Program Manager in preparing a utility adjustment summary for the complete package for letting.

4. Construction/Bid Phase Services

- Provide administrative documents.
- Attend pre-bid meeting
- Respond to questions from bidders.

Scope of Services
Morton Road

- Attend preconstruction meeting
- Attend field meetings and make visits to site
- Calculate quantities and assist the County engineer in preparing change orders
- Review and approval of shop drawings
- Review and approval of forming details
- Respond to requests for information (RFIs)
- Answer general questions
- Provide record drawings.

FEE PROPOSAL SUMMARY
MORTON ROAD

Work Task	Consultant	Total Fee
PRIME	Gannett Fleming	$1,867,345.00
DRAINAGE	-	$0.00
TRAFFIC	TEDSI	$274,045.74
BRIDGE	LINFIELD, HUNTER & JUNIUS, INC.	$524,552.00
ENVIRONMENTAL	Consor	$33,006.00
GEOTECHNICAL	B2Z Engineering	$62,211.08
SURVEY	Weisser	$447,500.00
SUE	Pape-Dawson Engineers	$257,865.00
Total Management & Engineering Fees		**$3,466,524.82**

FEE SCHEDULE

PRIME PROVIDER: GANNETT FLEMING
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION	4	4	12	16					8	44	NA	NA	NA
PROJECT MEETINGS	48	12	48						24	132	NA	NA	NA
TXDOT PERMIT	4	8	24	16				20		72	NA	NA	NA
										0	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	40	24	60	24					40	188	NA	NA	NA
PROJECT ADMINISTRATION	72		72						80	224	NA	NA	NA
PRELIMINARY ENGINEERING													
FIELD SURVEYING	8	8	12							28	NA	NA	NA
SUE COORDINATION	8	8	16							32	NA	NA	NA
GEOTECH COORDINATION	4		12	4						20	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION	4		12							16	NA	NA	NA
PREPARE SCHEMATIC ROLL PLOT	8	16	24	40		40		60		188	NA	NA	NA
EVALUTE INTERSECTION SIGHT TRIANGLES	4	8	16	24		24				76	NA	NA	NA
EVALUATE ROW REQUIREMENTS	4	8	16	20		24		16		88	NA	NA	NA
UTILITY COORDINATION	4	8	16	16		20				64	NA	NA	NA
DRAINAGE ANALYSIS										0	NA	NA	NA
1. Data Collection and Review of Existing Studies and Plans	4	16	24	12		16				72	NA	NA	NA
2. Hydrologic and Hydraulic Analysis										0	NA	NA	NA
Existing Conditions										0	NA	NA	NA
a. Delineation of Existing and Proposed Drainage Areas	4	8	16	24		16				68	NA	NA	NA
b. Existing Land Use Calculation		4	8	16		8				36	NA	NA	NA
c. Calculate Existing Peak Flows		4	4	12		8				28	NA	NA	NA
d. Develop Existing Hydrographs		4	8	20						32	NA	NA	NA
e. identify and locate outfalls		4	4	8		4				20	NA	NA	NA
f. Develop Existing XP SWMM Model - Evaluate Target Flows and WSE	4	24	48	100		16		20		212	NA	NA	NA
g. Identify the Water Surface Elevations for the 2, 5, 10, 25, 50, and 100-year Storm Events		4	12	24						40	NA	NA	NA
Proposed And Mitigated Conditions										0	NA	NA	NA
a. Proposed Land Use Calculation		4	8	16						28	NA	NA	NA
b. Calculate Proposed Peak Flows		4	8	12						24	NA	NA	NA
c. Develop Proposed Hydrographs		4	8	16						28	NA	NA	NA
d. Develop Proposed XP SWMM Model	4	24	48	100		16		20		212	NA	NA	NA
e. Analyze Receiving Streams	2	4	4	8		8				26	NA	NA	NA
f. Determine and Review Impacts - Peak Flow and WSE	4	4	4	8		8				28	NA	NA	NA
g. Develop Mitigation Alternatives: Ponds, Restrictors, Ditches, Storm Sewer and Outfall System	4	8	16	20		16		8		72	NA	NA	NA
h. Evaluate Alternatives and Optimize Solution in XP SWMM	4	4	8	12						28	NA	NA	NA
Drainage / Detention Easements	4	4	8	16		16		8		56	NA	NA	NA
Analysis of Minor Crossings		4	8	12		8		8		40	NA	NA	NA
Analysis of Major Crossings		4	8	12		8		8		40	NA	NA	NA
										0	NA	NA	NA
DRAINAGE REPORT										0	NA	NA	NA
a. Report Preparation	4	24	40	80						148	NA	NA	NA
b. Exhibits and Appendices for Both Existing and Proposed Conditions	4	8	40	40		40		80	8	220	NA	NA	NA
c. Response to Comments from Reviewing Authority	4	8	8	16		8		8	4	56	NA	NA	NA
d. Final Report, Exhibits and Appendices	2	8	16	8		8		20	8	70	NA	NA	NA
CONSTRUCTION COST ESTIMATES	4	16	16	40		40				116	NA	NA	NA
PREPARATION OF PER	16	24	40	80		40		24		224	NA	NA	NA
PER MEETING	4	4	8	4						20	NA	NA	NA
										0	NA	NA	NA

FEE SCHEDULE

FINAL DESIGN (PS&E Package 1) **MORTON ROAD at FM 2855 Intersection**												
TITLE SHEET			2	4		8		10		24	SHEETS	1	24
HORIZONTAL ALIGNMENT DATA		1	4	4		8		8		25	SHEETS	1	25
EXISTING TYPICAL SECTIONS		1	2	2		8		12		25	SHEETS	1	25
PROPOSED TYPICAL SECTIONS		2	8	8		16		24		58	SHEETS	2	29
ROADWAY PLAN & PROFILE SHEETS (50 SCALE)		2	8	16		24		40		90	SHEETS	3	30
INTERSECTION LAYOUTS (50 SCALE)		2	4	8		8		16		38	SHEETS	1	38
ROADWAY DETAILS		2	4	4		8		12		30	SHEETS	1	30
EARTHWORK/DESIGN CROSS SECTIONS (EVERY 50')		4	12	40		16		12		84	SHEETS	10	8
STORM SEWER PLAN AND PROFILES (50 SCALE)		2	8	16		24		40		90	SHEETS	3	30
CULVERT LAYOUT SHEETS		2	8	8		16		32		66	SHEETS	2	33
DRAINAGE DETAILS		4	4	6		8		12		34	SHEETS	1	34
DRAINAGE SUBAREA MAPS (50 SCALE DOUBLE BANK)		4	4	10	8	16		24		66	SHEETS	2	33
EXISTING AND PROPOSED HYDROLOGY MAPS		2	2	4		8		16		32	SHEETS	1	32
SIGNING AND STRIPING LAYOUTS (50 SCALE DOUBLE BANK)		2	4	8	8	16		16		54	SHEETS	2	27
TCP LAYOUTS (50 SCALE DOUBLE BANK)		8	8	40		60		80		196	SHEETS	8	25
SW3P LAYOUTS (50 SCALE DOUBLE BANK)		2	4	8	8	16		16		54	SHEETS	2	27
MISCELLENAEOUS DETAILS										0	NA	NA	NA
PREPARATION OF STANDARDS		8	12	40		40		80		180	SHEETS	60	3
QC (3) & CONSTRUCTABILITY REVIEWS (2)		100	40	40		80				260	NA	NA	NA
DETAILED CONSTRUCTION COST ESTIMATE	4	12	24	24	8	12				84	NA	NA	NA
PRODUCE PROJECT MANUAL	8	12	20	24						64	NA	NA	NA
FINAL DESIGN (PS&E Package 2) **MORTON ROAD from East of FM 2855 to East of Pitts Road**													
TITLE SHEET			2	4		8		10		24	SHEETS	1	24
HORIZONTAL ALIGNMENT DATA		2	8	16		12		20		58	SHEETS	2	29
EXISTING TYPICAL SECTIONS		2	2	2		8		16		30	SHEETS	1	30
PROPOSED TYPICAL SECTIONS		4	16	24		40		60		144	SHEETS	5	29
ROADWAY PLAN & PROFILE SHEETS (50 SCALE)		16	40	80	120	180		340		776	SHEETS	27	29
INTERSECTION LAYOUTS (50 SCALE)		4	12	16		32		32		96	SHEETS	3	32
ROADWAY DETAILS		2	4	8		16		20		50	SHEETS	2	25
EARTHWORK/DESIGN CROSS SECTIONS (EVERY 50')		16	40	220		160		80		516	SHEETS	110	5
STORM SEWER PLAN AND PROFILES (50 SCALE)		16	40	80	120	200		360		816	SHEETS	27	30
CULVERT LAYOUT SHEETS		8	16	32		60		92		208	SHEETS	6	35
DRAINAGE DETAILS		4	4	6		8		12		34	SHEETS	1	34
DRAINAGE SUBAREA MAPS (50 SCALE DOUBLE BANK)		8	24	40	60	120		180		432	SHEETS	16	27
EXISTING AND PROPOSED HYDROLOGY MAPS		16	8	40		60		100		224	SHEETS	8	28
SIGNING AND STRIPING LAYOUTS (50 SCALE DOUBLE BANK)		12	20	80	60	112		144		428	SHEETS	16	27
TCP LAYOUTS (50 SCALE DOUBLE BANK)		24	40	120	160	320		400		1064	SHEETS	51	21
SW3P LAYOUTS (50 SCALE DOUBLE BANK)		12	8	40	40	112		224		436	SHEETS	16	27
MISCELLENAEOUS DETAILS										0	NA	NA	NA
PREPARATION OF STANDARDS		12	12	40		40		120		224	SHEETS	80	3
QC (3) & CONSTRUCTABILITY REVIEWS (2)		120	60	40		80				300	NA	NA	NA
DETAILED CONSTRUCTION COST ESTIMATE	4	16	40	40	16	20				136	NA	NA	NA
PRODUCE PROJECT MANUAL	8	12	20	24						64	NA	NA	NA

FEE SCHEDULE

CONSTRUCTION PHASE SERVICES													
ADMINSTRATIVE DOCUMENTS	8	12	16						20	56	NA	NA	NA
ATTEND PRE-BID MEETING	4	4	4							12	NA	NA	NA
RESPOND TO QUESTIONS	16	16	24	40					16	112	NA	NA	NA
PRECONSTRUCTION MEETING	4	4	4							12	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	16	16	40	40						112	NA	NA	NA
PREPARATION OF CHANGE ORDERS	8	16	40	40					16	120	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	16	24	40	80						160	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS										0	NA	NA	NA
RESPOND TO RFIS	16	24	40	80						160	NA	NA	NA
ANSWER GENERAL QUESTIONS	16	24	40	80						160	NA	NA	NA
PROVIDE RECORD DRAWINGS	8	16	40	40	40	80			16	240	NA	NA	NA
HOURS SUB-TOTALS	420	966	1,646	2,542	648	2,452	0	2,960	240	11,874		473	
CONTRACT RATE PER HOUR	$275.00	$250.00	$200.00	$180.00	$125.00	$130.00	$120.00	$100.00	$95.00			# OF SHEETS	
TOTAL LABOR COSTS	$115,500.00	$241,500.00	$329,200.00	$457,560.00	$81,000.00	$318,760.00	$0.00	$296,000.00	$22,800.00	$1,862,320.00			
LABOR SUBTOTAL										**$1,862,320.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	2,000	mile	$0.700	or current IRS rate						$1,400.00
Courier Services	10	each	$30.000							$300.00
Overnight mail - letter size	10	each	$15.00							$150.00
Overnight mail - oversized box	5	each	$25.00							$125.00
Photocopies B/W (8.5 x 11)	2,000	each	$0.10							$200.00
Photocopies B/W (11 x 17)	4,000	each	$0.25							$1,000.00
Plot (Color on Bond)	500	SF	$3.50							$1,750.00
Report Printing, Binding, Tabbing	2	each	$50.00							$100.00
SUBTOTAL DIRECT EXPENSES										**$5,025.00**

SUMMARY	
TOTAL LABOR COSTS	$1,862,320.00
OTHER DIRECT EXPENSES	$5,025.00
TOTAL	**$1,867,345.00**

FEE SCHEDULE

PRIME PROVIDER: TEDSI
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
MORTON RD AT FM 2855, AT SCHLIPF RD, AT BARTLETT RD AND AT PITTS RD (4 LOCATONS)													
GENERAL													
DATA COLLECTION (TRAFFIC COUNTS - 12-HR COUNT & SPOT SPEED SURVE	2		15		35				1	53	NA	NA	NA
PROJECT MEETINGS	6		6							12	NA	NA	NA
TXDOT PERMIT										0	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	4		16		18					38	NA	NA	NA
PROJECT ADMINISTRATION	4		8						2	14	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
EVALUTE INTERSECTION SIGHT TRIANGLES	2		16		20			36		74	NA	NA	NA
										0	NA	NA	NA
SIGNAL WARRANT ANALYSIS	2		60		120			2	1	185	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES										0	NA	NA	NA
ASSIST WITH PREPARATION OF PER										0	NA	NA	NA
ASSIST WITH PER MEETING	3		3							6	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
SIGNALIZATION DETAILS	8		130		270			380	4	792	SHEETS	30	26
										0	NA	NA	NA
PREPARATION OF STANDARDS	1		2		3					6	SHEETS	8	1
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE	1		16		16					33	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL	1		10							11	NA	NA	NA
CONSTRUCTION PHASE SERVICES										0	NA	NA	NA
RESPOND TO QUESTIONS	4		4							8	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	**8**		**8**							16	NA	NA	NA
PREPARATION OF CHANGE ORDERS	2		4		10			20		36	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	2		36							38	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS										0	NA	NA	NA
RESPOND TO RFIS	2		12							14	NA	NA	NA
ANSWER GENERAL QUESTIONS										0	NA	NA	NA
PROVIDE RECORD DRAWINGS	2		12		16			30		60	NA	NA	NA
HOURS SUB-TOTALS	54	0	358	0	508	0	0	468	8	1,396		38	
CONTRACT RATE PER HOUR	$350.91	$314.92	$256.44	$215.96	$175.46	$184.45	$160.00	$155.22	$130.46			# OF SHEETS	
TOTAL LABOR COSTS	$18,949.33	$0.00	$91,803.80	$0.00	$89,132.05	$0.00	$0.00	$72,641.84	$1,043.71	$273,570.74			
LABOR SUBTOTAL										**$273,570.74**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	500	mile	$0.700	or current IRS rate						$350.00
Overnight mail - letter size		each	$15.00							$0.00
Overnight mail - oversized box		each	$25.00							$0.00
Photocopies B/W (8.5 x 11)		each	$0.10							$0.00
Photocopies B/W (11 x 17)	500	each	$0.25							$125.00
SUBTOTAL DIRECT EXPENSES										**$475.00**

SUMMARY	
TOTAL LABOR COSTS	$273,570.74
OTHER DIRECT EXPENSES	$475.00
TOTAL	**$274,045.74**

FEE SCHEDULE

PRIME PROVIDER: Linfield, Hunter & Junius, Inc.
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION		2			4					6	NA	NA	NA
PROJECT MEETINGS (Assume 6)	6									6	NA	NA	NA
PROJECT ADMINISTRATION	12									12	NA	NA	NA
PRELIMINARY ENGINEERING													
GEOTECH COORDINATION		2			4					6	NA	NA	NA
CONCRETE PROTECTIVE SLAB CALCULATIONS (ASSUME 10 LOCATIONS)	1	2	4		20					27	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES		2			8					10	NA	NA	NA
ASSIST WITH PREPARATION OF PER (CONCRETE PROTECTIVE SLABS)	1	2	4		16			16		39	NA	NA	NA
ASSIST WITH PER MEETING	2									2	NA	NA	NA
FINAL DESIGN													
CONCRETE PROTECTIVE SLAB DETAILS (ASSUME 10 LOCATIONS)	1	2	4		12			24		43	NA	NA	NA
MISCELLENAEOUS DETAILS	1	2	4		24			24		55	NA	NA	NA
PREPARATION OF STANDARDS	1	2	4		12				6	25	NA	NA	NA
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE	1	3	6		12					22	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL	1	4	8		16				6	35	NA	NA	NA
ADDITIONAL SERVICES													
AIR BRIDGE DESIGN													
AIR BRIDGE CALCULATIONS (PRELIMINARY) (ASSUME 20 LOCATIONS)	4	20	40		200					264	NA	NA	NA
ASSIST WITH PREPARATION OF PER (AIR BRIDGES) (ASSUME 20)	2	4	12		40			168		226	NA	NA	NA
AIR BRIDGE CALCULATIONS (FINAL) (ASSUME 20 LOCATIONS)	4	40	160		600					804	NA	NA	NA
AIR BRIDGE LAYOUT (ASSUME 20 LOCATIONS)	2	8	40		160			320		530	NA	NA	NA
AIR BRIDGE TYPICAL SECTIONS	1	1	2		8			16		28	NA	NA	NA
AIR BRIDGE FOUNDATION LAYOUTS (ASSUME 20 LOCATIONS)	1	4	8		80			160		253	NA	NA	NA
AIR BRIDGE SLAB PLAN DETAILS (ASSUME 20 LOCATIONS)	4	20	40		200			800		1064	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL	1	2	4		28					35	NA	NA	NA
CONSTRUCTION PHASE SERVICES													
PRE-BID MEETING	1									1	NA	NA	NA
RESPOND TO QUESTIONS	1	1	2		4			4	1	13	NA	NA	NA
PRE-CONSTRUCTION MEETING	1									1	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	8	8								16	NA	NA	NA
PREPARATION OF CHANGE ORDERS	1	1			2				1	5	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	2	4	8		56					70	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS	1	2	4		8					15	NA	NA	NA
RESPOND TO RFIS	1	2	2		4					9	NA	NA	NA
ANSWER GENERAL QUESTIONS	1	2	2		4					9	NA	NA	NA
PROVIDE RECORD DRAWINGS	4				24			24		52	NA	NA	NA
HOURS SUB-TOTALS	67	142	358	0	1,546	0	0	1,556	14	3,683		0	
CONTRACT RATE PER HOUR	$290.00	$230.00	$190.00	$145.00	$135.00			$125.00	$70.00			# OF SHEETS	
TOTAL LABOR COSTS	$19,430.00	$32,660.00	$68,020.00	$0.00	$208,710.00	$0.00	$0.00	$194,500.00	$980.00	$524,300.00			
LABOR SUBTOTAL										**$524,300.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	360	mile	$0.700	or current IRS rate						$252.00
Overnight mail - letter size		each	$15.00							$0.00
Overnight mail - oversized box		each	$25.00							$0.00
Photocopies B/W (8.5 x 11)		each	$0.10							$0.00
Photocopies B/W (11 x 17)		each	$0.25							$0.00
SUBTOTAL DIRECT EXPENSES										**$252.00**

FEE SCHEDULE

SUMMARY	
TOTAL LABOR COSTS	$524,300.00
OTHER DIRECT EXPENSES	$252.00
TOTAL	**$524,552.00**

FEE SCHEDULE

SUBPROVIDER: CONSOR
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENV PLANNER	PROJECT ENV PLANNER	JUNIOR ENV PLANNER	FIELD GEOLOGIST/ SCIENTIST	FIELD PROJECT MANAGER	GIS TECH	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL												
DATA COLLECTION / FIELD RECONNAISSANCE		2	4	20			16		42	NA	NA	NA
PROJECT MEETINGS (up to 4 meetings)		8	8	4					20	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES (up to 2 meetings)		4	8						12	NA	NA	NA
PROJECT ADMINISTRATION (up to 4 months)		8						32	40	NA	NA	NA
PRELIMINARY ENGINEERING									0	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION (preparation of Constraints Map)		2	4	8			16		30	NA	NA	NA
PREPARATION OF PER (Environmental Constraints Report - up to 2 rounds of review)		4	8	24			8		44	NA	NA	NA
PER MEETING (assumes one in person meeting)		2	2						4	NA	NA	NA
FINAL DESIGN									0	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL		2	4	4					10	NA	NA	NA
									0			
Task 1 - Phase I Environmental Site Assessment									0			
Task 2 - WOTUS Assessment									0			
Task 3 - T&E Assessment									0			
Task 4 - Cultural Resources Desktop Assessment									0			
HOURS SUB-TOTALS	0	32	38	60	0	0	40	32	202		0	
CONTRACT RATE PER HOUR		$276.00	$218.00	$117.00			$133.00	$75.00			# OF SHEETS	
TOTAL LABOR COSTS	$0.00	$8,832.00	$8,284.00	$7,020.00	$0.00	$0.00	$5,320.00	$2,400.00	$31,856.00			
LABOR SUBTOTAL									**$31,856.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT						
ASTM Haz Mat Search (based on land use density and length of project)	1	each	$ 800.00						$800.00
Mileage	500	mile	$0.700						$350.00
Overnight mail - letter size		each							$0.00
Overnight mail - oversized box		each							$0.00
Photocopies B/W (8.5 x 11)		each							$0.00
Photocopies B/W (11 x 17)		each							$0.00
SUBTOTAL DIRECT EXPENSES									**$1,150.00**

SUMMARY	
TOTAL LABOR COSTS	$31,856.00
OTHER DIRECT EXPENSES	$1,150.00
TOTAL	**$33,006.00**

FEE SCHEDULE

SUBPROVIDER: B2Z Engineering
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	GEOTECHNICAL ENGINEER	ENGINEER PROJECT	ENGINEER DESIGN	FIELD TECHNICIAN / LOGGER	ENGINEER IN TRAINING I	ENGINEERING TECHNICIAN SENIOR	ENGINEERING TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
GEOTECH INVESTIGATION												
Coordinate Soil Bore Locations/Mark/Utility Call-ins	1	2	4						4	11	N/A	N/A
Field Personnel and Management During Drilling	2	4	8					6	4	24	N/A	N/A
Sample Classification, Laboratory Coordination and Boring Log Generation	1	4	8						2	15	N/A	N/A
Pavement Design (Rigid)	2	8	16					8	4			
Preliminary Geotechnical Report with Bridge Recommendations	2	12	24					4	4	46	N/A	N/A
Final Geotechnical Report with Bridge Recommendations	2	8	16					2	8	36	N/A	N/A
Prepare Boring Log Sheets, Stamp and Seal	2	4	8						8	22	N/A	N/A
HOURS SUB-TOTALS	12	42	84	0	0	0	0	20	34	192		
CONTRACT RATE PER HOUR	$245.39	$216.52	$162.39					$101.04	$83.00			
TOTAL LABOR COSTS	$2,944.68	$9,093.84	$13,640.76	$0.00	$0.00	$0.00	$0.00	$2,020.80	$2,822.00	$30,522.08		
% DISTRIBUTION OF STAFFING	6.25%	21.88%	43.75%	0.00%	0.00%	0.00%	0.00%	10.42%	17.71%			
SUBTOTAL FC 102 (110)										**$30,522.08**		

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT SENIOR	ENGINEER PROJECT	ENGINEER DESIGN	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	GEOLOGIST JUNIOR	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
GEOTECH INVESTIGATION	12	42	84	0	0	0	0	20	34	192	$30,522.08
SUBTOTAL LABOR EXPENSES	12	42	84	0	0	0	0	20	34		$30,522.08

UNIT COSTS	# OF UNITS	Test Code	COST/UNIT	UNIT					
Atterberg limits	48	ASTM D4318	$135.00	each					$6,480.00
Unconfined Compressive Strength (Soil)		ASTM D2166		each					$0.00
Soil Boring/Rock Coring without TCP (< 60 ft.)	180	N/A	$38.00	LF					$6,840.00
Soil Boring/Rock Coring without TCP (> 60 ft.)		N/A		LF					$0.00
Borehole Grouting - Bentonite Chips		N/A		LF					$0.00
Determining Moisture Content in Soil Materials	72	Tex-103-E	$12.00	each					$864.00
Determining Liquid Limits of Soils		Tex-104-E		each					$0.00
Determining Plastic Soil Limits		Tex-105-E		each					$0.00
Calculating the Plasticity Index of Soils		Tex-106-E		each					$0.00
Full Sieve Gradation & Hydrometer	4	Tex-110-E	$90.00	each					$360.00
Determining the Amount of Material in Soils Finer than the 75 micrometer (No. 200) Sieve	48	Tex-111-E	$60.00	each					$2,880.00
Determining Sulfate Content in Soils - Colorimetric Method	12	Tex-145-E	$95.00	each					$1,140.00
California Bearing Ratio with Standard Proctor		ASTM D-1883		each					$0.00
Triaxial UU compression		ASTM D-2850		each					$0.00
Triaxial CU compression		ASTM D-4767		each					$0.00
Specific Gravity		ASTM D-854		each					$0.00
Lime Series Testing (pH Relation)	6	Tex-121-E Part III	$400.00	each					$2,400.00
Particle size analysis with hydrometer		ASTM D-7928		each					$0.00
Double Hydrometer Test		ASTM D-4221		each					$0.00
SUBTOTAL UNIT COSTS									**$20,964.00**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT					
Mileage			$0.700	mile					$0.00
Mobilization and Demobilization of Drilling Rig	3		$475.00	Day					$1,425.00
Traffic Control Services, Arrow Boards and Attenuator trucks - (Includes labor, equipment and fuel)	3		$2,500.00	Day					$7,500.00
3" diameter borings (0' to 30')	0		$27.00	feet					$0.00
Pavement Hole Patch for Bores in Rdwy (ACP Cold-Mix)	12	150	$150.00	each					$1,800.00
Install 1 piezometers to 20'	0		$26.00	feet					$0.00
Plugging/abandoning of piezomter	0		$21.00	feet					$0.00
SUBTOTAL DIRECT EXPENSES									**$10,725.00**

SUMMARY	
TOTAL COSTS FOR GEO ONLY	$30,522.08
NON-SALARY (UNIT COSTS) FOR GEO ONLY	$20,964.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR GEO ONLY	$10,725.00
GRAND TOTAL	$62,211.08

FEE SCHEDULE

SUBPROVIDER: WEISSER
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	FIELD COORDINATOR	SURVEY TECHNICIAN	CADD TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
RIGHT-OF-WAY SURVEY										
RIGHT-OF-WAY MAPPING - TRADITIONAL ROW MAP								0		
ABSTRACTING/PREPARE ABSTRACT MAP			24	6	80	50	1	161	N/A	N/A
PREPARE PRELIMINARY RIGHT-OF-WAY SHEETS			24	6	80	50	1	161	N/A	N/A
PREPARE PARCEL PLATS AND FIELD NOTES								0		
PREPARE FINAL RIGHT-OF-WAY SHEETS			17		60	30	2	109	N/A	N/A
HOURS SUB-TOTALS	0	0	65	12	220	130	4	431	0	
CONTRACT RATE PER HOUR			$175.00	$110.00	$125.00	$100.00	$75.00			
TOTAL LABOR COSTS	$0.00	$0.00	$11,375.00	$1,320.00	$27,500.00	$13,000.00	$300.00	$53,495.00		
% DISTRIBUTION OF STAFFING	0.00%	0.00%	15.08%	2.78%	51.04%	30.16%	0.93%			
SUBTOTAL FC 145								**$53,495.00**		

TASK DESCRIPTION	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	FIELD COORDINATOR	SURVEY TECHNICIAN	CADD TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
DESIGN SURVEY										
ROE LETTERS, TRACKING, REPORTS								0	N/A	N/A
ESTABLISH CONTROL AND DIGITAL LEVEL LOOP			15					15	N/A	N/A
PREPARE CONTROL AND DATA SHEETS			20	6	110	110	6	252		
FIELD SURVEY OF EXISTING IMPROVEMENTS; DRAINAGE CROSS SECTIONS OBSCURED FEATURES, CULVERTS, VISIBLE UTILITIES			40	28			15	83	N/A	N/A
MERGE AND UPDATE DTM AND TIN FILES			20		20	60	15	115	N/A	N/A
MERGE AND UPDATE PLANIMETRIC (DGN) FILES			20		20	80	15	135	N/A	N/A
MAPPING; DRAINAGE FEATURES, VISIBLE UTILITIES, IMPROVEMENTS, CROSS SECTIONS			40		40	160	15	255	N/A	N/A
HOURS SUB-TOTALS	0	0	155	34	190	410	66	855	0	
CONTRACT RATE PER HOUR			$175.00	$110.00	$125.00	$100.00	$75.00			
TOTAL LABOR COSTS	$0.00	$0.00	$27,125.00	$3,740.00	$23,750.00	$41,000.00	$4,950.00	$100,565.00		
% DISTRIBUTION OF STAFFING	0.00%	0.00%	18.13%	3.98%	22.22%	47.95%	7.72%			
SUBTOTAL FC 160 (150)								$100,565.00		

FEE SCHEDULE

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	SURVEYOR RPLS JUNIOR	SURVEY TECHNICIAN SIT	SURVEY TECHNICIAN	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
RIGHT-OF-WAY SURVEY FC 130 (130)	0	0	65	12	220	130	4	431	$53,495.00
DESIGN SURVEY	0	0	155	34	190	410	66	855	$100,565.00
SUBTOTAL LABOR EXPENSES	0	0	220	46	410	540	66		$154,060.00

UNIT COSTS	# OF UNITS	Crew COST/UNIT	UNIT				
ESTABLISH HORIZONTAL AND VERTICAL CONTROL	70	$ 155.00	HOUR				$10,850.00
FIELD SURVEY - LOCATE ROW/PROPERTY CORNERS	100	$ 155.00	HOUR				$15,500.00
FIELD SURVEY - OBTAIN DESIGN SURVEY DATA	350	$ 155.00	HOUR				$54,250.00
RIGHT-OF-WAY STAKING	3	$ 13,060.00	EA				$39,180.00
PARCEL SURVEYS	50	$ 2,955.00	EA				$147,750.00
SURVEY SOIL BORING LOCATIONS	1	$ 3,530.00	EA				$3,530.00
SURVEY SUE INFORMATION	6	$ 3,730.00	EA				$22,380.00
SET ROW MONUMENTS AND PARCEL CORNERS			HOUR				$0.00
SUBTOTAL UNIT COSTS	580						**$293,440.00**

OTHER DIRECT EXPENSES	# OF UNITS	COST/UNIT	UNIT				
Mileage		$0.700	mile				$0.00
Certified Letter Return Receipt			each				$0.00
Standard Postage			each				$0.00
Deed Copies			sheet				$0.00
SUBTOTAL DIRECT EXPENSES							**$0.00**

SUMMARY	
TOTAL COSTS FOR SUR ONLY	$154,060.00
NON-SALARY (UNIT COSTS) FOR SUR ONLY	$293,440.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUR ONLY	$0.00
GRAND TOTAL	$447,500.00

FEE SCHEDULE

SUBPROVIDER: PAPE-DAWSON ENGINEERS
PROJECT NAME: MORTON ROAD

TASK DESCRIPTION	PROJECT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT	ENGINEER UTILITIES	ENGINEER TECHNICIAN	ENGINEER IN TRAINING I	UTILITIES COORDINATOR SENIOR	ENGINEERING SPECIALIST (UTILITY)	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
Utility Engineering												
Utility Base Layouts	2				40	40	8			90	N/A	N/A
Utility Coordination Meetings (Attendance only, Coordinated by Program Mgr.)	24					16	84			124	N/A	N/A
Utility Kick Off Mtg & Field Review	8						8			16	N/A	N/A
Utility Conflict Matrix, CAD file and Contact List. Progress Mtgs w State and it's reps	12				42	42	24		12	132	N/A	N/A
Utility Coordination												
HOURS SUB-TOTALS	46	0	0	0	82	98	124	0	12	362		
CONTRACT RATE PER HOUR	$380.00				$135.00	$140.00	$190.00		$100.00			
TOTAL LABOR COSTS	$17,480.00	$0.00	$0.00	$0.00	$11,070.00	$13,720.00	$23,560.00	$0.00	$1,200.00	$67,030.00		
% DISTRIBUTION OF STAFFING	12.71%	0.00%	0.00%	0.00%	22.65%	27.07%	34.25%	0.00%	3.31%			
SUBTOTAL										**$67,030.00**		

LABOR SUMMARY BY FUNCTION CODE	PROJECT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT	ENGINEER UTILITIES	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	UTILITIES COORDINATOR SENIOR	ENGINEERING SPECIALIST (UTILITY)	ADMIN/ CLERICAL	TOTAL MH	TOTAL COSTS
Utility Engineering	46	0	0	0	82	98	124	0	12	362	$67,030.00
SUBTOTAL LABOR EXPENSES	46	0	0	0	82	98	124	0	12		$67,030.00

UNIT COSTS	# OF UNITS		COST/UNIT	UNIT					
SUE Mobilization/Demobilization	660		$5.50	mile					$3,630.00
SUE (Quality Level D)	33,800		$0.40	LF					$13,520.00
SUE (Quality Level C)	33,800		$0.40	LF					$13,520.00
SUE (Quality Level B - Utility Designation)	16,900		$1.85	LF					$31,265.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: 0 to 5 ft	35		$1,500.00	each	20				$52,500.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 5 to 8 ft	35		$1,750.00	each	10				$61,250.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 8 to 13 ft	2		$1,900.00	each	50				$3,800.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 13 to 20 ft	0		$2,500.00	each	4				$0.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 20 ft	0		$175.00	FT					$0.00
One (1) Designating Person with equipment	16		$150.00	hour					$2,400.00
Two (2) Designating Person with equipment	16		$200.00	hour					$3,200.00
Two (2) Person Vacuum Excavation with equipment	0		$300.00	hour					$0.00
Coring and repairing the pavement includes labor, equipment, and materials	2		$250.00	each					$500.00
SUBTOTAL UNIT COSTS					84				**$185,585.00**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT					
Mileage	0		$0.700	mile	or current IRS rate				$0.00
Traffic Control Services, Arrow Boards and Attenuator trucks - (Includes labor, equipment and fuel)	1		$5,250.00	day					$5,250.00
SUBTOTAL DIRECT EXPENSES									**$5,250.00**

FEE SCHEDULE

SUMMARY	
TOTAL COSTS FOR SUE ONLY	$67,030.00
NON-SALARY (UNIT COSTS) FOR SUE ONLY	$185,585.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUE ONLY	$5,250.00
GRAND TOTAL	$257,865.00

EXHIBIT B - BASIC SERVICES FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
MORTON RD AT FM 2855, AT SCHLIPF RD, AT BARTLETT RD AND AT PITTS RD													
FOUR (4) LOCATONS													
GENERAL													
DATA COLLECTION (TRAFFIC COUNTS - 12-HR COUNT & SPOT SPEED SURVEY)	2		15		35				1	53	NA	NA	NA
PROJECT MEETINGS	6		6							12	NA	NA	NA
TXDOT PERMIT										0	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	4		16		18					38	NA	NA	NA
PROJECT ADMINISTRATION	4		8						2	14	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
EVALUTE INTERSECTION SIGHT TRIANGLES	2		16		20			36		74	NA	NA	NA
PERFORM A TRAFFIC STUDY										0	NA	NA	NA
SIGNAL WARRANT ANALYSIS	2		60		120			2	1	185	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES										0	NA	NA	NA
ASSIST WITH PREPARATION OF PER										0	NA	NA	NA
ASSIST WITH PER MEETING	3		3							6	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
SIGNALIZATION DETAILS	8		130		270			380	4	792	NA	30	26
ILLUMINATION DETAILS										0	NA	NA	NA
PREPARATION OF STANDARDS	1		2		3					6	NA	8	1
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE	1		16		16					33	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL	1		10							11	NA	NA	NA
CONSTRUCTION PHASE SERVICES										0	NA	NA	NA
RESPOND TO QUESTIONS	4		4							8	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	**8**		**8**							16	NA	NA	NA
PREPARATION OF CHANGE ORDERS	2		4		10			20		36	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	2		36							38	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS										0	NA	NA	NA
RESPOND TO RFIS	2		12							14	NA	NA	NA
ANSWER GENERAL QUESTIONS										0	NA	NA	NA
PROVIDE RECORD DRAWINGS	2		12		16			30		60	NA	NA	NA
HOURS SUB-TOTALS	54	0	358	0	508	0	0	468	8	1,396		38	
CONTRACT RATE PER HOUR	$350.91	$314.92	$256.44	$215.96	$175.46	$184.45	$160.00	$155.22	$130.46			# OF SHEETS	
TOTAL LABOR COSTS	$18,949.33	$0.00	$91,803.80	$0.00	$89,132.05	$0.00	$0.00	$72,641.84	$1,043.71	$273,570.74			
LABOR SUBTOTAL										**$273,570.74**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	500	mile	$0.700	or current IRS Rate						$350.00
Overnight mail - letter size		each								$0.00
Overnight mail - oversized box		each								$0.00
Photocopies B/W (8.5 x 11)		each								$0.00
Photocopies B/W (11 x 17)	500	each	$0.10							$125.00
SUBTOTAL DIRECT EXPENSES										**$475.00**

SUMMARY	
BASIC SERVICES	
TOTAL LABOR COSTS	$273,570.74
OTHER DIRECT EXPENSES	$475.00
BASIC SERVICES TOTAL=	**$274,045.74**

LINFIELD, HUNTER & JUNIUS, INC.

Waller County Precinct 4
Project No. 23401 - Morton Road

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION		2			4					6	NA	NA	NA
PROJECT MEETINGS (Assume 6)	6									6	NA	NA	NA
PROJECT ADMINISTRATION	12									12	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
GEOTECH COORDINATION		2			4					6	NA	NA	NA
CONCRETE PROTECTIVE SLAB CALCULATIONS (ASSUME 10 LOCATIONS)	1	2	4		20					27	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES		2			8					10	NA	NA	NA
ASSIST WITH PREPARATION OF PER (CONCRETE PROTECTIVE SLABS)	1	2	4		16			16		39	Sheet	2	20
ASSIST WITH PER MEETING	2									2	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
CONCRETE PROTECTIVE SLAB DETAILS	1	2	4		12			24		43	Sheet	2	22
MISCELLENAEOUS DETAILS	1	2	4		24			24		55	Sheet	1	55
PREPARATION OF STANDARDS	1	2	4		12				6	25	NA	NA	NA
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE	1	3	6		12					22	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL	1	4	8		16				6	35	NA	NA	NA
ADDITIONAL SERVICES - CONSTRUCTION PHASE SERVICES										0	NA	NA	NA
PRE-BID MEETING	1									1	NA	NA	NA
RESPOND TO QUESTIONS	1	1	2		4			4	1	13	NA	NA	NA
PRE-CONSTRUCTION MEETING	1									1	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	8	8								16	NA	NA	NA
PREPARATION OF CHANGE ORDERS	1	1			2				1	5	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	1	2	4		16					23	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS	1	2	4		8					15	NA	NA	NA
RESPOND TO RFIS	1	2	2		4					9	NA	NA	NA
ANSWER GENERAL QUESTIONS	1	2	2		4					9	NA	NA	NA
PROVIDE RECORD DRAWINGS	2				16			16		34	NA	NA	NA
ADDITIONAL SERVICES - AIR BRIDGES													
AIR BRIDGE CALCULATIONS (PRELIMINARY) (ASSUME 20 LOCATIONS)	4	20	40		200					264	NA	NA	NA
ASSIST WITH PREPARATION OF PER (AIR BRIDGES) (ASSUME 20)	2	4	12		40			168		226	Sheet	21	11
AIR BRIDGE CALCULATIONS (FINAL) (ASSUME 20 LOCATIONS)	4	40	160		600					804	NA	NA	NA
AIR BRIDGE LAYOUT (ASSUME 20 LOCATIONS)	2	8	40		160			320		530	Sheet	20	27
AIR BRIDGE TYPICAL SECTIONS	1	1	2		8			16		28	Sheet	1	28
AIR BRIDGE FOUNDATION LAYOUTS (ASSUME 20 LOCATIONS)	1	4	8		80			160		253	Sheet	20	13
AIR BRIDGE SLAB PLAN DETAILS (ASSUME 20 LOCATIONS)	4	20	40		200			800		1064	Sheet	40	27
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE	1	2	4		28					35	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	1	2	4		40					47	NA	NA	NA
PROVIDE RECORD DRAWINGS	2				8			8		18	NA	NA	NA
HOURS SUB-TOTALS	67	142	358	0	1,546	0	0	1,556	14	3,683		107	
CONTRACT RATE PER HOUR	$290.00	$230.00	$190.00	$145.00	$135.00	$220.00	$135.00	$125.00	$70.00			# OF SHEETS	
TOTAL LABOR COSTS	$19,430.00	$32,660.00	$68,020.00	$0.00	$208,710.00	$0.00	$0.00	$194,500.00	$980.00	$524,300.00			
LABOR SUBTOTAL										**$524,300.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	360	mile	$0.700							$252.00
Overnight mail - letter size		each								$0.00
Overnight mail - oversized box		each								$0.00
Photocopies B/W (8.5 x 11)		each								$0.00
Photocopies B/W (11 x 17)		each								$0.00
SUBTOTAL DIRECT EXPENSES										**$252.00**

SUMMARY	
TOTAL LABOR COSTS	$524,300.00
OTHER DIRECT EXPENSES	$252.00
TOTAL	**$524,552.00**

APPENDIX A-2
Scope of Services (Hourly)

The work to be performed by the Engineer for additional services shall be approved in writing by the County, or LJA, prior to the Engineer starting any work on the task. Prior to initiating any work, the Engineer shall submit a scope of services and a proposed fee for each requested task for the County's review and approval. Tasks may include, but are not limited to, Construction Phase services or any other services deemed necessary by the County for the project.

Appendix B
Maximum Hourly Rates and Expenses

Gannett Fleming

Job Classification	Maximum Raw Salary Rate
Principal	$150.00
Senior Project Manager	$130.00
Deputy Project Manager	$125.00
Support Manager	$125.00
Senior Tolling Advisor	$120.00
Quality Manager	$120.00
Senior Project Engineer	$100.00
Project Engineer	$75.00
Design Engineer	$70.00
Senior Traffic Engineer	$100.00
Traffic Engineer	$75.00
Senior Structural Engineer	$100.00
Structural Engineer	$80.00
Senior Electrical Engineer	$100.00
Electrical Engineer	$80.00
Engineer-In-Training II	$65.00
Engineer-In-Training I	$55.00
Senior CADD Technician	$50.00
CADD Technician	$45.00
Junior CADD Technician	$40.00
Senior Engineering Technician	$55.00
Engineering Technician	$50.00
Junior Engineering Technician	$40.00
Senior Scheduler	$75.00
GIS Specialist	$75.00
GIS Technician	$60.00
Survey Project Manager (TX RPLS)	$90.00
Project Manager (TX RPLS)	$80.00
Survey Technician	$50.00
3-Person Survey Crew	$120.00
4-Person Survey Crew	$150.00
SUE Project Manager	$120.00
SUE Senior Engineer	$80.00
SUE Project Engineer	$65.00
SUE Engineer-In-Training	$55.00
SUE Engineering Technician	$55.00
Senior Utilities Coordinator	$95.00
Administrative / Clerical	$40.00

Appendix C
Insurance

Engineer's Insurance Requirements. Throughout the term of this Agreement, Engineer shall carry and maintain in force the insurance described herein.

Commercial General Liability Insurance at least as broad as CG 00 01 (including protective liability coverage on operations of independent Engineers engaged in construction, blanket contractual liability coverage, products liability coverage, and explosion, collapse and underground hazards coverage) for the benefit of Engineer, against claims for personal injury, bodily injury and property damage, with a limit of not less than One Million Dollars ($1,000,000) in the event of personal injury or bodily injury to any number of persons or of damage to property arising out of any one occurrence, and not less than $1,000,000 in the aggregate applicable to this Program.

Workers' compensation insurance covering all employees of Engineer employed in, on or about the Program in order to provide statutory benefits as required by the laws of the State of Texas.

Automobile Liability: $300,000 combined single limit per accident for bodily injury and property damage. County shall be named as Additional Insured for this coverage.

Professional Liability: $1,000,000 aggregate covering Engineer in connection with the services to be provided by Engineer under this Agreement.

Engineer shall, upon County's request, furnish County with appropriate certificates evidencing the insurance required to be maintained by Engineer hereunder.

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ENGINEERING SERVICES AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

THIS AGREEMENT is made and entered into by and between **WALLER COUNTY, TEXAS**, a public body corporate and politic of the State of Texas acting by and through the Waller County Commissioners Court (hereinafter referred to as "County"), and Gradient Group, LLC**,** hereinafter called the "Engineer" or "Company".

W I T N E S S E T H:

WHEREAS, the County proposes to hire the Engineer to perform design services to reconstruct Cochran Road from approximately Old Houston Highway to Brumlow Road in Waller County, Texas, hereinafter called the "Project;"

WHEREAS, the Engineer has represented to the County that it is qualified and prepared to perform all of the services described in the Scope of Services, Appendices A, attached hereto and incorporated herein by reference as if copied herein verbatim (Scope of Services), and has submitted a proposal to provide professional engineering services for the Project;

WHEREAS, the County is satisfied that the Engineer is capable of performing the necessary services required for the Project and desires to contract with the Engineer to perform the services described in the Scope of Services;

WHEREAS, the provisions of Chapter 262, Texas Local Government Code, Competitive Bidding Law do not apply to the proposed agreement because the contract is for professional engineering services and the services were procured pursuant to Chapter 2254, Texas Government Code;

WHEREAS, the County has determined and found that it would be in the best interest of the County to delegate to LJA Engineering, Inc. ("LJA") supervisory and management authority over the Engineer; and

WHEREAS, the Engineer will control the methods and means in performing the work set out in the Scope of Services;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the parties agree as follows:

1. General

   a. In performing professional engineering services under this Agreement, the Engineer will function solely and exclusively for the benefit of the County and not for the benefit of the Engineer for the Project or any other party. All services rendered by the Engineer

under this Agreement shall be performed under the supervision of LJA. The Engineer shall render services in accordance with generally accepted professional standards of competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license and use that degree of care and skill to comply with all applicable laws and regulations.

b. The Engineer shall be responsible for the professional quality, technical accuracy and the coordination of all deliverable documents and services furnished by the Engineer under this Agreement. The Engineer shall, without additional compensation, correct or revise all errors and omissions in its documents. Reuse of the documents and deliverables for any purpose other than that for which such deliverables were originally prepared, or alteration of such documents or deliverables without the written verification or adaptation by Engineer for the specific purpose intended, shall be at County's risk. All title blocks and engineer's seal, if applicable, shall be noted and made according to Texas Administrative Code.

c. At the County's request, the Engineer will collaborate with LJA and County personnel to facilitate the implementation of a Project Database within the County's Electronic Document Management System. The Electronic Document Management System will provide electronic management that shall govern the distribution and file copies of all Project related correspondence, reports, plans, and technical data. The County and the Engineer will use this system to facilitate the effective electronic exchange of Project information and documents with members of the design team and other interested stakeholders.

d. The Engineer will collaborate with LJA and County personnel to facilitate the maintenance of the Project Database. Project files shall be entered into the database by the Engineer on a timely basis and made available by LJA and the County at all times for performance of daily Project activities. Other documents, including those used for legal review, audit requests/requirements, and open records request purposes, shall be entered by the County staff assisting the Engineer team. The Engineer shall also ensure that all Project files are appropriately entered into the database:

    1. At all critical milestones;
    2. At established periodic intervals; and
    3. Following completion of the work as a final Project record, including applicable record drawings.

e. County may provide information, reports, studies, site characterizations, advice, instructions, and similar information in its possession relating to the Project ("County Data"). Engineer may reasonably and in good faith rely upon the accuracy of County Data provided by County or any third party designated by County. However, Engineer will not ignore the implications of information furnished to Engineer and shall make reasonable inquiries if County Data as furnished appears to be incorrect or incomplete. Engineer makes no representations or warranties as to the quality, accuracy, usefulness, or completeness of any Services to the extent Engineer relies on County Data. Engineer, its officers, directors, and employees shall have no liability whatsoever with respect to the use of unreliable, inaccurate, or incomplete County Data.

2. Scope of Services

The services to be provided herein in regard to the Project are defined in Appendices A ("Scope of Services").

3. Compensation and Payment

a. The Engineer shall be entitled to payment of the lump sum amount of **$743,737.35** for services to perform the tasks delineated in Appendix A-1. Development of the plans for the Project will be the responsibility of the Engineer. The Engineer shall submit plans for County review at 30%, 60%, 90% and 100% completion, unless modified in writing by County. The County shall review and provide the Engineer comments to the submittals within 20 working days of receipt. The County will pay the Engineer commensurate to the plan submittal completion based upon the County's assessment. The Engineer will not receive further payment until the County is satisfied with the Engineer's responses to the review comments. The services necessary to perform the tasks delineated in Appendix A-2 shall be paid based on hourly rates and the County shall not be obligated to pay in excess of **$96,721.00** for the services described in Appendix A-2. The Engineer shall not be obligated to perform further services hereunder once the Scope of Services delineated in Appendices A-1 and A-2 have been performed.

(1) All hourly billing for the services defined in Appendix A-2 and any additional services not included in the Scope of Services under this Agreement, including changes in the contractual scope of work and revision of work satisfactorily performed, will be performed only when approved in advance and authorized by the County, and will be reimbursed at the raw salary rates in effect at that time, times a multiplier as set forth below, to the extent that such direct salary costs and subcontracts are reasonable and necessary for the performance of such services. The reimbursable hourly raw salary rates cannot exceed those set forth in Appendix B. The Engineer shall also be entitled to expense reimbursement as set forth in Appendix B, provided that miscellaneous expenses, if any, may be reimbursed hereunder only when LJA determines that incurring such expenses is not required as part of the original Scope of Services and provides written approval of such expense in advance of it being incurred. Payment will be made on the basis of certified time and expense records and in accordance with those payment procedures set forth in subparagraph b., below. Billing rates will have a 3.00 multiplier on raw salary rates.

(2) Where Subconsultants are employed by the Engineer to perform additional services not within the original Scope of Services, the Engineer will be reimbursed for Subconsultants' salaries and hourly rates, including overtime rates, on the same basis as described for the Engineer's own personnel in subparagraph a. (1), of this Paragraph. Reimbursement to the Subconsultant for non-salary costs incurred by Subconsultants will be on the same basis as if the costs were incurred by the Engineer. Total contract amounts shall include Subconsultant fees.

b. It is understood and agreed that monthly payments will be made to the Engineer by the

County based on the following procedures: On or about the fifteenth day of each month during the performance of services hereunder and on or about the fifteenth day of the month following completion of all services hereunder, the Engineer shall submit to the County the invoice electronically showing the amounts due for services performed during the previous month, set forth separately for work under this Agreement and for additional services (accompanied by supporting certified time and expense records of such charges in a form acceptable to the County Auditor). The fee, as determined by the methods described herein, includes out-of-pocket costs of Engineer for delivery services, parking, mileage at IRS rate and document printing. Travel expenses submitted for reimbursement must be incurred in accordance with County's travel policy. All expenses submitted by Engineer shall be subject to approval by County prior to reimbursement.

LJA shall review such invoices and approve them within ten (10) calendar days with such modifications as are consistent with this Agreement and forward same to the County Engineer, who will forward to the County Auditor. The County shall pay each such invoice as approved by the County Auditor within twenty (20) calendar days after the County Auditor's approval of same. Invoices are due and payable net 30 days from receipt.

c. It is expressly understood and agreed that the County has available the total maximum sum of **$840,458.35** as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement. The County shall not be liable under any circumstances or any interpretations hereof for any costs under the Agreement except for those certified available for this Agreement by the Waller County Auditor, as evidenced by the issuance of a purchase order by Waller County for the certified amount. Once the funds are expended for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement, the County shall have no further obligations nor shall the Engineer be required to perform further services hereunder.

4. Time of Performance

It is understood and agreed that time is of the essence for performance of the Engineer's services under this Agreement and services shall be performed as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

5. The County's Option to Terminate

a. The County has the right to terminate this Agreement at its sole option at any time, with or without cause, by providing written notice of such intention to terminate and by stating in said notice the "Termination Date." Upon such termination, the County shall compensate the Engineer in accordance with Paragraph 3., above, for those services that were provided under this Agreement prior to its termination and that have not been previously invoiced to the County. The Engineer's final invoice for said services will be presented to and paid by the County in the same manner set forth in Paragraph 3. b., above.

b. Termination of this Agreement and payment in settlement as described in subparagraph a. of this Paragraph shall extinguish all rights, duties, obligations, and liabilities of the County and the Engineer under this Agreement and this Agreement shall be of no further force and effect; provided, however, such termination shall not act to release the Engineer from liability for any previous default either under this Agreement or under any standard of conduct set by law. No termination of this Agreement shall have the effect of terminating the Engineer's obligations under Sections 7 (Delays and Damages), 8 (Inspection of the Engineer's Books and Records), 12 (Appearance as Witness), or 15 (Indemnification).

c. If the County shall terminate this Agreement as provided in this Paragraph, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to the Engineer.

d. The County's rights and options to terminate this Agreement, as provided in any provision of this Agreement shall be in addition to, and not in lieu of, any and all rights, actions and privileges otherwise available under law or equity to the County by virtue of this Agreement or otherwise. Failure of the County to exercise any of its rights, actions, options or privileges to terminate this Agreement as provided in any provision of this Agreement shall not be deemed a waiver of any rights, actions or privileges otherwise available under the law or equity with respect to any continuing or subsequent breaches of this Agreement or of any other standard of conduct set by law.

e. Copies of all completed and partially completed documents prepared under this Agreement shall be delivered to the County upon the Engineer's receipt of termination payment when and if this Agreement is terminated.

6. Source of Fee Payments

The County intends to pay for design and construction with the proceeds from the sale and issuance of bonds. It is expressly acknowledged that all payments owing for Engineering services performed under this Agreement shall be made solely from this source of funds for financing design and construction of the Project. The County shall be under no liability under this Agreement to make payment to the Engineer from any other source. In addition, the County reserves the right, at its sole discretion, at any time prior to issuance by the County of the written notice to proceed, to terminate this Agreement and in the event of such termination, the Engineer shall not be entitled to any payment, nor have any claim for compensation or damages resulting from such cancellation. In no event shall the liability of the County under this Agreement exceed the amount hereunder certified as available by the County Auditor.

7. Delays and Damages

Except as otherwise provided herein, the Engineer agrees that no other charges or claims for damage shall be made by it against the County for any delays or hindrances occurring during the progress of the Engineer in providing to the County the services specified in this Agreement.

8. Inspection of the Engineer's Books and Records

County shall have the right, during normal business hours, to inspect, copy and audit at any time, and from time to time, all of Engineer's files, books, records, costs, and expenses pertaining to the Program. The County will conduct an audit on an annual basis, or more frequently at its sole discretion. If County elects to audit Engineer's files, books, records, costs, and expenses pertaining to the Program, and the audit discloses a discrepancy of one percent (1%) or more from the payment applications or invoices, then, in addition to repaying County all sums owing, Engineer shall pay the cost of the audit. Any such audit or examination may be undertaken by County or its contracted representative at reasonable times during normal business hours and in conformance with generally accepted auditing standards upon five (5) business days' notice to Engineer.

9. Personnel, Equipment, and Material

a. The Engineer represents that it presently has, or is able to obtain, adequate qualified personnel in its employment for performance of the services required under this Agreement and that the Engineer shall furnish and maintain, at its own expense, adequate and sufficient personnel and equipment, in the opinion of LJA, to perform the services when and as required and without delays. It is understood that LJA will approve assignment and release of all key engineering personnel and that the Engineer shall submit written notification of all key engineering personnel changes monthly for LJA's approval prior to the implementation of such changes. Services described in this Agreement shall be performed under the direction of an engineer licensed to practice professional engineering in the State of Texas.

b. All employees of the Engineer or Subconsultants hired by the Engineer shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of the Engineer or Subconsultant of the Engineer who, in the opinion of LJA, is incompetent or by his conduct becomes detrimental to the Project shall, upon request of LJA, immediately be removed from association with the Project.

c. Except as otherwise specified, the Engineer shall furnish all equipment, transportation, supplies, and materials required for its operations under this Agreement.

10. Subletting

The Engineer shall not sublet, assign, or transfer all or any part of the services in this Agreement without the prior written approval of the County. Even in the case of a permitted sublet, Engineer shall remain responsible under this Agreement for the work.

11. Conferences

At the request of LJA, the Engineer shall provide appropriate personnel for conferences at its offices, or attend conferences at the various offices of LJA, or at the site of the Project. LJA and the County are permitted to inspect the Engineer site Project offices.

12. Appearance as Witness

If requested by the County, or on its behalf, the Engineer shall prepare such engineering exhibits and plats as may be requested for all hearings and trials related to the Project and, further, it shall prepare for and appear at conferences and shall furnish competent expert engineering witnesses to provide such oral testimony and to introduce such demonstrative evidence as may be needed throughout all trials and hearings with reference to any litigation relating to the Project. Compensation for trial preparation and appearance by the Engineer in courts regarding litigation matters will be made in accordance with the provisions of Paragraph 3. a. (1), above.

13. Compliance with Laws

The Engineer shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, the Engineer shall furnish the County with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees specified above.

The Engineer shall strictly comply with Section 2251.022 Texas Government Code, and shall require that its Subconsultants fully comply with Section 2251.023 Texas Government Code.

14. Insurance

The Engineer shall obtain, keep and maintain any and all insurance that may be required by law or that may be required by any agreement the County has with any other party concerning the Project as contained in Appendix C.

15. Indemnification

TO THE EXTENT ALLOWED BY LAW, THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COUNTY, ITS COMMISSIONERS, OFFICERS, EMPLOYEES, AND AGENTS FROM LIABILITY, LOSSES, EXPENSES, DEMANDS, REASONABLE ATTORNEYS' FEES, AND CLAIMS FOR BODILY INJURY (INCLUDING DEATH) AND PROPERTY DAMAGE TO THE EXTENT CAUSED BY THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT OF THE ENGINEER (INCLUDING THE ENGINEER'S AGENTS, EMPLOYEES, VOLUNTEERS, AND SUBCONSULTANTS/CONSULTANTS UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE ENGINEER EXERCISES CONTROL) IN THE PERFORMANCE OF THE SERVICES DEFINED IN THIS AGREEMENT. THE ENGINEER SHALL ALSO SAVE THE COUNTY HARMLESS FROM AND AGAINST ANY AND ALL EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, IN PROPORTION TO THE ENGINEER'S LIABILITY, THAT MIGHT BE INCURRED BY THE COUNTY, IN LITIGATION OR OTHERWISE RESISTING SUCH CLAIMS OR LIABILITIES.

16. Delivery of Notices, Etc.

a. All routine written notices, invoices, change orders, etc. are to be delivered to the County Engineer J. Ross McCall, P.E., 775 Business US 290 East, Hempstead, TX 77445, or at such other place or places as the County may designate by written notice delivered to the Engineer.

All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 425 FM 1488, Hempstead, TX 77445.

b. All written notices, demands, and other papers or documents to be delivered to the Engineer under this Agreement shall be delivered to Stephanie Anderson, PE, LEED AP, ENV SP, Gradient Group, LLC, 3151 Briarpark Drive, Suite 225 Houston, TX 77042, or at such other place or places as the Engineer may designate by written notice delivered to the County.

17. Reports of Accidents, Etc.

Within 24 hours of Engineer becoming aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of the Engineer), whether or not it results from or involves any action or failure to act by the Engineer or any employee or agent of the Engineer and which arises in any manner from the performance of this Agreement, the Engineer shall send a written report of such accident or other event to the County, setting forth a full and concise statement of the facts known to Engineer pertaining thereto. The Engineer shall also immediately send the County a copy of any summons, subpoena, notice, or other documents served upon the Engineer, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from the Engineer's performance of work under this Agreement.

18. The County's Acts

Anything to be done under this Agreement by the County may be done by such persons, corporations, or firms as the County may designate.

19. Limitations

Notwithstanding anything herein to the contrary, all covenants and obligations of the County under this Agreement shall be deemed to be valid covenants and obligations only to the extent authorized by the Act creating the County and permitted by the laws and the Constitution of the State of Texas.

20. Captions Not a Part Hereof

The captions or subtitles of the several sections and divisions of this Agreement constitute no part of the content hereof but are only labels to assist in locating and reading the provisions hereof.

21. Controlling Law, Venue

This Agreement shall be governed and construed in accordance with the laws of the State of Texas. This Agreement shall be performed entirely in Waller County, Texas and the parties hereto acknowledge that venue is proper in Waller County, Texas, for all disputes arising hereunder and waive the right to sue or be sued elsewhere.

22. Successors and Assigns

The County and the Engineer bind themselves and their successors, executors, administrators and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement.

23. Independent Engineer

Notwithstanding any provision of this Agreement, the Engineer shall at all times act as an independent Engineer, and not as an employee of the County, and the Engineer shall be responsible for the means and methods employed in performing services hereunder.

24. Certificate of Interested Parties (Form 1295)

Texas law requires all parties who enter into any contract with the County that must be approved by Commissioners Court to disclose all Interested Parties. Texas Ethics Commission Form 1295 must be completed in its entirety. If changes to this Form are necessary during this Agreement, the Engineer will notify and send the County an updated and complete version.

25. Additional Statutory Requirements. Certain State Law Requirements for Contracts. For purposes of section 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Engineer hereby verifies that Engineer and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

a. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

b. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. “Boycott Israel” has the meaning provided in section 808.001 of the Texas Government Code.

c. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. “Boycott energy company” has the meaning provided in section 809.001 of the Texas

Government Code.

d. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. “Discriminate against a firearm entity or firearm trade association” has the meaning provided in section 2274.001(3) of the Texas Government Code. “Firearm entity” and “firearm trade association” have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code.

BY ACCEPTANCE OF AGREEMENT, ENGINEER ACKNOWLEDGES THAT THE COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, County and Engineer have caused their respective duly authorized representatives to execute, seal and deliver this Agreement, all as of the day and year first above written.

COUNTY:

WALLER COUNTY

Signed by:
Judge Trey Duhon
Carbon "Trey" J. Duhon III, County Judge

5/29/2025
Date

ENGINEER:

Gradient Group, LLC

DocuSigned by:
Stephanie Anderson
Stephanie Anderson

5/23/2025
Date

ATTEST:

Signed by:
Debbie Hollan
Debbie Hollan, County Clerk

Approved:

Signed by:
J. Ross McCall, P.E., County Engineer

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed $840,458.35 to accomplish and pay the obligation of Waller County in the foregoing matter.

Signed by:
Alan R. Younts
Alan R. Younts, County Auditor

APPENDIX A-1
Scope of Services (Lump Sum)

The project consists of reconstructing approximately 4,500 linear feet of Cochran Road from Old Houston Highway to Brumlow Road. The existing roadway is a 2-lane asphalt road with proposed improvements to include a 2-lane asphalt roadway with widening for turn lanes where needed, incorporating a center turn lane and intersection improvements.

Work not specifically listed below will be provided by others.

1. General

- The Engineer will collect available land plans, existing as-built plans, drainage studies, survey data, and other data pertaining to the design of the project that is publicly available.
- Attend monthly progress meetings with the County, their consultants, and other stakeholders as required to present a status report on design development. (12 months)
- The Engineer shall coordinate with the governing drainage district and water authorities.
- The Engineer shall coordinate with local permitting agencies.
- The Engineer shall coordinate with existing and future development.
- The Engineer shall coordinate with utilities, LIDS, HOAs, and POAs, to analyze impacts and obtain Letters of No Objections (LONOs) or have utilities relocate.
- The Engineer shall perform QA/QC at submittal levels. For each deliverable, the Engineer shall have some evidence of their internal review and mark-up of that deliverable. A milestone submittal is not considered complete unless the associated internal red-line mark-ups are submitted.
- The Engineer shall coordinate subconsultant activity to include quality of and consistency of plans and administration of the invoices and monthly progress reports.
- The Engineer shall develop a detailed project schedule and prepare invoicing and progress reports for each month.
- County projects will follow the Waller County criteria/design manual.

2. Preliminary Engineering

- **SURVEY** – The surveyor will perform a detailed field survey for the detailed design phase. The survey scope will include the following:

  Control and Design Surveys: The surveyor will establish project control as detailed in Chapter 6 of the Design Manual. Elevations will be referenced to the nearest NGS Height Modernization benchmarks. Temporary benchmarks will be set, and the design baseline will be monumented at a maximum 1,000-foot spacing between points. The Design Baseline will be staked at all PCs, PTs, and PIs, and at the beginning, end, and 1,000-foot stations. The surveyor will prepare a survey control map showing all survey control, Temporary Benchmarks, Design Baseline, and all side street construction centerlines.

The surveyor will perform topographic surveys within the existing ROW and 25 feet beyond the existing and proposed ROW as detailed in Chapter 6 of the Design Manual. The total length of survey is 6,257 linear feet, including 5,357 feet along Cochran Road and 100 feet along intersecting roads within the project limits. Roadway cross sections will be taken at intervals of 100 feet. The surveyor will request Right of Entry from adjoining private landowners and provide copies of all correspondence and a tracking report. Structures in clear view and within 100 feet of the existing or proposed ROW will be surveyed. Visible utilities will be surveyed. Buried utilities will be marked and surveyed by the SUE consultant. The surveyor will survey the location of up to 15 geotechnical borings after they are drilled and provide coordinates and elevations in a text file and the topographic survey CAD file. A separate field mobilization will be necessary for this task. Deliverables will be provided as specified in Section 6.1.M. of the Design Manual.

The surveyor will also perform the following services after the work described above is completed in support of efforts by others related to clearing, utility relocation, or other purposes, up to three separate times as needed:

A. Recover, verify, and flag Design Baseline points, survey control points, and benchmarks.
B. Set lathes at 100-foot intervals along ROW tangents and 50-foot intervals along curves.

Right of Way Surveys: The surveyor will survey property corners, perform easement and property ownership research, and prepare a preliminary ROW graphics file showing property ownership along the ROW and the location and widths of the existing ROW. Once ROW needs have been determined and approved by Waller County, the surveyor will prepare a final ROW Map, a table listing each parcel and the parcel number, and a Parcel Map and a Metes-and-Bounds Description for a total of 2 parcels to be acquired for the project. The ROW map and parcel exhibits will be prepared as described in Section 7.3., 7.4. and 7.5. of the Design Manual. The final ROW Map and parcel exhibits will meet the standards and specifications for a TSPS Category 1B, Condition II survey as specified in Section 6.1.L. of the Design Manual. All parcels will be staked in the field. Final deliverables will include KMZ and GIS files.

- **Subsurface Utility Engineer (SUE)** – The Engineer will perform detailed SUE QL A-D for the detailed design phase. The SUE scope will include:

  The scope of subsurface utility designating and/or locating services for this project is described below. Survey services to tie utility crossing marks and/or identifiers placed during the subsurface utility designating and/or locating effort will be provided in this contract.

  A. Quality Level ‘B’ through ‘D’ Utility Information & Designation – The Engineer will provide utility information, up to QL-“B”, along Cochran Rd from US 290 BUS to Brumlow Rd, approximately 1.0 Mi. See attached map in yellow.

  B. Quality Level A Utility Test Hole – The Engineer will excavate by air-vacuum or other minimally invasive methods up to Four (4) test holes on existing utilities along Cochran Rd from US 290 BUS to Brumlow Rd at locations to be determined. This work includes:

- Providing all necessary personnel, equipment, supplies, management and supervision needed for the test hole excavation, backfill and restoration.
- Contacting the appropriate one-call system to request utilities to be marked on-the-ground prior to beginning excavation of test hole.
- Preparing documentation for each test hole attempted. This documentation will include the horizontal and vertical position of the targeted utility or structure, a general description of the target utility, with condition, material and general orientation noted, a generalized description of the material encountered in the test hole, and any other field observations noted during the excavation.
- Based on ASCE Standard 38-22 standards, a 2d CADD file and PDF depicting the subsurface utilities designated, signed and sealed by a professional engineer in the state of Texas.

This work includes:

A. Requesting utility records on all crossing utilities from the Client, public utilities and private utility companies known to provide service within the project area, as well as other sources, in an effort to develop a comprehensive inventory of utility systems likely to be encountered. Record documents may include construction plans, system diagrams, distribution maps, transmission maps, geographic information system data, as well as oral descriptions of the existing systems. The depiction of utilities from records (QL-“C” or “D”) will be based on thorough field and office activities and shall be based on the most reliable indication of position available.
B. Visible surface features and appurtenances of subsurface utilities found within the project site will also be evaluated. Using appropriate surface geophysical methods, The Engineer will search for detectible indications of the location of anticipated subsurface utilities.
C. Marking all locations that can be validated, using paint, flags or other devices.
D. Preparing documentation of the utilities encountered and marked, including their general location, orientation, type & size, if known.
E. Based on ASCE Standard 38-22 standards, a 2d CADD file and PDF depicting the subsurface utilities designated, signed and sealed by a professional engineer in the state of Texas.

This work does not include:

A. Right-of-Entry
B. Permitting
C. Paving coring
D. Traffic control for test holes

The Engineer shall identify potential conflicts and attempt to minimize the potential adverse utility impacts in the preparation of the schematic design. The Engineer shall create and maintain a utility conflict matrix along the project length through the duration of the contract identifying potential known conflicts. The Engineer shall develop and maintain a utility contact list through the duration of the contract.

Deliverables:

A. Utility Conflict Matrix

- **GEOTECHNICAL** - The Engineer will perform geotechnical evaluation for pavement and subgrade preparation the final design phase.

  A. Core/drill and sample a total of 11 geotechnical borings (each boring 500-ft spacing) within the area of the proposed development. The depth and number of borings were determined based on the Waller County Engineering Design Manual. The depth and number of borings are provided on the table below.

Table: Summary of Soil Core/Borings

Design Element	Number of Borings	Approximate Boring Depth (ft)	Approximate Total Footage (ft)
Morrison Road	11	10	110
Total	**11**	**-**	**110**

  B. Obtain both disturbed and undisturbed samples continuously to a depth of 10 feet from the existing ground surface. Since the final grade elevation is not known at this time, sample collection will be based on the existing ground surface rather than the final grade elevation.
  C. Obtain utilities clearance for all the boring locations by calling TX 811.
  D. Provide traffic control, labor, and equipment for the Traffic Control Plan (TCP) while performing field services for the roadway borings in compliance with the regulations of the most recent edition of the "Texas Manual on Uniform Traffic Control Devices" and Waller County Standards, if necessary.
  E. Measure groundwater levels in the borings during drilling and approximately 24 hours after the completion of drilling.
  F. Backfill the borings with soil cutting after drilling. Mark the borings with spray marking/stakes that extend at least 3 feet above the ground surface, tie survey flagging near the top of the stakes, and label the stakes with the boring number. After the completion of our field activities, the client will be notified for surveying of the boring locations.
  G. Perform laboratory tests to classify and determine the engineering properties of the subsurface Soil classifications will be performed in strict accordance with ASTM D 2487. The laboratory program may include the tests described in the Table below.

TABLE: LABORATORY TESTING GENERAL PROCEDURES

Laboratory Test	Applicable ASTM/Standard Procedures
Moisture Content	ASTM D2216
Atterberg Limits	ASTM D4318
Material Finer than No. 200 Sieve	ASTM D1140
Unconfined Compression Strength	ASTM D2166
California Bearing Ratio	ASTM D1883

  Characterize the site subsoil and groundwater conditions and provide the results on the “gINT” boring logs. Perform engineering analyses to develop geotechnical recommendations including final concrete pavement recommendations (which will include pavement layer thickness) including subgrade stabilization requirements.

Conduct a desktop geological fault study, which may include reviewing existing fault maps along the project alignment or at the specific project site that could impact the project design. A detailed fault study (phases 1 through 3) is not included in our scope.

Submit a pdf file of a report following Waller County Engineering Design Manual which presents the results of the geotechnical investigation.

- **ENVIRONMENTAL** – The Engineer shall perform an environmental constraints evaluation and identify any required approvals to proceed to the final design phase.

Desktop Environment Review

The Desktop Environmental Review will be performed for purposes of providing a limited review of conditions at the site and surrounding properties. The client is advised that this Desktop Environmental Review will not satisfy the requirements to qualify for landowner liability protections. The Desktop Environmental Review scope of work includes the following:

- Historical records review
- Regulatory records review
- Summary letter of findings and conclusions

A. Historical Use Information

A review of selected historical sources, where reasonably ascertainable and readily available. will be conducted in an attempt to document obvious past land use of the site and adjoining properties back to 1940 or when the site was initially developed, whichever is earlier. The following selected references, depending on applicability and likely usefulness, will be obtained and reviewed for the site:

- Historical topographic maps
- Aerial photographs (approximate 5 to 10-year intervals)
- City directories (approximate 5 -year intervals)
- Fire (Sanborn) insurance maps

B. Regulatory Records Review

Federal, state, and tribal databases, where applicable and within defined minimum search distances from the nearest property boundary, will be reviewed. A database firm will be subcontracted to access governmental records used in this portion of the assessment. Additional federal, state, and local databases may be reviewed if provided by the database firm. Determining the location of unmapped facilities is beyond the scope of this assessment.

In addition to the database review and if customary practice for the site location, an attempt will be made to review reasonably ascertainable and useful local lists or records such as Brownfield sites, landfill/solid waste disposal sites, registered storage tanks, land records, emergency release reports, and contaminated public wells.

The scope of work proposed herein includes up to two hours of regulatory agency file and/or records review, including client-provided reports and files. If the results of this initial review appear to warrant a more extensive review of applicable regulatory agency files and/or records, a cost estimate will be provided to the client for pre -Approval.

C. Report Preparation

A draft Desktop Environmental Review report will be submitted that presents the results of this assessment, based upon the scope of services and limitations described herein. Client comments will be considered prior to submittal of the final report.

Waters of the United States (WOTUS) Desktop Assessment

This scope item aims to assist the client in maintaining compliance with Section 404 of the Clean Water Act (CWA) and/or Section 10 of the Rivers and Harbors Act. The results may determine the necessary level of United States Army Corps of Engineers (USACE) permitting and/or coordination. To achieve this, the Engineer will perform subtasks including a desktop review and report preparation as described below.

A. Desktop Review

Prior to visiting the site, a comprehensive desktop review will be conducted. This will include locating and examining relevant maps, aerial photographs, historical topographic maps, soil surveys, plant species data, United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) maps, soil surveys data from the Natural Resources Conservation Service (NRCS), Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). Additional pertinent data will also be reviewed to ensure a thorough understanding of site conditions.

This desktop review will aid the Engineer shall preliminarily identifying potential aquatic resources on the site. For larger sites, this process will help pinpoint areas of interest, allowing field efforts to be efficiently conducted. This approach minimizes unnecessary time, effort and costs associated with transecting the entire site. If field-based surveys are required for this project, then a change order may be necessary to account for that effort.

B. Report Preparation

The Engineer shall provide comprehensive reports typically address the applicable framework, describe the assessment, methodology, limitations, and findings, and provide site-specific conclusions and recommendations as appropriate. The WOTUS Delineation report will include a brief description of the project, method s/sampling procedures, and results as required by the USACE.

C. Task-Specific Limitations and Considerations

Wetlands are naturally-evolved and evolving systems. Effects of man -made disturbances, temporal variations (e.g., rainfall, season, drought), and subjective interpretation of data may preclude assessment in conformance with USACE requirements and significantly affect findings, conclusions, and recommendations.

Cultural Resources Desktop Assessment

In Texas, cultural resources are reviewed at the federal level under Section 106 of the National Historic Preservation Act (NHPA) of 1966 (54 United States Code § 300101 et seq.), as amended, and the state Antiquities Code of Texas (ACT; Natural Resources Code, Chapter 191) and associated rules (Texas Administrative Code, Title 13, Chapter 26). The Texas Historical Commission (THC) and applicable federal agencies are responsible for managing cultural resource compliance in Texas.

It is understood that the proposed project will occur on lands owned or controlled by Waller County, a political subdivision of the State; therefore, compliance with the ACT would be required. Additionally, it is understood that no federal nexus (federal funding, permitting, or use of federal land) is anticipated at this time and coordination under Section 106 of the NHPA will not be required. If this information is not accurate, please inform the undersigned as soon as possible so that a revised scope, schedule, and/or budget may be determined, as needed.

The Engineer will prepare a cultural resources desktop assessment that contains information about the presence or probability of cultural resources within a one-mile Search Radius of the project site to assist the client in evaluating and complying with the ACT. This assessment will include the review of the Texas Archeological Sites Atlas restricted -access database, the National Register of Historic Places (NRHP) database, and the Texas Department of Transportation (TxDOT) Houston District PALM datasets, that assess the likelihood for buried precontact archeological sites in certain areas of Texas, as well as sources representing soils and geology mapped within the project site. The Engineer will review additional sources such as USGS topographic maps, aerial imagery, TxDOT online Historic Resources Aggregator, and the Texas Freedom Colonies Project Atlas which represents post- Bellum Black settlements and areas of cultural significance to Black communities. These sources will be consulted to identify previous cultural resources projects, known precontact or historic-period archeological sites, State Antiquities Landmarks, and historic properties listed or eligible for listing in the NRHP within the project site or the one -mile Search Radius. A field visit is not included as part of this task. If field -based surveys are required for this project, then a change order may be necessary to account for that effort.

The Engineer will present the results of these queries in a detailed report prepared with appropriate illustrations and tabulated data summaries. This assessment will include the professional opinion about the need for additional work, if warranted. Upon review and acceptance of the assessment by the client, the Engineer will coordinate this assessment with the appropriate regulatory agencies. By law, the THC, which serves as the State Historic Preservation Office, has 30 days to review and comment.

- Present a schematic roll plot for two alternatives with horizontal and vertical alignments.
- Evaluate ROW requirements for roadway based on preliminary cross sections.
- Perform a review of the utilities along the corridor and provide a utility conflict list which includes correspondence with utility companies to the Program Manager.
- Perform a Drainage Analysis in the preliminary design stage to include the following:
  - Identify the ultimate project outfalls
  - Define drainage boundaries for the project
  - Size crossing using HEC-RAS
  - Provide existing vs proposed flows
  - We have assumed that a separate drainage meeting is not required
- Provide Drainage write up in PER.
- Provide updated construction cost estimate based on the preliminary design.
- Provide Preliminary Engineering Report
- Attend PER meeting at Waller County facility.
- Provide M&Bs for ROW taking after design is finalized at PER meeting.

Deliverable:

- PER Report
  - Design Survey
  - Geotechnical Report
  - SUE Borings
  - Environmental Report
  - Drainage Memo
  - Roll Plot
  - Utility Conflict Table
- AutoCAD File
- KMZ

3. Final Design

- Construction drawings will be prepared on 11”x17” sheets at a 1” = 50’ scale
- Obtain LONOs from utilities or have utilities relocated prior to bidding.
- Obtain final permitting approvals from governing agencies (County & MUD) prior to bidding.
- Prepare project title sheet and index sheet
- Prepare horizontal alignment data
- Prepare typical sections
- Prepare roadway plan and profile sheets to include existing topo
- Prepare Earthwork cross sections (including proposed roadway section) based on survey information. Includes slopes and critical elevations on proposed roadway section.
- Prepare drainage and roadway details.
- Prepare drainage area maps.
- Prepare signing and striping details.
- Prepare traffic control plans.
- Prepare erosion control (SWPPP) details.
- Other Miscellaneous items. Prepare survey control maps, driveway details, intersection layout details, retaining walls.
- Include construction standards.
- Provide updated construction cost estimates based on the final design.
- Prepare the complete package for letting including project manual with general notes, specification list, summary of work, utility adjustment summary, geotechnical report (if applicable) and bid form.

4. Construction/Bid Phase Services

- Provide administrative documents.
- Attend pre-bid meeting
- Respond to questions from bidders.
- Attend preconstruction meeting
- Attend field meetings and make visits to site during construction - 6 months
- Calculate quantities and assist the County engineer in preparing change orders
- Review and approval of shop drawings
- Review and approval of forming details
- Respond to requests for information (RFIs)
- Answer general questions
- Provide record drawings.
- Construction staking not included

Cochran Road

Project Number 23303 (GG# 20500-0001)

Project Manager: Stephanie Anderson, PE

5/12/2025

BASIC SERVICES		**$**	**840,458.35**
PHASE 1	**Preliminary Engineering Report**	**$**	**453,530.35**
	1P - Pre-Design Study	$	187,323.00
	1D - Drainage		$81,024.00
	1S - Survey		$99,848.40
	1U - SUE		$49,660.95
	1G - Geotechnical		$18,759.00
	1E - Environmental		$16,915.00
Phase 2	**Engineering Design Services**	**$**	**290,207.00**
	2P - Design Plans	$	290,207.00
Phase 3	**Construction Phase Services**	**$**	**96,721.00**
	3P - Construction Phase Services		$96,721.00
TOTAL PROJECT COST		**$**	**840,458.35**

FEE SCHEDULE

TASK DESCRIPTION **GRADIENT PRIME**	SENIOR PROJECT MANAGER	SENIOR ENGINEER	DESIGN ENGINEER	EIT	SENIOR CADD TECHNICIAN	CADD TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT		URS UNIT
GENERAL											
DATA COLLECTION		2		8	16			26	NA	NA	NA
PROJECT MEETINGS (12 months)	24	24		12				60	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	8	16		16				40	NA	NA	NA
PROJECT ADMINISTRATION	36	36					24	96	NA	NA	NA
PRELIMINARY ENGINEERING											
FIELD SURVEYING COORDINATION	16	8					4	28	NA	NA	NA
SUE COORDINATION	8	4					2	14	NA	NA	NA
GEOTECH COORDINATION	1	4					1	6	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION COORDINATION	2	2					2	6	NA	NA	NA
PREPARE 2 SCHEMATIC ROLL PLOT & KMZ	8	12	16	24	32	48		140	NA	NA	NA
EVALUATE ROW REQUIREMENTS	8	16		12		4		40	NA	NA	NA
UTILITY COORDINATION	8	16	20	32		8		84	NA	NA	NA
CONSTRUCTION COST ESTIMATES	2	4	8	8	4	8		34	NA	NA	NA
PREPARATION OF PER	8	12	20	16	8	16	4	84	NA	NA	NA
PER MEETING & PRESENTATION	8	12		8	4	8		40	NA	NA	NA
FINAL DESIGN											
TITLE SHEET		1	1	2		2		6	Sheets	1	6
OVERALL LAYOUT w/ HORIZONTAL DATA	1	1	2	8	12	12		36	Sheets	1	36
EXISTING TYPICAL SECTIONS (2 per Sheets)	1	2	2		2	8		15	Sheets	1	15
PROPOSED TYPICAL SECTIONS (2 per Sheets)	2	4	4	4	8	32		54	Sheets	2	27
ROADWAY PLAN & PROFILE SHEETS (50 SCALE)	12	24	32	48	8	80		204	Sheets	10	20
ROADWAY DETAILS		4	8	8	8	32		60	Sheets	2	30
EARTHWORK/DESIGN CROSS SECTIONS (EVERY 50'; 4 per Sheet)	4	16	32	24	32	48		156	Sheets	20	8
CULVERT LAYOUT SHEETS	2	8	32	16	8	16		82	Sheets	4	21
DRAINAGE DETAILS		2	12		4	32		50	Sheets	2	25
DRAINAGE AREA MAPS (50 SCALE DOUBLE BANK)	2	4	6	8	12	16		48	Sheets	2	24
SIGNING AND STRIPING LAYOUTS (50 SCALE DOUBLE BANK)		8	16	32	10	64		130	Sheets	6	22
SIGNING AND STRIPING DETAILS		1	2		2	4		9	Sheets	4	2
TCP LAYOUTS (50 SCALE DOUBLE BANK)	4	16	32	24	30	36		142	Sheets	7	20
TCP DETAILS		1	2		2	6		11	Sheets	5	2
SW3P LAYOUTS (50 SCALE DOUBLE BANK)	2	8	24	28	24	36		122	Sheets	6	20
SW3P DETAILS		1	2		2	4		9	Sheets	2	5
MISCELLENAEOUS DETAILS		4	8		16	24		52	Sheets	2	26
UTILITY COORDINATION- LONOS	8	12	16	8				44	NA	NA	NA
DETAILED CONSTRUCTION COST ESTIMATE	2	4	8	24	4			42	NA	NA	NA
PRODUCE PROJECT MANUAL	1	16	16	8	4			45	NA	NA	NA
HOURS SUB-TOTALS	178	305	321	378	252	544	37	2,015		77	
CONTRACT RATE PER HOUR	$391.00	$357.00	$323.00	$170.00	$170.00	$153.00	$136.00			# OF SHEETS	
TOTAL LABOR COSTS	$69,598.00	$108,885.00	$103,683.00	$64,260.00	$42,840.00	$83,232.00	$5,032.00	$477,530.00			
LABOR SUBTOTAL								**$477,530.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT					
Mileage	1,250	mile	$0.700					$875.00
SUBTOTAL DIRECT EXPENSES								**$875.00**

SUMMARY	
TOTAL LABOR COSTS	$477,530.00
OTHER DIRECT EXPENSES	$875.00
TOTAL	**$478,405.00**

FEE SCHEDULE

TASK DESCRIPTION **GRADIENT PRIME - CA**	SENIOR PROJECT MANAGER	SENIOR ENGINEER	DESIGN ENGINEER	EIT	SENIOR CADD TECHNICIAN	CADD TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT		URS UNIT
CONSTRUCTION PHASE SERVICES											
ADMINSTRATIVE DOCUMENTS	4	4					8	16	NA	NA	NA
ATTEND PRE-BID MEETING	4	4						8	NA	NA	NA
RESPOND TO QUESTIONS	4	8	8					20	NA	NA	NA
PRECONSTRUCTION MEETING	4	4						8	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	12	36	24					72	NA	NA	NA
PREPARATION OF CHANGE ORDERS	2	4	24					30	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	2	12	12	12				38	NA	NA	NA
RESPOND TO RFIS	4	24	24	24				76	NA	NA	NA
ANSWER GENERAL QUESTIONS	2	6	12					20	NA	NA	NA
PROVIDE RECORD DRAWINGS	2	2	2	4	2	4		16	NA	NA	NA
HOURS SUB-TOTALS	40	104	106	40	2	4	8	304		0	
CONTRACT RATE PER HOUR	$391.00	$357.00	$323.00	$170.00	$170.00	$153.00	$136.00			# OF SHEETS	
TOTAL LABOR COSTS	$15,640.00	$37,128.00	$34,238.00	$6,800.00	$340.00	$612.00	$1,088.00	$95,846.00			
LABOR SUBTOTAL								**$95,846.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT					
Mileage	1,250	mile	$0.700					$875.00
SUBTOTAL DIRECT EXPENSES								**$875.00**

SUMMARY	
TOTAL LABOR COSTS	$95,846.00
OTHER DIRECT EXPENSES	$875.00
TOTAL	**$96,721.00**

FEE SCHEDULE

TASK DESCRIPTION **DRAINAGE - GRADIENT**	DEPUTY PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	EIT	CADD OPERATOR	TOTAL LABOR HRS. & COSTS	UNIT	NO. OF UNITS	HOURS PER UNIT
GENERAL									
DATA COLLECTION	1	2		8		11	NA	NA	NA
PRELIMINARY ENGINEERING						0	NA	NA	NA
DRAINAGE ANALYSIS - EXISTING CONDITION	2	4	12	48		66	NA	NA	NA
DRAINAGE ANALYSIS - PROPOSED CONDITION	2	4	12	48		66	NA	NA	NA
SIZE ROADSIDE DITCH & CULVERTS INCLUDING HEC-RAS ANALYSIS	2	4	12	48		66	NA	NA	NA
DRAINAGE REPORT NARRATIVE	1	2	6	24		33	NA	NA	NA
DRAINAGE REPORT FIGURES	2	4	12	48	88	154	NA	NA	NA
HOURS SUB-TOTALS	10	20	54	224	88	396		0	
CONTRACT RATE PER HOUR	$391.00	$357.00	$340.00	$170.00	$153.00			# OF SHEETS	
TOTAL LABOR COSTS	$3,910.00	$7,140.00	$18,360.00	$38,080.00	$13,464.00	$80,954.00			
LABOR SUBTOTAL						**$80,954.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT			
Mileage	100	mile	$0.700			$70.00
SUBTOTAL DIRECT EXPENSES						**$70.00**

SUMMARY	
TOTAL LABOR COSTS	$80,954.00
OTHER DIRECT EXPENSES	$70.00
TOTAL	**$81,024.00**

FEE SCHEDULE

TASK DESCRIPTION **SURVEY - LANDTECH**	PROJECT MANAGER	SURVEYOR RPLS SENIOR	SURVEY TECHNICIAN	CAD TECHNICIAN	TOTAL LABOR HRS. & COSTS	NO OF DWGS	
RIGHT-OF-WAY (ROW) SURVEY							
RIGHT-OF-WAY MAPPING - TRADITIONAL ROW MAP							
PERFORM ABSTRACTING, SURVEY EXISTING PROPERTY AND ROW MONUMENTATION, AND PROVIDE PRELIMINARY ROW SHEETS SHOWING PRELIMINARY DETERMINATION OF PROPERTY OWNERSHIP AND EXISTING ROW WIDTHS.	3	12	50	44	109	N/A	N/A
PREPARE PRELIMINARY ROW MAP SHEETS SHOWING EXISTING AND PROPOSED ROW. AREAS TO BE ACQUIRED SHALL BE SHADED AND LABELED AND MEET WALLER COUNTY ROW MAP REQUIREMENTS.					0	N/A	N/A
PREPARE INDIVIDUAL PARCEL MAPS AND METES-AND-BOUNDS DESCRIPTIONS FOR EACH PARCEL TO BE ACQUIRED. ASSUME 2 PARCELS.	1	4	8	16	29		
PREPARE FINAL ROW MAP SET COMPLIANT WITH TSPS CATEGORY 1B, CONDITION II SPECIFICATIONS. PARCELS TO BE ACQUIRED SHALL BE SHADED AND LABELED AND MAP SHALL MEET WALLER COUNTY ROW MAP REQUIREMENTS. PROVIDE KMZ AND GIS DELIVERABLES.	3	9	15	28	55	N/A	N/A
HOURS SUB-TOTALS	7	25	73	88	193		
CONTRACT RATE PER HOUR	$230.00	$188.00	$130.00	$115.00			
TOTAL LABOR COSTS	$1,610.00	$4,700.00	$9,490.00	$10,120.00	$25,920.00		
% DISTRIBUTION OF STAFFING	3.63%	12.95%	37.82%	45.60%			
SUBTOTAL FC 145					**$25,920.00**		

TASK DESCRIPTION	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	SURVEYOR RPLS JUNIOR	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
DESIGN SURVEY							
REQUEST RIGHT OF ENTRY (ROE) FROM ALL ADJACENT LANDOWNERS. PROIVDE COPIES OF ROE LETTERS AND TRACKING REPORT.		1	4		5	N/A	N/A
ESTABLISH SURVEY CONTROL AT 1000-FOOT INTERVALS USING GPS RTK AND DIGITAL LEVEL LOOP. STAKE PROJECT BASELINE AT ALL PCs, PTs, PIS, AND AT BEGINNING, ENDING, AND 1000-FOOT STATIONS.	1	2	10		13	N/A	N/A
PREPARE SURVEY CONTROL MAP WHICH SHOWS ALL SURVEY CONTROL, TEMPORARY BENCHMARKS, DESIGN BASELINE, AND ALL SIDE STREET CONSTRUCTION CENTERLINES.	2	4		16	22		
PERFORM TOPOGRAPHIC SURVEY OF EXISTING ROADWAY, UTILITIES, DITCHES, FENCES, BRIDGES AND OTHER IMPROVEMENTS WHICH WILL EXTEND 20-FEET BEYOND EXISTING OR PROPOSED ROW. CROSS SECTIONS SHALL BE SURVEYED AT 100-FOOT INTERVALS. INTERSECTING STREETS WILL BE SURVEYED FOR A MINIMUM OF 100-FEET BEYOND PROPOSED PAVEMENT. STRUCTURES IN CLEAR VIEW AND WITHIN 100-FEET OF EXISTING OR PROPOSED ROW WILL BE TIED TO SURVEY. SURVEY STORM AND SANITARY SEWER FACILITIES INCLUDING FLOWLINES WHERE ACCESSIBLE. PROVIDE COPIES OF ALL POINT FILES, FIELD NOTES, AND DATA COLLECTION FILES. PROVIDE COPIES OF ALL POINT FILES, FIELD NOTES, AND DATA COLLECTION FILES.		2	13		15	N/A	N/A
PREPARE CAD MAPPING FILES FOR TOPOGRAPHIC SURVEY MAP AND DIGITAL TERRAIN MODEL.	2	7		48.5	57.5	N/A	N/A
SURVEY 20 GEOTECHNICAL BORINGS (REQUIRES SEPARATE MOBILIZATION)			2		2	N/A	N/A

FEE SCHEDULE

SURVEY SUE LEVEL B MARKINGS PLACED BY SUE TEAM MEMBER AND PROVIDE POINT FILES AND FIELD NOTES (REQUIRES SEPARATE MOBILIZATION)					0	N/A	
RECOVER, REFLAG, AND VERIFY BASELINE POINTS, SURVEY CONTROL POINTS, AND BENCHMARKS. RE-ESTABLISH MISSING POINTS AS NEEDED. THIS PROPOSAL PROVIDES FOR THIS SERVICE TO BE PERFORMED THREE SEPARATE TIMES FOR CLEARING, UTILITY RELOCATION, OR OTHER PURPOSES AS NEEDED.		3	18		21	N/A	N/A
SET LATHES AT 100-FOOT INTERVALS ALONG ALL ROW TANGENTS, AND AT 50-FOOT INTERVALS ALONG ALL ROW CURVES. THIS PROPOSAL PROVIDES FOR THIS SERVICE TO BE PERFORMED THREE SEPARATE TIMES FOR CLEARING, UTILITY RELOCATION, OR OTHER PURPOSES AS NEEDED.		5	27		32	N/A	N/A
OTHER CONSTRUCTION PHASE SERVICES	(WILL BE BASED ON A TIME AND MATERIALS BASIS)				0	N/A	N/A
HOURS SUB-TOTALS	5	24	74	64.5	167.5		
CONTRACT RATE PER HOUR	$230.00	$188.00	$130.00	$115.00			
TOTAL LABOR COSTS	$1,150.00	$4,512.00	$9,620.00	$7,417.50	$22,699.50		
% DISTRIBUTION OF STAFFING	2.99%	14.33%	44.18%	38.51%			
SUBTOTAL FC 160 (150)					$22,699.50		

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	SURVEYOR RPLS JUNIOR	TOTAL MH BY FC	TOTAL COSTS BY FC
RIGHT-OF-WAY SURVEY FC 130 (130)	7	25	73	88	193	$25,920.00
DESIGN SURVEY	5	24	74	65	168	$22,699.50
SUBTOTAL LABOR EXPENSES	12	49	147	153		$48,619.50

FEE SCHEDULE

UNIT COSTS	# OF UNITS	2- Person Survey Crew COST/UNIT	UNIT	TOTAL
FIELD SURVEY - RIGHT-OF-WAY SURVEY	69	$ 200.00	HOUR	$ 13,800.00
FIELD SURVEY - DESIGN SURVEY	177	$ 200.00	HOUR	$ 35,400.00
FIELD SURVEY - ADDITIONAL SERVICES		$ 200.00	HOUR	$ -
SUBTOTAL UNIT COSTS	246			**$ 49,200.00**

OTHER DIRECT EXPENSES	# OF UNITS	COST/UNIT	UNIT	TOTAL
Mileage	2,100	$0.700	mile	$1,470.00
Certified Letter Return Receipt	60	$8.95	each	$537.00
Standard Postage	30	$0.73	each	$21.90
Plat Copies per Page		$5.00	each	$0.00
Deed Copies per page		$1.00	sheet	$0.00
SUBTOTAL DIRECT EXPENSES				**$2,028.90**

SUMMARY	
TOTAL COSTS FOR SUR ONLY	$48,619.50
NON-SALARY (UNIT COSTS) FOR SUR ONLY	$49,200.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUR ONLY	$2,028.90
GRAND TOTAL	**$99,848.40**

COST BY FUNCTION				
	OFFICE	FIELD	ODE	TOTAL
ROW SURVEY	$ 25,920.00	$ 13,800.00	$ 420.00	$ 40,140.00
DESIGN SURVEY	$ 22,699.50	$ 35,400.00	$ 1,608.90	$ 59,708.40
ADD. SERVICES				
TOTAL	$ 48,619.50	$ 49,200.00	$ 2,028.90	$ 99,848.40

FEE SCHEDULE

TASK DESCRIPTION **SUE - TNP**	PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	ENGINEER IN TRAINING I	SENIOR UTILITY COORDINATOR	UTILITIES COORDINATOR					TOTAL LABOR HRS. & COSTS	*Item 33.*	
Utility Coordination													
1. Preliminary Conflict Analysis													
Obtain Design Files, Create Combined Design/SUE CAD Basefiles	2	2		2							6	N/A	N/A
Initial Conflict Analysis	2	3	12	12							29	N/A	N/A
Prepare Initial Utility Conflict Matrix	4	3	12		12						31	N/A	N/A
2. Final Conflict Analysis											0	N/A	N/A
Obtain Design Files, Create Combined Design/SUE CAD Basefiles	2	2		2							6	N/A	N/A
Final Conflict Analysis	3	3	12	12							30	N/A	N/A
Update Utility Conflict Matrix	5	3	9		12						29	N/A	N/A
HOURS SUB-TOTALS	18	16	45	28	24	0					131	#REF!	
CONTRACT RATE PER HOUR	$96.67	$96.67	$63.33	$56.67	$63.33	$56.67							
TOTAL LABOR COSTS	$1,740.06	$1,546.72	$2,849.85	$1,586.76	$1,519.92	$0.00					$9,243.31		
% DISTRIBUTION OF STAFFING	13.74%	12.21%	34.35%	21.37%	18.32%	0.00%							
SUBTOTAL FC 135 (135)											**$9,243.31**		

LABOR SUMMARY BY FUNCTION CODE	PROJECT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT	ENGINEER UTILITIES	UTILITIES COORDINATOR SENIOR	UTILITIES COORDINATOR	UTILITIES FIELD INSPECTOR SENIOR	UTILITIES FIELD INSPECTOR	ENGINEERING SPECIALIST (UTILITY)	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
Utility Coordination	18	16	45	28	24	0	0	0	0	0	131	$9,243.31
SUBTOTAL LABOR EXPENSES	18	16	45	28	24	0	0	0	0	0		$9,243.31

UNIT COSTS	# OF UNITS		COST/UNIT	UNIT						
SUE Mobilization/Demobilization	50		$5.65	mile						$282.50
SUE (Quality Level D)	2,500		$0.75	LF						$1,875.00
SUE (Quality Level C)	7,800		$0.85	LF						$6,630.00
SUE (Quality Level B - Utility Designation)	10,300		$2.00	LF						$20,600.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: 0 to 5 ft	2		$2,400.00	each						$4,800.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 5 to 8 ft	1		$2,600.00	each						$2,600.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 8 to 13 ft	1		$2,900.00	each						$2,900.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 13 to 20 ft			$3,300.00	each						$0.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 20 ft			$175.00	FT						$0.00
One (1) Designating Person with equipment			$55.00	hour						$0.00
Two (2) Designating Person with equipment	8		$73.33	hour						$586.64
Two (2) Person Vacuum Excavation with equipment			$350.00	hour						$0.00
Coring and repairing the pavement includes labor, equipment, and materials			$830.00	each						$0.00
SUBTOTAL UNIT COSTS										**$40,274.14**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT						
Mileage	205		$0.700	mile						$143.50
Traffic Control Services, Arrow Boards and Attenuator trucks - (Includes labor, equipment and fuel)				day						$0.00
SUBTOTAL DIRECT EXPENSES										**$143.50**

SUMMARY	
TOTAL COSTS FOR SUE ONLY	$9,243.31
NON-SALARY (UNIT COSTS) FOR SUE ONLY	$40,274.14
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUE ONLY	$143.50
GRAND TOTAL	$49,660.95

FEE SCHEDULE

TASK DESCRIPTION **GEOTECHNICAL - HTS**	PROJECT MANAGER	SENIOR ENGINEER	ENGINEER PROJECT	ENGINEER DESIGN	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	ENGINEERING TECHNICIAN SENIOR	ENGINEERING TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS		
GEOTECH INVESTIGATION												
Coordinate Soil Bore Locations/Mark/Utility Call-ins				2		1		4		7	N/A	N/A
Field Personnel and Management During Drilling				2		1		4		7	N/A	N/A
Sample Classification, Laboratory Coordination and Boring Log Generation				10		2				12	N/A	N/A
Preliminary Geotechnocal Report			1	10		1				12	N/A	N/A
Final Geotechincal Report			2	10		1				13	N/A	N/A
Prepare Boring Log Sheets, Stamp and Seal			1	6		2				9	N/A	N/A
HOURS SUB-TOTALS	0	0	4	40	0	8	0	8	0	60	#REF!	
CONTRACT RATE PER HOUR	$100.00	$100.00	$176.00	$122.00	$122.00	$75.00	$100.00	$59.00	$100.00			
TOTAL LABOR COSTS	$0.00	$0.00	$704.00	$4,880.00	$0.00	$600.00	$0.00	$472.00	$0.00	$6,656.00		
% DISTRIBUTION OF STAFFING	0.00%	0.00%	6.67%	66.67%	0.00%	13.33%	0.00%	13.33%	0.00%			
SUBTOTAL FC 102 (110)										**$6,656.00**		

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT SENIOR	ENGINEER PROJECT	ENGINEER DESIGN	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	GEOLOGIST JUNIOR	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
GEOTECH INVESTIGATION	0	0	4	40	0	8	0	8	0	60	$6,656.00
SUBTOTAL LABOR EXPENSES	0	0	4	40	0	8	0	8	0		$6,656.00

UNIT COSTS	# OF UNITS	Test Code	COST/UNIT	UNIT					
Unconfined Compressive Strength (Soil)	17	ASTM D2166	$54.00	each					$918.00
Unconfined Compressive Strength (Rock)		ASTM D2938		each					$0.00
Soil Boring/Rock Coring without TCP (< 60 ft.)	110	N/A	$27.00	LF					$2,970.00
Soil Boring/Rock Coring without TCP (> 60 ft.)		N/A		LF					$0.00
Borehole Grouting - Bentonite Chips		N/A		LF					$0.00
Pavement Coring	11	N/A	$180.00	each					$1,980.00
Determining Moisture Content in Soil Materials	17	ASTM D 2216	$12.00	each					$204.00
Determining Atterberg Limits of Soils	17	ASTM D 4318	$76.00	each					$1,292.00
Determining Plastic Soil Limits		Tex-105-E		each					$0.00
Calculating the Plasticity Index of Soils		Tex-106-E		each					$0.00
Particle Size Analysis of Soils		Tex-110-E		each					$0.00
Determining the Amount of Material in Soils Finer than the 75 micrometer (No. 200) Sieve	17	ASTM D 1140	$59.00	each					$1,003.00
Determining Sulfate Content in Soils - Colorimetric Method		Tex-145-E		each					$0.00
California Bearing Ratio with Standward Proctor	2	ASTM D1883	$1,023	each					$2,046.00
SUBTOTAL UNIT COSTS									**$10,413.00**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT					
Mileage				mile					$0.00
Mobilization and Demobilization of Drilling Rig (Trips over 100 miles from office to site)	1		$746.00	LS					$746.00
Traffic Control Services - including signage & cones) - by 2 non certified technicians	2		$472.00	day					$944.00
SUBTOTAL DIRECT EXPENSES									**$1,690.00**

SUMMARY	
TOTAL COSTS FOR GEO ONLY	$6,656.00
NON-SALARY (UNIT COSTS) FOR GEO ONLY	$10,413.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR GEO ONLY	$1,690.00
GRAND TOTAL	**$18,759.00**

FEE SCHEDULE

TASK DESCRIPTION **ENVIRONMENTAL - TERRACON**	PRINCIPAL	SENIOR GEOLOGIST/ SCIENTIST	PROJECT GEOLOGIST/ SCIENTIST	SENIOR STAFF GEOLOGIST/ SCIENTIST	STAFF GEOLOGIST/ SCIENTIST	FIELD GEOLOGIST/ SCIENTIST	CAD/GIS OPERATOR II	CONTRACT ADMIN SPECIALIST	ADMINISTRATIVE ASSISTANT	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION										0	NA	NA	NA
PROJECT MEETINGS										0	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES										0	NA	NA	NA
PROJECT ADMINISTRATION										0	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION										0	NA	NA	NA
PREPARATION OF PER										0	NA	NA	NA
PER MEETING										0	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL										0	NA	NA	NA
										0			
Task 1 - Desktop Environmental Review			4	20			6	2	2	34			
Task 2 - Waters of the U.S. Desktop Review	2	2		26	12		20	2	2	66			
Task 3 - Cultural Desktop Review		4			12				2				
HOURS SUB-TOTALS	2	6	4	46	24	0	26	4	6	118			
CONTRACT RATE PER HOUR	$220.00	$210.00	$180.00	$150.00	$130.00	$110.00	$110.00	$100.00	$90.00			# OF SHEETS	
TOTAL LABOR COSTS	$440.00	$1,260.00	$720.00	$6,900.00	$3,120.00	$0.00	$2,860.00	$400.00	$540.00	$16,240.00			
LABOR SUBTOTAL										**$16,240.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Database/Historical Resources Package (Desktop Environmental Review)	1	each	$ 675.00							$675.00
Mileage		mile	$ 0.75							$0.00
SUBTOTAL DIRECT EXPENSES										**$675.00**

SUMMARY	
TOTAL LABOR COSTS	$16,240.00
OTHER DIRECT EXPENSES	$675.00
TOTAL	**$16,915.00**

APPENDIX A-2
Scope of Services (Hourly)

The work to be performed by the Engineer for additional services shall be approved in writing by the County, or LJA, prior to the Engineer starting any work on the task. Prior to initiating any work, the Engineer shall submit a scope of services and a proposed fee for each requested task for the County's review and approval. Tasks may include, but are not limited to, Construction Phase services or any other services deemed necessary by the County for the project.

Appendix B
Maximum Hourly Rates and Expenses

GRADIENT	
Job Classification	**Maximum Raw Salary Rate**
Senior Project Manager	$115.00
Senior Project Engineer	$105.00
Project Engineer	$110.90
Design Engineer	$95.00
Engineer-In-Training II	$50.00
Engineer-In-Training I	$48.33
Senior CADD Technician	$50.00
CADD Technician	$45.00
Adm/Clerical	$40.00
Surveyor RPLS Senior	$62.00
Survey Technician	$43.00
2-Person Survey Crew	$200.00
2-Person Survey Crew	$245.00
Senior Engineering Technician	$24.00
Engineering Technician	$20.50
Junior Engineering Technician	$18.00
Senior Geologist/Scientist	$60.70
Project Geologist/Scientist	$53.00
Senior Staff Geologist/Scientist	$44.04
Staff Geologist/Scientist	$37.90
Field Geologist/Scientist	$32.85
CAD/GIS Operator II	$34.58
Contract Admin Specialist	$35.36
Senior Utility Coordinator	$63.33
Utilities Coordinator	$56.67

Appendix C
Insurance

Engineer's Insurance Requirements. Throughout the term of this Agreement, Engineer shall carry and maintain in force the insurance described herein.

Commercial General Liability Insurance at least as broad as CG 00 01 (including protective liability coverage on operations of independent Engineers engaged in construction, blanket contractual liability coverage, products liability coverage, and explosion, collapse and underground hazards coverage) for the benefit of Engineer, against claims for personal injury, bodily injury and property damage, with a limit of not less than One Million Dollars ($1,000,000) in the event of personal injury or bodily injury to any number of persons or of damage to property arising out of any one occurrence, and not less than $1,000,000 in the aggregate applicable to this Program.

Workers' compensation insurance covering all employees of Engineer employed in, on or about the Program in order to provide statutory benefits as required by the laws of the State of Texas.

Automobile Liability: $300,000 combined single limit per accident for bodily injury and property damage. County shall be named as Additional Insured for this coverage.

Professional Liability: $1,000,000 aggregate covering Engineer in connection with the services to be provided by Engineer under this Agreement.

Engineer shall, upon County's request, furnish County with appropriate certificates evidencing the insurance required to be maintained by Engineer hereunder.

EVENT SCHEDULE PLANNER 2025

PROJECT/EVENT	WALLER COUNTY SEASONED ADULTS EVENTS
ORGANIZER	PRAIRIE VIEW CHAPTER TOP LADIES OF DISTINCTION, INCORPORATED

To get started right away, just click any placeholder text (such as this) and start typing to replace it with your own.

	STARTING	ENDING
PHASE 1	Date 08/01	Date 08/01
PHASE 2	Date 08/08	Date 08/08
PHASE 3	Date 08/18	Date 08/18
PHASE 4	Date 08/25	Date 08/25
PHASE 5	Date 08/29	Date
PHASE 6	Date 09/08	Date
PHASE 7	Date 09/15	
PHASE 8	Date 09/26	
PHASE 9	Date 10/06	
PHASE 10	Date 10/13	
PHASE 11	Date 11/10	

PROJECT PHASE DATE	STARTING TIME	ENDING TIME
Friday Game Day 08/01/2025	10:30 AM	12:00 PM
Breathing Exercises 08/08/2025	10:00 AM	11:30 AM
Zumba 08/18/2025	10:30 AM	11:30 AM
Yoga 08/25/2025	10:30 AM	11:30 AM
Tone & Stretch	Date TBD	Date TBD
Bingo 08/29/2025	10:30 AM	12:00 PM
Line Dancing 09/08/2025	10:30 AM	12:00 PM
Estate Planning 09/15/2025	10:30 AM	12:00 PM
Movie Watching 09/26/2025	10:30 AM	12:00 PM
Gardening Ideas 10/06/2025	10:30 AM	12:00 PM
First AID/CPR 11/17/2025	10:30 AM	12:00 PM
Computer Classes/Social Media 10/13/2025	10:30 AM	12:00 PM
Nutrition Classes 11/10/2025	10:30 AM	12:00 PM
Theatre Sign Up (van)	TBD	TBD

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
		1	2	3	4	5						1	2						1	2		1	2	3	4	5	6				1	2	3	4							1
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
27	28	29	30	31			24	25	26	27	28			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29

														31																30						
JULY							AUGUST							SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	1	2	3	4	5	6					1	2	3	1	2	3	4	5	6	7			1	2	3	4	5						1	2	1	2	3	4	5	6	7
7	8	9	10	11	12	13	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
14	15	16	17	18	19	20	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
21	22	23	24	25	26	27	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
28	29	30	31				25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30	29	30	31				

STATE OF TEXAS
COUNTY OF WALLER

AMENDMENT AND EXTENSION OF THE AGREEMENT BETWEEN WALLER COUNTY AND DRC EMERGENCY SERVICES, LLC

This Amendment and Extension of the Agreement (Year 3) is entered into and effective as of the date of the last signature affixed hereto ("Effective Date") by and between Waller County, Texas, a political subdivision of the State of Texas ("County"), and DRC Emergency Services, LLC, with its principal place of business at 6702 Broadway Blvd., Galveston, Texas 77554 ("Contractor") (each referred to individually as "Party" and collectively as "Parties").

WHEREAS, County and Contractor are Parties to the original agreement, entered into on May 10, 2023 pursuant to Request for Proposals 23-3-014, and approved by the Waller County Commissioners Court on that day;

WHEREAS, County and Contractor are Parties to a first extension term effective May 10, 2024, and also approved by the Waller County Commissioners Court on April 17, 2024;

WHEREAS, the Agreement is subject to three additional options to renew, each for a one (1) year term; and

WHEREAS, the Parties desire to amend the Agreement and extend the term for an additional one (1) year term beginning on the Effective Date of this Amendment and Extension;

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance of the scope of work and services contained herein, as attached and made a part hereof, the Parties mutually agree that the foregoing is true and correct, and further mutually agree to amend the contract as follows:

SECTION 1. AMENDMENT

1.1 The Parties agree that the Term of the Agreement is hereby extended for a period of one (1) year beginning on May 10, 2025 and ending May 9, 2026, unless terminated earlier under any provisions of the Agreement. Following this Amendment and Extension, the Agreement shall be eligible for two additional one (1) year renewal periods by written amendment and mutual approval of the Waller County Commissioners Court and DRC Emergency Services, LLC.

1.2 The Parties agree that Amendment No. 1 entered into between the Parties on June 17, 2024 does not apply to the extension agreed to herein.

1.3 Except as expressly modified herein, all other terms and conditions of the Agreement and each of the previous Amendments shall remain in full force and effect and continue to bind the Parties. If there is a conflict between this Amendment and Extension and the Agreement and/or any of the previous Amendments, the terms and conditions of this Amendment shall prevail.

WALLER COUNTY

Carbett "Trey" Duhon, III
Waller County Judge

Date: May 28, 2025

CONTRACTOR

Kristy Fuentes
VP, Administration and Compliance

Date: 5/13/25

STATE OF TEXAS
COUNTY OF WALLER

AMENDMENT AND EXTENSION OF THE AGREEMENT BETWEEN WALLER COUNTY AND THOMPSON CONSULTING SERVICES, LLC

This Amendment and Extension of the Agreement (Year 2) is entered into and effective as of the date of the last signature affixed hereto ("Effective Date") by and between Waller County, Texas, a political subdivision of the State of Texas ("County"), and Thompson Consulting Services, LLC, with its principal place of business at 2601 Maitland Center Parkway, Maitland, Florida 32751 ("Contractor") (each referred to individually as "Party" and collectively as "Parties").

WHEREAS, County and Contractor are Parties to the original agreement ("Agreement") entered into pursuant to Request for Proposals 240417-30, approved by the Waller County Commissioners Court on May 29, 2024, and effective on June 3, 2024;

WHEREAS, the Agreement is subject to an option to renew for an additional one (1) year term;

WHEREAS, the Parties desire to amend the Agreement and extend the term for an additional one (1) year term; and

WHEREAS, Contractor requests a price increase for the current renewal term that aligns with changes to the Consumer Price Index for All Urban Consumers ("CPI-U");

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance of the scope of work and services contained herein, as attached and made a part hereof, the Parties mutually agree that the foregoing is true and correct, and further mutually agree to amend the contract as follows:

SECTION 1. AMENDMENT

1.1 The Parties agree that the Term of the Agreement is hereby extended for a period of one (1) year beginning on June 4, 2025 and ending June 3, 2026 ("First Renewal Term"), unless terminated earlier under any provision of the Agreement.

1.2 The Parties agree that the Hourly Rate Schedules for services performed during the First Renewal Term shall be as identified in the column labeled "April 2025" in Tables G-1, G-2, and G-3 in Exhibit A, attached hereto and incorporated herein for all purposes.

1.3 The Parties agree that Amendment No. 1 entered into between the Parties on June 17, 2024 does not apply to the First Renewal Term.

1.4 Except as expressly modified herein, all other terms and conditions of the Agreement and each of the previous Amendments shall remain in full force and effect and continue to bind the Parties. If there is a conflict between this Amendment and Extension and the Agreement and/or any of the previous Amendments, the terms and conditions of this Amendment shall prevail.

WALLER COUNTY

Carbett "Trey" Duhon, III
Waller County Judge

Date: May 28, 2025

CONTRACTOR

Jon Hoyle
President

Date: 3/15/2025

EXHIBIT A

ATTACHMENT I

Series: CPI-U, U.S. City Average, All Items, 1982-84

	June 2024	April 2025
CPI for Current Period	314.175	320.795
Less CPI for Previous Period		314.175
Equals Index Point Change		6.620
Divided by Previous Period CPI		314.175
Equals		0.0211
Result Multiplied by 100		100
Equals Percent Change		2.11

Table G-1: Preparedness and Planning Services

Position	June 2024	April 2025
Emergency Management Consultant	85.00	86.79
Emergency Management Specialist	65.50	66.88
Office/Clerical	47.82	48.83

Table G-2: Debris Program Monitoring Rates

Position	June 2024	April 2025
Project Manager	65.00	66.37
Environmental Specialist	55.00	56.16
Data Manager	55.00	56.16
Field Supervisor	47.50	48.50
Debris Monitor	36.75	37.53

Table G-3: Post Disaster Grant Program Consulting Services

Position	June 2024	April 2025
Program Manager	135.00	137.85
Grant Management Specialist	125.00	127.64
Field Site Inspector	98.00	100.07
Data/Document Manager	85.00	86.79
Project Engineer	150.00	153.17

Lease Pricing PROPOSAL

Presented to Waller County Clerk's Office

By Dylan Alvarado

On 5/13/2025

Contract pricing utilizing Region 4 Bid / Omnia Bid#191104

Negotiated Contract : 072816900

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1.	**C8255H2 (XEROX C8255H2)** - Office Finisher - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV	- Xerox C8155 S/N EHQ234841 Trade-In as of Payment 48	5/31/2025

Monthly Pricing

Item	Lease Minimum Payment	Print Charges Meter	Volume Band	Per Print Rate	Maintenance Plan Features
1. C8255H2	$193.67	1: Black and White Impressions	1 - 20,000 20,001+	Included $0.0061	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	$0.0556	
Total	$193.67	Minimum Payments (Excluding Applicable Taxes)			

All information in this proposal is considered confidential and is for the sole use of Waller County Clerk's Office. If you would like to acquire the solution described in this proposal, we would be happy to offer a Xerox order agreement. Pricing is subject to credit approval and is valid until 6/12/2025.

For any questions, please contact me at (979)260-3377

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Lease Agreement

xerox

Customer: COUNTY OF WALLER

BillTo: COUNTY OF WALLER TREASURER
STE 316
836 AUSTIN ST
HEMPSTEAD, TX 77445-4667

Install: COUNTY OF WALLER CLERK
BUSINESS STE 105
32225 US HWY 90
BROOKSHIRE, TX 77423

State or Local Government Negotiated Contract : 072816900

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1. C8255H2 (XEROX C8255H2)	- Office Finisher - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV Purchase Order Information - Product: AH9323	- Xerox C8155 S/N EHQ234841 Trade-In as of Payment 48	6/9/2025

Monthly Pricing

Item	Lease Minimum Payment	Print Charges Meter	Volume Band	Per Print Rate	Maintenance Plan Features
1. C8255H2	$193.67	1: Black and White Impressions	1 - 20,000 20,001+	Included $0.0061	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	$0.0556	
Total	$193.67	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.

Signer: Carbett Trey J. Dunon III

Phone: (979)826-7711

Signature: _____

Date: May 28, 2025

Thank You for your business!
This Agreement is proudly presented by Xerox and

Dylan Alvarado
(979)260-3377

For information on your Xerox Account, go to
www.xerox.com/AccountManagement

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Lease Agreement

Terms and Conditions

INTRODUCTION:

1. NEGOTIATED CONTRACT. The Products are subject solely to the terms in the Negotiated Contract identified on the face of this Agreement, and, for any option you have selected that is not addressed in the Negotiated Contract, the then-current standard Xerox terms for such option.

GOVERNMENT TERMS:

2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and make all payments required under this Agreement. If your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your expense, to a location designated by Xerox and, when returned, the Equipment will be to in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond those payments due for the current fiscal year (with Xerox retaining all sums paid to date).

SOLUTION/SERVICES:

4. OVERSIZE PRINTS. Each print made on the following Equipment; C8255H2, that is larger than 145 square inches (e.g., 11 x 17 = 187 square inches), but less than or equal to 491 mm in length, will register as two (2) prints on the applicable (B&W/color) meter, and, for that Equipment with extra-long print capability, for any impressions greater than 491 mm will register up to four (4) prints on the applicable (B&W/color) meter.

PRICING PLAN/OFFERING SELECTED:

5. FIXED PRICING. If "Pricing Fixed for Term" is identified in Maintenance Plan Features, the maintenance component of the Minimum Payment and Print Charges will not increase during the initial Term of this Agreement.

GENERAL TERMS & CONDITIONS:

6. REMOTE SERVICES. Certain models of Equipment are supported and serviced using product information that is automatically collected by Xerox or transmitted to or from Xerox by the Equipment connected to your network ("Remote Product Info") via electronic transmission to a secure off-site location ("Remote Transmission"). Remote Transmission also enables Xerox to transmit Releases of Software to you and to remotely diagnose and modify Equipment to repair and correct malfunctions. Examples of Remote Product Info include product registration, meter read, supply level, Equipment configuration and settings, software version, and problem/fault code information. Remote Product Info may be used by Xerox for billing, report generation, supplies replenishment, support services, recommending additional products and services, and product improvement/development purposes. Remote Product Info will be transmitted to and from you in a secure manner mutually agreeable to the parties. Remote Transmission will not allow Xerox to read, view or download the content of any of your documents or other information residing on or passing through the Equipment or your information management systems. You grant the right to Xerox, without charge, to conduct Remote Transmission for the purposes described above. Upon Xerox's request, you will (a) provide contact information for Equipment such as name and address of your contact and IP and physical addresses/locations of Equipment and (b) ensure that any Maintenance Release or Update released by Xerox to provide security patches, releases and/or certificates for the Remote Transmission and/or Software is promptly enabled by Customer upon notification by Xerox or by the Equipment or when otherwise made available on xerox.com. You will enable Remote Transmission via a method mutually agreeable to both parties, and you will provide reasonable assistance to allow Xerox to provide Remote Transmission. Unless Xerox deems Equipment incapable of Remote Transmission, you will ensure that Remote Transmission is maintained at all times Maintenance Services are being performed. If you are unable to maintain Remote Transmission, or if Xerox disables Remote Transmission from any Equipment at your request, or if you disable Remote Transmission from any Equipment, Xerox reserves the right to charge you a per device fee for such affected Equipment due to the increased service visits that will be required in order to (x) obtain such information, (y) provide such transmissions, and (z) provide such Maintenance Services and Consumable Supplies that otherwise would have been provided remotely and/or proactively.

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Lease Pricing PROPOSAL

Presented to Waller County Enviromental

By Dylan Alvarado

On 5/15/2025

Contract pricing utilizing Region 4 Bid / Omnia Bid#191104

Negotiated Contract : 072816900

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1. C8255H2 (XEROX C8255H2)	- Office Finisher - Convenience Stapler - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV	- Xerox C8155 S/N EHQ221764 Trade-In as of Payment 51	5/29/2025

Monthly Pricing

Item	Lease Minimum Payment	Print Charges Meter	Volume Band	Per Print Rate	Maintenance Plan Features
1. C8255H2	$201.49	1: Black and White Impressions	1 - 20,000 20,001+	Included $0.0061	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	$0.0556	
Total	$201.49	Minimum Payments (Excluding Applicable Taxes)			

All information in this proposal is considered confidential and is for the sole use of Waller County Enviromental. If you would like to acquire the solution described in this proposal, we would be happy to offer a Xerox order agreement. Pricing is subject to credit approval and is valid until 6/14/2025.

For any questions, please contact me at (979)260-3377

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Lease Agreement

Customer: COUNTY OF WALLER

BillTo: WALLER COUNTY ENVIROMENTAL
929 5TH ST
HEMPSTEAD, TX 77445-5429

Install: WALLER COUNTY ENVIROMENTAL
929 5TH ST
HEMPSTEAD, TX 77445-5429

State or Local Government Negotiated Contract : 072816900

Solution

Item / Product Description	Agreement Information	Trade Information	Requested Install Date
1. C8255H2 (XEROX C8255H2) - Office Finisher - Convenience Stapler - Customer Ed - Analyst Services	Lease Term: 48 months Purchase Option: FMV Purchase Order Information - Product: BG4857	- Xerox C8155 S/N EHQ221764 Trade-In as of Payment 50	5/30/2025

Monthly Pricing

Item	Lease Minimum Payment	Print Charges Meter	Volume Band	Per Print Rate	Maintenance Plan Features
1. C8255H2	$201.49	1: Black and White Impressions	1 - 20,000 20,001+	Included $0.0061	- Consumable Supplies Included for all prints - Pricing Fixed for Term
		2: Color Impressions	All Prints	$0.0556	
Total	$201.49	Minimum Payments (Excluding Applicable Taxes)			

Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.

Signer: Carbett Trey J. Duhon III

Phone: (979)921-0391

Signature: _____

Date: May 28, 2025

Thank You for your business!
This Agreement is proudly presented by Xerox and

Dylan Alvarado
(979)260-3377

For information on your Xerox Account, go to
www.xerox.com/AccountManagement

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Terms and Conditions

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2. REPRESENTATIONS & WARRANTIES. This provision is applicable to governmental entities only. You represent and warrant, as of the date of this Agreement, that: (1) you are a State or a fully constituted political subdivision or agency of the State in which you are located and are authorized to enter into, and carry out, your obligations under this Agreement and any other documents required to be delivered in connection with this Agreement (collectively, the "Documents"); (2) the Documents have been duly authorized, executed and delivered by you in accordance with all applicable laws, rules, ordinances and regulations (including all applicable laws governing open meetings, public bidding and appropriations required in connection with this Agreement and the acquisition of the Products) and are valid, legal, binding agreements, enforceable in accordance with their terms; (3) the person(s) signing the Documents have the authority to do so, are acting with the full authorization of your governing body and hold the offices indicated below their signatures, each of which are genuine; (4) the Products are essential to the immediate performance of a governmental or proprietary function by you within the scope of your authority and will be used during the Term only by you and only to perform such function; and (5) your payment obligations under this Agreement constitute a current expense and not a debt under applicable state law and no provision of this Agreement constitutes a pledge of your tax or general revenues, and any provision that is so construed by a court of competent jurisdiction is void from the inception of this Agreement.

3. FUNDING. This provision is applicable to governmental entities only. You represent and warrant that all payments due and to become due during your current fiscal year are within the fiscal budget of such year and are included within an unrestricted and unencumbered appropriation currently available for the Products, and it is your intent to use the Products for the entire term of this Agreement and make all payments required under this Agreement. If your legislative body does not appropriate funds for the continuation of this Agreement for any fiscal year after the first fiscal year and has no funds to do so from other sources, this Agreement may be terminated. To effect this termination, you must, at least 30 days prior to the beginning of the fiscal year for which your legislative body does not appropriate funds, notify Xerox in writing that your legislative body failed to appropriate funds. Your notice must be accompanied by payment of all sums then owed through the current fiscal year under this Agreement. You will return the Equipment, at your expense, to a location designated by Xerox and, when returned, the Equipment will be to in good condition and free of all liens and encumbrances. You will then be released from any further payment obligations beyond those payments due for the current fiscal year (with Xerox retaining all sums paid to date).

SOLUTION/SERVICES:

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PRICING PLAN/OFFERING SELECTED:

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FLEET MANAGEMENT

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT ("Amendment") dated this 28th day of May, 2025 is attached to, and made a part of, the MASTER EQUITY LEASE AGREEMENT entered into on the 29th day of November, 2017 ("Agreement") by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and County of Waller, Texas ("Lessee"). This Amendment is made for good and valuable consideration, the receipt of which is hereby acknowledged by the parties.

Section 3(e) of the Master Equity Lease Agreement is amended to read as follows:

Any rental payment or other amount owed by Lessee to Lessor which is not paid within thirty (30) days after its due date will accrue interest in accordance with Section 2251.025 of the Texas Government Code.

Section 5 of the Master Equity Lease Agreement is amended to read as follows:

Lessee agrees to pay all costs, expenses, fees, charges, fines, tickets, penalties and non-exempt taxes (other than federal and state income taxes on the income of Lessor) incurred in connection with the titling, licensing, registration, delivery, purchase, sale, rental, and Lessee's use or operation of the Vehicles. If Lessor, Servicer or any other agent of Lessor incurs any such costs or expenses, Lessee agrees to promptly reimburse Lessor for the same.

Section 12 of the Master Equity Lease Agreement is amended to read as follows:

INDEMNITY: As Lessee is a unit of local government of the State of Texas and is subject to, and must comply with, the applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and Remedies Code, Section 101.001 et. seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by breach of this Agreement. To the extent permitted by Texas law, Lessee agrees to defend and indemnify Lessor, Servicer, any other agent of Lessor and their respective successors and assigns from and against any and all losses, damages, liabilities, suits, claims, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) which Lessor, Servicer, any other agent of Lessor or any of their respective successors or assigns may incur by reason of Lessee's breach or violation of, or failure to observe or perform, any term, provision or covenant of this Agreement, or as a result of any loss, damage, theft or destruction of any Vehicle or related to or arising out of or in connection with the use, operation or condition of any Vehicle. The provisions of this Section 12 shall survive any expiration or termination of this Agreement. Nothing herein shall be deemed to affect the rights, privileges, and immunities of Lessee and the foregoing indemnity provision is not intended to be a waiver of any sovereign immunity afforded to Lessee pursuant to Texas law.

Section 14 of the Master Equity Lease Agreement is amended to add the following paragraphs:

In the event that Lessor fails to perform in a satisfactory manner its obligation under this Agreement or a Schedule hereunder, Lessee may, in addition to any other remedy available at law or equity, provide Lessor with written notice of Lessee's intent to terminate the Schedule or portion of the Schedule directly related to Lessor's breach or non-performance. Such termination shall take effect automatically unless Lessor cures the breach or non-performance within three (3) business days of receipt of Lessee's notice, with no penalties or additional charges incurred by Lessee.

Termination: Lessee reserves the right to cancel this Agreement for any reason at all upon thirty (30) days prior written notice to Lessor. In the event of such termination, Lessor shall be paid all rentals due and owing hereunder up until the actual day of termination in accordance with Section 3(b) and 3(c) of the Master Equity Lease Agreement. Additionally, termination should not affect Lessee's obligation to pay any indemnities under this Agreement.

Section 15, first paragraph of the Master Equity Lease Agreement is amended to read as follows:

Lessor may from time to time assign, pledge or transfer this Agreement and/or any or all of its rights and obligations under this Agreement to any person or entity. Lessor will provide ("advance ") written notification in the event of a non-financial assignment. Lessee agrees, upon notice of any such assignment, pledge or transfer of any amounts due or to become due to Lessor under this Agreement to pay all such amounts to such assignee, pledgee or transferee. Any such assignee, pledgee or transferee of any rights or obligations of Lessor under this Agreement will have all of the rights and obligations that have been assigned to it. Lessee's rights and interest in and to the Vehicles are and will continue at all times to be subject and subordinate in all respects to any assignment, pledge or transfer now or hereafter executed by Lessor with or in favor of any such assignee, pledgee or transferee, provided that Lessee shall have the right of quiet enjoyment of the Vehicles so long as no Event of Default under this Agreement

has occurred and is continuing. Lessee acknowledges and agrees that the rights of any assignee, pledgee or transferee in and to any amounts payable by the Lessee under any provisions of this Agreement shall be absolute and unconditional and shall not be subject to any abatement whatsoever, or to any defense, setoff, counterclaim or recoupment whatsoever, whether by reason of any damage to or loss or destruction of any Vehicle or by reason of any defect in or failure of title of the Lessor or interruption from whatsoever cause in the use, operation or possession of any Vehicle, or by reason of any indebtedness or liability howsoever and whenever arising of the Lessor or any of its affiliates to the Lessee or to any other person or entity, or for any other reason.

Section 17 of the Master Equity Lease Agreement is amended to read as follows:

Subject to the provisions of Section 15, this Agreement will be binding upon Lessee and its heirs, executors, personal representatives, successors and assigns, and will inure to the benefit of Lessor, Servicer, any other agent of Lessor and their respective successors and assigns. This Agreement will be governed by and construed in accordance with the substantive laws of the State of Texas (determined without reference to conflict of law principles). Venue for any disputes under this Agreement shall be within the courts in Waller County, Texas.

Section 19 of the Master Equity Lease Agreement is amended to read as follows:

NON-APPROPRIATION: Lessee's funding of this Agreement shall be on a Fiscal Year basis and is subject to annual appropriations. Lessor acknowledges that Lessee is precluded by the Texas State Constitution and other laws from entering into obligations that financially bind future governing bodies, and that, therefore, nothing in this Agreement shall constitute an obligation of future legislative bodies of the County or State to appropriate funds for purposes of this Agreement. Accordingly, the parties agree that the lease terms within this Agreement or any Schedules relating hereto are contingent upon appropriation of funds by the County or State. The parties further agree that should the County or State fail to appropriate such funds, the Lessor shall be paid all rentals due and owing hereunder up until the actual day of termination. In addition, the parties agree that Lessor may recover the losses incurred by the Lessor for having to sell the vehicles on the open used car market prior to the end of the scheduled term (as determined in Section 3 and Section 14 of this Agreement).

Additional Section 20 is added to the Master Equity Lease Agreement and reads as follows:

No Boycotting Israel. As required by Chapter 2271, Texas Government Code, Lessor hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

LESSOR VERIFICATION REGARDING DISCRIMINATION AGAINST FIREARM ENTITIES OR TRADE ASSOCIATIONS. If applicable, for contracts or purchase orders over $100,000. Pursuant to Chapter 2274, Texas Government Code (enacted by SB 19, 87th Texas Legislature, Regular Session (2021)), Lessor verifies (1) it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) it will not discriminate during the term of this Agreement against a firearm entity or firearm trade association, but does not include an action made for ordinary business purposes.

LESSOR VERIFICATION REGARDING BOYCOTTING ENERGY COMPANIES. If applicable, for contracts or purchase orders over $100,000. Pursuant to Chapter 2274, Texas Government Code (enacted by SB 13, 87th Texas Legislature, Regular Session (2021)), Lessor verifies (1) it does not boycott energy companies and (2) it will not boycott energy companies during the term of this Agreement, but does not include an action made for ordinary business purposes.

Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations Prohibited. Lessor hereby verifies that, as of the date of this Amendment, it is not a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf; https://comptroller.texas.gov/purchasing/docs/iran-list.pdf; or https://comptroller.texas.gov/purchasing/docs/fto-list.pdf. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Texas or federal law and excludes the Lessor and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, if the United States government

has affirmatively declared Lessor to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the day and year first above written.

County of Waller, Texas (Lessee)

By Carbett "Trey" Duhon, III

Title: County Judge

Keith Gurule

Enterprise FM Trust (Lessor)
By: Enterprise Fleet Management, Inc., its attorney in fact

By Keith Gurule

Title: Finance Director

FLEET MANAGEMENT

SERVICE AGREEMENT

This Agreement is entered into as of the 28th day of May 2025, by and between Enterprise Fleet Management, Inc., (EFM or Contractor), a Missouri corporation, and County of Waller, Texas (Company).

WITNESSETH:

Enterprise Fleet Management, Inc. is the "Servicer" as denoted by the MASTER EQUITY LEASE AGREEMENT that is by and between Enterprise FM Trust, a Delaware statutory trust and Waller County, Texas .

Scope of Service: This pricing and services under this contract are in accordance with the contract between Enterprise Fleet Management and Sourcewell for Fleet Management Services Request for Proposal #030122-EFM effective until April 18, 2026.

Permits; Compliance with Laws and Regulations: Contractor shall possess or obtain any applicable permits required by municipal ordinance, county ordinance, or state or federal law for the performance of this Agreement prior to commencing the work contemplated by this Contract. Contractor shall perform its obligations pursuant to this Agreement in accordance with all federal, state, and local statutes, ordinances, laws, regulations, and executive, administrative, and judicial orders applicable to the performance of this Agreement.

Independent Contractor: Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of the County in the performance of the Contract. Contractor shall exercise independent judgment in performing duties under this Contract, and in cooperation with the relevant County department, is solely responsible for setting working hours, scheduling or prioritizing the work flow, and determining how the work is to be performed. No term or provision of this Agreement or act of the Contractor in the performance of this Agreement shall be construed as making Contractor the agent, servant, or employee of the County.

Contractor Insurance Requirements: Contractor shall procure, pay for, and maintain insurance coverage during the term of this Contract, with a company authorized to do business in the State of Texas having an "AM BEST" rating of A- or better, and otherwise acceptable to the County. Contractor agrees to maintain the insurance coverages identified in the Sourcewell Contract.

Additional Insured: Contractor's insurance policies that cover performance under this Agreement shall name the County as an additional insured. Contractor shall provide County with unaltered original insurance certificates endorsed by the underwriter prior to Vehicle delivery.

Right of Review and Audit: County may review any and all of the Goods delivered by Contractor under this Contract. County is granted the right to audit, at County's election, all of Contractor's transactional records and billings relating to the performance of this Agreement as may be reasonably necessary for County to confirm its payment obligations under this Contract. Contractor agrees to retain such records for a minimum of five (5) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Agreement shall be subject to County's rights as may be disclosed by an audit under this section.

No Waiver: No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation

is supported by consideration and is in writing signed by the aggrieved party. The County's failure to require strict performance of any provision of this Agreement does not waive or diminish the County's right thereafter to demand strict compliance with that or any other provision. The County's waiver or failure to exercise in any respect any right provided for in this agreement shall not be deemed a waiver of any further right under this agreement. The County and its employees, officers, and officials do not waive, modify, or alter to any extent any of their defenses, immunities, or remedies.

No Arbitration: A dispute arising under or related to this Agreement shall not be subject to arbitration.

Severability: If any provision of this agreement is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.

Other Expenses: Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the performance contemplated by this Agreement.

Waiver of Subrogation: Contractor and Contractor's insurance carrier waive any and all rights whatsoever with regard to subrogation against Waller County as an indirect party to any suit arising out of personal or property damages resulting from Contractor's, its employees', or subcontractors' performance under this Agreement.

No Third-Party Beneficiaries: This Agreement does not inure to the benefit of any third party, except permitted successor or assigns.

Authority to Sign: Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.

Notices: Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Mailed notices shall be deemed received three (3) business days after the notice is placed in the mail with proper postage paid. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

Indemnity: Enterprise Fleet Management, Inc. ("EFM") agrees to defend and indemnify Waller County, Texas from and against any and all losses, damages, liabilities, suits, claims, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) which Waller County, Texas may incur by reason of EFM's breach or violation of, or failure to observe or perform, any of its obligations as Servicer (EFM in such capacity, "Servicer") for Enterprise FM Trust in connection with the Master Equity Lease Agreement between Waller County, Texas and Enterprise FM Trust dated as of the date hereof, or as a result of any loss, damage, theft or destruction of any Vehicle or related to or arising out of or in connection with the use, operation or condition of any Vehicle, in each case, while the Vehicle was in possession of the Servicer.

Order of Precedence: In the event of conflict between the terms and provisions of the below agreements, the order of precedence shall be as follows:

- Master Equity Lease Agreement and any Amendments Hereto
- Sourcewell Service Agreement
- Service Agreement

enterprise
FLEET MANAGEMENT

No Personal Liability. Nothing in the Agreement is construed as creating any personal liability on the part of any officer, director, employee, or agent of any public body that may be a Party to the Agreement, and the Parties expressly agree that the execution of the Agreement does not create any personal liability on the part of any officer, director, employee, or agent of the Lessee.

No Waiver of Immunity. The Parties agree that no provision of the Agreement extends the Lessee's liability beyond the liability provided in the Texas Constitution and the laws of the State of Texas. Neither the execution of this Agreement nor any other conduct of either Party relating to the Agreement shall be considered a waiver by the Lessee of any right, defense, or immunity under the Texas Constitution or the laws of the State of Texas.

Public Information. The Parties expressly acknowledge that the Agreement is subject to the Texas Public Information Act, TEX. GOV'T CODE ANN. §§ 552.001 et seq., as amended (the "Act"). Lessor agrees that to the extent, if any, that any provision of the Agreement is in conflict with the Act, the same shall be of no force and effect. Therefore, any provisions in the Agreement which provide that any information, including the terms of the Agreement, is confidential are hereby stricken and excluded from the terms of the Agreement. Lessor expressly understands and agrees that the Lessee shall release any and all information necessary to comply with Texas law without the prior written consent of Lessor.

Limitations. THE PARTIES ARE AWARE THERE ARE CONSTITUTIONAL AND STATUTORY LIMITATIONS (LIMITATIONS) ON THE AUTHORITY OF WALLER COUNTY TO ENTER INTO CERTAIN TERMS AND CONDITIONS THAT MAY BE PART OF THIS AGREEMENT, INCLUDING TERMS AND CONDITIONS RELATING TO LIENS ON COUNTY PROPERTY; DISCLAIMERS AND LIMITATIONS OF WARRANTIES; DISCLAIMERS AND LIMITATIONS OF LIABILITY FOR DAMAGES; WAIVERS, DISCLAIMERS AND LIMITATIONS OF LEGAL RIGHTS, REMEDIES, REQUIREMENTS AND PROCESSES; LIMITATIONS OF PERIODS TO BRING LEGAL ACTION; GRANTING CONTROL OF LITIGATION OR SETTLEMENT TO ANOTHER PARTY; LIABILITY FOR ACTS OR OMISSIONS OF THIRD PARTIES; PAYMENT OF ATTORNEYS' FEES; DISPUTE RESOLUTION; INDEMNITIES; AND CONFIDENTIALITY, AND TERMS AND CONDITIONS RELATED TO LIMITATIONS WILL NOT BE BINDING ON COUNTY EXCEPT TO THE EXTENT AUTHORIZED BY THE LAWS AND CONSTITUTION OF THE STATE OF TEXAS.

IN WITNESS WHEREOF, EFM and Waller County, Texas have executed this Service Agreement as of the day and year first above written.

Company: County of Waller, Texas

By: Carbett "Trey" Duhon, III
Title: County Judge

Address: 425 FM 1488
Suite 106
Hempstead, TX 77445

EFM: ENTERPRISE FLEET MANAGEMENT INC.

Keith Jurula

By:
Title: Finance Director

Address: 10401 Centrepark Drive #200
Houston Texas 77043

CERTIFICATION ON INDEBTEDNESS TO COUNTY

Pursuant to Local Government Code 262.0276, and the Order Adopting Contracting Rules for Persons Indebted to County adopted on September 10, 2014, Waller County will not enter into any contract(s) with any person, business, or any other entity that proposes or otherwise seeks to enter into a contract or other transaction with Waller County that is indebted to the County.

Please provide the following information:

Taxpayer Identification Number (TIN): 26-6047810

Waller County Property Accounts: Real Estate N/A Personal Property N/A

Enterprise Fleet Management, Inc hereby certifies that they do not owe a debt to Waller County, Texas.

By signature below, I certify that the above is true, complete, and accurate, and that I am authorized by my company to make this certification.

Enterprise Fleet Management, Inc.
Company Name

May 22, 2025
Date

Keith Jurule
Signature of Authorized Company Official

Finance Director
Printed Name

CERTIFICATE OF INTERESTED PARTIES TEXAS ETHICS COMISSION (FORM 1295)

Texas Government Code §2252.908 requires that a business entity submit a disclosure of interested parties at the time it submits a signed contract to Waller County. This includes new, amended, extended, or renewed contracts that:

(1) Require an action or vote by the Commissioners Court before the contract may be signed;

(2) Have a value of at least $1 million; or

(3) Are for services that would require a person to register as a lobbyist under Texas Government Code Chapter 305.

A Proposer must:

(1) Go to: https://www.ethics.state.tx.us/filinginfo/1295/ and follow the instructions to submit an electronic filing application. If you already have an account then you may log in and proceed with the process.

(2) Complete and print a copy of the form which will contain a unique certification number.

(3) Have an authorized agent sign the printed copy of the form.

(4) Include the completed Form 1295 with your Proposal when it is submitted to Waller County. (Scanning and emailing this form is sufficient for renewals & maintenance of solicitations.)

***If your company is exempt from providing a Certificate of Interested Parties by Texas Government Code §2252.908(c), please complete the following certification:**

By signature below, I certify and verify that Enterprise Fleet Management, Inc is not required by Texas Government Code §2252.908 to provide a Certificate of Interested Parties; that this certification is true, complete, and accurate; and that I am authorized by my company to make this certification.

Company Name	Date
Signature of Authorized Company Official	Printed Name

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Open-End (Equity) Lease Rate Quote

Quote No: 8728414

Item 39.

Prepared For: County of Waller - Environmental
Duhon, Trey

Date 04/08/2025
AE/AM JJK/JJO

Unit #
Year 2025 **Make** RAM **Model** 1500
Series Tradesman 4x4 Crew Cab 144.5 in. WB
Vehicle Order Type Ordered **Term** 60 **State** TX **Customer#** 601644

$ 42,416.00		Capitalized Price of Vehicle [1]
$0.00	*	License and Certain Other Charges 0.0000% **State** TX
$ 158.50	*	Initial License Fee
$ 0.00	*	Registration Fee
$ 435.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Security Deposit
$0.00		Taxes
$ 42,851.00		Total Capitalized Amount (Delivered Price)
$ 599.91		Depreciation Reserve @ 1.4000%
$ 195.75		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) [2]
$ 795.66		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management
$ 80.20		Full Maintenance Program [3] Contract Miles 75,000
		Incl: # Brake Sets (1 set = 1 Axle) 0
$ 80.20		**Additional Services SubTotal**
$ 0.00		Tax 0.0000% **State** TX
$ 875.86		**Total Monthly Rental Including Additional Services**
$ 6,856.40		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

Comp/Coll Deductible 0 / 0
OverMileage Charge $ 0.0864 Per Mile
Tires 0
Loaner Vehicle Not Included

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	2025 Ram 1500
Exterior Color	Bright White Clearcoat
Interior Color	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40
Lic. Plate Type	Regular Exempt - 62A
GVWR	0

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes **PLEASE REFERENCE ENTERPRISE'S SOURCEWELL CONTRACT NUMBER: 030122**

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE County of Waller

BY Carbett "Trey" J. Duhon, III **TITLE** County Judge **DATE** May 28, 2025

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	$ 60.00
Courtesy Delivery Fee	C	$ 375.00
Total Other Charges Billed		$ 0.00
Total Other Charges Capitalized		$ 435.00
Other Charges Total		$ 435.00

VEHICLE INFORMATION:

2025 RAM 1500 Tradesman 4x4 Crew Cab 144.5 in. WB - US

Series ID: DT6L98

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$45,094	$46,875.00
Total Options	$1,327.00	$1,440.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$48,416.00**	**$50,310.00**

SELECTED COLOR:

Exterior: PW7-Bright White Clearcoat

Interior: X8-Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
23A	Quick Order Package 23A Tradesman	NC	NC
ADB	Protection Group	$364.00	$395.00
APA	Monotone Paint	STD	STD
DFT	Transmission: 8-Speed Automatic (850RE)	STD	STD
DMC	3.21 Rear Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle	$456.00	$495.00
ERG	Engine: 3.6L V6 24V VVT eTorque UPG I	STD	STD
JKV	115V Auxiliary Power Outlet	$235.00	$255.00
MDA	Front License Plate Bracket	NC	NC
NAS	50 State Emissions	NC	NC
PW7_01	Bright White Clearcoat	NC	NC
TUM	Tires: 275/65R18 BSW All Season LRR	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBE	Radio: Uconnect 5 W w/8.4" Display	STD	STD
WARANT	FCA 5 yr/100,000 Mile Powertrain Limited Warranty	NC	NC
WBF	Wheels: 18" x 7.5" Steel Painted	STD	STD
X8_02	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat	NC	NC
XEA	Tow Hooks	Included	Included
XEE	Fuel Tank Skid Plate	Included	Included
XEF	Transfer Case Skid Plate	Included	Included
XEU	Front Suspension Skid Plate	Included	Included
XHC	Trailer Brake Control	$272.00	$295.00
XHR	400W Inverter	Included	Included
XJ2	Steering Gear Skid Plate	Included	Included
Z6B	GVWR: 6,900 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Convex Driver Mirror: convex driver and passenger mirror
- Skid Plates: skid plates
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers with black rub strip
- Rear Step Bumper: rear step bumper
- Front Tow Hooks: 2 front tow hooks
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: galvanized steel/aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Grille: black grille

Convenience Features:

- Air Conditioning manual air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls, adaptive
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: proximity key
- Valet Key: valet function
- Remote Engine Start: remote start - keyfob and smart device (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: RAM Connect
- Voice Recorder: voice recorder
- Front Cupholder: front and rear cupholders
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: covered bin instrument-panel storage
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet
- AC Power Outlet: 1 120V AC power outlet

Entertainment Features:

- radio AM/FM/Satellite-prep with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Speakers: 6 speakers
- Internet Access: 4G LTE Wi-Fi Hot Spot internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off reflector LED low/high beam headlamps

Auto-Dimming Headlights: auto high-beam headlights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: ParkSense front and rear parking sensors
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks

Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 2 rear head restraints
Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear full bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: vinyl front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Deluxe Sound Insulation: deluxe sound insulation
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 305-hp, 3.6-liter V-6 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD

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Open-End (Equity) Lease Rate Quote

Quote No: 8776165

Item 39.

Prepared For: County of Waller - Environmental
Duhon, Trey

Date 04/08/2025
AE/AM JJK/JJO

Unit # 292J33
Year 2025 **Make** RAM **Model** 1500
Series Tradesman 4x4 Crew Cab 144.5 in. WB
Vehicle Order Type Ordered **Term** 60 **State** TX **Customer#** 601644

$ 42,416.00		Capitalized Price of Vehicle [1]
$0.00	*	License and Certain Other Charges 0.0000% **State** TX
$ 158.50	*	Initial License Fee
$ 0.00	*	Registration Fee
$ 435.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Security Deposit
$0.00		Taxes
$ 42,851.00		Total Capitalized Amount (Delivered Price)
$ 599.91		Depreciation Reserve @ 1.4000%
$ 201.75		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) [2]
$ 801.66		**Total Monthly Rental Excluding Additional Services**

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Customer Deciding
Exterior Color	Bright White Clearcoat
Interior Color	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40
Lic. Plate Type	Exempt
GVWR	0

Additional Fleet Management

Master Policy Enrollment Fees

$ 0.00	Commercial Automobile Liability Enrollment		
	Liability Limit $0.00		
$ 0.00	Physical Damage Management	Comp/Coll Deductible	0 / 0
$ 80.20	Full Maintenance Program [3] Contract Miles 75,000	OverMileage Charge	$ 0.0864 Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) 0	# Tires 0	Loaner Vehicle Not Included
$ 80.20	**Additional Services SubTotal**		
$ 0.00	Tax 0.0000% **State** TX		
$ 881.86	**Total Monthly Rental Including Additional Services**		
$ 6,856.40	Reduced Book Value at 60 Months		
$ 400.00	Service Charge Due at Lease Termination		

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes **PLEASE REFERENCE ENTERPRISE'S SOURCEWELL CONTRACT NUMBER: 030122**

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE County of Waller

BY Carbett "Trey" J. Duhon, III **TITLE** County Judge **DATE** May 28, 2025

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	$ 60.00
Courtesy Delivery Fee	C	$ 375.00
Total Other Charges Billed		$ 0.00
Total Other Charges Capitalized		$ 435.00
Other Charges Total		$ 435.00

VEHICLE INFORMATION:

2025 RAM 1500 Tradesman 4x4 Crew Cab 144.5 in. WB - US

Series ID: DT6L98

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$45,094	$46,875.00
Total Options	$1,327.00	$1,440.00
Destination Charge	$1,995.00	$1,995.00
Total Price	**$48,416.00**	**$50,310.00**

SELECTED COLOR:

Exterior: PW7-Bright White Clearcoat

Interior: X8-Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
23A	Quick Order Package 23A Tradesman	NC	NC
ADB	Protection Group	$364.00	$395.00
APA	Monotone Paint	STD	STD
DFT	Transmission: 8-Speed Automatic (850RE)	STD	STD
DMC	3.21 Rear Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle	$456.00	$495.00
ERG	Engine: 3.6L V6 24V VVT eTorque UPG I	STD	STD
JKV	115V Auxiliary Power Outlet	$235.00	$255.00
MDA	Front License Plate Bracket	NC	NC
NAS	50 State Emissions	NC	NC
PW7_01	Bright White Clearcoat	NC	NC
TUM	Tires: 275/65R18 BSW All Season LRR	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UBE	Radio: Uconnect 5 W w/8.4" Display	STD	STD
WARANT	FCA 5 yr/100,000 Mile Powertrain Limited Warranty	NC	NC
WBF	Wheels: 18" x 7.5" Steel Painted	STD	STD
X8_02	Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat	NC	NC
XEA	Tow Hooks	Included	Included
XEE	Fuel Tank Skid Plate	Included	Included
XEF	Transfer Case Skid Plate	Included	Included
XEU	Front Suspension Skid Plate	Included	Included
XHC	Trailer Brake Control	$272.00	$295.00
XHR	400W Inverter	Included	Included
XJ2	Steering Gear Skid Plate	Included	Included
Z6B	GVWR: 6,900 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Convex Driver Mirror: convex driver and passenger mirror
- Skid Plates: skid plates
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers with black rub strip
- Rear Step Bumper: rear step bumper
- Front Tow Hooks: 2 front tow hooks
- Front License Plate Bracket: front license plate bracket
- Box Style: regular
- Body Material: galvanized steel/aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Grille: black grille

Convenience Features:

- Air Conditioning manual air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls, adaptive
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: proximity key
- Valet Key: valet function
- Remote Engine Start: remote start - keyfob and smart device (subscription required)
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: RAM Connect
- Voice Recorder: voice recorder
- Front Cupholder: front and rear cupholders
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: covered bin instrument-panel storage
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet
- AC Power Outlet: 1 120V AC power outlet

Entertainment Features:

- radio AM/FM/Satellite-prep with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Speakers: 6 speakers
- Internet Access: 4G LTE Wi-Fi Hot Spot internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off reflector LED low/high beam headlamps

Auto-Dimming Headlights: auto high-beam headlights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltometer: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: ParkSense front and rear parking sensors
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: driver information centre
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks

Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 2 rear head restraints
Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear full bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: vinyl front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Deluxe Sound Insulation: deluxe sound insulation
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 305-hp, 3.6-liter V-6 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD

CERTIFICATE OF INTERESTED PARTIES

FORM 12

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1314070

Date Filed:
05/22/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Waller County
Waller , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Waller County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

030122-EFM
Fleet Management

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Keith Gurule, and my date of birth is April 10th, 1970.

My address is 10401 Centrepark Drive #200 (street), Houston (city) Texas (state) 77043 (zip code), _____ (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County County, State of Texas, on the _____ day of _____ (month), 20_____ (year). May 22nd, 2025

Keith Gurule

Signature of authorized agent of contracting business entity
(Declarant)