



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Tuesday, February 18, 2025 at 9:00 AM
Waller County Joe Kuciemba Annex, Hempstead, Texas

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

Waller County Joe Kuciemba Annex
425 FM 1488
Hempstead, Texas 77445

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

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.
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Treasurer for approval of Monthly Report.
6. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
7. Request by County Auditor to approve official documents and all monthly reports.
8. \$1,800.00 for Invoice #09031 to Post Oak RC&D Area, Inc. from line item 125-411-562300 [County Organizational Dues].

9. Request to approve payment on the following:

\$1,832.00 for Invoice #BXHS34150087 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].

10. \$14,706.00 for Invoice #60092 to Landtech for Pct 2. Survey be paid from line item 125-442-544700 [Repair & Replacement].

11. \$6,632.25 for Invoice #1034 to The Roofing Consultants to be paid from line item 125-442-544700 [Repair and Replace].

12. \$2,000.69 for Invoice #0000046 to King Architectural Consulting Services PLLC to be paid from line item 604-604-545405 [Professional Services].

13. \$550.00 for Invoice #0000058 to Stephens & Flowers Funerals and Cremation from line item # 125-423-540705 [Transport to Morgue].

14. \$1,175.00 for Invoice dated January 27, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

15. \$15,600.00 for Invoice #1457 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

16. \$7,500.00 for Invoice #09045 to Brazos Valley Council of Governments from line item 125-525-546900 [BVCOG].

17. \$3,200.00 for Invoice #993205667 to CIRA from line item 125-411-545001 [Maintenance Contracts].

18. \$15,725.00 for Invoice #4658 to Lone Star Laboratory Group, LLC to be paid from line item 125-445-544400 [Facility Renovations].

19. Request by County Auditor to Approve and/or Ratify Accounts Payable.

20. Request to approve advertisement of a request for bids for commissary services for the Waller County Jail in newspapers of general circulation in Waller County. Funding to be paid from line item 125-401-544100 [Bid Notices and Printing].

21. Spread upon the minutes the Waller County Constable, Precinct 1, 2024 Racial Profiling Report as presented to the Texas Commission on Law Enforcement.

22. Spread upon the minutes the Waller County Sheriff's Office 2024 Racial Profiling Report as presented to the Texas Commission on Law Enforcement.

23. Spread upon the minutes the Waller County Sheriff's Office Federal Forfeiture (Equitable Sharing) Fund 2024 Final Report.

24. Spread upon the minutes the Certificates of Completion for educational training awarded to Carolyn Miedke, County Tax Assessor Collector.

25. 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 April 2, 2025 Replat of West Magnolia Forest Subdivision, Section 1 Lot 51. The revision will be to partition Lot 51 into 3 Lots. These newly configured Lots would consist of Lot 51-A (13.668 acres), Lot 51-B (3.000 acres) and Lot 51-C (3.000 acres). by Danny Rhea Moore, Shelly Lynn, Sharp Lemm, and Gail Holliday.

- [26.](#) Request by County Engineer to place roads in Kingsland Ranch Logistical Park into the developer's one-year maintenance period, effective December 4, 2024.
- [27.](#) Request by County Engineer to approve the Final Replat of Bartlett Road Corner Reserve in Precinct 3.
- [28.](#) Request by County Engineer to approve the Amending of Plat No. 3, for Houston Oaks Section 6 in Precinct 2.
- [29.](#) Request by County Engineer to approve Bluestem Offsite Utility Extension for final acceptance and County road maintenance.

COMMISSIONER, PRECINCT 3

- 30. Discussion by TxDOT on the status of 36A.
- 31. Approve to waive the fee for the Community Center for a Community Prayer hosted by YoungLife and Precinct 3 Commissioner, Kendric Jones on February 25, 2025.

ECONOMIC DEVELOPMENT

- [32.](#) Amend the Tax Abatement Agreement between Waller County, Urban Twinwood, LP, and Q-Trade International Corp. entered into on November 29, 2023, contract ID number 231129-15. Urban Twinwood LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original Tax Abatement Applicant. The property is located in the Twinwood Business Park, and is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. The property was improved pursuant to the Agreement by the construction of an office, manufacturing, and warehouse facility of approximately 85,000 square feet at an estimated cost of approximately \$10,000,000, and the installation of manufacturing and additional personal equipment at an estimated value of \$2,000,000. Urban Twinwood, LP subdivided the property that is subject to the Agreement, and identified in Section 1 of the Agreement as WCAD property ID number 268426. After the subdivision, the property subject to the Agreement was assigned WCAD property ID number 270530, and is also identified by situs address 2434 Discovery Hills Pkwy, Brookshire, Texas 77423. Twinwood Gravity Operating, LLC acquired the property from Urban Twinwood, LP, and is the current owner of the property.

SHERIFF

- [33.](#) Approve authorization to apply and sign all contracts/agreements for a one (1) year contract subscription to the Texas Workforce Commission (TWC) for a data exchange for law enforcement purposes. Annual payment of \$1,500.00 for up to 10 users to be paid from line item 125-516-562323 [Dues and Subscription].

- [34.](#) Approve the Waller County Auditor to conduct the Sheriff's Department annual Chapter 59 Asset Forfeiture/Seizure Audits.

COUNTY ENGINEER

- [35.](#) Approve payment of \$99,846.71 for Invoice #2024452209 to LJA Engineering, Inc. for Professional Services rendered November 30, 2024 through December 31, 2024 (6th Invoice). Funding to be paid from line item 605-605-545405 [Prof. Services].
- [36.](#) Discuss and take action on Cameron Prairie Development Agreement.

GRANT MANAGER

- [37.](#) Approve amended 2025 Waller County Resolution associated with the FY25 SB224 Catalytic Converter Grant Program.
38. Approve amended FY25 SB224 Catalytic Converter Grant Program application.
39. Approve contract with Clean Earth Environmental Solutions, Inc. for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].
40. Approve contract with Liberty Tire Recycling for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].
41. Approve contract with CompuCycle, Inc. for goods and services associated with the County's upcoming Household Hazardous Waste Collection Events. Funding to be paid from line item 326-527-540800 [Professional & Contracts].

TREASURER

- [42.](#) Approve Salary Order amendment 2025.2 effective March 3, 2025.

DIRECTOR OF FACILITIES

- [43.](#) Approve payment of \$7,500.00 for Invoice #50010, \$9,375.00 for Invoice #50128, \$12,401.53 for Invoice #50009, \$12,248.06 for Invoice #50127, \$19,864.68 for Invoice #50186, and \$15,000.00 for Invoice #50187 for total of \$76,569.27 to be paid to LDD Blueline from the following line items:
- \$31,875.00 from line item 125-600-545402 [Professional Services Pct 2 Annex]
- \$44,694.27 from line item 125-600-545403 [Professional Services Pct 3 Annex].
- [44.](#) Approve Architectural Contract for the Sheriff's Office Vehicle Maintenance Garage to be paid from line item 125-401-540900 [Prof Consultant Services].

MISCELLANEOUS

- [45.](#) Approve payment of \$5,445.06 for Invoice #6554, \$1,920.00 for Invoice #6618, \$240.00 for Invoice #6619, \$920.00 for Invoice #6620, \$240.00 for Invoice #6621, \$2,960.00 for

Invoice #6622, \$320.00 for Invoice #6623, \$840.00 for Invoice #6624, and \$1,720.00 for Invoice #6625 for a total cost of \$14,605.06 to Randle Law Office. Funds to be paid from line item 125-411-540300 [Legal].

46. Approve Interlocal Agreement with Harris County for Performance of Postmortem Examinations by Harris County Institute of Forensic Sciences.
47. Approve settlement agreement in the amount of \$390,000.00 related to Cause No. C-269; Waller County, Texas v. Tsakiris Partnerships.
48. Approve payment of \$2,400.00 for Invoice # 24-098 to Southwest Realty Consultants for professional services rendered. Funding to be paid from line item 125-600-581901 [Buildings].
49. 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.
50. 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.

EXECUTIVE SESSION

51. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.
52. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
53. 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.
54. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
55. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071

(Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – FEBRUARY 5, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 5th day of February 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:02 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3 – arrived at 9:07 a.m.
Justin Beckendorff, Commissioner Precinct 4
Stephanie Tompkins, Chief Deputy County Clerk

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 Beckendorff.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Present

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PUBLIC COMMENT

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 – January 23, 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.

Request to approve payment on the following:

5. \$2,592.00 for Invoice dated January 15, 2025 from line item 125-411-562300 [County Organizational Dues].
6. \$2,200 for Invoice dated January 6, 2025 to Singleton & Sons Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
7. \$7,500.00 for Invoice #09225 to Brazos Valley Council of Governments from line item 125-525-546900 [BVCOG].
8. \$1,375.00 for Invoice dated December 9, 2024 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
9. Request by County Auditor to Approve and/or Ratify Accounts Payable.
10. Request by County Engineer to approve the Final Plat of Nettlet Road Street Dedication and Reserves in Grange and accept the Construction Bond in Precinct 4.
11. Request by County Engineer to approve the Final Plat of Grange Section 5 and accept the Construction Bond in Precinct 4.
12. Request by County Engineer to place roads in Twinwood Business Park Phase 4 into the developer's one-year maintenance period, effective November 24, 2024.
13. Request by County Engineer to approve the application to Amend the Major Thoroughfare Plan/Map by Maple Development Group and authorize the Road and Bridge Department to issue a public notice in the Safety Times, for two consecutive weeks, establishing a public hearing during the regular session of Commissioner' Court March 5, 2025. Advertising to be paid from line item 125-401-44100 [Bid Notices and Printing].
14. Request by County Treasurer to approve updates to the take home vehicle schedule.
15. Request to approve Out of State travel and expenses for Judge Trey Duhon to attend the National Association of Regional Council's (NARC) Conference in Washington D.C., February 9th-12th, 2025. Funds to be paid from line item 125-440-563000 [Training & Conference Expense].
16. Request to approve Out of State travel with County vehicle for Detective Rodriguez to attend training in Meridian, Mississippi, March 10th-14th, 2025.
17. Spread upon the minutes a Certificate of Completion for County Clerk Debbie Hollan for the required hours of Continuing Education for 2024 as prescribed in Section 51.605 of the Texas Government Code.
18. ~~Spread upon the minutes the Revised Licensed Software Pricing for Upcoming Renewal of Software as a Service and Professional Services Agreement between Tyler Technologies, Inc. and Waller County dated December 12, 2009 resulting in a price increase to \$207,735.602 for the annual term commencing on March 1, 2025 and continuing through February 28, 2026. Item WITHDRAWN.~~

Motion to approve Consent Agenda with Item #18 withdrawn made by Commissioner Smith, seconded by Commissioner Beckendorff.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Absent

Commissioner Beckendorff – Yes

Commissioner Jones arrived to meeting.

PROCLAMATION

19. Approve Proclamation observing February as Black History Month.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Judge Duhon read Proclamation)

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

DISTRICT ATTORNEY

20. Approve payment of \$21,038.00 for Invoice #467 to Utility Associates Inc. for Evidence Management Software, data storage and related support. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous]

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

SHERIFF

21. Approve Inter-local Cooperation Agreement Between Counties and Cities Associated with the Operation Lone Star for Law Enforcement Services which establishes a joint law enforcement effort between the listed Texas agencies in the agreement which includes Waller County Sheriff's Office. Agreement is for the term of 1 year with automatic renewal and may be terminated within 90 days.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

22. Approve to abandon and vacate Bartlett Road and Right-of-Way (out of the H & TC Railroad Company Survey Section 123, A-202 and W I Williamson Survey, A-396), from Franz Road, North 1,867 feet.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

23. Approve the Infrastructure Development Plan of Gated Rentals Wilson Road RV Park in Precinct 3.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

24. Approve Variance request to the Waller County Subdivision and Development Regulations regarding Section 3.4.8 Flag Lot access length, 1,752' more than 960' allowed by regs, by Lucy Magana in Precinct 3.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

25. Approve preparation of Notice of Intent for MS4 permit application to TCEQ, authorize County Judge to sign related paperwork to submit the Notice of Intent, and pay the application fee to TCEQ.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

26. Approve County Engineer to enter into discussions with BKDD to discuss entering into an interlocal agreement related to compliance with MS4 regulations as required by TCEQ.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Judge Duhon made motion to amend to add “and any applicable sub District” (after BKDD), seconded by Commissioner Beckendorff.

Amendment carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Amended Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

IT DEPARTMENT

27. Approve Renewal Contract and payment of \$38,116.32 for Invoice approved in accordance with the proposed purchase for archival services. Funds to be paid from line item 125-411-542502 [Internet Services].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Judge Duhon moved to amend to change the last six digits to: 542502 (125-411-542502), seconded by Commissioner Jones.

Amendment carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

Amended Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

GRANT MANAGER

28. Approve the FY24 State Criminal Alien Assistance Program (SCAAP) grant award in the amount of \$19,529.00.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

29. Approve the County Grant Manager to submit a FY26 Body-Worn Camera Grant Program application to the Office of the Governor on behalf of Constable, Precinct 4.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

COMMISSIONER, PRECINCT 3

30. Discussion on County Assistance Districts. *No action required.*

AUDITOR

31. Approve advertisement of request for qualifications for external auditing services, advertising fees to be paid from line item 125-401-544100 [Solid Notices and Printing].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

32. Approve the following debt payments due February 15, 2025:

(a) WC General Obligation Bonds, Series 2017 totaling \$528,700.00, payable to Amegy Bank.

(b) WC General Obligation Bonds, Series 2018 totaling \$1,663,378.13, payable to Amegy Bank.

(c) WC Tax Notes, Series 2020 totaling \$11,000.00, payable to JP Morgan Chase.

(d) WC Tax Notes, Series 2022 totaling \$97,793.11, payable to Regions Equipment Finance Corp.

(e) WC Certificates of Obligation, Series 2022 totaling \$179,350.00, payable to Amegy Bank.

(f) WC Certificates of Obligation, Series 2023 totaling \$1,485,500, payable to Amegy Bank.

(g) WC General Obligation Bonds, Series 2024 totaling \$490,955.56, payable to Amegy Bank.

Total of \$5,330,072.80 to be paid from the following budget line items:

\$3,800,000.00 from 510-635-575000 [Principal]

\$1,485,072.94 from 510-635-576000 [Interest].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

DIRECTOR OF FACILITIES

33. Approve Payment of \$1,350,539.87 for Application #27 to SEDALCO, Inc. to be paid from the following line items:

\$33,026.91- 604-604-545045 [Professional Services].

\$1,317,512.96 - 604-604-581000 [Bldg Purch, Const, or Improv].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Commissioner Jones left meeting at 10:20 a.m.

Commissioner Jones returned to meeting at 10:22 a.m.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

34. Approve payment of \$156,013.42 for Invoice #11 to SEDALCO. Funds to be paid from line item 125-600-581620 [Justice Center Modular Building Design Fees].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

35. Approve payment of \$492,781.90 for Invoice #BXHS34151392 to BOXX Modular from line item 241-595-561209 [ARPA Miscellaneous].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

36. Approve Order authorizing Texas Independence Day firework sales.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

37. Approve Agreement between Waller County and Texas and payment of \$35,933.00 from line item 125-411-542254 [Texas Center for Mental Healthcare] as allocated in the 2025 Budget.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

Advanced to Agenda Items #39-4

39. Discuss and take possible action to approve a resolution expressing the County's intent to reimburse itself for certain expenditures.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

40. Annual Review of the following Departments:

Recycling Center

Environmental

Director of Facilities

Fire Marshal

Library

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 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.~~
42. 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.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

EXECUTIVE SESSION

43. ~~Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071. Item WITHDRAWN.~~
44. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
45. ~~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.~~
46. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Returned to Agenda Item #38

38. Discuss and take possible action to approve an order authorizing the issuance of an aggregate amount not to exceed \$95,800,000 of "Waller County, Texas General Obligation Bonds, Series 2025", authorizing the sale thereof; and enacting provisions incident and related to the issuance of said bonds.

Judge Duhon made motion to approve an order authorizing the sale of Waller County, Texas General Obligation Bonds, Series 2025 to: B of A Securities in the amounts and on the terms presented by the County's Financial Advisor, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

Court convened to Executive Session at 11:02 a.m.

Court reconvened from Executive Session at 1:35 p.m.

47. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Meeting was **ADJOURNED** at 1:35 p.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

By: _____
Stephen Tompkins, Chief Deputy Clerk
Waller County Clerk

APPROVED this the 18th day of February 2025.

Carbett "Trey" J. Duhon, III
County Judge



Waller County, TX

CC 02.18.25

Payable Re

Payable Detail by Vendor

Packet: APPKT02694 - 02/28/25 RET INS

Item 4.

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 18425 - AMWINS GROUP BENEFITS									Vendor Total:	22,100.00
Mar 2025	Invoice	3/1/2025	3/1/2025	3/1/2025	3/1/2025	22,100.00	0.00	0.00	0.00	22,100.00
County Portion Mar 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
County Portion Mar 2025	N/A		0.00	0.00	22,100.00	0.00	0.00	0.00		22,100.00
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				22,100.00	100.00%				
Vendor: 07548 - TAC HEBP									Vendor Total:	22,628.21
Mar 2025 County	Invoice	3/1/2025	3/1/2025	3/1/2025	3/1/2025	15,545.40	0.00	0.00	0.00	15,545.40
BCBS Co Portion Ret Prem Mar 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Co Portion Ret Prem Mar 2025	N/A		0.00	0.00	15,545.40	0.00	0.00	0.00		15,545.40
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				15,545.40	100.00%				
Vendor: 07548 - TAC HEBP									Vendor Total:	22,628.21
Mar 2025 Retiree	Invoice	3/1/2025	3/1/2025	3/1/2025	3/1/2025	7,082.81	0.00	0.00	0.00	7,082.81
BCBS Retiree Payment Mar 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Retiree Payment Mar 2025	N/A		0.00	0.00	7,082.81	0.00	0.00	0.00		7,082.81
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
999-203-111200	Medical Insurance				7,082.81	100.00%				

Item 4.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	44,728.21	0.00	0.00	0.00	44,728.21	0.00	44,728.21
Grand Total:		44,728.21	0.00	0.00	0.00	44,728.21	0.00	44,728.21

Account Summary

Account	Name	Amount
125-685-520303	Health Insurance	37,645.40
Total:		37,645.40

Account	Name	Amount
999-203-111200	Medical Insurance	7,082.81
Total:		7,082.81

Monthly Report of Joan Sargent, Waller County Treasurer

JANUARY 2025



THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

Pursuant to LGC 114.026, I, Joan Sargent, Waller County Treasurer do hereby submit The Treasurer's Monthly Report. This report includes, but is not limited to, money received and disbursed, debts due to and owed by the County, and other financial proceedings in the Treasurer's Office. The Treasurer's Books agree with the Auditor's General Ledger and the Bank Statements have been reconciled.

All investments are in compliance with both the Public Funds Investment Act and the Waller County Investment Policy. The investment strategy is passive, which maintains a liquid cash flow and safety of the investment as priorities. As your Treasurer, I keep a watchful eye to ensure that the "return of our principal" takes precedent over the "return on our principal". {GC 2256.023}

Therefore, Joan Sargent, County Treasurer of Waller County, Texas, who being fully sworn, upon oath says that the within and foregoing report is true and correct to the best of her knowledge.

Filing with accompanying vouchers this

18th day of February, 2025

Page 1 General Operating Account Funds report of money received and disbursed

Page 2 Special Funds report of money received and disbursed

Page 3 Investment Portfolio by fund

Page 4 Long Term Debt

Attachment A Unpaid claims

Joan Sargent
Joan Sargent, CIO, CCT
Waller County Treasurer

Commissioners' Court having reviewed the Treasurer's Report as presented, having taken reasonable steps to ensure its accuracy and based upon presentations of the Treasurer's Office approve the report, subject to the county auditor's review and request that it be filed with the official minutes of this meeting. {LGC 114.026(c)}

In addition, the below signatures affirm that the Treasurer's Report complies with statutes as referenced. {LGC 114.026(d)}

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination.
{LGC 114.026(d)} \$96,549,862.22 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Sargent, Waller County Treasurer
JANUARY 2025

Item 5.

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust- ments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	\$6,003.94	\$2.82	\$0.00	\$0.00	\$6,006.76	\$0.00	\$0.00	\$6,006.76
108 Elections	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164,593.48	\$0.00	\$164,593.48
110 Road & Bridge	\$118,037.75	\$1,775,501.43	\$709,885.57	\$0.00	\$1,183,653.61	\$0.00	\$7,042,136.65	\$8,225,790.26
111 Law Library	\$828.33	\$1,282.43	\$559.65	\$0.00	\$1,551.11	\$265,645.56	\$0.00	\$267,196.67
112 Title IV Juv. Justice	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,040.49	\$0.00	\$100,040.49
113 DC Recs. Pres.	\$0.83	\$37.39	\$0.00	\$0.00	\$38.22	\$27,380.50	\$0.00	\$27,418.72
114 County RMPF	\$1,249.51	\$2,328.42	\$0.00	\$0.00	\$3,577.93	\$146,357.24	\$0.00	\$149,935.17
115 CC Recs. Pres.	\$0.00	\$15,751.87	\$0.00	\$0.00	\$15,751.87	\$762,428.46	\$0.00	\$778,180.33
116 CC Preservation	\$0.00	\$258.12	\$0.00	\$0.00	\$258.12	\$36,874.83	\$0.00	\$37,132.95
117 Courthouse Security	\$975.63	\$3,059.03	\$0.00	\$0.00	\$4,034.66	\$258,857.05	\$0.00	\$262,891.71
118 Graffiti	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$969.81	\$0.00	\$969.81
119 JP Technology	\$265.13	\$1,371.07	\$600.00	\$0.00	\$1,036.20	\$76,966.89	\$0.00	\$78,003.09
120 DC/Child Abuse Prev	\$0.00	\$3.40	\$0.00	\$0.00	\$3.40	\$1,760.08	\$0.00	\$1,763.48
121 Family Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,762.52	\$0.00	\$41,762.52
122 Guardianship	\$0.00	\$330.16	\$0.00	\$0.00	\$330.16	\$66,307.37	\$0.00	\$66,637.53
123 Justice Crt. Sec.	\$5.03	\$14.11	\$0.00	\$0.00	\$19.14	\$25,912.75	\$0.00	\$25,931.89
124 CC-Technology	\$0.00	\$24.73	\$0.00	\$0.00	\$24.73	\$8,842.16	\$0.00	\$8,866.89
125 General	\$322,509.34	\$5,241,529.78	\$3,120,571.72	\$287,792.71	\$2,731,260.11	\$25,405,956.86	\$33,284,782.09	\$61,421,999.06
126 DC-Technology	\$0.14	\$0.51	\$0.00	\$0.00	\$0.65	\$4,492.63	\$0.00	\$4,493.28
127 CC-RPD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,300.97	\$0.00	\$38,300.97
128 DC-RPD	\$0.00	\$40.02	\$0.00	\$0.00	\$40.02	\$30,895.29	\$0.00	\$30,935.31
129 DA Pretrial Div. Fee	\$3,634.37	\$4,200.13	\$4,964.19	\$0.00	\$2,870.31	\$96,101.71	\$0.00	\$98,972.02
131 Juv. Case Manager	\$1,671.86	\$10.14	\$0.00	\$0.00	\$1,682.00	\$0.00	\$0.00	\$1,682.00
132 Fire Marshal Fund	\$79,935.74	\$36.91	\$1,416.11	\$0.00	\$78,556.54	\$0.00	\$0.00	\$78,556.54
135 Court Facility	\$60,812.68	\$1,381.62	\$0.00	\$0.00	\$62,194.30	\$0.00	\$0.00	\$62,194.30
137 Justice Crt. Support	\$84,136.47	\$4,204.01	\$0.00	\$0.00	\$88,340.48	\$0.00	\$0.00	\$88,340.48
181 Available School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$757,103.26	\$757,103.26
186 Ogg Trust	\$20,154.01	\$9.48	\$0.00	\$0.00	\$20,163.49	\$0.00	\$0.00	\$20,163.49
191 Narcotic Program	\$10.69	\$0.00	\$0.00	\$0.00	\$10.69	\$0.00	\$0.00	\$10.69
192 Federal Forfeiture	\$0.00	\$37,925.82	\$0.00	\$3,804.89	\$41,730.71	\$92,229.07	\$0.00	\$133,959.78
212 SCAAP-Federal Rev.	\$106,950.73	\$0.00	\$0.00	\$0.00	\$106,950.73	\$0.00	\$0.00	\$106,950.73
228 CJD-VOCA #4254701	-\$25,699.28	\$13,263.80	\$5,594.29	\$0.00	-\$18,029.77	\$0.00	\$0.00	-\$18,029.77
234 STEP CMV-00029	-\$14,195.84	\$710.86	\$1,792.64	\$0.00	-\$15,277.62	\$0.00	\$0.00	-\$15,277.62
235 STEP COMP-00094	-\$17,655.84	\$2,310.21	\$1,682.79	\$0.00	-\$17,028.42	\$0.00	\$0.00	-\$17,028.42
241 ARPA Grant	\$1,633,264.75	\$0.00	\$32,746.83	-\$200,000.00	\$1,400,517.92	\$0.00	\$0.00	\$1,400,517.92
244 LHMPP Grant	-\$89,297.00	\$0.00	\$3,393.00	\$0.00	-\$92,690.00	\$0.00	\$0.00	-\$92,690.00
245 CDBG-MIT Brookshire	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246 CDBG-MIT Prairie View	\$0.00	\$80,474.73	\$80,474.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
247 C4 Radio Grant #5005301	\$0.00	\$0.00	\$60,680.40	\$0.00	-\$60,680.40	\$0.00	\$0.00	-\$60,680.40
307 SAVNS Grant#1446517	-\$4,642.83	\$4,642.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311 Formula Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
318 TJJD-A	\$109,419.31	\$26,071.00	\$20,496.32	\$0.00	\$114,993.99	\$0.00	\$0.00	\$114,993.99
323 BAGP Grant #4824901	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
324 SB22 Grant - DA	\$304,524.12	\$128.64	\$30,897.07	-\$29,257.40	\$244,498.29	\$0.00	\$0.00	\$244,498.29
325 SB22 Grant - SO	\$563,481.21	\$245.96	\$40,304.87	-\$62,595.20	\$460,827.10	\$0.00	\$0.00	\$460,827.10
413 SETH Grant	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00
515 Debt Service	\$0.00	\$822,309.48	\$500.00	\$0.00	\$821,809.48	\$0.00	\$1,238,839.67	\$2,060,649.15
602 Tax Notes, Series 2020	\$927.20	\$0.44	\$0.00	\$0.00	\$927.64	\$0.00	\$0.00	\$927.64
603 Tax Notes, Series 2022	\$659.97	\$0.31	\$0.00	\$0.00	\$660.28	\$0.00	\$0.00	\$660.28
604 Co. Courthouse Project	-\$255.00	\$4,057,028.39	\$4,056,773.39	\$255.00	\$255.00	\$0.00	\$9,120,342.64	\$9,120,597.64
605 Mobility Bond Series 2024	\$0.00	\$91,360.98	\$91,360.98	\$0.00	\$0.00	\$0.00	\$9,476,525.37	\$9,476,525.37
999 Payroll	\$537,635.08	\$2,566,517.73	\$2,570,363.69	\$0.00	\$533,789.12	\$0.00	\$0.00	\$533,789.12
Totals	\$3,855,348.03	\$14,754,368.76	\$10,835,058.24	\$0.00	\$7,774,658.55	\$27,652,675.72	\$60,919,729.68	\$96,347,063.95
Plus Outstanding Checks					\$201,790.69			
Treasurer's Bank Balance					\$7,976,449.24			
PB Statement Balance					\$7,976,449.24			
Reconciled Bank Balance					\$7,976,449.24			

Monthly Report of Joan Sargent, Waller County Treasurer
JANUARY 2025

Item 5.

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,243.86	\$0.00	\$74,243.86
			Bank Statement Balance		\$0.00			
189 Hospital Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,433.18	\$0.00	\$3,433.18
			Bank Statement Balance		\$0.00			
238 GLO Buyout/Acq Grant	\$75.93	\$0.05	\$0.00	\$0.00	\$75.98	\$0.00	\$0.00	\$75.98
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$75.98			
239 GLO Infrastructure Grant	\$785.52	\$0.50	\$0.00	\$0.00	\$786.02	\$0.00	\$0.00	\$786.02
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$786.02			
801 JP1 Report Acct	\$17,546.99	\$42,427.02	\$29,658.52	\$0.00	\$30,315.49	\$0.00	\$0.00	\$30,315.49
			Bank Statement Balance		\$30,315.49			
802 JP2 Report Acct	\$9,897.16	\$27,031.57	\$25,729.14	\$0.00	\$11,199.59	\$0.00	\$0.00	\$11,199.59
			Bank Statement Balance		\$11,199.59			
803 JP3 Report Acct	\$11,056.70	\$13,932.85	\$9,559.97	\$0.00	\$15,429.58	\$0.00	\$0.00	\$15,429.58
			Bank Statement Balance		\$15,429.58			
804 JP4 Report Acct	\$30.82	\$43,387.37	\$29,762.97	\$0.00	\$13,655.22	\$0.00	\$0.00	\$13,655.22
			Bank Statement Balance		\$13,655.22			
805 DC E-Filing	\$359.24	\$8,962.18	\$5,102.34	\$0.00	\$4,219.08	\$0.00	\$0.00	\$4,219.08
			Bank Statement Balance		\$4,219.08			
807 CC Recording Fee	\$24,679.80	\$32,675.65	\$49,292.80	\$0.00	\$8,062.65	\$0.00	\$0.00	\$8,062.65
			Bank Statement Balance		\$8,062.65			
808 CC Credit Card	\$3,344.52	\$9,449.08	\$8,675.52	\$0.00	\$4,118.08	\$0.00	\$0.00	\$4,118.08
			Bank Statement Balance		\$4,118.08			
810 CC E-Filing	\$9,364.29	\$5,971.37	\$6,250.29	\$0.00	\$9,085.37	\$0.00	\$0.00	\$9,085.37
			Bank Statement Balance		\$9,085.37			
811 DC Credit Card	\$340.44	\$10,420.48	\$9,091.94	\$0.00	\$1,668.98	\$0.00	\$0.00	\$1,668.98
			Bank Statement Balance		\$1,668.98			
812 R&B Credit Card	\$32,695.04	\$79,238.86	\$89,974.90	\$0.00	\$21,959.00	\$0.00	\$0.00	\$21,959.00
			Bank Statement Balance		\$21,959.00			
814 FM Credit Card	\$16,027.09	\$7,409.02	\$22,689.94	\$0.00	\$746.17	\$0.00	\$0.00	\$746.17
			Bank Statement Balance		\$746.17			
815 Environmental Cr Card	\$1,483.30	\$8,571.84	\$7,566.22	\$0.00	\$2,488.92	\$0.00	\$0.00	\$2,488.92
			Bank Statement Balance		\$2,488.92			
816 JP1 Efile	\$840.62	\$915.56	\$1,027.62	\$0.00	\$728.56	\$0.00	\$0.00	\$728.56
			Bank Statement Balance		\$728.56			
817 JP2 Efile	\$590.36	\$430.06	\$954.36	\$0.00	\$66.06	\$0.00	\$0.00	\$66.06
			Bank Statement Balance		\$66.06			
818 JP3 Efile	\$135.83	\$3,592.26	\$3,484.83	\$0.00	\$243.26	\$0.00	\$0.00	\$243.26
			Bank Statement Balance		\$243.26			
819 JP4 Efile	\$1.85	\$918.16	\$646.85	\$0.00	\$273.16	\$0.00	\$0.00	\$273.16
			Bank Statement Balance		\$273.16			
820 Treasurer Credit Card	\$1.12	\$4,274.55	\$4,275.61	\$0.00	\$0.06	\$0.00	\$0.00	\$0.06
			Bank Statement Balance		\$0.06			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
JANUARY 2025

Item 5.

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	\$33,156,587.54	4.5419%	\$33,156,587.54	\$0.00	\$128,194.55	\$33,284,782.09
110-R&B	\$7,015,014.24	4.5419%	\$7,015,014.24	\$0.00	\$27,122.41	\$7,042,136.65
515-Debt Service	\$1,234,068.34	4.5419%	\$1,234,068.34	\$0.00	\$4,771.33	\$1,238,839.67
181-Permanent School	\$754,187.33	4.5419%	\$754,187.33	\$0.00	\$2,915.93	\$757,103.26
604-Co Courthouse Project	\$13,127,120.51	4.5419%	\$13,127,120.51	(\$4,057,028.39)	\$50,250.52	\$9,120,342.64
605-Mobility Bond 2024	\$9,531,047.46	4.5419%	\$9,531,047.46	(\$91,360.98)	\$36,838.89	\$9,476,525.37
TEXPOOL INVESTMENTS						
108-Elections	\$163,981.84	4.3919%	\$163,981.84	\$0.00	\$611.64	\$164,593.48
111-Law Library	\$264,658.40	4.3919%	\$264,658.40	\$0.00	\$987.16	\$265,645.56
112-Title IV Juvenile Justice	\$99,668.71	4.3919%	\$99,668.71	\$0.00	\$371.78	\$100,040.49
113-RPF District Clerk	\$27,278.75	4.3919%	\$27,278.75	\$0.00	\$101.75	\$27,380.50
114-County RMPF	\$145,813.33	4.3919%	\$145,813.33	\$0.00	\$543.91	\$146,357.24
115-RPF County Clerk	\$759,595.17	4.3919%	\$759,595.17	\$0.00	\$2,833.29	\$762,428.46
116-CC Preservation	\$36,737.80	4.3919%	\$36,737.80	\$0.00	\$137.03	\$36,874.83
117-Courthouse Security	\$257,895.07	4.3919%	\$257,895.07	\$0.00	\$961.98	\$258,857.05
118-Graffiti	\$966.09	4.3919%	\$966.09	\$0.00	\$3.72	\$969.81
119-JP Technology	\$76,680.84	4.3919%	\$76,680.84	\$0.00	\$286.05	\$76,966.89
120-DC Child Abuse Prev.	\$1,753.56	4.3919%	\$1,753.56	\$0.00	\$6.52	\$1,760.08
121-Family Protect Fee	\$41,607.31	4.3919%	\$41,607.31	\$0.00	\$155.21	\$41,762.52
122-Guardianship	\$66,060.97	4.3919%	\$66,060.97	\$0.00	\$246.40	\$66,307.37
123-Justice Court Security	\$25,816.46	4.3919%	\$25,816.46	\$0.00	\$96.29	\$25,912.75
124-CC Technology	\$8,809.25	4.3919%	\$8,809.25	\$0.00	\$32.91	\$8,842.16
125-General	\$25,311,542.82	4.3919%	\$25,311,542.82	\$0.00	\$94,414.04	\$25,405,956.86
126-DC Technology	\$4,475.88	4.3919%	\$4,475.88	\$0.00	\$16.75	\$4,492.63
127-CC RP Digitizing	\$38,158.62	4.3919%	\$38,158.62	\$0.00	\$142.35	\$38,300.97
128-DC RP Digitizing	\$30,780.48	4.3919%	\$30,780.48	\$0.00	\$114.81	\$30,895.29
129-DA Pretrial Diversion	\$95,744.62	4.3919%	\$95,744.62	\$0.00	\$357.09	\$96,101.71
188-Dismuke	\$73,967.92	4.3919%	\$73,967.92	\$0.00	\$275.94	\$74,243.86
189-Hospital	\$3,420.42	4.3919%	\$3,420.42	\$0.00	\$12.76	\$3,433.18
192-Federal Forfeiture	\$91,886.31	4.3919%	\$91,886.31	\$0.00	\$342.76	\$92,229.07
TOTALS	\$92,445,326.04		\$92,445,326.04	(\$4,148,389.37)	\$353,145.77	\$88,650,082.44

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH 4.21%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: \$88,650,082.44
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: \$103,900,320.27
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS
Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

Year	Principal	Interest
2024	\$0.00	\$0.00
2025	\$0.00	\$0.00
2026	\$0.00	\$0.00
2027	\$0.00	\$0.00
2028	\$0.00	\$0.00
2029-2033	\$0.00	\$0.00
2034-2038	\$0.00	\$0.00
2039-2043	\$0.00	\$0.00
	<u>\$0.00</u>	<u>\$0.00</u>

Total Bonds

Year	Principal	Interest
2024	\$4,085,000.00	\$2,679,200.76
2025	\$4,235,000.00	\$2,534,241.01
2026	\$4,390,000.00	\$2,375,519.76
2027	\$4,560,000.00	\$2,209,879.01
2028	\$4,035,000.00	\$2,036,175.01
2029-2033	\$18,310,000.00	\$7,907,912.55
2034-2038	\$21,020,000.00	\$4,174,646.60
2039-2043	\$10,630,000.00	\$1,100,575.00
	<u>\$71,265,000.00</u>	<u>\$25,018,149.70</u>

Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
QUILL CORPORATION	04/18/23	3675	\$ 132.06
SPARKLIGHT	07/05/23	5416	\$ (322.29)
VERIZON	07/10/23	5541	\$ (13.48)
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	\$ 323.77
VERIZON	08/15/23	6470	\$ (37.99)
VERIZON	09/11/23	7137	\$ (37.99)
RICOH USA, INC.	09/26/23	7478	\$ 260.24
VERIZON	10/11/23	7780	\$ (37.99)
ENTEC PEST MANAGEMENT INC	10/30/23	8234	\$ 250.00
VERIZON	11/27/23	8775	\$ (37.99)
VERIZON	12/14/23	9365	\$ 37.99
NAPA AUTO PARTS	01/11/24	9982	\$ 170.88
VERIZON	01/12/24	10032	\$ (37.99)
HOMETOWN HARDWARE	01/22/24	10186	\$ 202.32
NAPA AUTO PARTS	01/26/24	10292	\$ 20.34
VERIZON	02/13/24	10884	\$ (37.99)
BECKENDORFF, JUSTIN	03/07/24	11503	\$ 203.05
VERIZON	03/20/24	11816	\$ (37.99)
KING RANCH AG & TURF	04/11/24	12554	\$ (16.00)
VERIZON	04/22/24	12761	\$ (37.99)
LIMITED SALES, EXCISE, AND USE TAX	04/29/24	12916	\$ 196.40
AT&T-CWO	07/12/24	14793	\$ 47,228.98
DR. ADEEB ASSOCIATED	09/25/24	16965	\$ 181.31
LOW VOLTAGE SECURITY SOLUTIONS LLC	10/08/24	17232	\$ 600.00
LOW VOLTAGE SECURITY SOLUTIONS LLC	10/08/24	17233	\$ 600.00
LOW VOLTAGE SECURITY SOLUTIONS LLC	10/08/24	17234	\$ 600.00
LOW VOLTAGE SECURITY SOLUTIONS LLC	10/08/24	17235	\$ 600.00
MUSTANG CAT	10/10/24	17440	\$ (36.40)
DIRECT ENERGY BUSINESS, LLC	10/17/24	17540	\$ 34.53
OTIS ELEVATOR COMPANY	10/18/24	17585	\$ 1,993.64
ENTEC PEST MANAGEMENT, INC.	10/22/24	17732	\$ 115.00
WALLER COUNTY APPRAISAL DISTRICT	10/22/24	17766	\$ 9,215.70
WALLER COUNTY TAX OFFICE	10/29/24	17900	\$ 67.50
MATAGORDA CONSTRUCTION	10/30/24	17913	\$ 174,935.11
TYLER TECHNOLOGIES	11/05/24	18093	\$ 10,051.00
HOUSTON AREA POLICE CHIEFS ASSOCIATION	11/18/24	18477	\$ 60.00
SHARPE, DOMINIQUE	11/21/24	18564	\$ 715.64
CARRINGTON, PATRICE	12/02/24	18727	\$ 300.00
CARRINGTON, PATRICE	12/02/24	18728	\$ 300.00
DELL MARKETING L.P	12/03/24	18802	\$ 1,901.91
TELOMACK CABLING SOLUTIONS	12/04/24	18892	\$ 835.00
TELOMACK CABLING SOLUTIONS	12/04/24	18893	\$ 1,312.50
TAC SECURITY	12/05/24	18902	\$ 275.00
TAC SECURITY	12/05/24	18903	\$ 1,080.00
QUADIENT, INC.	12/12/24	19090	\$ 511.59
SCHMIDT FUNERAL HOME	12/12/24	19098	\$ 1,375.00
ODP BUSINESS SOLUTIONS, LLC	12/13/24	19146	\$ 134.32
ODP BUSINESS SOLUTIONS, LLC	12/13/24	19151	\$ 13.51
VERIZON	12/13/24	19155	\$ 989.81
ON SITE DECALS, LLC	12/13/24	19170	\$ 870.00
ON SITE DECALS, LLC	12/13/24	19171	\$ 870.00
THE HOME DEPOT	12/13/24	19187	\$ 3,580.35
VERIZON	12/13/24	19188	\$ 648.11
LOWE'S	12/13/24	19192	\$ 266.84
GUINN & ASSOCIATES, PLLC	12/16/24	19206	\$ 1,420.00
INNOVATIVE COMMUNICATION SYSTEMS	12/16/24	19218	\$ 365.00
OFFICEMAKERS, INC.	12/16/24	19222	\$ 1,721.28
HART INTERCIVIC, INC.	12/16/24	19245	\$ 725.00
HART INTERCIVIC, INC.	12/16/24	19246	\$ 5,325.00
HART INTERCIVIC, INC.	12/16/24	19247	\$ 100.00
HART INTERCIVIC, INC.	12/16/24	19248	\$ 7,539.67
HART INTERCIVIC, INC.	12/16/24	19249	\$ 270.00
HART INTERCIVIC, INC.	12/16/24	19250	\$ 11,713.38
HART INTERCIVIC, INC.	12/16/24	19251	\$ 725.00
MAGNOLIA FUNERAL HOME, INC	12/16/24	19271	\$ 1,295.00
UNION PACIFIC RAILROAD COMPANY	12/17/24	19278	\$ 360.20
LDD BLUELINE	12/18/24	19282	\$ 7,500.00
LDD BLUELINE	12/18/24	19283	\$ 12,401.53
RAVEN MECHANICAL, LP	12/18/24	19286	\$ 1,779.50
ODP BUSINESS SOLUTIONS, LLC	12/18/24	19290	\$ 21.50
ODP BUSINESS SOLUTIONS, LLC	12/18/24	19291	\$ 44.70
ODP BUSINESS SOLUTIONS, LLC	12/18/24	19292	\$ 50.87
ODP BUSINESS SOLUTIONS, LLC	12/18/24	19293	\$ 38.86
ODP BUSINESS SOLUTIONS, LLC	12/18/24	19304	\$ 352.32

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Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TELOMACK CABLING SOLUTIONS	12/19/24	19332	\$ 686.50
ELECTION SOURCE	12/19/24	19354	\$ 64.98
HOMETOWN HARDWARE	12/26/24	19375	\$ 87.96
HOMETOWN HARDWARE	12/26/24	19376	\$ 27.98
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19421	\$ 36.69
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19422	\$ 17.51
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19426	\$ 1,218.85
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19427	\$ 286.11
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19428	\$ 146.11
ODP BUSINESS SOLUTIONS, LLC	12/26/24	19430	\$ 85.24
HOMETOWN HARDWARE	12/26/24	19443	\$ 101.56
HOMETOWN HARDWARE	12/26/24	19444	\$ 111.96
CANON FINANCIAL SERVICES, INC.	12/26/24	19448	\$ 461.91
ENTEC PEST MANAGEMENT, INC.	12/26/24	19460	\$ 425.00
BROWN, ERINN	12/26/24	19465	\$ 885.00
BROWN, ERINN	12/26/24	19466	\$ 1,080.00
HOMETOWN HARDWARE	12/27/24	19482	\$ 419.99
HOMETOWN HARDWARE	12/27/24	19491	\$ 112.44
HOMETOWN HARDWARE	12/27/24	19492	\$ 144.94
GUIDRY, TROY	12/27/24	19507	\$ 112.00
UNITED AG & TURF	12/30/24	19518	\$ 76.56
UNITED AG & TURF	12/30/24	19519	\$ 367.72
UNITED AG & TURF	12/30/24	19520	\$ 1,482.26
MUSTANG CAT	12/30/24	19535	\$ 5,109.89
SKELTON BUSINESS EQUIPMENT	01/02/25	19547	\$ 234.00
INDOFF LLC	01/02/25	19551	\$ 1,612.28
VISIONALITY	01/02/25	19559	\$ 45,629.23
XEROX CORPORATION	01/02/25	19571	\$ 276.13
XEROX CORPORATION	01/02/25	19572	\$ 257.51
XEROX CORPORATION	01/02/25	19573	\$ 205.59
ENTEC PEST MANAGEMENT, INC.	01/02/25	19576	\$ 125.00
HOMETOWN HARDWARE	01/02/25	19577	\$ 367.66
TAC SECURITY	01/02/25	19579	\$ 540.00
TAC SECURITY	01/02/25	19580	\$ 177.50
TAC SECURITY	01/02/25	19581	\$ 1,875.00
TAC SECURITY	01/02/25	19582	\$ 580.00
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19596	\$ (379.99)
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19604	\$ 299.99
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19605	\$ 469.99
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19609	\$ 25.99
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19610	\$ 1,081.98
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19611	\$ 145.78
ODP BUSINESS SOLUTIONS, LLC	01/02/25	19612	\$ 132.99
ENTEC PEST MANAGEMENT, INC.	01/03/25	19639	\$ 190.00
RICOH USA, INC.	01/03/25	19643	\$ 269.10
HOMETOWN HARDWARE	01/03/25	19644	\$ 101.97
ENTEC PEST MANAGEMENT, INC.	01/03/25	19645	\$ 90.00
ENTEC PEST MANAGEMENT, INC.	01/03/25	19646	\$ 175.00
ENTEC PEST MANAGEMENT, INC.	01/03/25	19647	\$ 75.00
ENTEC PEST MANAGEMENT, INC.	01/03/25	19648	\$ 125.00
ENTEC PEST MANAGEMENT, INC.	01/03/25	19649	\$ 285.00
ODP BUSINESS SOLUTIONS, LLC	01/03/25	19650	\$ 897.58
MAGNOLIA FUNERAL HOME, INC.	01/03/25	19658	\$ 1,295.00
STEPHENS & FLOWERS FUNERALS AND CREMATIONS	01/03/25	19659	\$ 550.00
STEPHENS & FLOWERS FUNERALS AND CREMATIONS	01/03/25	19660	\$ 700.00
HOMETOWN HARDWARE	01/03/25	19665	\$ 98.95
FORT BEND MEDICAL EXAMINER	01/03/25	19666	\$ 2,600.00
THE RANDLE LAW OFFICE L.T.D., LLP	01/03/25	19667	\$ 5,445.06
LJA ENGINEERING	01/06/25	19674	\$ 96,084.71
XEROX CORPORATION	01/06/25	19686	\$ 236.58
XEROX CORPORATION	01/06/25	19692	\$ 224.82
XEROX CORPORATION	01/06/25	19693	\$ 298.95
BECKENDORFF, JUSTIN	01/06/25	19695	\$ 52.34
CLAY'S MORTUARY & CREMATIONS	01/08/25	19717	\$ 500.00
CONCORD MEDICAL GROUP	01/08/25	19733	\$ 81.24
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19739	\$ 765.23
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19740	\$ 58.18
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19741	\$ 84.97
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19742	\$ 72.35
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19743	\$ 1,653.85
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19744	\$ 60.76
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19745	\$ 125.99
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19746	\$ 130.17
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19747	\$ 589.98

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Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19748	\$ 64.18
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19749	\$ 482.64
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19750	\$ 306.52
ODP BUSINESS SOLUTIONS, LLC	01/08/25	19751	\$ 316.86
GREAT SOUTHERN STABILIZED, LLC	01/09/25	19772	\$ 1,058.05
GREAT SOUTHERN STABILIZED, LLC	01/09/25	19773	\$ 1,095.34
XEROX CORPORATION	01/09/25	19776	\$ 168.36
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/14/25	19776	\$ 135.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/14/25	19777	\$ 85.00
SINGLETON & SONS FUNERAL HOME, INC.	01/09/25	19783	\$ 2,200.00
HOMETOWN HARDWARE	01/09/25	19787	\$ 203.77
HOMETOWN HARDWARE	01/09/25	19788	\$ 31.77
HOMETOWN HARDWARE	01/09/25	19789	\$ 9.99
PAPE-DAWSON ENGINEERS	01/09/25	19793	\$ 2,792.14
PAPE-DAWSON ENGINEERS	01/09/25	19794	\$ 1,930.50
PAPE-DAWSON ENGINEERS	01/09/25	19795	\$ 59,646.22
PAPE-DAWSON ENGINEERS	01/09/25	19796	\$ 4,752.00
PAPE-DAWSON ENGINEERS	01/09/25	19797	\$ 49,273.08
VOSS LIGHTING	01/09/25	19798	\$ 398.60
HERRMANN INTERNATIONAL	01/10/25	19810	\$ (76.24)
HERRMANN INTERNATIONAL	01/10/25	19811	\$ 3.85
HERRMANN INTERNATIONAL	01/10/25	19812	\$ 557.65
HERRMANN INTERNATIONAL	01/10/25	19813	\$ 302.58
HERRMANN INTERNATIONAL	01/10/25	19814	\$ 375.43
HERRMANN INTERNATIONAL	01/10/25	19815	\$ 66.12
HERRMANN INTERNATIONAL	01/10/25	19816	\$ 558.74
HERRMANN INTERNATIONAL	01/10/25	19817	\$ 374.00
HERRMANN INTERNATIONAL	01/10/25	19819	\$ 57.51
HERRMANN INTERNATIONAL	01/10/25	19820	\$ 21.06
VOSS LIGHTING	01/10/25	19821	\$ 212.00
ASCO EQUIPMENT	01/10/25	19824	\$ 7,030.82
EAG FORD NAVASOTA	01/10/25	19826	\$ 847.75
EAG FORD NAVASOTA	01/10/25	19827	\$ 479.47
EAG FORD NAVASOTA	01/10/25	19828	\$ 436.80
MR. WINDSHIELD, INC.	01/10/25	19832	\$ 305.00
MR. WINDSHIELD, INC.	01/10/25	19833	\$ 305.00
HOMETOWN HARDWARE	01/10/25	19836	\$ 11.99
HOMETOWN HARDWARE	01/10/25	19837	\$ 27.57
PRECISION PRINTING	01/10/25	19843	\$ 98.85
PRECISION PRINTING	01/10/25	19844	\$ 47.34
PRECISION PRINTING	01/10/25	19845	\$ 20.01
PRECISION PRINTING	01/10/25	19846	\$ 30.00
QUADIENT, INC.	01/10/25	19848	\$ 59.15
LOWE'S	01/10/25	19849	\$ 885.35
HOMETOWN HARDWARE	01/10/25	19850	\$ 67.96
CITIBANK, N.A.	01/10/25	19851	\$ 9,734.12
KING ARCHITECTURAL CONSULTING SERVICES PLLC	01/13/25	19861	\$ 2,015.39
QUADIENT FINANCE USA, INC.	01/13/25	19865	\$ 200.00
A&J VIDEO PHOTOGRAPHY	01/13/25	19868	\$ 600.00
A&J VIDEO PHOTOGRAPHY	01/13/25	19869	\$ 375.00
UTILITY ASSOCIATES INC.	01/13/25	19876	\$ 25,038.97
UTILITY ASSOCIATES INC.	01/13/25	19877	\$ 21,038.00
LAWMAN'S UNIFORM & EQUIPMENT CO.	01/13/25	19883	\$ 297.98
AMERICAN PATRIOT INDUSTRIES	01/13/25	19886	\$ 2,722.60
PINNACLE MEDICAL MANAGEMENT	01/13/25	19888	\$ 455.00
GEMINI SAFETY & INDUSTRIAL SUPPLY	01/13/25	19889	\$ 552.12
AMERICAN PATRIOT INDUSTRIES	01/13/25	19891	\$ 1,907.88
AMERICAN PATRIOT INDUSTRIES	01/13/25	19892	\$ 2,594.30
RECOVERY MONITORING	01/13/25	19893	\$ 99.00
RECOVERY MONITORING	01/13/25	19894	\$ 310.00
RECOVERY MONITORING	01/13/25	19895	\$ 186.00
RECOVERY MONITORING	01/13/25	19896	\$ 186.00
RECOVERY MONITORING	01/13/25	19897	\$ 341.00
RECOVERY MONITORING	01/13/25	19898	\$ 341.00
RECOVERY MONITORING	01/13/25	19899	\$ 341.00
RECOVERY MONITORING	01/13/25	19900	\$ 201.50
RECOVERY MONITORING	01/13/25	19901	\$ 341.00
RECOVERY MONITORING	01/13/25	19902	\$ 209.00
THE HOME DEPOT	01/13/25	19906	\$ 1,073.36
VERIZON	01/13/25	19907	\$ 989.79
LDD BLUELINE	01/13/25	19910	\$ 9,375.00
LDD BLUELINE	01/13/25	19911	\$ 12,428.06
CUMMINS SALES AND SERVICES	01/13/25	19912	\$ 1,396.45
QUADIENT FINANCE USA, INC.	01/13/25	19913	\$ 1,000.00

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Vendors			
TIMEKEEPING SYSTEMS, INC.	01/13/25	19915	\$ 7,805.32
AMAZON CAPITAL SERVICES	01/13/25	19917	\$ 159.97
MUSTANG CAT	01/13/25	19920	\$ 282,032.52
BRAZOS VALLEY COUNCIL OF GOVERNMENTS	01/13/25	19929	\$ 7,500.00
HOMETOWN HARDWARE	01/13/25	19930	\$ 34.76
HOMETOWN HARDWARE	01/13/25	19931	\$ 37.94
HOMETOWN HARDWARE	01/14/25	19932	\$ 34.99
HOMETOWN HARDWARE	01/14/25	19933	\$ 149.99
HUGHES & LEISSNER	01/14/25	19934	\$ 600.00
ENTERPRISE FM TRUST	01/14/25	19935	\$ 87,190.87
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19936	\$ 40.35
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19937	\$ 31.92
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19938	\$ 170.49
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19939	\$ 273.05
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19940	\$ 21.65
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19941	\$ 60.98
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19942	\$ 80.29
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19943	\$ 321.77
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19944	\$ 92.36
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19945	\$ 418.69
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19946	\$ 473.98
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19947	\$ 309.69
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19948	\$ 493.98
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19949	\$ 599.78
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19950	\$ 152.38
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19951	\$ 91.52
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19952	\$ 44.46
ODP BUSINESS SOLUTIONS, LLC	01/14/25	19953	\$ 9.05
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/14/25	19954	\$ 1,322.58
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/14/25	19955	\$ 422.61
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/14/25	19956	\$ 7.00
O'REILLY AUTO PARTS	01/14/25	19957	\$ 6.19
O'REILLY AUTO PARTS	01/14/25	19958	\$ 44.36
O'REILLY AUTO PARTS	01/14/25	19959	\$ 15.72
O'REILLY AUTO PARTS	01/14/25	19960	\$ 280.90
O'REILLY AUTO PARTS	01/14/25	19961	\$ 93.84
O'REILLY AUTO PARTS	01/14/25	19962	\$ 82.98
O'REILLY AUTO PARTS	01/14/25	19963	\$ 61.79
O'REILLY AUTO PARTS	01/14/25	19964	\$ 52.22
O'REILLY AUTO PARTS	01/14/25	19965	\$ 61.79
O'REILLY AUTO PARTS	01/14/25	19966	\$ 61.79
ANTHONY, DELISHIA	01/14/25	19967	\$ 40.49
LAROCHE	01/14/25	19968	\$ 861.90
NAPA AUTO PARTS	01/14/25	19969	\$ 922.17
NAPA AUTO PARTS	01/14/25	19970	\$ 248.58
NAPA AUTO PARTS	01/14/25	19971	\$ 1,611.11
NAPA AUTO PARTS	01/14/25	19972	\$ 150.13
NAPA AUTO PARTS	01/14/25	19973	\$ 150.10
NAPA AUTO PARTS	01/14/25	19974	\$ 457.24
NAPA AUTO PARTS	01/14/25	19975	\$ 150.12
DYNAMIC MOTORS AUTO REPAIR LLC	01/16/25	19978	\$ 55.59
DYNAMIC MOTORS AUTO REPAIR LLC	01/16/25	19979	\$ 78.64
DYNAMIC MOTORS AUTO REPAIR LLC	01/16/25	19980	\$ 3,101.13
DYNAMIC MOTORS AUTO REPAIR LLC	01/16/25	19981	\$ 105.89
WALLER COUNTY TAX OFFICE	01/16/25	19982	\$ 82.50
PERDUE, BRANDON, FIELDER, COLLINS, & MOTT LLP	01/16/25	19983	\$ 2,075.00
LINEBARGER, GOGGAN, BLAIR, & SAMPSON, LLP	01/16/25	19984	\$ 1,355.00
RALSTON, OWEN JR.	01/16/25	19985	\$ 495.00
MCKERLEY, CARRIE	01/16/25	19986	\$ 495.00
SMITH, HERSCHEL	01/16/25	19987	\$ 192.41
TEXAS JUSTICE COURT JUDGES ASSOCIATION	01/16/25	19988	\$ 75.00
TEXAS JUSTICE COURT JUDGES ASSOCIATION	01/16/25	19989	\$ 75.00
TEXAS JUSTICE COURT JUDGES ASSOCIATION	01/16/25	19990	\$ 75.00
TEXAS JUSTICE COURT JUDGES ASSOCIATION	01/16/25	19991	\$ 75.00
TEXAS JUSTICE COURT JUDGES ASSOCIATION	01/16/25	19992	\$ 75.00
TEXAS ASSOCIATION OF COUNTIES	01/16/25	19993	\$ 45.00
TEXAS ASSOCIATION OF COUNTIES	01/16/25	19994	\$ 45.00
TEXAS ASSOCIATION OF COUNTIES	01/16/25	19995	\$ 45.00
TEXAS ASSOCIATION OF COUNTIES	01/16/25	19996	\$ 70.00
THOMSON REUTERS- WEST PAYMENT CENTER	01/16/25	19997	\$ 244.00
NICHOLS, ANGELA	01/16/25	19998	\$ 292.00
WAUKESHA-PEARCE INDUSTRIES, LLC	01/16/25	19999	\$ 900.75
ATRON SOLUTIONS, LLC	01/16/25	20000	\$ 12,906.95
ARRIAGA, CRYSTAL	01/16/25	20001	\$ 976.00

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Vendors			
OMNI CORPUS CHRISTI HOTEL	01/16/25	20002	\$ 781.08
SAM HOUSTON STATE UNIVERSITY	01/16/25	20003	\$ 305.00
QUILL CORPORATION	01/16/25	20004	\$ 228.64
INDEPENDENT HEALTH SERVICES	01/16/25	20005	\$ 1,135.67
HOMETOWN HARDWARE	01/16/25	20006	\$ 15.87
INGRAM LIBRARY SERVICES	01/16/25	20008	\$ 347.82
INGRAM LIBRARY SERVICES	01/16/25	20009	\$ 15.90
TEXAS ASSOCIATION OF PRETRIAL SERVICES	01/16/25	20011	\$ 350.00
TEXAS JUSTICE COURT TRAINING CENTER	01/16/25	20012	\$ 270.00
TAE4-HYDP DISTRICT 9	01/16/25	20013	\$ 110.00
TAE4-HYDP DISTRICT 9	01/16/25	20014	\$ 110.00
UTILITY ASSOCIATES INC.	01/16/25	20015	\$ 16,457.70
FORENSIC COUNSELING SERVICES	01/16/25	20016	\$ 1,650.00
BILL'S EXPRESS LUBE	01/16/25	20017	\$ 88.25
ON YOUR WAY STORAGE, LLC	01/16/25	20018	\$ 255.00
COUNTY JUDGES AND COMMISSIONERS ASSOCIATION OF TEXAS	01/16/25	20019	\$ 2,592.00
LEXISNEXIS	01/16/25	20020	\$ 99.25
DARTDRONES	01/16/25	20021	\$ 300.00
PCN STRATEGIES	01/16/25	20022	\$ 387.66
GOVERNMENT FORMS AND SUPPLIES	01/16/25	20023	\$ 318.60
SANDERS, PEGGY	01/16/25	20024	\$ 91.36
NAPA AUTO PARTS	01/24/25	20031	\$ 457.24
NAPA AUTO PARTS	01/24/25	20032	\$ 3,533.57
NAPA AUTO PARTS	01/24/25	20033	\$ 544.96
NAPA AUTO PARTS	01/24/25	20034	\$ 127.92
NAPA AUTO PARTS	01/24/25	20035	\$ 193.08
NAPA AUTO PARTS	01/24/25	20036	\$ 265.63
NAPA AUTO PARTS	01/24/25	20037	\$ 687.03
NAPA AUTO PARTS	01/24/25	20038	\$ 50.80
NAPA AUTO PARTS	01/24/25	20039	\$ 192.64
NAPA AUTO PARTS	01/24/25	20040	\$ 1,092.71
NAPA AUTO PARTS	01/24/25	20041	\$ 347.97
TEXAS STAR TRANSPORT, LLC	01/24/25	20042	\$ 3,092.09
TEXAS STAR TRANSPORT, LLC	01/24/25	20043	\$ 2,419.26
TEXAS STAR TRANSPORT, LLC	01/24/25	20044	\$ 3,104.60
TEXAS STAR TRANSPORT, LLC	01/24/25	20045	\$ 2,408.59
TEXAS STAR TRANSPORT, LLC	01/24/25	20046	\$ 3,104.28
TEXAS STAR TRANSPORT, LLC	01/24/25	20047	\$ 3,221.12
TEXAS STAR TRANSPORT, LLC	01/24/25	20048	\$ 2,318.31
TEXAS STAR TRANSPORT, LLC	01/24/25	20049	\$ 3,011.28
TEXAS STAR TRANSPORT, LLC	01/24/25	20050	\$ 3,218.99
TEXAS STAR TRANSPORT, LLC	01/24/25	20051	\$ 2,780.97
TEXAS STAR TRANSPORT, LLC	01/24/25	20052	\$ 814.96
TEXAS STAR TRANSPORT, LLC	01/24/25	20053	\$ 2,739.20
TEXAS STAR TRANSPORT, LLC	01/24/25	20054	\$ 2,998.77
TEXAS STAR TRANSPORT, LLC	01/24/25	20055	\$ 3,031.40
TEXAS STAR TRANSPORT, LLC	01/24/25	20056	\$ 2,121.26
O'REILLY AUTO PARTS	01/24/25	20057	\$ 8.68
O'REILLY AUTO PARTS	01/24/25	20058	\$ 139.91
O'REILLY AUTO PARTS	01/24/25	20059	\$ 36.98
O'REILLY AUTO PARTS	01/24/25	20060	\$ 15.98
O'REILLY AUTO PARTS	01/24/25	20061	\$ 94.00
O'REILLY AUTO PARTS	01/24/25	20062	\$ 10.98
O'REILLY AUTO PARTS	01/24/25	20063	\$ 9.51
O'REILLY AUTO PARTS	01/24/25	20064	\$ 499.99
HOMETOWN HARDWARE	01/24/25	20065	\$ 8.77
HOMETOWN HARDWARE	01/24/25	20066	\$ 31.98
HOMETOWN HARDWARE	01/24/25	20067	\$ 109.13
HOMETOWN HARDWARE	01/24/25	20068	\$ 32.93
HOMETOWN HARDWARE	01/24/25	20069	\$ 41.99
HOMETOWN HARDWARE	01/24/25	20070	\$ 94.97
HOMETOWN HARDWARE	01/24/25	20071	\$ 147.95
HOMETOWN HARDWARE	01/24/25	20072	\$ 243.95
HOMETOWN HARDWARE	01/24/25	20073	\$ 100.96
HOMETOWN HARDWARE	01/24/25	20074	\$ 533.40
HOMETOWN HARDWARE	01/24/25	20075	\$ 280.97
HOMETOWN HARDWARE	01/24/25	20076	\$ 314.90
PROSPERITY BANK	01/24/25	20077	\$ 1,195.79
DEPARTMENT OF INFORMATION RESOURCES	01/24/25	20078	\$ 451.20
VERIZON	01/24/25	20079	\$ 299.00
VERIZON	01/24/25	20080	\$ 648.07
VERIZON	01/24/25	20081	\$ 200.01
SAN BERNARD ELECTRIC CO-OP	01/24/25	20082	\$ 1,152.98
SAN BERNARD ELECTRIC CO-OP	01/24/25	20083	\$ 247.12

Item 5.

Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
SAN BERNARD ELECTRIC CO-OP	01/24/25	20084	\$ 334.45
SAN BERNARD ELECTRIC CO-OP	01/24/25	20085	\$ 217.00
SAN BERNARD ELECTRIC CO-OP	01/24/25	20086	\$ 294.45
SAN BERNARD ELECTRIC CO-OP	01/24/25	20087	\$ 213.00
SAN BERNARD ELECTRIC CO-OP	01/24/25	20088	\$ 217.44
SAN BERNARD ELECTRIC CO-OP	01/24/25	20089	\$ 11,536.76
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20090	\$ 36.47
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20091	\$ (8.29)
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20092	\$ 105.15
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20093	\$ 63.09
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20094	\$ 113.44
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20095	\$ 47.55
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20096	\$ 59.38
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20097	\$ 158.89
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20098	\$ 53.49
ODP BUSINESS SOLUTIONS, LLC	01/24/25	20099	\$ 20.27
CANTRELL, BRIAN	01/24/25	20100	\$ 602.96
BARTELS, JESSICA	01/24/25	20101	\$ 331.43
WINSLOW, DEBRA	01/24/25	20102	\$ 8.25
BARTELS, JESSICA	01/24/25	20103	\$ 101.71
BARTELS, JESSICA	01/24/25	20104	\$ 399.36
HENSLEY, DEAN	01/24/25	20105	\$ 317.83
BARTELS, JESSICA	01/24/25	20106	\$ 143.55
CANTRELL, BRIAN	01/24/25	20107	\$ 162.32
MCKERLEY, CARRIE	01/24/25	20108	\$ 120.00
MCKERLEY, CARRIE	01/24/25	20109	\$ 180.00
MCKERLEY, CARRIE	01/24/25	20110	\$ 225.00
MCKERLEY, CARRIE	01/24/25	20111	\$ 225.00
MCKERLEY, CARRIE	01/24/25	20112	\$ 1,230.00
QUILL CORPORATION	01/24/25	20113	\$ 3,114.85
QUILL CORPORATION	01/24/25	20114	\$ 758.00
QUILL CORPORATION	01/24/25	20115	\$ 86.32
QUILL CORPORATION	01/24/25	20116	\$ 32.02
SAN BERNARD ELECTRIC CO-OP	01/24/25	20117	\$ 360.68
HOMETOWN HARDWARE	01/24/25	20118	\$ 82.96
HOMETOWN HARDWARE	01/24/25	20119	\$ 44.32
RECOVERY MONITORING	01/24/25	20120	\$ 110.00
MOFFITT SERVICES	01/24/25	20121	\$ 2,000.00
MOFFITT SERVICES	01/24/25	20122	\$ 2,000.00
ROCA CLEANING SERVICES	01/24/25	20123	\$ 900.00
FRANK, MICHAEL	01/27/25	20124	\$ 40.49
IMRO, AUSTIN	01/27/25	20125	\$ 1,381.95
ANGELO, VALERIE	01/27/25	20126	\$ 24.29
TEXAS JUSTICE COURT TRAINING CENTER	01/27/25	20127	\$ 270.00
TEXAS JUSTICE COURT TRAINING CENTER	01/27/25	20128	\$ 50.00
TEXAS JUSTICE COURT TRAINING CENTER	01/27/25	20129	\$ 50.00
UNIVERSITY HOTEL	01/27/25	20130	\$ 542.15
SAM HOUSTON STATE UNIVERSITY-CMIT	01/27/25	20131	\$ 170.00
HENSLEY, DEAN	01/27/25	20132	\$ 149.36
SCHIELDS, ROBERT	01/27/25	20133	\$ 160.00
HARDY, CHARLESTON	01/27/25	20134	\$ 40.49
GONZALES, RUBEN JR.	01/27/25	20135	\$ 352.00
PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP	01/27/25	20136	\$ 1,157.83
PERDUE, BRANDON, FIELDER, COLLINS & MOTT LLP	01/27/25	20137	\$ 581.37
OMNIBASE SERVICES OF TEXAS, LP	01/27/25	20138	\$ 264.00
OMNIBASE SERVICES OF TEXAS, LP	01/27/25	20139	\$ 6.00
WILLIAMS SCOTSMAN, INC.	01/27/25	20140	\$ 4,748.70
BRIGHTLY SOFTWARE, INC.	01/27/25	20141	\$ 11,914.85
COUNTY JUDGES AND COMMISSIONERS ASSOCIATION OF TEXAS	01/27/25	20142	\$ 2,592.00
HOMETOWN HARDWARE	01/27/25	20143	\$ 99.94
J & D OIL SERVICE	01/27/25	20144	\$ 90.00
WALLER COUNTY ASPHALT	01/27/25	20145	\$ 10,023.20
WALLER COUNTY ASPHALT	01/27/25	20146	\$ 19,583.30
WALLER COUNTY ASPHALT	01/27/25	20147	\$ 29,330.40
TEXANA CENTER	01/27/25	20148	\$ 35,933.00
NETPROTEC LLC	01/27/25	20149	\$ 600.00
TRANTEX	01/27/25	20150	\$ 755.00
GREAT SOUTHERN STABILIZED, LLC	01/27/25	20151	\$ 536.69
ROADSAFE TRAFFIC SYSTEMS, INC.	01/27/25	20152	\$ 9,962.50
STUART HYDRAULICS	01/27/25	20153	\$ 2,096.64
GRIMCO, INC.	01/27/25	20154	\$ 112.14
INTERSTATE BILLING SERVICE	01/27/25	20155	\$ 253.47
ALSCO	01/27/25	20156	\$ 57.59
TIM O'BRIEN INSURANCE AGENCY	01/27/25	20157	\$ 146.00

Item 5.

Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TIM O'BRIEN INSURANCE AGENCY	01/27/25	20158	\$ 50.00
HOUSTON FREIGHTLINER & WESTERN STAR	01/27/25	20159	\$ 1,518.05
STEPHENS & FLOWERS FUNERALS AND CREMATIONS	01/27/25	20160	\$ 550.00
AMAZON CAPITAL SERVICES	01/27/25	20161	\$ 146.07
QUADIENT, INC.	01/27/25	20162	\$ 141.11
ASCO EQUIPMENT	01/27/25	20163	\$ 21,546.19
JOHNSTONE SUPPLY	01/27/25	20164	\$ 194.83
KYLE OFFICE PRODUCTS	01/27/25	20165	\$ 302.50
DIRECT ENERGY BUSINESS, LLC	01/27/25	20166	\$ 606.52
DIRECT ENERGY BUSINESS, LLC	01/27/25	20167	\$ 160.96
JARVIS TIRE AND WHEEL LLC	01/27/25	20168	\$ 1,983.60
TEXAS ASSOCIATION OF COUNTIES	01/27/25	20169	\$ 45.00
STEVENSON ENTERPRISES	01/27/25	20170	\$ 146.47
XPERNET SERVICES	01/27/25	20171	\$ 4,600.00
XPERNET SERVICES	01/27/25	20172	\$ 5,655.00
XPERNET SERVICES	01/27/25	20173	\$ 714.00
XPERNET SERVICES	01/27/25	20174	\$ 23,890.00
ENTEC PEST MANAGEMENT, INC.	01/27/25	20175	\$ 140.00
ENTEC PEST MANAGEMENT, INC.	01/27/25	20176	\$ 125.00
ENTEC PEST MANAGEMENT, INC.	01/27/25	20177	\$ 430.00
ENTEC PEST MANAGEMENT, INC.	01/27/25	20178	\$ 425.00
AGUILAR, ALFONSO	01/27/25	20179	\$ 400.00
PINEDA, MOISES	01/27/25	20180	\$ 24.29
FRANK, MICHAEL	01/27/25	20181	\$ 295.40
KIMBALL MIDWEST	01/27/25	20182	\$ 954.29
BRAZOS VALLEY COUNCIL OF GOVERNMENTS	01/27/25	20183	\$ 7,500.00
WELLS FARGO FINANCIAL SERVICES, LLC	01/27/25	20184	\$ 176.43
HARRIS COUNTY RADIO SERVICES	01/27/25	20185	\$ 45.00
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20186	\$ 202.33
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20187	\$ 108.98
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20188	\$ 86.54
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20189	\$ 181.93
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20190	\$ 1,838.06
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20191	\$ 186.48
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20192	\$ 722.20
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20193	\$ 229.58
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20194	\$ 1,070.50
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20195	\$ 106.76
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20196	\$ 833.74
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20197	\$ 126.64
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20198	\$ 165.80
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20199	\$ 581.00
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20200	\$ 179.46
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20201	\$ 495.28
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20202	\$ 99.59
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20203	\$ 97.62
DYNAMIC MOTORS AUTO REPAIR LLC	01/27/25	20204	\$ 138.40
ROYZ WINDOW TINT	01/27/25	20205	\$ 348.00
ROYZ WINDOW TINT	01/27/25	20206	\$ 348.00
ROYZ WINDOW TINT	01/27/25	20207	\$ 428.00
ROYZ WINDOW TINT	01/27/25	20208	\$ 428.00
ROYZ WINDOW TINT	01/27/25	20209	\$ 59.00
ROYZ WINDOW TINT	01/27/25	20210	\$ 428.00
ROYZ WINDOW TINT	01/27/25	20211	\$ 428.00
BASS, PERRY	01/27/25	20212	\$ 1,950.00
O'REILLY AUTO PARTS	01/27/25	20213	\$ 15.99
NAPA AUTO PARTS	01/27/25	20214	\$ 1,899.99
NAPA AUTO PARTS	01/27/25	20215	\$ 154.27
NAPA AUTO PARTS	01/27/25	20216	\$ 1,438.89
CANON FINANCIAL SERVICES, INC.	01/28/25	20217	\$ 461.91
CAPITAL ONE	01/28/25	20218	\$ 334.83
TRINICOM COMMUNICATIONS, LLC	01/28/25	20219	\$ 132.10
TRINICOM COMMUNICATIONS, LLC	01/28/25	20220	\$ 243.69
TRINICOM COMMUNICATIONS, LLC	01/28/25	20221	\$ 45.68
SCHMIDT FUNERAL HOME	01/28/25	20222	\$ 1,175.00
DANNAR, ZEB	01/28/25	20223	\$ 100.00
HARRIS, KEITH	01/28/25	20224	\$ 100.00
LONE STAR LABORATORY GROUP	01/28/25	20225	\$ 15,725.00
THE ROOFING CONSULTANTS	01/28/25	20226	\$ 6,632.25
HOMETOWN HARDWARE	01/28/25	20227	\$ 449.99
ZIONS BANCORPORATION	01/28/25	20228	\$ 300.00
SAS ACCESSORIES & INSTALLATION	01/28/25	20229	\$ 1,125.00
SAS ACCESSORIES & INSTALLATION	01/28/25	20230	\$ 400.00
GRANICUS	01/28/25	20231	\$ 15,540.00

Item 5.

Treasurer's Record of Unpaid Claims	As of 1/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TELOMACK CABLING SOLUTIONS	01/28/25	20232	\$ 828.75
MR. WINDSHIELD	01/28/25	20233	\$ 729.00
AMERICAN PATRIOT INDUSTRIES	01/28/25	20234	\$ 1,140.30
DELL MARKETING L.P	01/28/25	20235	\$ 1,930.70
BIG TEX TRAILER WORLD, INC.	01/28/25	20236	\$ 1,648.99
HOMETOWN HARDWARE	01/28/25	20237	\$ 13.58
JENKINS INVESTIGATIONS	01/28/25	20238	\$ 300.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/28/25	20239	\$ 14,377.05
AT&T	01/28/25	20240	\$ 713.36
AT&T	01/28/25	20241	\$ 2,091.55
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20242	\$ 39.99
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20243	\$ 71.66
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20244	\$ 39.40
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20245	\$ 576.17
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20246	\$ 529.90
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20247	\$ 33.44
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20248	\$ 38.69
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20249	\$ 11.28
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20250	\$ 76.39
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20251	\$ 47.56
ODP BUSINESS SOLUTIONS, LLC	01/28/25	20252	\$ 92.72
MASSEY, JASON	01/28/25	20253	\$ 524.00
CONSOLIDATED COMMUNICATIONS	01/28/25	20254	\$ 58.70
RICOH USA, INC.	01/28/25	20255	\$ 130.12
BOXX MODULAR INC.	01/28/25	20256	\$ 492,781.90
5M LEGACY PROPERTIES, LLC	01/28/25	20257	\$ 3,575.00
AMERICAN PATRIOT INDUSTRIES	01/28/25	20258	\$ 811.97
HOMETOWN HARDWARE	01/28/25	20259	\$ 132.94
R.J. VARGAS INVESTIGATIONS	01/28/25	20260	\$ 1,500.00
AT&T	01/28/25	20261	\$ 4,170.97
FORD, RUSSELL	01/29/25	20262	\$ 1,215.95
WALLER ISD	01/29/25	20263	\$ 20.00
AMERICAN PATRIOT INDUSTRIES	01/29/25	20264	\$ 1,636.68
AMAZON CAPITAL SERVICES	01/29/25	20265	\$ 93.37
INNOVATIVE COMMUNICATION SYSTEMS	01/29/25	20266	\$ 1,517.00
INNOVATIVE COMMUNICATION SYSTEMS	01/29/25	20267	\$ 7,320.00
SIKES, ANDREW LONNIE II	01/29/25	20268	\$ 45.00
RUIZ, RENE	01/29/25	20269	\$ 100.00
HALFF ASSOCIATES	01/29/25	20270	\$ 26,583.03
ALSCO	01/29/25	20271	\$ 321.18
QUILL CORPORATION	01/29/25	20272	\$ 28.49
QUILL CORPORATION	01/29/25	20273	\$ 26.20
QUILL CORPORATION	01/29/25	20274	\$ 30.00
QUILL CORPORATION	01/29/25	20275	\$ 128.62
QUILL CORPORATION	01/29/25	20276	\$ 80.70
QUILL CORPORATION	01/29/25	20277	\$ 37.39
O'REILLY AUTO PARTS	01/29/25	20278	\$ 126.70
O'REILLY AUTO PARTS	01/29/25	20279	\$ 5.30
O'REILLY AUTO PARTS	01/29/25	20280	\$ 214.35
O'REILLY AUTO PARTS	01/29/25	20281	\$ 29.97
STEINHAUSER'S	01/29/25	20282	\$ 79.99
STEINHAUSER'S	01/29/25	20283	\$ 42.99
QUILL CORPORATION	01/29/25	20284	\$ 41.64
QUILL CORPORATION	01/29/25	20285	\$ 1,026.86
QUILL CORPORATION	01/29/25	20286	\$ 612.36
QUILL CORPORATION	01/29/25	20287	\$ 7.55
HOMETOWN HARDWARE	01/29/25	20288	\$ 11.98
HOMETOWN HARDWARE	01/29/25	20289	\$ 68.97
HOMETOWN HARDWARE	01/29/25	20290	\$ 16.58
STEINHAUSER'S	01/29/25	20291	\$ 55.99
NAPA AUTO PARTS	01/29/25	20292	\$ 125.88
NAPA AUTO PARTS	01/29/25	20293	\$ 264.95
TEXAS STAR TRANSPORT, LLC	01/29/25	20294	\$ 3,187.87
TEXAS STAR TRANSPORT, LLC	01/29/25	20295	\$ 3,257.39
TEXAS STAR TRANSPORT, LLC	01/29/25	20296	\$ 2,784.34
TEXAS STAR TRANSPORT, LLC	01/29/25	20297	\$ 2,097.17
TEXAS STAR TRANSPORT, LLC	01/29/25	20298	\$ 767.69
TEXAS STAR TRANSPORT, LLC	01/29/25	20299	\$ 2,302.45
TEXAS STAR TRANSPORT, LLC	01/29/25	20300	\$ 3,186.03
TEXAS STAR TRANSPORT, LLC	01/29/25	20301	\$ 3,200.66
TEXAS STAR TRANSPORT, LLC	01/29/25	20302	\$ 2,815.75
TEXAS STAR TRANSPORT, LLC	01/29/25	20303	\$ 2,292.39
TEXAS STAR TRANSPORT, LLC	01/29/25	20304	\$ 685.03
TEXAS STAR TRANSPORT, LLC	01/29/25	20305	\$ 2,292.69

Item 5.

Treasurer's Record of Unpaid Claims		As of 1/31/2025	
Vendors	Date Registered	Reg #	Amount Registered
TEXAS STAR TRANSPORT, LLC	01/29/25	20306	\$ 1,391.40
TEXAS STAR TRANSPORT, LLC	01/29/25	20307	\$ 1,623.82
TEXAS STAR TRANSPORT, LLC	01/29/25	20308	\$ 2,116.39
MAY. ANDY	01/30/25	20309	\$ 94.40
ALSCO	01/30/25	20310	\$ 321.18
ZAVALA, IRMA	01/30/25	20311	\$ 545.00
WALLER COUNTY TAX OFFICE	01/30/25	20312	\$ 22.50
HILTON GARDEN INN SAN MARCOS	01/30/25	20313	\$ 253.00
LINGENFELTER, ROBERT	01/30/25	20314	\$ 595.00
WE BRAND IT PROMOTIONS	01/30/25	20315	\$ 60.00
WE BRAND IT PROMOTIONS	01/30/25	20316	\$ 330.25
POST OAK RC&D AREA INC.	01/30/25	20317	\$ 1,800.00
SIRCHIE ACQUISITION COMPANY, LLC	01/30/25	20318	\$ 321.85
GRIMCO, INC.	01/30/25	20319	\$ 284.25
CLEVELAND ASPHALT PRODUCTS INC.	01/30/25	20320	\$ 12,025.00
GREAT SOUTHERN STABILIZED, LLC	01/30/25	20321	\$ 1,058.39
GREAT SOUTHERN STABILIZED, LLC	01/30/25	20322	\$ 1,124.26
LEGACY WASTE SERVICES	01/30/25	20323	\$ 3,826.80
CINTAS	01/30/25	20324	\$ 11.99
SOUTHERN TIRE MART	01/30/25	20325	\$ 1,470.00
XEROX BUSINESS SOLUTIONS	01/30/25	20326	\$ 43.15
XEROX FINANCIAL SERVICES	01/30/25	20327	\$ 190.77
JARVIS TIRE AND WHEEL LLC	01/30/25	20328	\$ 450.96
UTILITY TRAILER SALES SOUTHEAST TEXAS, INC.	01/30/25	20329	\$ 430.52
WAKEFIELD BRIDGE, INC.	01/30/25	20330	\$ 10,000.00
NORTHERN SAFETY CO., INC.	01/30/25	20331	\$ 86.16
NORTHERN SAFETY CO., INC.	01/30/25	20332	\$ 349.20
TEXAN TRAILER	01/30/25	20333	\$ 11,815.00
TEXAN TRAILER	01/30/25	20334	\$ 434.00
TEXAN TRAILER	01/30/25	20335	\$ 2,704.00
TOTAL UNPAID			\$ 2,181,222.83

Item 5.

MONTHLY REPORT DUE TO COMMISSIONER'S COURT	
JAN 25	
OFFICE	DATE RECEIVED
ANIMAL CONTROL	2/6/25
AUDITOR	2/4/25
CONSTABLE PCT#1	OCT,NOV,DEC,JAN.; 1/28/25
CONSTABLE PCT#2	2/4/25
CONSTABLE PCT#3	--
CONSTABLE PCT#4	--
COUNTY CLERK	2/3/25
DISTRICT CLERK	--
ENVIRONMENTAL	1/9/25-1/16/25-1/30/25
FIRE MARSHALL	DEC. LATE; 1/29/25
JP#1	2/4/2025-2/5/25-2/5/25
JP#2	1/13-1/29-2/3
JP#3	2/4-2/4-1/29-2/3
JP#4	1/13-1/29-2/3
LIBRARY - HEMPSTEAD	2/3/25
LIBRARY- BROOKSHIRE	2/3/25
RECYCLE CENTER	2/6/25
ROAD AND BRIDGE	DEC LATE;2/6/25 JAN;2/6/25
SHERIFF	--
TAX OFFICE	DEC. LATE; 1/14/25 JAN;2/6/25



POST OAK

RC&D AREA, INC.

INV # 09031

INVOICE

Customer

Name Waller County
 Address 425 FM 1488 Suite 102
 City Hempstead State TX 77445
 Attn: Treasurersoffice@wallercounty.us

Date 9/30/2024
 Order No. _____
 Invoice No. _____
 Due Date: 10/30/2024

Qty	Description	Unit Price	TOTAL
1	Waller Co.FY25 Post Oak RC&D Annual Sponsorship dues October 1, 2024- September 30, 2025 Registration # <u>020317</u> Joan Sargent Waller Co. Treasurer Deputy <u>ym</u> Date <u>01/30/25</u>	\$1,800.00	\$1,800.00
SubTotal			\$1,800.00
TOTAL			\$1,800.00

Office Use Only:

Make all checks payable to Brazos Valley Council of Governments

THANK YOU FOR YOUR BUSINESS!

JAN30'25pm2:41AUDITOR

BOXX Modular Inc.
6811 Gant Road
Houston, TX
77066
USA
Tel: 281-213-8232

Fax: 281-213-8233



INVOICE

ORIGINAL

Invoice To:
County of Waller
425 FM 1488 Suite 106
Hempstead TX 77445
USA

Number **BXHS 34150087**
Date: 11/01/2024
Terms: NET 30
Due Date: 12/01/2024
Project: BIAH1664

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Personal Property Fee	1	Nov 01,2024	Nov 30,2024	\$92.00	\$92.00
	Structure Protection Plan	1	Nov 01,2024	Nov 30,2024	\$136.08	\$136.08
OSW125619BR01659 OSW-01659	12x56 Mobile Unit w/RR OSW-01659	1	Nov 01,2024	Nov 30,2024	\$1,150.00	\$1,150.00
	ADA Straight Ramp	1	Nov 01,2024	Nov 30,2024	\$500.00	\$500.00
	Window Security Bars	1	Nov 01,2024	Nov 30,2024	\$45.00	\$45.00
	Stairs	1	Nov 01,2024	Nov 30,2024	\$45.00	\$45.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal **\$1,968.08**

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34142435.

Total Tax \$0.00

Total **\$1,968.08**

Applied amount **\$136.08**

Amount Due **\$1,832.00**

If you have any questions or concerns regarding this document please contact:

Name: Kristin Torres
Phone:
Fax:
Email: ktorres@boxxmodular.com

Please make check payable to: Boxx Modular Inc - Receivables
PO Box 675103
Dallas, TX 75267-5103
USA
Or Send EFT remittances to accounting@boxxmodular.com

WALLER COUNTY DIRECTOR OF FACILITIES
 425 FM 1488
 HEMPSTEAD, TX 77445
 DANNY ROTHE

INVOICE NUMBER: 60092
 DATE: 02/06/2025
 PROJECT ID: 2420174
 CLIENT ID: 2502

FOR PROFESSIONAL SERVICES FROM DECEMBER 17, 2024 THROUGH JANUARY 31, 2025

COUNTY ANNEX TRACT

SURVEYING FOR PCT 2 LAND

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
SURVEYING SERVICES	14,706.00	100.00	0.00	14,706.00	14,706.00
Total	14,706.00	100.00	0.00	14,706.00	14,706.00

TOTAL INVOICE DUE 14,706.00

THANK YOU,
 APPROVED BY

Paul Kwan

PAUL P. KWAN, RPLS
 PRESIDENT

125-401-540900

APPROVED
 DANNY ROTHE
 WC/BF/CM
 2/7/2025
 D. R. Roth

INVOICE

The Roofing Consultants
35057 Mayer Dr
Hempstead, TX 77445
(832) 270-6260

Sales Representative
Josh Tillery
(832) 270-6260
josh@txroofingconsultants.com



Hempstead library
2331 11th street
Hempstead tx, TX 77444

ROOFING REPAIRS
DUE TO STORM

125-442-544700

Invoice # 1034
Date 1/14/2025
Amount Due \$6,632.25
Due Date Due on Receipt

Item	Description	Qty	Price	Amount
Ridge cap		3.00	\$142.76	\$428.28
Valley metal		3.00	\$167.88	\$503.64
3in1 galvanized pipe Jack		6.00	\$98.64	\$591.84
Tamko heritage shingles		9.00	\$250.00	\$2,250.00
Nails	Registration # 020226	2.00	\$78.66	\$157.32
Ice & water shield	Joan Sargent Waller Co. Treasurer	3.00	\$147.65	\$442.95
8" pipe jacks	Deputy Date 01/20/25	3.00	\$123.67	\$371.01
Caulking		4.00	\$29.84	\$119.36
Synthetic underlayment		2.00	\$98.60	\$197.20
OSB decking		2.00	\$33.77	\$67.54
Weatherwood paint		3.00	\$16.45	\$49.35
Step flashing		2.00	\$126.88	\$253.76
Labor		1.00	\$1,200.00	\$1,200.00

JAN 27 25 AM 3:20 TREASURER

PAYMENT OPTIONS

- **Cash Job:** We accept cash, check and ACH (bank transfer). Payment is due upon completion of each trade.
- **Insurance Claim:** Your first insurance check amount, deductible, or any upgrade/additional work is expected upon completion of each trade.
- **Financing Job:** Upon completion of the job, we will send you a certificate of completion to the financing company. Any amounts above the financed amount must be paid in full upon completion of the job.
- **Credit/Debit Card Payments:** A 3% fee may be added to the invoice amount. Visa, MasterCard, and all other major credit cards accepted.
- **Late fee may apply after 15 days.**

Sub Total \$6,632.25
Total \$6,632.25
Amount Paid \$0.00
Balance Due \$6,632.25

APPROVED
DANNY ROTHE
WC/BF/CM

1/24/2025

[Handwritten signature]

SPECIAL INSTRUCTIONS

1. Replaced all rotted areas.
2. Replace leaking valley on rear of building.
3. Replace all 8" leaking pipe caps.
4. Replace all pipe jacks on building.
5. Reseal all flashings on building.
6. Replace damaged ridge cap.
7. Replace damaged roof shingles on the front.
8. Replace damaged roof shingles on the rear.
9. Rebuild where shingles are installed incorrectly.
10. Build up low areas where it's sagging.

All repairs are back with a 5 year leak free guarantee.

CEO - Josh Tillery

Cell - 832-270-6260

King Architectural Consulting Services
 817-992-3120
 142 Northchase Dr.
 Willow Park, TX 76087

KING
 Architectural Consulting Services PLLC

Billed To
 Danny Rothe
 Waller County
 836 Austin Street
 Hempstead, TX 77445

Date of Issue
 12/04/2024

Due Date
 01/10/2025

Invoice Number
 0000046

Reference
 Bus Node-New CH pay
 app #25, Mod Bldg
 Design Pay App#9

Amount Due (USD)

\$2,000.69

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to WC on Dec 3, 2024, review of CH pay app 325 and Mod Bldg Design pay app #9, 1 hour for review of pay apps in office	\$150.00	11	\$1,650.00
Travel Expense, Mileage trip to Waller County - observation	\$0.585	412	\$241.02
Insurance Reimbursable	\$109.67	1	\$109.67
Subtotal			2,000.69
Tax			0.00
Total			2,000.69
Amount Paid			0.00
Amount Due (USD)			\$2,000.69

Notes

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the practices of persons registered as architects in Texas. TDLR address, PO Box 12157, Austin TX 78711. 800-803-9202.

Terms

Thank you!



Payment schedule

King Architectural Consulting Services PLLC

Below is your monthly payment schedule. Hiscox will collect funds automatically on the dates listed. You will not receive any further billing statements unless you make a change to your policy, so it is important to keep this document for future reference.

Upcoming payment schedule

You will be charged the amounts listed below on the following dates:

- September 7, 2024 \$109.63
- October 7, 2024 \$109.67
- November 7, 2024 \$109.67
- December 7, 2024 \$109.67
- January 7, 2025 \$109.67
- February 7, 2025 \$109.67
- March 7, 2025 \$109.67
- April 7, 2025 \$109.67
- May 7, 2025 \$109.67
- June 7, 2025 \$109.67
- July 7, 2025 \$109.67
- August 7, 2025 \$109.67

- INVOICE # 0000046

To ensure your business remains protected, your coverage will automatically renew with the same payment method and frequency listed above. You will receive a new payment schedule and updated policy documents at least 45 days before renewal.

JAN23'25PM4:20TREASURER

From

Stephens & Flowers Funerals and Cremation

2702 Sunnyside Ln. Pearland Tx 77584

Registration # **020160**
 Joan Sargent Waller Co. Treasurer
 Deputy *mg* Date *01/22/25*



Delete Logo

To

Waller county

Customer address

INVOICE

Invoice # 0000058

Invoice Date 01/22/2025

Due Date 01/22/2025

Item	Description	Unit Price	Quantity	Amount
✕	✕ Pick up	450.00	1.00	450.00
✕	✕ Body Bag	100.00	1.00	100.00

+ New Line

Invoice Notes

JAN27'25PM1:17AUDITOR

Subtotal 550.00

Total 550.00

Amount Paid 0.00

Balance Due \$550.00

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
January 27, 2025

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

Registration # **020222**
 Joan Sargent Waller Co. Treasurer
 Deputy *mp* Date *01/28/25*

JAN27'25PM4:58TREASURER

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			Two Man First Call [REDACTED]				475.00
1			Body Bag- Regular				200.00
			Transported to Ft. Bend Co. ME				500.00
Balance Due							\$ 1175.00

Thank You,

Donna Schmidt Fricke
 Schmidt Funeral Home
 Brookshire, TX

JAN28'25PM3:26AUDITOR

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

kelley.large@fortbendcountytexas.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.: 1457
Terms: Net 30
Invoice date: 02/05/2025
Due date: 03/07/2025

FEB 5 25 PM 3:17 TREASURER

Registration # **020551**
Joan Sargent Waller Co. Treasurer
Deputy mg Date 02/02/25

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/05/2024	Autopsy	Full Autopsy Case# 24-02830WL ordered by Judge J R Woolley	1	\$2,600.00	\$2,600.00
2.	12/13/2024	Autopsy	Full Autopsy Case# 24-03160WL ordered by Judge J R Woolley	1	\$2,600.00	\$2,600.00
3.	12/21/2024	Autopsy	Full Autopsy Case# 247-03242WL ordered by Judge Ted Krenek	1	\$2,600.00	\$2,600.00
4.	12/27/2024	Autopsy	Full Autopsy Case# 24-03281WL ordered by Judge Ted Krenek	1	\$2,600.00	\$2,600.00
5.	12/31/2024	Autopsy	Full Autopsy Case# 24-03324WL ordered by Judge J R Woolley	1	\$2,600.00	\$2,600.00
6.	01/08/2025	Autopsy	Full Autopsy Case# 25-00062WL ordered by Judge Marian Jackson	1	\$2,600.00	\$2,600.00

Total**\$15,600.00**

Invoice

Brazos Valley Council of Governments
PO Drawer 4128
Bryan, TX 77805-4128

10/1/2024

09045

Billing Address
 WALLER COUNTY
 Accounts Payable
 836 Austin Street, Suite 203
 Hempstead, TX 77445
 USA

Service Address
 WALLER COUNTY
 836 Austin Street, Suite 203
 Hempstead, TX 77445
 USA

Your Contribution Covers the period 10/1/2024 thru 12/31/2024

Registration # **020183**
 Joan Sargent Waller Co. Treasurer
 Deputy inf Date 01/27/25

Customer ID CIHC-WALCOU
 Customer Name WALLER COUNTY

Invoice ID 09045
 Invoice Date 10/1/2024

Charge Date	Charge Code	Description	Fixed Charge	Quantity	Unit Price	Amount	Sales Tax
10/1/2024	948	Waller County CIHC Quarterly Contribution	\$7,500.00	0.00	0.00	\$7,500.00	

JAN24'25pm8:14AUDITOR

JAN24'25pm8:14TREASURER

Payment Terms: Net 0 Days

Sales Tax: \$0.00

Total: \$7,500.00

To pay electronically via ACH credit or EDI payments:

BRAZOS VALLEY COUNCIL OF GOVERNMENTS

Bank Routing (ABA) #: 021052053

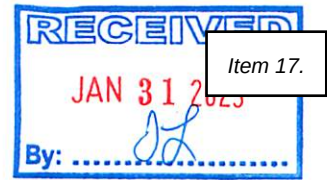
Account #: 82137924

Reference*#: CIHC-WALCOU

Invoice #*: 09045

*Helps ensure posting to correct invoice

JAN27'25pm3:54AUDITOR

**Bill To**

Waller County
836 Austin St Ste 203
Hempstead Tx
77445

Remit To

CIRA
P.O. Box 1698
San Antonio, TX
78296-1698

INVOICE

INV993205667

Date

01/27/2025

Description		Ext.Price
2025 Website Hosting - Premium Website Package	1	\$3,200.00
Subtotal		\$3,200.00
Tax		\$0.00
Total		\$3,200.00

Cut Here

Invoice Number

INV993205667

Amount Due

\$3,200.00

Registration #

020554

Due date

02/26/2025

Joan Sargent Waller Co. Treasurer

Bill Date

01/27/2025

Deputy ump Date 02/26/25

Waller County
836 Austin St Ste 203
Hempstead Tx
77445

CIRA
P.O. Box 1698
San Antonio, TX
78296-1698

00 1336 25 2886

FEB6'25pm2:07AUDITOR

3 20000

FEB5'25pm1:24TREASURER

Add to
em seat

Item 18.

Invoice



Date	Invoice #
1/13/2025	4658

Bill To
Waller County Sheriff Office 836 Austin Street Hempstead, Texas 77445 Attn: Danny Rothe
Registration # 020225 Joan Sargent Waller Co. Treasurer Deputy <i>mg</i> Date <i>01/29/25</i>

Remit To
Lone Star Laboratory Group 11069 N Dowling Rd. College Station, TX 77845

P.O. No.	Terms	Job #
	Net 30	24-227

Quantity	Description	Subtotal	Amount
	Charges to complete the exhaust install at the Waller County Sheriff's office as per bid # 24-1412. <i>A 3RD EXHAUST VENT ADDED TO EVIDENCE STORAGE.</i> <i>2 VENTS WERE NOT EXHAUSTING STRONG SMELL OF DRUGS</i> <i>125-442-544400</i> <i>1 TRIBEID TO GET THIS DONE IN 2024.</i> <i>APPROVED</i> <i>DANNY ROTHE</i> <i>WC/DF/CM</i> <i>1/24/2025</i> <i>[Signature]</i>	15,725.00	15,725.00

JAN28'25PM3:26AUDITOR

JAN27'25PM3:20TREASURER

Total

\$15,725.00

MPL-39847
Regulated by the Texas State Board of Plumbing Examiners
<http://tsbpe.state.tx.us> (800-845-6584 x 65249)

TACLA00076937E
Regulated by the Texas Department of Licensing and Regulation.
<https://www.tdlr.texas.gov> (800) 803-9202

Racial Profiling Report | Full

Item 21.

Agency Name: WALLER CO. CONST. PCT. 1
Reporting Date: 01/27/2025
TCOLE Agency Number: 473101

Chief Administrator: JUSTIN B. LANE

Agency Contact Information:
Phone: [REDACTED] 979-826-7745
Email: j.lane@wallercounty.us

Mailing Address:
846 6th Street
HEMPSTEAD, TX 77445

This Agency filed a full report

WALLER CO. CONST. PCT. 1 has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WALLER CO. CONST. PCT. 1 from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WALLER CO. CONST. PCT. 1 if the individual believes that a peace officer employed by the WALLER CO. CONST. PCT. 1 has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WALLER CO. CONST. PCT. 1 who, after an investigation, is shown to have engaged in racial profiling in violation of the WALLER CO. CONST. PCT. 1 policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WALLER CO. CONST. PCT. 1 has satisfied the statutory data audit requirements as prescribed in Article 2.133

(c), Code of Criminal Procedure during the reporting period.

Item 21.

Executed by: JUSTIN LANE
Constable

Date: 01/27/2025

Total stops: 89

Street address or approximate location of the stop

City street	0
US highway	60
County road	0
State highway	29
Private property or other	0

Was race or ethnicity known prior to stop?

Yes	0
No	89

Race / Ethnicity

Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	11
White	50
Hispanic / Latino	19

Gender

Female	34
Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	2
White	21
Hispanic / Latino	8
Male	55
Alaska Native / American Indian	0
Asian / Pacific Islander	6
Black	9
White	29
Hispanic / Latino	11

Reason for stop?

Violation of law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0
Preexisting knowledge	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Moving traffic violation	87
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	11
White	48
Hispanic / Latino	19
Vehicle traffic violation	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	0
Was a search conducted?	
Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
No	89
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	11
White	50
Hispanic / Latino	19
Reason for Search?	
Consent	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0			
Contraband	0			
Alaska Native / American Indian	0			
Asian / Pacific Islander	0			
Black	0			
White	0			
Hispanic / Latino	0			
Probable	0			
Alaska Native / American Indian	0			
Asian / Pacific Islander	0			
Black	0			
White	0			
Hispanic / Latino	0			
Inventory	0			
Alaska Native / American Indian	0			
Asian / Pacific Islander	0			
Black	0			
White	0			
Hispanic / Latino	0			
Incident to arrest	0			
Alaska Native / American Indian	0			
Asian / Pacific Islander	0			
Black	0			
White	0			
Hispanic / Latino	0			
Was Contraband discovered?				
Yes	0	Did the finding result in arrest?		
		(total should equal previous column)		
Alaska Native / American Indian	0	Yes	0	No 0
Asian / Pacific Islander	0	Yes	0	No 0
Black	0	Yes	0	No 0
White	0	Yes	0	No 0
Hispanic / Latino	0	Yes	0	No 0
No	0			
Alaska Native / American Indian	0			
Asian / Pacific Islander	9			
Black	11			
White	50			
Hispanic / Latino	19			

Description of contraband

Item 21.

Drugs	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Weapons	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Result of the stop	
Verbal warning	0

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Written warning	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation	89
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	11
White	50
Hispanic / Latino	19
Written warning and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Citation and arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Was physical force resulting in bodily injury used during stop?

Yes	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	89
Alaska Native / American Indian	0
Asian / Pacific Islander	9
Black	11
White	50
Hispanic / Latino	19

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Item 21.

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

Item 21.

WALLER CO. CONST. PCT. 1

01. Total Traffic Stops:	89	
02. Location of Stop:		
a. City Street	0	0.00%
b. US Highway	60	67.42%
c. County Road	0	0.00%
d. State Highway	29	32.58%
e. Private Property or Other	0	0.00%
03. Was Race known prior to Stop:		
a. NO	89	100.00%
b. YES	0	0.00%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	0	0.00%
b. Asian/ Pacific Islander	9	10.11%
c. Black	11	12.36%
d. White	50	56.18%
e. Hispanic/ Latino	19	21.35%
05. Gender:		
a. Female	34	38.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	3	3.37%
iii. Black	2	2.25%
iv. White	21	23.60%
v. Hispanic/ Latino	8	8.99%
b. Male	55	61.80%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	6	6.74%
iii. Black	9	10.11%
iv. White	29	32.58%
v. Hispanic/ Latino	11	12.36%
06. Reason for Stop:		
a. Violation of Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	

iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Pre-Existing Knowledge	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Moving Traffic Violation	87	97.75%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	9	10.34%
iii. Black	11	12.64%
iv. White	48	55.17%
v. Hispanic/ Latino	19	21.84%
d. Vehicle Traffic Violation	2	2.25%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%
07. Was a Search Conducted:		
a. NO	89	100.00%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	9	10.11%
iii. Black	11	12.36%
iv. White	50	56.18%
v. Hispanic/ Latino	19	21.35%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

08. Reason for Search:

a. Consent	0	0.00%
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Racial Profiling Analysis Report

Item 21.

i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	0	0.00%
ii. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Inventory	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
e. Incident to Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
09. Was Contraband Discovered:		
YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	0	

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
v. Hispanic/ Latino	0	
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
b. NO	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	9	
iii. Black	11	
iv. White	50	
v. Hispanic/ Latino	19	

10. Description of Contraband:

a. Drugs	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

Item 21.

v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
11. Result of Stop:		
a. Verbal Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Written Warning	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Citation	89	100.00%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	9	10.11%
iii. Black	11	12.36%
iv. White	50	56.18%
v. Hispanic/ Latino	19	21.35%
d. Written Warning and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

Racial Profiling Analysis Report

Item 21.

e. Citation and Arrest

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

f. Arrest

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

12. Arrest Based On:

a. Violation of Penal Code

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

b. Violation of Traffic Law

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

c. Violation of City Ordinance

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

d. Outstanding Warrant

0 0.00%

i. Alaska/ Native American/ Indian

0

ii. Asian/ Pacific Islander

0

iii. Black

0

iv. White

0

v. Hispanic/ Latino

0

Racial Profiling Analysis Report

Item 21.

13. Was Physical Force Used:

a. NO	89	100.00%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	9	10.11%
iii. Black	11	12.36%
iv. White	50	56.18%
v. Hispanic/ Latino	19	21.35%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:

0

REPORT DATE COMPILED 01/27/2025

Racial Profiling Report | Full

Item 22.

Agency Name: WALLER CO. SHERIFF'S OFFICE
Reporting Date: 02/07/2025
TCOLE Agency Number: 473100

Chief Administrator: TROY A. GUIDRY

Agency Contact Information:
Phone: (979) 826-8282
Email: t.guidry@wallercounty.us

Mailing Address:
100 R. Glenn Smith Dr.
HEMPSTEAD, TX 77445-4699

This Agency filed a full report

WALLER CO. SHERIFF'S OFFICE has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WALLER CO. SHERIFF'S OFFICE from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WALLER CO. SHERIFF'S OFFICE if the individual believes that a peace officer employed by the WALLER CO. SHERIFF'S OFFICE has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WALLER CO. SHERIFF'S OFFICE who, after an investigation, is shown to have engaged in racial profiling in violation of the WALLER CO. SHERIFF'S OFFICE policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WALLER CO. SHERIFF'S OFFICE has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Item 22.

Executed by: ED BRAUNE
Lieutenant

Date: 02/07/2025

Total stops: 9134

Street address or approximate location of the stop

City street	346
US highway	2222
County road	4689
State highway	1863
Private property or other	14

Was race or ethnicity known prior to stop?

Yes	83
No	9051

Race / Ethnicity

Alaska Native / American Indian	56
Asian / Pacific Islander	306
Black	1932
White	4299
Hispanic / Latino	2541

Gender

Female	2510
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Alaska Native / American Indian	11
Asian / Pacific Islander	68
Black	651
White	1246
Hispanic / Latino	534

Male	6624
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Alaska Native / American Indian	45
Asian / Pacific Islander	238
Black	1281
White	3053
Hispanic / Latino	2007

Reason for stop?

Violation of law	103
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Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	19
White	56

Hispanic / Latino	26
Preexisting knowledge	158
Alaska Native / American Indian	2
Asian / Pacific Islander	3
Black	18
White	73
Hispanic / Latino	62
Moving traffic violation	6449
Alaska Native / American Indian	46
Asian / Pacific Islander	267
Black	1255
White	3037
Hispanic / Latino	1844
Vehicle traffic violation	2424
Alaska Native / American Indian	8
Asian / Pacific Islander	34
Black	640
White	1133
Hispanic / Latino	609
Was a search conducted?	
Yes	405
Alaska Native / American Indian	2
Asian / Pacific Islander	6
Black	133
White	168
Hispanic / Latino	96
No	8729
Alaska Native / American Indian	54
Asian / Pacific Islander	300
Black	1799
White	4131
Hispanic / Latino	2445
Reason for Search?	
Consent	87
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	18
White	48

Hispanic / Latino	19				
Contraband	15				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	6				
White	4				
Hispanic / Latino	5				
Probable	166				
Alaska Native / American Indian	1				
Asian / Pacific Islander	1				
Black	80				
White	56				
Hispanic / Latino	28				
Inventory	132				
Alaska Native / American Indian	1				
Asian / Pacific Islander	2				
Black	27				
White	60				
Hispanic / Latino	42				
Incident to arrest	5				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	2				
White	1				
Hispanic / Latino	2				
Was Contraband discovered?					
Yes	17				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	10	Yes	3	No	7
White	7	Yes	0	No	7
Hispanic / Latino	0	Yes	0	No	0
No	388				
Alaska Native / American Indian	1				
Asian / Pacific Islander	6				
Black	125				
White	157				
Hispanic / Latino	99				

Description of contraband

Drugs	77
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	37
White	23
Hispanic / Latino	16
Weapons	14
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	5
Hispanic / Latino	3
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	16
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	6
Hispanic / Latino	4
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	8
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	5
Hispanic / Latino	2

Result of the stop

Verbal warning	118
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Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	12
White	74
Hispanic / Latino	30
Written warning	5973
Alaska Native / American Indian	41
Asian / Pacific Islander	196
Black	1279
White	2988
Hispanic / Latino	1469
Citation	2967
Alaska Native / American Indian	15
Asian / Pacific Islander	105
Black	615
White	1211
Hispanic / Latino	1021
Written warning and arrest	41
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	10
White	18
Hispanic / Latino	11
Citation and arrest	18
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	7
White	4
Hispanic / Latino	6
Arrest	17
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	9
White	4
Hispanic / Latino	4
Arrest based on	
Violation of Penal Code	15
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	10
White	3
Hispanic / Latino	2
Violation of Traffic Law	48
Alaska Native / American Indian	0
Asian / Pacific Islander	5
Black	13
White	23
Hispanic / Latino	7
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	13
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	6
White	4
Hispanic / Latino	2

Was physical force resulting in bodily injury used during stop?

Yes	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	4
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	9128
Alaska Native / American Indian	56
Asian / Pacific Islander	306
Black	1931
White	4298
Hispanic / Latino	2537

Number of complaints of racial profiling

Total	1
Resulted in disciplinary action	0
Did not result in disciplinary action	1

Item 22.

Comparative Analysis

- Use TCOLE's auto generated analysis ☒
- Use Department's submitted analysis ☐

Optional Narrative

RMS has a record that will not properly show gender in 1 record - see report.

Submitted electronically to the



The Texas Commission on Law Enforcement



Equitable Sharing Agreement and Certification



NCIC/ORI/Tracking Number: TX2370000
Agency Name: Waller County Sheriff's Office
Mailing Address: 100 Sheriff R. Glenn Smith Dr.
Hempstead, TX 77445

Type: Sheriff's Office

Agency Finance Contact

Name: Guidry, Troy Sheriff
Phone: 9798268282

Email: t.guidry@wallercounty.us

Jurisdiction Finance Contact

Name: Younts, Alan
Phone: 979 826 7740

Email: a.younts@wallercounty.us

ESAC Preparer

Name: Wallett, Rebecca
Phone: 9798268282

Email: r.wallett@wallercounty.us

FY End Date: 12/31/2024

Agency FY 2025 Budget: \$13,502,421.00

Annual Certification Report

Summary of Equitable Sharing Activity		Justice Funds ¹	Treasury Funds ²
1	Beginning Equitable Sharing Fund Balance	\$265,285.10	\$0.00
2	Equitable Sharing Funds Received	\$267,716.98	\$0.00
3	Equitable Sharing Funds Received from Other Law Enforcement Agencies and Task Force	\$0.00	\$0.00
4	Other Income	\$0.00	\$0.00
5	Interest Income	\$4,563.88	\$0.00
6	Total Equitable Sharing Funds Received (total of lines 2-5)	\$272,280.86	\$0.00
7	Equitable Sharing Funds Spent (total of lines a - n)	\$441,874.76	\$0.00
8	Ending Equitable Sharing Funds Balance (difference between line 7 and the sum of lines 1 and 6)	\$95,691.20	\$0.00

¹Department of Justice Asset Forfeiture Program Investigative Agency participants are: FBI, DEA, ATF, USPIS, USDA, DCIS, DSS, and FDA

²Department of the Treasury Asset Forfeiture Program participants are: IRS-CI, ICE, CBP and USSS.

Summary of Shared Funds Spent		Justice Funds	Treasury Funds
a	Law Enforcement Operations and Investigations	\$4,500.00	\$0.00
b	Training and Education	\$0.00	\$0.00
c	Law Enforcement, Public Safety, and Detention Facilities	\$0.00	\$0.00
d	Law Enforcement Equipment	\$435,794.76	\$0.00
e	Joint Law Enforcement/Public Safety Equipment and Operations	\$0.00	\$0.00
f	Contracts for Services	\$0.00	\$0.00
g	Law Enforcement Travel and Per Diem	\$0.00	\$0.00
h	Law Enforcement Awards and Memorials	\$0.00	\$0.00
i	Drug, Gang, and Other Education or Awareness Programs	\$1,580.00	\$0.00
j	Matching Grants	\$0.00	\$0.00
k	Transfers to Other Participating Law Enforcement Agencies	\$0.00	\$0.00
l	Support of Community-Based Programs	\$0.00	\$0.00
m	Non-Categorized Expenditures	\$0.00	\$0.00
n	Salaries	\$0.00	\$0.00
Total		\$441,874.76	\$0.00

Equitable Sharing Funds Received From Other Agencies

Transferring Agency Name	Justice Funds	Treasury Funds

Other Income

Other Income Type	Justice Funds	Treasury Funds

Matching Grants

Matching Grant Name	Justice Funds	Treasury Funds

Transfers to Other Participating Law Enforcement Agencies

Receiving Agency Name	Justice Funds	Treasury Funds

Support of Community-Based Programs

Recipient	Justice Funds	

Non-Categorized Expenditures

Description	Justice Funds	Treasury Funds

Salaries

Salary Type	Justice Funds	Treasury Funds

Paperwork Reduction Act Notice

Under the Paperwork Reduction Act, a person is not required to respond to a collection of information unless it displays a valid OMB control number. We try to create accurate and easily understood forms that impose the least possible burden on you to complete. The estimated average time to complete this form is 30 minutes. If you have comments regarding the accuracy of this estimate, or suggestions for making this form simpler, please write to the Money Laundering and Asset Recovery Section at 1400 New York Avenue, N.W., Washington, DC 20005.

Privacy Act Notice

The Department of Justice is collecting this information for the purpose of reviewing your equitable sharing expenditures. Providing this information is voluntary; however, the information is necessary for your agency to maintain Program compliance. Information collected is covered by Department of Justice System of Records Notice, 71 Fed. Reg. 29170 (May 19, 2006), JMD-022 Department of Justice Consolidated Asset Tracking System (CATS). This information may be disclosed to contractors when necessary to accomplish an agency function, to law enforcement when there is a violation or potential violation of law, or in accordance with other published routine uses. For a complete list of routine uses, see the System of Records Notice as amended by subsequent publications.

Single Audit Information**Independent Auditor****Name:** Craine, Rutledge**Company:** Rutledge Craine & Company**Phone:** 817-265-9989**Email:** a.younts@wallercounty.us

Were equitable sharing expenditures included on the Schedule of Expenditures of Federal Awards (SEFA) for the jurisdiction's Single Audit for the prior fiscal year? If the jurisdiction did not meet the threshold to have a Single performed, select Threshold Not Met.

Item 23.

YES ☒ NO ☐ THRESHOLD NOT MET ☐

Prior Year Single Audit Number Assigned by Federal Audit Clearinghouse: 45601

Affidavit

Item 23.

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations under the *Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (Guide)* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. The undersigned officials certify that the information submitted on the Equitable Sharing Agreement and Certification form (ESAC) is an accurate accounting of funds received and spent by the Agency.

The undersigned certify that the Agency is in compliance with the applicable nondiscrimination requirements of the following laws and their Department of Justice implementing regulations: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*), Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and the Age Discrimination Act of 1975 (42 U.S.C. § 6101 *et seq.*), which prohibit discrimination on the basis of race, color, national origin, disability, or age in any federally assisted program or activity, or on the basis of sex in any federally assisted education program or activity. The Agency agrees that it will comply with all federal statutes and regulations permitting federal investigators access to records and any other sources of information as may be necessary to determine compliance with civil rights and other applicable statutes and regulations.

Equitable Sharing Agreement

This Federal Equitable Sharing Agreement, entered into among (1) the Federal Government, (2) the Agency, and (3) the Agency's governing body, sets forth the requirements for participation in the federal Equitable Sharing Program and the restrictions upon the use of federally forfeited funds, property, and any interest earned thereon, which are equitably shared with participating law enforcement agencies. By submitting this form, the Agency agrees that it will be bound by the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. Submission of the ESAC is a prerequisite to receiving any funds or property through the Equitable Sharing Program.

- 1. Submission.** The ESAC must be signed and electronically submitted within two months of the end of the Agency's fiscal year. Electronic submission constitutes submission to the Department of Justice and the Department of the Treasury.
- 2. Signatories.** The ESAC must be signed by the head of the Agency and the head of the governing body. Examples of Agency heads include police chief, sheriff, director, commissioner, superintendent, administrator, county attorney, district attorney, prosecuting attorney, state attorney, commonwealth attorney, and attorney general. The governing body head is the head of the agency that appropriates funding to the Agency. Examples of governing body heads include city manager, mayor, city council chairperson, county executive, county council chairperson, administrator, commissioner, and governor. The governing body head cannot be an official or employee of the Agency and must be from a separate entity.
- 3. Uses.** Shared assets must be used for law enforcement purposes in accordance with the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations.
- 4. Transfers.** Before the Agency transfers funds to other state or local law enforcement agencies, it must obtain written approval from the Department of Justice or Department of the Treasury. Transfers of tangible property are not permitted. Agencies that transfer or receive equitable sharing funds must perform sub-recipient monitoring in accordance with the Code of Federal Regulations.
- 5. Internal Controls.** The Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and the Department of the Treasury, funds from state and local forfeitures, joint law enforcement operations funds, and any other sources must not be commingled with federal equitable sharing funds.

The Agency certifies that equitable sharing funds are maintained by its jurisdiction and the funds are administered in the same manner as the jurisdiction's appropriated or general funds. The Agency further certifies that the funds are subject to the standard accounting requirements and practices employed by the Agency's jurisdiction in accordance with the requirements set forth in the *Guide*, any subsequent updates, and the Code of Federal Regulations, including the requirement to maintain relevant documents and records for five years.

The misuse or misapplication of equitably shared funds or assets or supplantation of existing resources with shared funds or assets is prohibited. The Agency must follow its jurisdiction's procurement policies when expending equitably shared funds. Failure to comply with any provision of the *Guide*, any subsequent updates, and the Code of Federal Regulations may subject the Agency to sanctions.

6. Single Audit Report and Other Reviews. Audits shall be conducted as provided by the Single Audit Act Amendments of 1996 and OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards. The Agency must report its equitable sharing expenditures on the jurisdiction's Schedule of Expenditures of Federal Awards (SEFA) under Assistance Listing Number 16.922 for Department of Justice and 21.016 for Department of the Treasury. The

7. Freedom of Information Act (FOIA). Information provided in this Document is subject to the FOIA requirements of the Department of Justice and the Department of the Treasury. Agencies must follow local release of information policies.

8. Waste, Fraud, or Abuse. An Agency or governing body is required to immediately notify the Department of Justice's Money Laundering and Asset Recovery Section and the Department of the Treasury's Executive Office for Asset Forfeiture of any allegations or theft, fraud, waste, or abuse involving federal equitable sharing funds.

Civil Rights Cases

During the past fiscal year: (1) has any court or administrative agency issued any finding, judgment, or determination that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above; or (2) has the Agency entered into any settlement agreement with respect to any complaint filed with a court or administrative agency alleging that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above?

☐ Yes ☒ No

Agency Head

Name: Guidry, Troy
Title: County Sheriff
Email: t.guidry@wallercounty.us

Signature: _____

Date: _____

To the best of my knowledge and belief, the information provided on this ESAC is true and accurate and has been reviewed and authorized by the Law Enforcement Agency Head whose name appears above. Entry of the Agency Head name above indicates his/her agreement to abide by the Guide, any subsequent updates, and the Code of Federal Regulations, including ensuring permissibility of expenditures and following all required procurement policies and procedures.

Governing Body Head

Name: Duhon, Trey
Title: County Judge
Email: t.duhon@wallercounty.us

Signature: _____

Date: _____

To the best of my knowledge and belief, the Agency's current fiscal year budget reported on this ESAC is true and accurate and the Governing Body Head whose name appears above certifies that the agency's budget has not been supplanted as a result of receiving equitable sharing funds. Entry of the Governing Body Head name above indicates his/her agreement to abide by the policies and procedures set forth in the Guide, any subsequent updates, and the Code of Federal Regulations.

☒ I certify that I have obtained approval from and I am authorized to submit this form on behalf of the Agency Head and the Governing Body Head.



V.G. YOUNG INSTITUTE OF
COUNTY GOVERNMENT

CERTIFICATE OF COMPLETION

The V.G. Young Institute of County Government awards this Certificate to

Carolyn Miedke

For successfully completing 1.00 hours of educational training

Ethics for County Tax Assessor - Collectors

(TDLR #29473)

A handwritten signature in black ink, reading "Peter McGill".

Peter J. McGill, Ph.D., Director
V.G. Young Institute of County Government

Monday, January 20, 2025

A handwritten signature in black ink, reading "Rick Avery".

Rick Avery, Ph.D., Director
Texas A&M AgriLife Extension Service

V.G. YOUNG INSTITUTE OF
COUNTY GOVERNMENT

CERTIFICATE OF COMPLETION

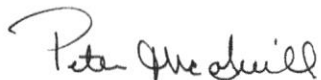
The V.G. Young Institute of County Government awards this Certificate to

Carolyn Miedke

For successfully completing 2.00 hours of educational training

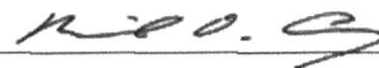
New County Tax Assessor

(TDLR #29469)



Peter J. McGuill, Ph.D., Director
V.G. Young Institute of County Government

Monday, January 20, 2025



Rick Avery, Ph.D., Director
Texas A&M AgriLife Extension Service

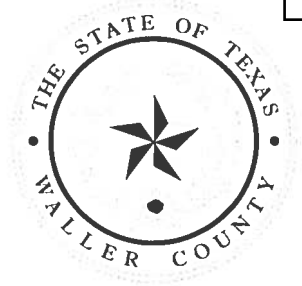
APPLICATION: *Danny Rhea Moore, Shelly Lynn Sharp Lemm and Gail Holliday, owners, are requesting to be allowed to revise Lot 51 of West Magnolia Forest Subdivision, Section 1. The revision will be to partition Lot 51 into three lots. These newly configured lots would consist of Lot 51-A (13.668 acres), Lot 51-B (3.000 acres) and Lot 51-C (3.000 acres). Lot 51 of West Magnolia Forest Subdivision, Section 1 is situated in the O. Wingfield Survey, A-269, Waller County, Texas, as recorded in Volume 192, Page 324, in the Deed Records of Waller County, Texas.*

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 April 2, 2025 at 9:00 a.m. at the Joe Kuciemba Annex, 425 FM 1488 Hempstead, Texas 77445.

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



January 13, 2025

Sean Donahue, PE
WGA Consulting Engineers
4526 Research Forest, Suite 360
The Woodland, Texas 77381
713-789-1900

Re: Kingsland Ranch Logistical Park - Waller County Maintained Road Substantial Completion Letter

To Whom It May Concern,

This formal notice is per your request to inspect the above-referenced project in order to begin the one (1) year maintenance period.

On December 4, 2024, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items were completed.

The County will consider the maintenance period to start on December 4, 2024. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of December 4, 2025, to schedule the Final Inspection.

If you have questions or require further information, please feel free to contact me at (979) 826-7670.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", followed by a long horizontal flourish.

J. Ross McCall, P.E.
Waller County Engineer

[illegible]



Item 27.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for Bartlett Road Corner Reserve

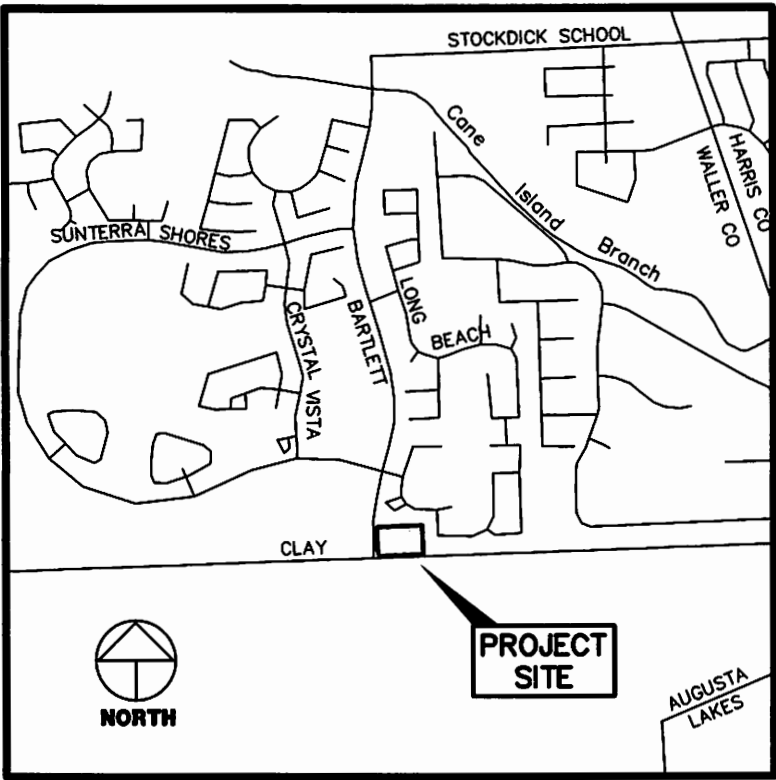
Date: February 18, 2025

Background

Final RePlat of Bartlett Road Corner Reserve which consist of 3.248 acres will include 1 Block and 2 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- W.C.C.F. - WALLER COUNTY CLERK FILE
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- W.C.M.R. - WALLER COUNTY MAP RECORDS
- W.C.P.R. - WALLER COUNTY PLAT RECORDS
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.B.M. - TEMPORARY BENCH MARK
- D.M.E. - DETENTION MAINTENANCE EASEMENT
- U.E. - UTILITY EASEMENT
-  - SET 5/8" CAPPED IR "WINDROSE"

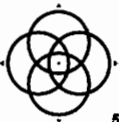
Engineer

ALJ Lindsey, LLC
18635 N. Eldridge Parkway, Ste. 200
Tomball, TX 77377
281-301-5955
bhanrahan@aljindsey.com

Owner and Developer

KA GREAT MINDS WEST LLC
Chicory Chase Ct
Katy, TX 77494
281-394-7213
christian.marine@kiddieacademy.net

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

B.K.D.D. PERMIT NO. 2023-052
PROPOSED SITE USE:
COMMERCIAL DEVELOPMENT
FINAL REPLAT OF

**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

We, KA GREAT MINDS WEST LLC, acting by and through Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member, being officers of KA GREAT MINDS WEST LLC, owner, hereinafter referred to as the Owners of the 3.248 acre tract described in the above and foregoing map of BARTLETT ROAD CORNER RESERVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

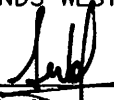
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

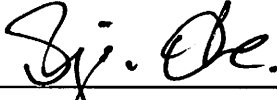
FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the KA GREAT MINDS WEST LLC, has caused these presents to be signed by Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member, thereunto authorized, this the 14th day of December, 2023.

KA GREAT MINDS WEST LLC



Belinda Ferrero Hodgson
Manager



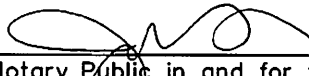
Sergio Olave-Hoces
Member

STATE OF TEXAS
COUNTY OF Waller

BEFORE ME, the undersigned authority, on this day personally appeared Belinda Ferrero Hodgson, Manager, and Sergio Olave-Hoces, Member of KA GREAT MINDS WEST LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 14 day of December, 2023.



Notary Public in and for the
State of Texas
4-30-2024
My Commission Expires:



FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

I, Dennis Zulkowski, of Keystone Bank, S.S.B., Owner and Holder of a lien against the property described in the plat known as BARTLETT ROAD CORNER RESERVE, SAID lien being evidenced by Instrument of Record in the Clerk's File No. 2114805, of the O.P.R.O.R.P. of Waller County, Texas do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and hereby confirm that Keystone Bank S.S.B., is the present owner of said lien and have not assigned the same nor any part thereof.

By: [Signature]
Dennis Zulkowski

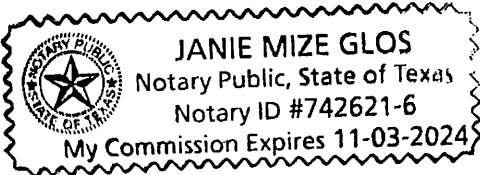
STATE OF TEXAS
COUNTY OF [Signature]

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Zulkowski of Keystone Bank, S.S.B., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 22 day of January, 2024

[Signature]
Notary Public in and for the
State of Texas
11/3/24
My Commission Expires:



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BARTLETT ROAD CORNER RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this the 7 day of February, 2024

By: [Signature]
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: [Signature]
Margaret Wallace Brown, AICP, CNU-A
Secretary



FINAL REPLAT OF
BARTLETT ROAD
CORNER RESERVE

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
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J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

I, Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County, at such time this plat was approved. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

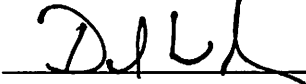
Date

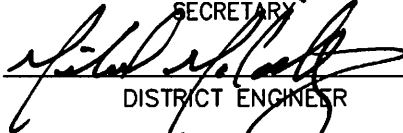
Ross McCall, P.E., County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2023-052

Approved by the Board of Supervisors on 8/28/2023
DATE


PRESIDENT


SECRETARY


DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

APPROVED by Commissioners Court of Waller County, Texas, this
day of _____, 20__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RLPS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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 Regulation, in this regard.

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

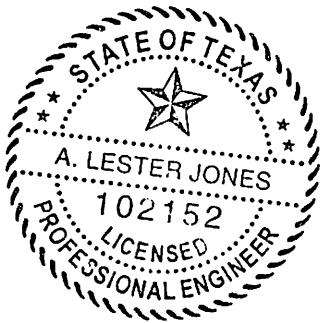
A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

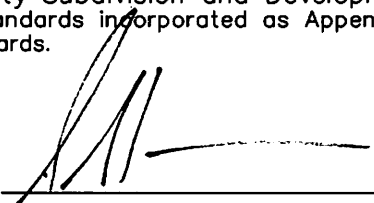
1 BLOCK 2 RESERVES

NOVEMBER 2023

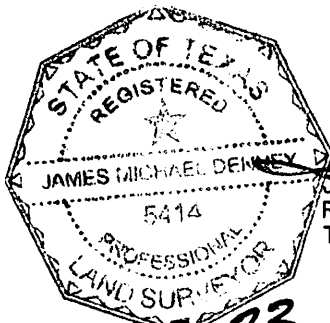
REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

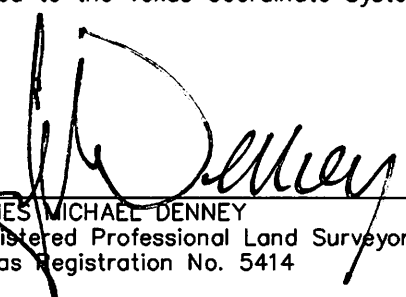
I, A. Lester Jones, P.E., a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.




A. Lester Jones, P.E.
Texas Registration No. 102152
ALJ-Lindsey, LLC
18635 N. Eldridge Parkway, Suite 200
Tomball, Texas 77377
TX Firm Registration No. F-11526

I, JAMES MICHAEL DENNEY, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.




JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

11-30-23

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on _____, 20____, at _____ o'clock____M., and duly recorded

on _____, 20____, at _____ o'clock____M., and under File

No. _____ of the Official Public Records of Waller County, Texas.

Debbie Hollan
County Clerk

By: _____
Deputy

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
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R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

DESCRIPTION

A TRACT OR PARCEL CONTAINING 3.248 ACRES OR 141,502 SQUARE FEET OF LAND BEING ALL OF UNRESTRICTED RESERVE "A", BLOCK 1, SUNTERRA MARKET RESERVE, MAP OR PLAT THEREOF RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2021008763, CONVEYED TO KA GREAT MINDS WEST LLC., AS RECORDED UNDER W.C.C.F. NO. 2021014804, SITUATED IN THE H.&T.C.R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308, WALLER COUNTY, TEXAS, WITH SAID 3.248 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD (DISTURBED) FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CLAY ROAD (80 FEET WIDE) AS RECORDED UNDER VOL. 106, PG. 492, WALLER COUNTY DEED RECORDS (W.C.D.R.) AND W.C.C.F. NO. 2108763, FOR THE COMMON SOUTH CORNER OF RESTRICTED RESERVE "C", BLOCK 2, SUNTERRA SECTION 1, MAP OR PLAT THEREOF, AS RECORDED UNDER W.C.C.F. NO. 2021008105 AND THE SOUTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 00 MIN. 58 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID CLAY ROAD, A DISTANCE OF 438.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHERLY END OF CURVED CUTBACK AT THE INTERSECTION OF THE NORTH R.O.W. LINE OF SAID CLAY ROAD AND THE EAST R.O.W. LINE OF BARTLETT ROAD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 2108104, ALSO BEING THE SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE RIGHT AND ALONG SAID CURVED CUTBACK, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 11 SEC., AN ARC LENGTH OF 54.98 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEG. 58 MIN. 57 SEC. WEST, - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTH END OF SAID CURVED CUTBACK AND THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 58 MIN. 51 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID BARTLET ROAD, A DISTANCE OF 164.89 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "J&C" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE CURVED EAST R.O.W. LINE OF SAID BARTLET ROAD AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 56 MIN. 23 SEC., AN ARC LENGTH OF 100.05 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 30 MIN. 45 SEC. WEST, - 100.04 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF RESTRICTED RESERVE "B" OF SAID SUNTERRA SECTION 1, THE NORTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD (DISTURBED) FOUND BEARS FOR REFERENCE NORTH 63 DEG. 56 MIN. EAST, A DISTANCE OF 1.48 FEET;

THENCE, NORTH 88 DEG. 01 MIN. 03 SEC. EAST, WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "B" AND SAID BLOCK 2, A DISTANCE OF 470.43 FEET TO A CUT "X" SET ON TOP OF A BRICK COLUMN ON THE SOUTH LINE OF LOT 12 OF SAID BLOCK 2 FOR THE NORTHWEST CORNER OF LOT 15 OF SAID BLOCK 2, THE NORTHEAST CORNER OF SAID UNRESTRICTED RESERVE "A", AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 58 MIN. 57 SEC. EAST, WITH THE WEST LINE OF SAID LOT 15 AND SAID BLOCK 2, A DISTANCE OF 299.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.248 ACRES OR 141,502 SQUARE FEET OF LAND.

BENCHMARK **PUBLISHED ELEVATION - 156.48'**
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190105 BEING AN ALUMINIUM ROD STAMPED 190105 LOCATED FROM THE INTERSECTION OF CLAY ROAD AND PITTS ROAD, TRAVEL NORTH APPROXIMATELY 0.2 MILES TO THE BRIDGE. (NAUD 88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" **ELEVATION - 160.00'**
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON A CONCRETE INLET FOUND AT THE INTERSECTION OF THE EAST R.O.W. LINE OF BARTLETT STREET AND THE NORTH R.O.W. LINE OF CLAY ROAD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" **ELEVATION - 166.50'**
TEMPORARY BENCHMARK "B" IS A RAIL ROAD SPIKE SET IN POWER POLE LOCATED 53 FEET WEST OF THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "A" AS RECORDED UNDER PLAT NO. 2108763, W.C.M.R.

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
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CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

Z:\58414-KIDDIE ACADEMY-CLAY ROAD\PLAT\20231130-LEGAL-BARTLETT ROAD CORNER RESERVE-58414-P123096.DWG - JP ANDERS - 02/07/24

GENERAL NOTES

Item 27.

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN THE CITY PLANNING LETTER, GF NO. 2791021-10320, DATED 10/06/2021 AND IS SUBJECT TO THE LIMITATIONS OF THAT LETTER.
3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999902573.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0375E REVISED/DATED FEBRUARY 18, 2009, AND LOMR CASE # 19-06-1115P, EFFECTIVE APRIL 27, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
5. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THIS PLAT.
6. 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.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
8. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING REVIEW OF SUBDIVISIONS OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSFS FOR SEWAGE DISPOSAL SHALL SUBMIT MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
9. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
10. THIS PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON ETJ, WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, WALLER COUNTY MUD #35, AND ROYAL INDEPENDENT SCHOOL DISTRICT.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE NEW FENCING.
13. THE PROPOSED USE OF THIS TRACT IS A CHILDREN'S DAYCARE FACILITY.

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS
1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

Z:\58414-KIDDIE ACADEMY-CLAY ROAD\PLAT\20240308-LEGAL-BARTLETT ROAD CORNER RESERVE-58414-P123096.DWG - JP ANDERS - 03/08/24

SUNTERRA SECTION 1
PLAT NO. 2108105, W.C.M.R.

LOT 7

14' U.E.
PLAT NO. 2108105, W.C.M.R.

SET 5/8" CAPPED IR "WINDROSE"
X: 2,964,946.48 (GRID)
Y: 13,863,439.12 (GRID)

RESERVE "B"

R=1950.00'
D=02°56'23"
L=100.05'
CB=N 00°30'45" W
C=100.04'

215.21'
10' W.L.E.
10' S.S.E.
10' STM.S.E.

10' S.S.E.
PLAT NO. 2108763, W.C.M.R.

10' STM.S.E.

①

UNRESTRICTED RESERVE "A"
(FUTURE DEVELOPMENT)
1.489 AC.
64,883 SQ. FT.

SET 5/8" CAPPED IR "WINDROSE"

100.0'

35' B.L.

15'x25' U.E.
PLAT NO. 2108763, W.C.M.R.

5' STM.S.E.

N 01°58'51" W 164.89'

102.5'

BARTLETT ROAD

100' R.O.W.
PLAT NO. 2108104, W.C.M.R.

CALLED 10.44 ACRES
THE VC AT SUNTERRA, LLC
W.C.C.F. NO. 2215694

SET 5/8" CAPPED IR "WINDROSE"

T.B.M. "A"

R=35.00'
D=90°00'11"
L=54.98'
CB=N 46°58'57" W
C=49.50'

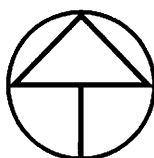
SET 5/8" CAPPED IR "WINDROSE"
X: 2,964,989.27 (GRID)
X: 13,863,140.55 (GRID)

J. W. McCUTCHEON
SURVEY, A - 308
H.&T.C.R.R. CO.
SURVEY, A - 201

35' B.L.

182.25'

MATCHLINE



NORTH

0 40 80 Feet

GRAPHIC SCALE: 1" = 40'

FINAL REPLAT OF
**BARTLETT ROAD
CORNER RESERVE**

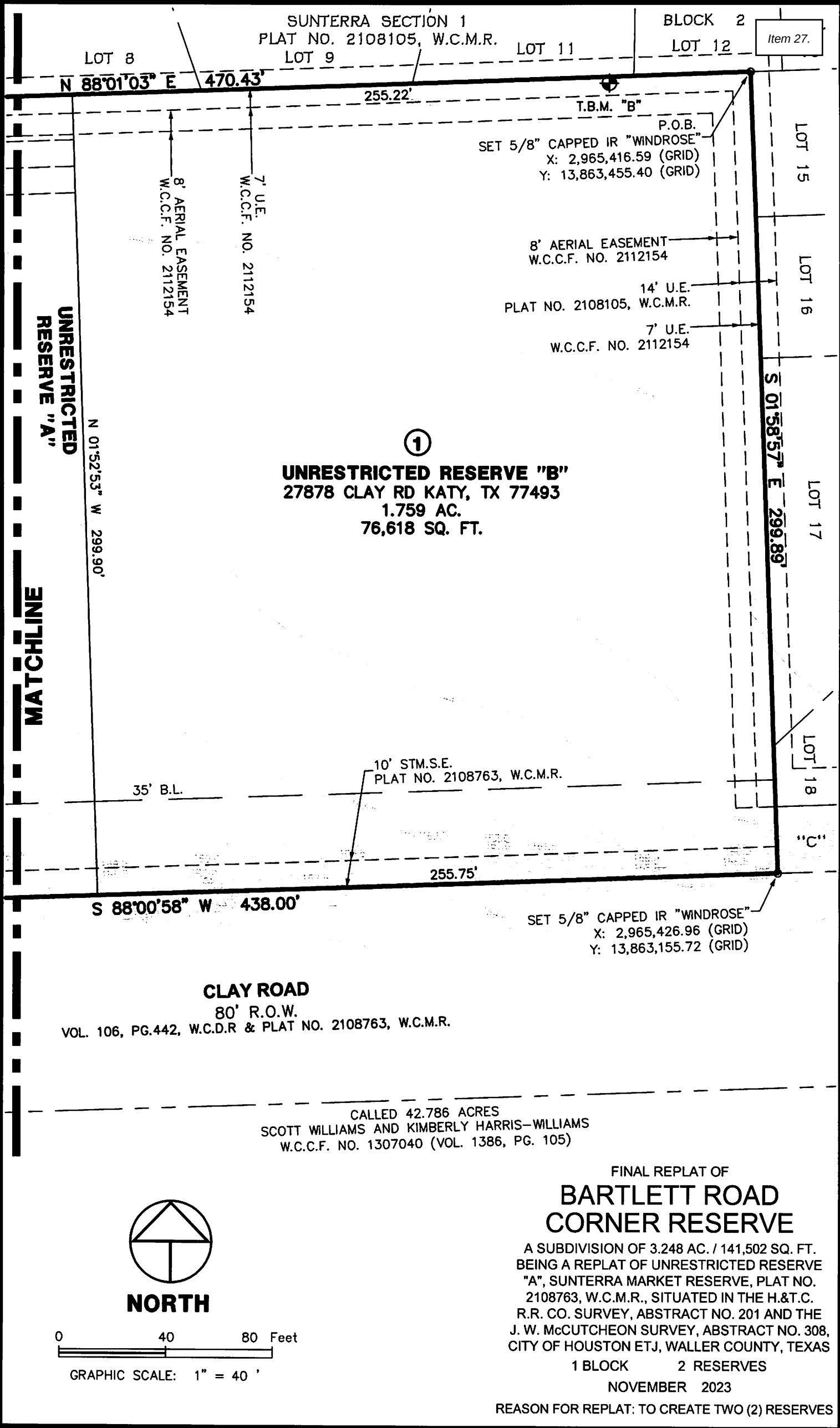
A SUBDIVISION OF 3.248 AC. / 141,502 SQ. FT.
BEING A REPLAT OF UNRESTRICTED RESERVE
"A", SUNTERRA MARKET RESERVE, PLAT NO.
2108763, W.C.M.R., SITUATED IN THE H.&T.C.
R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE
J. W. McCUTCHEON SURVEY, ABSTRACT NO. 308,
CITY OF HOUSTON ETJ, WALLER COUNTY, TEXAS

1 BLOCK 2 RESERVES

NOVEMBER 2023

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

Z:\58414-KIDDIE ACADEMY-CLAY ROAD\PLAT\20240308-LEGAL-BARTLETT ROAD CORNER RESERVE-58414-P123096.DWG - - JP ANDERS - 03/08/24





Item 28.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Houston Oaks Section Six Amending Plat No. 3

Date: February 18, 2025

Background

Amend Houston Oaks Section Six Plat No. 3 to Reduce 20 Foot B.L. & P.U.E to 15 Feet along Dewberry Drive.

Staff Recommendation

Amending Plat No. 3

STATE OF TEXAS :
COUNTY OF WALLER :

WE, WE, STEVEN D. ALVIS, MANAGING MEMBER OF SM HOUSTON OAKS VENTURE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF HOUSTON OAKS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, AS THE SOLE MEMBER OF HOUSTON OAKS NORTH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS NORTH, L.P., ON BEHALF OF SAID LIMITED PARTNERSHIP; AND FRANK W. HARRISON III AND ANN H. HARRISON, HUSBAND AND WIFE, OWNERS OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 3, ACCORDING TO THE LINES, LOTS, BUILDING LINE, STREETS, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 3, LOCATED IN SAMUEL C. NEILL SURVEY, ABSTRACT NO. 230, WALLER COUNTY, TEXAS.

WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS, EXCEPT ROAD EASEMENTS, SHOWN THEREON. IT IS OUR INTENTION THAT ALL ROADS WITHIN THE SUBDIVISION SHALL REMAIN PRIVATE AND NOT ACCESSIBLE TO THE GENERAL PUBLIC; THE RESPONSIBILITY FOR CONSTRUCTION OF ALL ROADS AND ALL SUBSEQUENT ROAD MAINTENANCE WILL REMAIN WITH OWNERS, OR A DULY ORGANIZED AND CHARTERED PROPERTY OWNERS ASSOCIATION, OR OTHER MAINTENANCE ORGANIZATION, WHOSE DUTIES WILL INCLUDE THE COLLECTION OF ROAD MAINTENANCE FEES AND EXPENDITURE OF SUMS COLLECTED FOR THE PROPER MAINTENANCE OF THESE ROADS AS SHOWN HEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND (ONLY DESIGNATED WITH "U.E. AND A.E.", AS INDICATED AND DEPICTED HEREON).

THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY COMMISSIONERS' COURT. COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS SHOWN ON THE PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS. UPON COMPLETION OF ALL OBLIGATIONS BY THE DEVELOPER AND WRITTEN APPROVAL FROM THE COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

THE OWNERS OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN EXPENSE, ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY AFORESAID HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.

INCLUDE CERTIFICATION THAT THE SUBDIVIDER HAS COMPLIED WITH THE REQUIREMENTS OF SECTION 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL, SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS.
- PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR, FOR ALL BUILDING CONSTRUCTION WITHIN THE 100-YEAR FLOOD PLAIN.
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED UNDER THE TERMS AND CONDITIONS OF RESTRICTIONS FILED SEPARATELY FOR RECORD AT VOLUME 522, PAGE 375; VOLUME 602, PAGE 315; VOLUME 903, PAGE 515; VOLUME 956, PAGE 505; VOLUME 1014, PAGE 167; VOLUME 1193, PAGE 99; VOLUME 1234, PAGE 190; VOLUME 1238, PAGE 611; AND VOLUME 1439, PAGE 817; OF THE DEED RECORDS OF WALLER COUNTY, IN WALLER COUNTY CLERK'S FILES NOS. 1501757, 1601667, 2101775, 2210356, 2210881, AND 2307981, AND IN FILE NO. 2307414 OF THE WALLER COUNTY PLAT RECORDS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO THE CULMINATION OF EACH SALE.
- THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LAND OWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENTS OR MAINTENANCE.

IN TESTIMONY WHEREOF THE, STEVEN D. ALVIS, MANAGING MEMBER OF SM HOUSTON OAKS VENTURE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF HOUSTON OAKS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, AS THE SOLE MEMBER OF HOUSTON OAKS NORTH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS NORTH, L.P., ON BEHALF OF SAID LIMITED PARTNERSHIP; THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025.

HOUSTON OAKS NORTH, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: HOUSTON OAKS NORTH GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
IT'S GENERAL PARTNER

BY: HOUSTON OAKS VENTURE, L.P.,
A TEXAS LIMITED PARTNERSHIP
ITS SOLE PARTNER

BY: HOUSTON OAKS INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SM HOUSTON OAKS VENTURES, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
STEVEN D. ALVIS, MANAGING MEMBER

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGING MEMBER OF SM HOUSTON OAKS VENTURE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF HOUSTON OAKS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, AS THE SOLE MEMBER OF HOUSTON OAKS NORTH GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF HOUSTON OAKS NORTH, L.P., ON BEHALF OF SAID LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WITNESS OUR HANDS IN _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 2025.

BY: _____ FRANK W. HARRISON III
BY: _____ ANN H. HARRISON

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK W. HARRISON III AND ANN H. HARRISON, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM C.O.R.S. SYSTEM. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99994669485.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREESTANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WALLER COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48473-C-0200 E, EFFECTIVELY DATED FEBRUARY 18, 2009, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. A COMMUNITY WATER SYSTEM WILL BE UTILIZED TO SUPPLY WATER TO THIS SUBDIVISION. INDIVIDUAL WELLS ON LOTS ARE NOT ALLOWED.
- A CENTRAL OFF-SITE SANITARY SEWER PLANT WILL PROVIDE SANITARY SEWER FOR THIS SUBDIVISION. INDIVIDUAL SEPTIC SYSTEMS ON LOTS ARE NOT ALLOWED.
- ALL LOTS ARE SUBJECT TO A TEN (10) FOOT SIDE LOT BUILDING LINE.
- THERE ARE NO KNOWN PIPELINES NOR KNOWN PIPELINE EASEMENTS CROSSING THE SUBJECT PLAT.
- THIS SUBDIVISION WILL BE SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (T.C.E.Q.) AS MEETING STANDARDS FOR WATER UTILITY SERVICE. THE COMMISSIONERS' COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT.
- --INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS ____ DAY OF _____, 2025.

CARBETT J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH
COMMISSIONER, PRECINCT 2

KENDRICK D. JONES
COMMISSIONER, PRECINCT 3

JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 4

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.

PRIVATELY MAINTAINED PAVED STREETS:

WE, HOUSTON OAKS NORTH, L.P., A TEXAS LIMITED PARTNERSHIP; AND FRANK W. HARRISON III AND ANN H. HARRISON, HUSBAND AND WIFE, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT WALLER COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY WALLER COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE WALLER COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. HOUSTON OAKS NORTH, L.P. AND ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO HOUSTON OAKS NORTH, L.P. AND/OR THE ESTATES OF HOUSTON OAKS COMMUNITY ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

THE PROPOSED USE OF THE LAND IS
SINGLE-FAMILY RESIDENTIAL DWELLINGS.



ROBERT CHRIS KELLY, R.P.L.S.,
TEXAS REGISTRATION NO. 6833
CKELLY@MCKIMCREED.COM

THERE IS HEREBY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

- OWNERS DO HEREBY DEDICATE AN UNOBSTRUCTED UTILITY EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO ALL EXISTING PUBLICLY DEDICATED ROADS BORDERING THE SUBDIVISION AND PRIVATE ROADS WITHIN THE SUBDIVISION DEDICATED BY THIS PLAT, AS SHOWN.
- OWNERS DO HEREBY DEDICATE A TEN FEET (10') UNOBSTRUCTED UTILITY EASEMENT ALONG AND ADJACENT TO ALL PROPERTY LINES IN THIS SUBDIVISION AND RESERVE AREAS, BEING TEN FEET (10') ON EITHER SIDE OF THE PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY FEET (20').
- OWNERS DO HEREBY DEDICATE A TWENTY FEET (20') WIDE UNOBSTRUCTED UTILITY EASEMENT FOR GUYS BEING TEN FEET (10') ON EACH SIDE OF THE CENTERLINE OF THE GUY AND PROTRUDING FIVE FEET (5') PAST THE POINT OF WHERE THE ANCHOR ENTERS THE EARTH.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. IS GRANTED THE RIGHT TO BUILD AND MAINTAIN UTILITIES ON, ACROSS, ALONG, UPON, OVER, ABOVE AND UNDER ALL PRIVATELY DEDICATED ROAD RIGHTS-OF-WAYS IN THIS SUBDIVISION, IN ORDER TO PROVIDE ELECTRIC AND OTHER SERVICES TO LOTS AS IT BECOMES NECESSARY.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO REMOVE, CUT DOWN, AND CHEMICALLY TREAT WITH HERBICIDES, ALL TREES, SHRUBBERY AND VEGETATION WITHIN SAID EASEMENT AND THE RIGHT TO REMOVE, CUT, AND TRIM FROM TIME TO TIME ALL DEAD, WEAK, LEANING, OR DANGEROUS TREES ADJACENT TO AND OUTSIDE OF SAID EASEMENT THAT ARE TALL ENOUGH TO STRIKE THE CONDUCTOR AND/OR EQUIPMENT IN FALLING. SAN BERNARD ELECTRIC COOPERATIVE, INC. WILL NOT BE RESPONSIBLE FOR REMOVING DEBRIS FROM VEGETATION GROWING OUTSIDE THEIR EASEMENTS WHEN CUTTING DOWN WEAK AND LEANING TREES AND BRUSH OUTSIDE THE EASEMENT.
- SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT TO USE AND KEEP ALL OF SAID EASEMENT AREA GRANTED HEREBY FREE AND CLEAR OF ANY AND ALL OBSTRUCTIONS, EXCEPT FENCES THAT DO NOT EXCEED EIGHT FEET (8') IN HEIGHT AND DO NOT INTERFERE WITH THE OPERATION AND REPLACEMENT OF SAN BERNARD ELECTRIC COOPERATIVE'S FACILITIES. SAN BERNARD ELECTRIC COOPERATIVE, INC. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF RECLEARING VEGETATION, CONSTRUCTING, RECONSTRUCTING, REPHASING, RESPANING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING, ADDING, AND REMOVING SAID CONDUCTORS, POLES AND EQUIPMENT. ACCESS FOR CONSTRUCTION, MAINTENANCE, INSPECTION, AND SURVEYING OF FACILITIES MAY BE DONE WITH, BUT NOT LIMITED TO VEHICLES, ATV, AERIAL DRONE, PEDESTRIAN, AND OTHER METHODS.
- THE GRANTOR, HIS SUCCESSORS, ASSIGNS, AGENTS OR LICENSEES SHALL NOT HAVE THE RIGHT TO CAUSE OR PERMIT ANY OBSTACLES EXCEPT FENCES NOT TO EXCEED EIGHT FEET (8') IN HEIGHT TO BE PLACED OR CONSTRUCTED WITHIN SAID EASEMENT AREA WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COOPERATIVE. FENCES SHALL NOT BE PLACED OR CONSTRUCTED IN ANY WAY THAT WOULD PREVENT SAN BERNARD ELECTRIC COOPERATIVE, INC. FROM EXERCISING ANY RIGHTS AND PRIVILEGES EXPRESSED HEREIN.

I, ROSS MCCALL, COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY, NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ ROSS MCCALL, P.E.
COUNTY ENGINEER

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____

DAY OF _____, 2025, A.D. AT _____ O'CLOCK _____ M. IN FILE #

_____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

DEBBIE HOLLAN

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY _____
DEPUTY

HOUSTON OAKS SECTION SIX AMENDING PLAT NO. 3

**A SUBDIVISION OF A 2.5985 ACRES OF LAND
BEING ALL OF LOTS 1, 6, 7, 13, 14, AND 15, BLOCK 5,
HOUSTON OAKS SECTION SIX
(FILE NO. 2307414; W.C.P.R.)
IN THE SAMUEL C. NEILL SURVEY,
ABSTRACT NO. 230,
WALLER COUNTY, TEXAS**

6 LOTS - 1 BLOCK

REASON FOR AMENDING PLAT:

TO REDUCE 20 FOOT B.L. & P.U.E. TO 15 FEET ALONG DEWBERRY DRIVE

~ OWNERS ~

HOUSTON OAKS NORTH, L.P.

A Texas limited partnership

**8827 W. Sam Houston Parkway N., Suite 200
Houston, Texas 77040**

PHONE: 281.477.4300

FRANK W. HARRISON III & ANN H. HARRISON

**47 Cattail Court
Hockley, Texas 77447**

PHONE: 281.000.1111

~ SURVEYOR ~



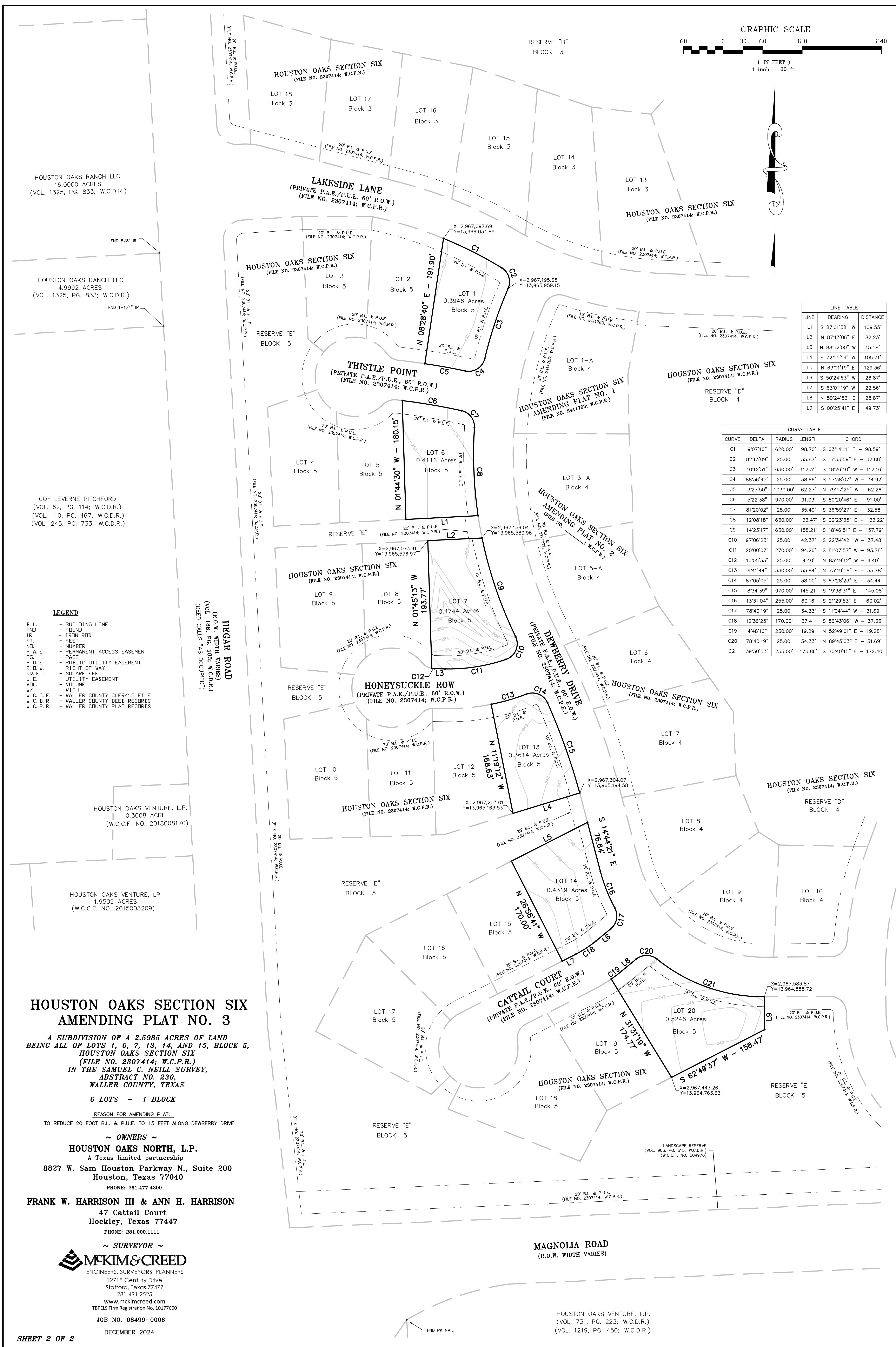
ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive
Stafford, Texas 77477
281.491.2525

www.mckimcreed.com
TBPELS Firm Registration No. 10177600

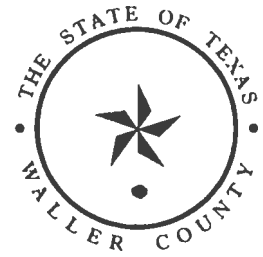
JOB NO. 08499-0006

DECEMBER 2024



WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



November 25, 2024

Camaaron Jackson, PE
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

**Re: Waller County Maintained Road Acceptance Letter
Bluestem Offsite Utility Extension – Final Acceptance**

To Whom It May Concern,

Our office has performed a Final Inspection on the above-referenced project. Punch list items have been completed, and the roads appear to meet requirements as outlined in the latest version of the Waller County Subdivision and Development Regulations.

I will be recommending that the Waller County Commissioners Court accept the roads for maintenance.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", with a long horizontal line extending to the right.

J. Ross McCall, P.E.
Waller County Engineer

Bluestem Prairie Drive Road Log

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Costs
		Feet	Miles		Type	Width		Date	Instrument No.	
Bluestem Prairie Drive	3	2806.00	0.53	60-Foot	7" Rein. Conc.	32	Bluestem Prairie Drive	7/12/2023	2307972	\$ 855,830.00
Tallgrass Court	3	39.44	0.01	50-Foot	7" Rein. Conc.	28	Bluestem Prairie Drive	7/12/2023	2307972	\$ 12,029.20
Ironwood Court	3	39.00	0.01	50-Foot	7" Rein. Conc.	28	Bluestem Prairie Drive	7/12/2023	2307972	\$ 11,895.00
Goldenrod Trail	3	37.79	0.01	50-Foot	7" Rein. Conc.	28	Bluestem Prairie Drive	7/12/2023	2307972	\$ 11,525.95
El Dorado Drive	3	39.67	0.01	50-Foot	7" Rein. Conc.	28	Bluestem Prairie Drive	7/12/2023	2307972	\$ 12,099.35
		2961.90	0.56							\$ 903,379.50

Amendment ID# 250218-XX

STATE OF TEXAS
COUNTY OF WALLER

**AMENDMENT TO TAX CODE CHAPTER 312 TAX ABATEMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS, URBAN TWINWOOD, L.P., Q-TRADE
INTERNATIONAL CORP, AND TWINWOOD GRAVITY OPERATING, LLC.**

This Amendment is entered into between Urban Twinwood, LP ("Urban"), and Twinwood Gravity Operating, LLC ("TGO"), Waller County, Texas ("County") and Q-Trade International Corp. ("Q-Trade") (referred to individually as "Party" and collectively as "Parties"). This Amendment is made and entered on February 18, 2025.

WHEREAS, County, Urban, and Q-Trade entered into a Tax Abatement Agreement on November 29, 2023 ("Agreement"), which is identified as Contract ID# 231129-15 and is attached hereto and incorporated herein as Exhibit 1; and

WHEREAS, at the time of the execution of the Agreement, Urban owned certain property subject to the Agreement that was identified in Section 1 of the Agreement as Waller County Appraisal District ("WCAD") property ID number 268426, located between Twinwood Pkwy and Discovery Hills Pkwy, Brookshire, TX 77423, and was further described on Exhibit A to the Agreement; and

WHEREAS, subsequent to the Agreement's execution, Urban subdivided the parcel that was assigned WCAD property ID number 268426, the subdivision of which is identified on Exhibit 2 attached to this Amendment, and incorporated herein; and

WHEREAS, after the subdivision, the parcel on which the property subject to the Agreement was located was assigned WCAD property ID number 270530, is identified by situs address 2434 Discovery Hills Pkwy, Brookshire, Texas 77423, and is further described as Reserve 15B on Exhibit 2; and

WHEREAS, after the subdivision, Urban sold the property subject to the Agreement to TGO, a Delaware limited liability corporation; and

WHEREAS, Urban desires to assign its interests, duties and obligations under the Agreement to TGO; and

WHEREAS, TGO desires to assume and accept all of Urban's interests, duties, and obligations under the Agreement; and

WHEREAS, County and Q-Trade consent to Urban's assignment of its interests, duties, and obligations under the Agreement, and TGO's assumption thereof, and

WHEREAS, the Parties desire to amend the Agreement to correctly reflect the WCAD property ID number, to include the property's situs address, and to attach Exhibit 2;

NOW, THEREFORE the parties agree as follows:

1. The WCAD property ID number described in Section 1 of the Agreement, which is attached hereto and incorporated herein, is amended from 268426 to 270530, the property is identified by situs address 2434 Discovery Hills Pkwy, Brookshire,

Texas 77423, and is further described as Reserve 15B in Exhibit 2.

2. Urban does hereby assign and transfer to TGO all of its interests, duties, and obligations under the Agreement.
3. TGO does hereby assume and accept all of Urban's interests, duties, and obligations under the Agreement.
4. The County consents to the assignment of Urban's interests, duties, and obligations under the Agreement to TGO, and TGO's assumption thereof.
5. Q-Trade consents to the assignment of Urban's interests, duties, and obligations under the Agreement to TGO, and TGO's assumption thereof.
6. TGO's address for any notices to be delivered pursuant to the Agreement is as follows:

Twinwood Gravity Operating, LLC
 2434 Discovery Hills Parkway
 Brookshire, Texas 77423
7. No other amendments or modifications to the Agreement are hereby made.
8. This Amendment is effective as of the date of the last signature on this Amendment.
9. Signatories to this Assignment represent and warrant that they have the authority to bind the respective parties.

WALLER COUNTY, TEXAS

 Carbett "Trey" J. DUHON III
 County Judge

 Date

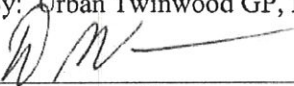
 Attest

 Debbie Hollan
 County Clerk

 Date

URBAN TWINWOOD, L.P.

Urban Twinwood L.P., a Texas Limited Partnership
 By: Urban Twinwood GP, LLC, as General Partner



 Don Weaver, Manager

2/3/2025

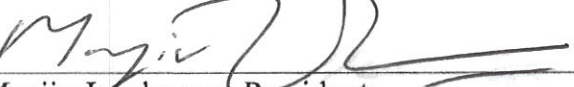
 Date

Q-TRADE INTERNATIONAL CORP.


Name and Title Manjiv Jayakumar, CEO
2/4/2025
Date

TWINWOOD GRAVITY OPERATING, LLC

Twinwood Gravity Operating, LLC,
a Delaware Limited Liability Company


Name and Title Manjiv Jayakumar, President
2/4/2025
Date

STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS,
URBAN TWINWOOD, L.P., AND
Q-TRADE INTERNATIONAL CORP

This Agreement is entered into by and between the County of Waller, Texas (“COUNTY”), duly acting herein by and through the County Judge, Urban Twinwood, L.P. (“OWNER”) which is the owner of the taxable real property located within Waller County, Texas, in Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road, a Reinvestment Zone (reauthorized May 10, 2023), (“REINVESTMENT ZONE”), and Q-Trade International Corp. (“TENANT”) lessee and owner of the taxable personal property located between Twinwood Parkway and fronting Discovery Hills Parkway, on this the 29th day of November, 2023.

RECITALS:

WHEREAS, on 10th day of May, 2023 the County passed an Order reauthorizing 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 Tax Abatement 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 do hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The property that is the subject of this Agreement shall be referred to as the “Premises”, and the Premises are described in Exhibit “A,” identified as WCAD property ID number 268426 and located between Twinwood Pkwy and Discovery Hills Pkwy, Brookshire, TX 77423, which is attached hereto and incorporated herein.
2. OWNER shall make or cause to be made real and personal property improvements (the “Improvements”) at the Premises, and the Improvements shall be of the kind, number, and location specifically described in Exhibit “B,” which is attached hereto and incorporated herein. In addition, OWNER shall install or maintain at the Premises a taxable value of the Improvement types described on Exhibit “B” hereto for purposes of allowing OWNER to operate the Premises as required in Section 3.
 - a. 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.
 - b. 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.

3. OWNER or TENANT shall, by YEAR 1 of the Abatement Period referenced in Section 9(a), and until the expiration of this Agreement, continuously operate and maintain the Premises as a manufacturing and distribution facility. If OWNER or TENANT operations at the Premises are prevented due to force majeure, such interruption of operations shall not constitute a default hereunder.
4. OWNER and TENANT shall file the Forms 50-116, 50-141, 50-142, and any other required documentation, to verify personal property values and continued compliance for the abatement granted, to the Waller County Appraisal District annually during the term of this Agreement for so long as the law requires annual application. Failure to do so will result in the termination of this Agreement.
5. OWNER and TENANT shall, in writing in a form reasonably acceptable to the County and, until the expiration or termination of this Agreement, annually certify compliance with this Agreement, including the Employee requirements set forth herein.
6. EMPLOYEES: For the duration of this Agreement, TENANT shall employ an agreed number of persons as set forth below.
 - a. By the end of YEAR one, TENANT will employee at least 30 new Employees in and will continue to maintain those 30 Employees during the term of this Agreement. The parties agree and understand that the number of Employees within a certain job class may increase or decrease and that TENANT follow the Employee requirements so long as TENANT meets the minimum number of new Employees are employed during the term of this Agreement, as described herein, regardless of the number of new Employees in each position. For purposes of calculating the number of new Employees under this Section 6(a), the County shall use the number

Employees employed by TENANT as of December 31, of each year of the Abatement Period.

- b. An Employee is a person who (i) is an employee or contract employee of TENANT and paid directly, or in the case of a contract employee, paid directly or indirectly, by TENANT, and (ii) regularly works at least 40 hours a week at or based from the Premises, excluding time taken for holidays, vacations, sick leave, or other regular leave.
- c. To the greatest extent possible, and where there are qualified applicants living in Waller County, TENANT shall make a good faith effort to employ all such persons living in Waller County, Texas. If TENANT finds a resident of Waller County can be hired, but only after additional training, TENANT will contact the County to assist in obtaining applicable training grants, if available, to ensure that citizens of Waller County are given every opportunity for employment.
- d. TENANT, upon request by the County, shall validate compliance with the terms of this Section 6 by allowing the County to review TENANT records and documents on location at the Premises that are directly related to TENANT obligations with regards to the Employees for the sole purpose of verification of the information contained in the compliance certifications due pursuant to Section 5; provided, however, such review must be done during normal business hours no more than once per calendar year, the County shall not be permitted to photocopy any documentation. TENANT may withhold any information it reasonably deems to be sensitive (subject to the requirements of any applicable statute), the County agrees it will make best efforts not to interrupt the TENANT business with such reviews,

and TENANT shall not be required to disclose the names or other sensitive personally identifiable information (such as social security numbers, home addresses or telephone numbers) of specific Employees.

7. It is understood, and agreed among the parties, that beginning YEAR 1 of the Abatement Period 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, including the value of any partially completed Improvements.
8. INVENTORY: Beginning with the YEAR 1 of the Abatement Period, and continuing during the term of the Agreement, TENANT shall maintain a minimum of \$4,000,000 rendered taxable inventory value at the Premises. OWNER agrees to render the Personal Property for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing renditions. TENANT shall give the Waller County Appraisal District any necessary permission required for the Waller County Appraisal District to provide copies of TENANT's tax documents to the County for the purpose of verifying rendered inventory values.
9. 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 only for real and personal property Improvements for the Premises, which would otherwise be owed to the County shall be abated for a period of years, commencing January 1, 2025 and terminating December 31, 2029 ("Abatement Period").
 - a. Said Abatement Period shall be only for qualifying real property Improvements, referenced in Exhibit "B", in an amount equal to the percentages listed below:

YEAR 1 (2025) - 100%

YEAR 2 (2026) - 100%

YEAR 3 (2027) - 100%
YEAR 4 (2028) - 75%
YEAR 5 (2029) - 50%

- b. The abatement percentages in Section 9(a) shall be applied only to the taxes assessed for each year during the Abatement Period on the value of the real and personal property Improvements only of the types and values shown on Exhibit “B.”
- c. OWNER and TENANT agree to allow County access to related records documenting value of all personal property noted in Exhibit “B”.
- d. OWNER and TENANT 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, the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded to the nearest whole number. For example, if the protest of the certified appraised value is reduced by 6.6% then the percentage of the tax abatement granted in any given year under this Agreement on the Improvements would be decreased by the same percentage, rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

10. OWNER or TENANT shall be in default if any of the following occurs:
- a. Improvements are not installed in accordance with this Agreement as described in Exhibit "B", except where force majeure is provided under Section 2(b);
 - b. Improvements were not made as listed in Exhibit B, and (or) OWNER does present documentation verifying compliance as required in Section 9(c), the OWNER shall not be entitled to the abatement of property taxes until the OWNER brings the Improvements into compliance with the values listed in Exhibit "B".
 - c. TENANT fails to employ the number of persons in accordance with this Agreement for any consecutive 90-day period, which would reduce the abatement by the same percentage as noted in Section 12;
 - d. OWNER fails to timely file annual renditions for the Premises and any and all Improvements or OWNER fails to file an annual application with the appraisal district for so long as the law requires such an application;
 - e. OWNER or TENANT allows their ad valorem taxes 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;
 - f. OWNER operates the Premises in violation of public health and safety laws, or allows the Premises or any part thereof to become a public nuisance, as provided under the appropriate ordinances of Waller County, or the State of Texas;
 - g. For duration of the Abatement Period, if TENANT fails to maintain a minimum \$4,000,000 rendered taxable value of inventory at the Premises as a result of the

Improvements listed in Exhibit B, then TENANT shall not be entitled to the abatement of property taxes for the year in which the default occurs.

11. In the event OWNER or TENANT defaults as described in Section 10, the County shall give written notice of such default. If OWNER or TENANT have not cured such default under Section 10 within sixty (60) days of said written notice or, if the nature of such default is such that sixty (60) days is not sufficient to affect such cure, does not commence such cure within such sixty (60) days and diligently pursue it to completion, the County may take the actions permitted in Section 13.
12. In the event that TENANT fails to maintain the required minimum number of Employees at the Premises for any consecutive 90-day period, the tax abatement granted by this Agreement will be reduced as a percentage based on the difference. The amount of the tax abatement granted by this Agreement for the tax year following the year in which the requirement was not met is reduced by the same percentage, rounded to the nearest whole number, as the percentage decrease in the actual number of Employees that is maintained in the 90-day period. For example, if the actual average number of Employees is reduced by 6.6% then the percentage of the tax abatement granted in any given year under this Agreement on the Improvements would be decreased by the same percentage, rounded to the nearest whole number reducing the abatement by 7%. Should TENANT not maintain the required number of employees, and OWNER reduces the taxable value of real property as a result of tax protest, then the greater of the two shall be applied to the reduction of the tax abatement.
13. In the event of default under Section 10(a) and Section 10(c-e), the County may (after notice and opportunity to cure as provided for herein) terminate this Agreement, and the

County, in such event, shall be entitled to recapture any and all property taxes which have been abated as a result of this Agreement for those years in which OWNER or TENANT were in default under Section 10(a) and Section 10 (c-e) and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 11.

- a. In addition to any taxes due as a result of default hereunder, interest on any amounts subject to recapture or not current as of the time of default may be charged at the statutory rate of delinquent taxes, as determined by Chapter 33 of the Texas Tax Code.
- b. Notwithstanding subsection (a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

MISCELLANEOUS:

14. The County represents and warrants that the Premises do 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.
15. The terms and conditions of this Agreement are binding upon the successors and assigns of all parties. However, this Agreement cannot be assigned without the County's written consent, which shall not be unreasonably withheld. Notwithstanding the foregoing, OWNER may assign this Agreement without written consent from the County if such assignment is to any entity that, directly or indirectly, is controlled by, or is in common control with OWNER; provided that OWNER shall provide notice of any such assignment to the County at least thirty (30) days prior to the effective date of such assignment. This

Agreement does not inure to the benefit of any third-party, except permitted successors or assigns.

16. It is understood and agreed between the parties that OWNER and TENANT are acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for OWNER or TENANT's performance of this Agreement. OWNER and TENANT agree 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, judgments, and reasonable attorney's fees relating to OWNER and TENANT's performance of this Agreement or OWNER or TENANT's Premises or Improvements.
17. OWNER and TENANT agree that the County and its agents or employees shall have the reasonable right of access to the Premises to inspect the 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 shall have the continuing right to ensure that the Premises are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. The County agrees (i) to give OWNER and TENANT notice of its intent to inspect the Premises a reasonable amount of time prior to such inspections, (ii) that such inspections shall be during normal business hours, and (iii) OWNER and TENANT shall be permitted to have a representative accompany the County's representative(s) at all times during such inspections. The County's inspections, if any, shall not constitute an acknowledgment or certification to OWNER, TENANT, or

any third party, that OWNER or TENANT followed federal, state, or local laws or regulations.

18. 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. Any disputes regarding this agreement shall be litigated or mediated in Waller County, Texas.
19. This Agreement was authorized by the minutes of the Commissioners Court of Waller County, Texas at this meeting on November 29, 2023, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
20. All amendments and additions to this Agreement and its Exhibits must be approved by OWNER, TENANT, and the Waller County Commissioners Court.
21. Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.
22. Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the transactions contemplated by this Agreement.
23. In the event any section, subsection, paragraph, subparagraph, or sentence herein is held invalid, illegal or unenforceable, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, or sentence. 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 and enforceable.

24. Except as may otherwise be provided herein, this Agreement constitutes the entire understanding among the parties with respect to the subject matter hereof and none of the parties hereto has relied upon any fact or representation not expressly set forth herein. No obligations, agreements, representations, warranties, or certifications, expressed or implied, shall exist among the parties except as expressly stated herein.
25. All headings and captions used herein are for the convenience of the parties only and are of no meaning in the interpretation or effect of this Agreement.
26. OWNER and TENANT shall endeavor to mark any confidential documents or other information provided to the County as such. In the event that the County receives any open records requests regarding any such confidential document or information or directly regarding this Agreement or any documents or information related to or prepared in connection therewith, the County will make good faith efforts to promptly notify OWNER and TENANT of the request.
27. OWNER and TENANT, as parties to this Agreement, shall be deemed proper and necessary parties in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or County actions authorizing same, and OWNER and TENANT shall be entitled to intervene in said litigation.
28. 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, L.P.:

Attn: Mark J. Overton
2110 Grandway Drive
Katy, TX 77449

For Q-Trade International Corp:

Attn: Manjiv Jayakumar
16205 Distribution Way
Cerritos, CA 90703

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.

This Agreement is being executed on November 29, 2023

WALLER COUNTY

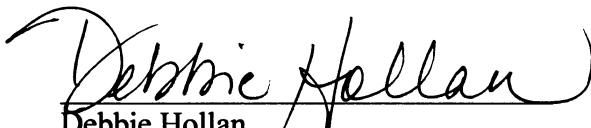


Carbett "Trey" Duhon III
Waller County Judge

November 29, 2023

Date

ATTEST:



Debbie Hollan
Waller County Clerk

November 29, 2023

Date

Contract ID # 231129-15

URBAN TWINWOOD, L.P.



By: Mark J. Overton
Title: Vice-President and General Counsel

12/4/2023
Date

Q-TRADE INTERNATIONAL CORP



By: Manjiv Jayakumar
Title: Chief Executive

11/30/2023
Date

EXHIBIT A - SITE PLAN Q-TRADE INTERNATIONAL CORP

EXHIBIT B – REAL AND PERSONAL PROPERTY Q-TRADE INTERNATIONAL CORP

EXHIBIT B Parts 1 & 2 - 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. Do not include cost of detention, engineering, or any soft costs. **Include a site plan and survey in EXHIBIT A.**

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. 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 (Note you can replace the sample below with your own table or spreadsheet, but please use the same layout)

Description	Value
Buildings (~85,000SF)	\$10,000,000.00
Driveways & Parking	
Fencing	
Other Improvements	
Total	\$10,000,000.00

Part 2: Personal property and fixed equipment. “Personal Property” as designated by the Waller County Appraisal District is anything that can be removed from the building without destroying or changing the building. This category would include any machinery or equipment that may be bolted to the floor but has a shorter life than the building and is used in the primary line of business as designated by the qualifying business type noted in the Waller County Incentive Policies.

Qualifying Personal Property Equipment (fixed-in-place and primary equipment)

As specific types and models of equipment may be deemed a trade secret, you only need to provide classes of equipment and first-year values, not specific make, model, or serial numbers. For example, welding machines, \$100,000. However, the information must be sufficient enough for the appraisal district to match information here, which may ultimately be included on an abatement agreement, with the information provided on your personal property rendition form. The values listed here must not be less than the first-year value used on the annual property rendition form submitted to the appraisal district. The total amount must match information provided for the economic impact analysis. Use the table below or replace it with a spreadsheet with the same format. **Do not include items such as office furnishings and similar non-qualifying personal property.**

**Q Trade International Corp.
Schedule of Assets, by Class**

	Existing assets (1)	Racking (2)	Total Value, by Class
Tea Packing/manufacturing equipment	\$ 1,440,283.51	\$ -	\$ 1,440,283.51
Warehouse equipment	95,899.91	600,000.00	\$ 695,899.91
Software which directly supports manufacturing	30,841.96	-	\$ 30,841.96
	<u>\$ 1,567,025.38</u>	<u>\$ 600,000.00</u>	<u>\$ 2,167,025.38</u>

EXHIBIT C - REINVESTMENT ZONE ORDER

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

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).

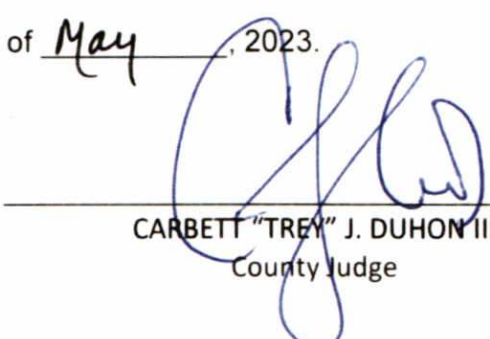
IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

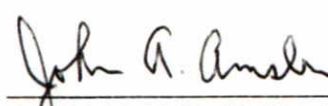
Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described 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 KENDRICK JONES
Precinct No. 3



COMMISSIONER WALTER SMITH
Precinct No. 2



COMMISSIONER JUSTIN BECKENDORFF
Precinct No. 4

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;

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Thence, South $64^{\circ} 48' 51''$ 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 $35^{\circ} 56' 35''$ 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 $54^{\circ} 03' 40''$ 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 $11^{\circ} 11' 21''$, and a chord which bears North $59^{\circ} 39' 21''$ East, 617.11 feet to a point for corner;

Thence, North $65^{\circ} 15' 01''$ 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 $47^{\circ} 13' 13''$, and a chord which bears North $41^{\circ} 38' 25''$ East, 2,591.31 feet to a point for corner;

Thence, North $18^{\circ} 01' 48''$ 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 $08^{\circ} 48' 23''$, and a chord which bears North $22^{\circ} 26' 00''$ East, 470.63 feet to a point for corner;

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Thence, North $26^{\circ} 50' 12''$ 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 $60^{\circ} 33' 04''$, and a chord which bears North $57^{\circ} 06' 44''$ East, 468.87 feet to a point for corner;

Thence, North $87^{\circ} 23' 16''$ 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 $02^{\circ} 36' 44''$ 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 $87^{\circ} 46' 34''$ West, 1.19 feet;

Thence, North $87^{\circ} 46' 34''$ 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 $02^{\circ} 31' 07''$ 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 $87^{\circ} 34' 15''$ 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 $02^{\circ} 31' 07''$ 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;

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Thence, North $87^{\circ} 34' 14''$ 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 $02^{\circ} 31' 07''$ 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 $87^{\circ} 43' 24''$ East, 0.81 feet;

Thence, South $87^{\circ} 43' 24''$ 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 $02^{\circ} 40' 16''$ 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 $87^{\circ} 47' 23''$ 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.

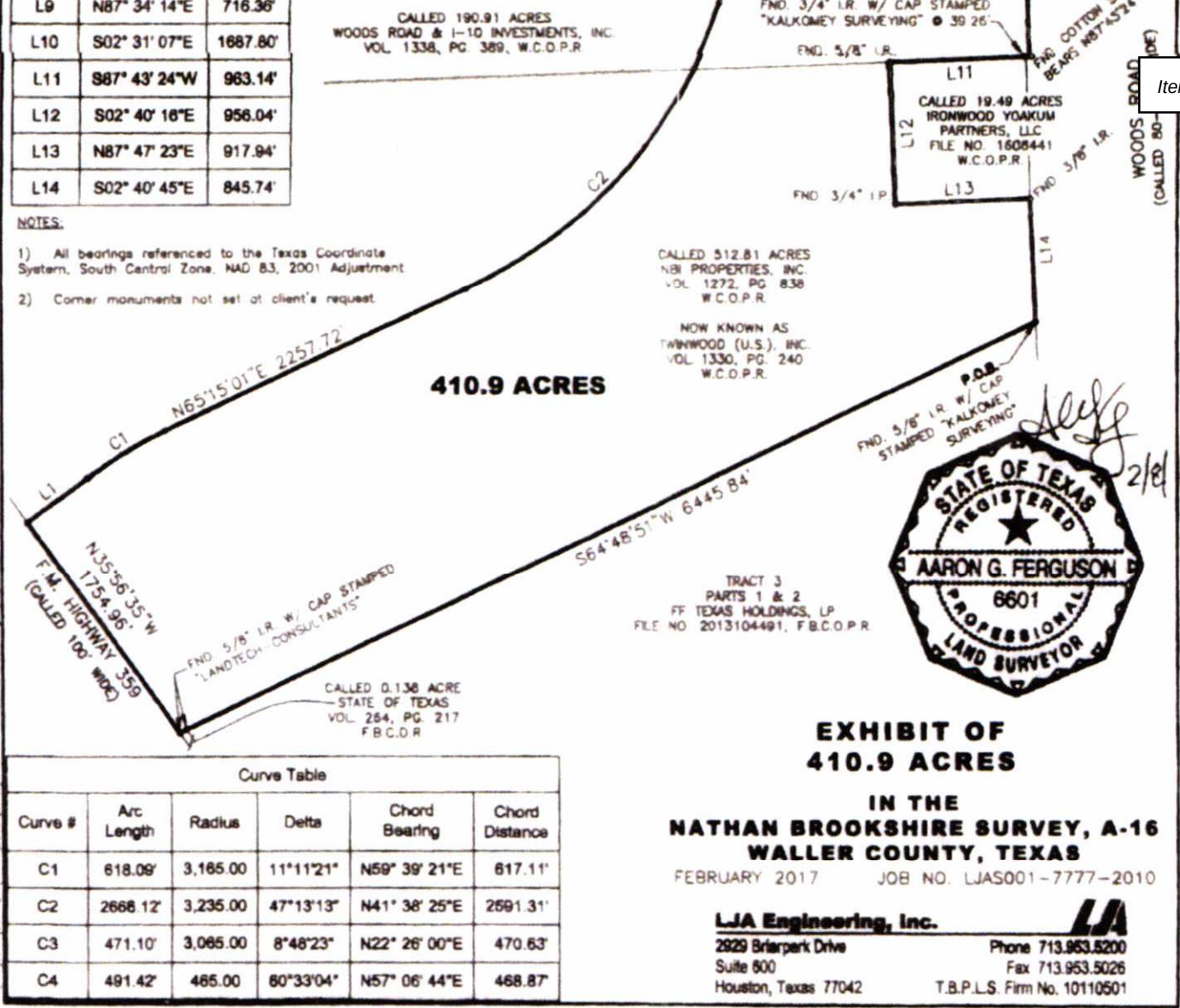
Thence, South $02^{\circ} 40' 45''$ East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



[Handwritten signature]
2/8/18

Item 32.





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

Date: January 31, 2025

To: Sheriff Troy Guidry

Thru: Chief Deputy Robert Schields

Lieutenant Angela Turner

CL 1/31/25

From: Lieutenant John Garner

RE: Texas Workforce Commission (TWC) Data Exchange Request

This letter is a request for approval to apply for the TWC Data Exchange Request and Safeguard Plan. The application would include a one (1) year SUBSCRIPTION fee for 1-10 users at the rate of \$1,500 per year. This subscription will be used by law enforcement as indicated in the application in Item 8., Legal Purpose(s) for Requesting Information.

We request approval from the Commissioner's Court to APPLY to TWC, and if approved be authorized to sign all contracts and applications regarding this new subscription starting in 2025 with an annual cost of \$1,500.00.

This costs of this contract would write to the Sheriff's line item **125-516-562323 - Dues and Subscriptions.**

Description	Unit Price	Quantity	Total Cost
TWC Subscription Fee	\$1,500.00	1-10 Users	\$1,500.00
Total Cost			\$1,500.00

Exhibit 1. TWC Data Exchange Request and Safeguard Plan

All statements and information on this form and associated correspondence relating to the Request and Security Plan (RSP) are incorporated by reference into the data exchange Contract with TWC as Exhibit 1.

Recipient agrees to provide written notice to TWC of any changes to the responses contained in this RSP during the Contract term immediately but no later than three (3) calendar days from the date of change. Email changes to DEcontracts@twc.texas.gov. After review and approval by TWC, the notice of changes shall be incorporated by reference into the Contract under Exhibit 1. **Any changes to the responses requested by Recipient and accepted by TWC in this Exhibit 1 shall amend the corresponding information in the GTC and A-H.**

This document is confidential under Texas Government Code regarding infrastructure security and shall be redacted from release in response to a request for information or documents. Contact TWC upon such a request.

	CONTRACTOR INFORMATION	Please answer each question. Do not leave any unanswered.
1.	Legal name of requesting governmental entity/Responsible Financial Party	Waller County Sheriff's Office
2.	Entity Tax ID#	74-6001079
3.	Street Address – Line 1	100 Sheriff R. Glenn Smith Dr.
4.	Street Address – Line 2	
5.	City, State, Zip	Hempstead, TX 77445
6.	New request or renewal of an existing contract?	☒ New request ☐ Extension of existing agreement Previous/Current Contract #: _____ ☐ There are other contracts between TWC, and the party not affected by this Contract, which are as follows:
7.	Type of entity and authority to contract	☐ Texas Local Government Code, Chapter 791, Interlocal Cooperation Act (e.g., cities, counties) ☒ Texas Government Code, Chapter 771, Interagency Cooperation Act (e.g., state agency) ☐ Federal Agency Authority ☐ If state agency, please specify authority
8.	Legal Purpose(s) for requesting information (Check all that apply)	☒ to assist in criminal investigations ☒ to assist in locating defendants, witnesses, and fugitives in criminal cases ☐ to assist in locating persons with outstanding warrants ☐ to assist in locating probation absconders ☐ to assist in determining eligibility for public assistance/services ☐ other: please specify: (language will be inserted into contract)
9.	Requested length of contract term	☒ 1 year ☐ 2 years ☐ 3 years ☐ 4 years ☐ 5 years (Renewal Option up to a total of 5 years combined)
10.	Requested start date	☐ For federal entities only: to correspond with start of fiscal year starting:2025

	DATA REQUESTED	Please answer each question. Do not leave any unanswered
11.	Information requested <i>(Check the data being requested)</i>	☒ Wage Records (WR): <u>Wage Detail Inquiry</u>: View wage information for an individual. <u>Coworker Search</u>: View wages reported by an employer. ☒ UI Benefits and Claimant Info (UI): <u>Personal Information</u>: View demographic information for an individual. <u>Claims</u>: View unemployment insurance claim information. <u>Payments</u>: View unemployment insurance payment info. <u>Employer Search</u>: Search employers by name or address. ☒ Employer Records (ER) <u>Employer Master File</u>: Search Employer Master File and view state unemployment tax information.
12.	Method of receiving data	☒ Online access: Contractor access for lookup by SSN through a password-protected log-in account. Number of individuals needing access accounts: ☒ 1-10 (The subscription rate is \$1,500 per year.) ☐ 11-25 (The subscription rate is \$2,000 per year.) ☐ 26-50 (The subscription rate is \$3,500 per year.) * ☐ Specify other quantity * Please confirm that the number of Users given access is and will be limited to the minimum number necessary to accomplish the Limited Purpose(s). ☐ Yes ☐ No Online Access for Over 25 User Accounts: *If the request is for more than 25 user accounts, please indicate the reason the volume of access accounts is necessary (check all that apply): There is/are: ☐ a high volume of daily/weekly inquiries require the requested volume of use accounts ☐ other reason(s) for the volume of access accounts: ☐ Offline access: Offline Method of Transfer and Frequency: (Check applicable options) ☐ Ongoing: Scheduled computer matching against file of SSNs or tax account numbers submitted by Requestor periodically.

Frequency of ongoing scheduled requests:

- ☐ Nightly ☐ Weekly ☐ Bi-Weekly ☐ Monthly
☐ Quarterly ☐ Annually ☐ Other – specify:

☐ Non-scheduled - Upon Request: Ad hoc request for non-scheduled matches or data files.

☐ One-time request for large quantity of records.

☐ One-time request for one or a few records (less than 100 matches of SSNS or <5 TWC Employer ID or FEIN).

Submit request to open.records@twc.texas.gov or fax request to 512-463-2990 or the open records portal at [https://twc.govqa.us/WEBAPP/rs/\(S\(rqjbfuq2yv4rbj2wrzlu c3se\)\)/supporthome.aspx](https://twc.govqa.us/WEBAPP/rs/(S(rqjbfuq2yv4rbj2wrzlu c3se))/supporthome.aspx).

Specify the particular data elements for the information requested in question 11. E.g., name, address, wage benefit amount, employer name, telephone number, etc.

1. If other specific data elements are requested, provide a data format.

Offline Data Elements Requested:

Data elements to be submitted to TWC for the resulting matched data:

☐ SSN – Social Security Number

Data available from TWC available for SSN matches from the UI Wage Records:

Name: last, first, middle initial

NAICS

Quarter Wages were earned

Quarterly Wages

Employer Name

Employer Address

Employer Zip

Employer contract

Employer Telephone

Employer Tax Account Number

Instructions for submitting SSN-UI Wage Record Match Requests:

Filename and format will be provided by and coordinated with the TWC developer upon receipt of Attachment E. REQUEST FOR TEXAS WORKFORCE COMMISSION RECORDS

File transmission shall be protected using TWC Secure FTP and encrypted using at least 256-bit encryption.

☐ TWC Employer ID Number (EIN)

Data available from TWC available for EIN matches from the Employer Tax Master File:

Name: last, first, middle initial

Social Security Number

Quarterly Wages

Employer Name

Employer Address

Employer Zip

Employer contact

Employer Telephone

Employer Tax Account Number

Instructions for submitting Texas EIDs or FEINs:
(follow the same pattern as for SSNs):

Format sample: 123456789

Send seed file via secure file transfer to Agency's secure portal, currently GoAnywhere – <https://mft.twc.state.tx.us/webclient/Login.xhtml>
(prior account establishment required)

☐ Federal Employer ID Number (FEIN)

Same as Texas Employer ID information

Volume/quantity of offline records requested per submission and associated rates:

Estimated number of individuals in which sensitive personally identifiable information requested at any one time:

☐ 1-999: \$250

☐ 1,000 – 14,999: \$300

☐ 15,000 – 19,999: \$375

☐ 20,000 – 24,999: \$500

☐ 25,000 -Above: \$1,000

Hourly rate for programming of a new request or modification of an existing job: \$48.81.

De-identification: If submitting SSNs to TWC, also include a unique identifier. For enhanced security, the return file will not include SSNs but instead will include only the unique identifier where feasible.

SAFEGUARD REQUIREMENTS

Please answer each question. Do not leave any unanswered.

13.	How will data be viewed? Select one of the three options.	1) ☐ We will ONLY view screen information. (Respond to #14-19, check "N/A" to #20 and #21.) 2) ☒ We will use electronic copies of screen prints (PDF), or ☒ We will transfer data into an electronic record. (Respond to #14-20, check "N/A" to #21.) 3) ☐ We will use paper copies of screen prints, or ☐ We will transfer information into paper records format. (Respond to #14-19 and #21, check "N/A" to #20)
14.	Will non-employees be provided access to the data? Express written contract language authorizing data exchange with non-employees is required for re-distribution of information accessed.	☐ Only direct employees will be provided access. ☒ Persons who are not employees may/will be provided access. Please specify those that apply: ☐ Data Center Operators ☒ Other Governmental Contractors: Please specify: Criminal Prosecutors
15.	Will the data you are requesting be disclosed to any other entity? Express written contract language authorizing data exchange with non-employees is required for re-distribution of information accessed.	☐ Yes - Specify: ☒ No
16.	What access control methods will you use for access to the TWC information?	☒ Texas State Requirements under Title 1, Part 10, TAC Sec. 202, or comparable standards ☐ National Institute of Standards and Technology (NIST) or comparable standards ☐ IRS Publication 1075 or comparable standards
17.	How does your organization assess your security posture? How frequently are these assessments conducted?	☐ Vulnerability testing Frequency: ☐ Penetration testing Frequency: ☒ Audits Frequency: DAILY SIEM 315 STANDARD INTERNAL QUARTERLY AUDITS ☐ Other – Please specify: Frequency:
18.0	Are background checks performed on employees who will access information?	☒ Yes, background checks are performed (go to 18.1). ☐ No, background checks are not performed If No background checks are performed, state what type of records checks are being performed:
18.1	When are background checks performed?	☒ Pre-employment ☐ Periodic checks during employment ☐ N/A
19.	How will you have an auditable trail?	☒ I will keep a worksheet that includes at a minimum, the person making the inquiry, the reason for the inquiry, identifying information regarding the case or claim for which the inquiry was made, and the date the inquiry was made. ☐ Other, If Other specify:
20.	How will you encrypt the data at rest? (Ex: Once transferred to a database or other electronic system)	☐ Please specify: ☒ N/A – We do not keep data at rest.
21.	When will data destruction occur?	☐ Consistent with Texas State Libraries and Archives Commission (state records retention laws) ☐ Consistent with other standards: Please specify:

		☒ N/A - We do not retain data.
	CONTACTS	
22.	Point of Contact Name (for daily matters)	John Garner
23.	Point of Contact Title	Lieutenant – Detective Bureau
24.	Point of Contact Phone	979-826-8282-4124
25.	Point of Contact E-mail	jp.garner@wallercounty.us
26.	Point of Contact Address	100 Sheriff R. Glenn Smith Dr., Hempstead, TX 77445
27.	Alternate Point of Contact Name and Title	Nick Covarrubias – Sergeant – Detective Bureau
28.	Alternate Point of Contact Phone	979-826-8282 - 5104
29.	Alternate Point of Contact E-mail	n.covarrubias@wallercounty.us
30.	Alternate Point of Contact Address	If different from Point of Contact
31.	Signatory Name	Troy Guidry
32.	Signatory Title	Sheriff
33.	Signatory Phone Number	979-826-8282
34.	Signatory E-mail	t.guidry@wallercounty.us
35.	Signatory Address	If different from Point of Contact
36.	Data Technology Contact Name	Angela Turner
37.	Data Technology Contact Phone	979-826-8282-4078
38.	Data Technology Contact E-mail	a.turner@wallercounty.us
39.	Invoice Recipient Name	Rebecca Wallett
40.	Invoice Recipient Phone Number	979-826-8282
41.	Invoice Recipient Title	Assistant to the Sheriff
42.	Invoice Recipient E-mail	r.wallett@wallercounty.us
43.	Invoice Recipient Address	If different from Point of Contact

All statements and information on this form and associated correspondence relating to the Request and Safeguard Plan are incorporated by reference into the data exchange Contract with TWC as Exhibit 1. The original Exhibit 1 and contract must be signed by the Contract Signatory.

The person signing is authorized by Recipient to bind their organization to the terms of the contract.

Designation For Subsequent Submissions:

☐ By checking here, the contract signatory approves the Recipient Point of Contact as their designee for submission of subsequent updates to the Request for Safeguard Plan and requests for renewals for purposes of extending the duration and associated amount.


Contract Signatory or designee

1.30.2025
Date

R.R. SCHIELDS JR., CHIEF DEPUTY
Printed Name/Title

For questions on how to complete this request form, contact DEContracts@twc.texas.com

Item 33.

Field Training Transport				
INSTRUCTIONAL GUIDELINES	Explained	Demonstrated	Practiced	PPO
1. Uniform and Appearance				
a. Inspections will be routinely completed				
b. Uniform and regulations				
c. Dry cleaning and care of uniforms				
d. Glossy shine on leather and footwear				
e. Personal grooming and appearance				
f. Command presence and bearing				
g. Required Equipment				
2. Admin/Oper. Issues for Deputies				
a. Chain of command				
b. Professionalism				
c. WCSO Intranet / WCSO email				
d. Tobacco products				
e. Breaks				
f. On-duty injury				
g. Change of address or phone number				
h. Requests for leave				
i. Sick leave				
j. General Orders				
k. Disciplinary procedures				
l. Obtaining supplies and equipment				
m. Compensation				
n. Performance evaluations				
o. Submitting time / Time cards				

	Explained	Demonstrated	Practiced	PPO
3. Patrol Units and Driving				
a. Vehicle Inspection procedures				
b. Required maintenance				
c. Damage to unit				
1. How to report				
2. Responsibility				
d. Driving habits and tactics				
1. Public perception				
2. Legal obligations				
3. Defensive driving				
4. Adverse conditions				
5. Responding to non-emergency calls				
6. Responding to emergency calls				
7. Parking				
8. Use of emergency equipment				
9. Use of camera system				
10. Operation of all equipment				
12. Maintaining officer security				
13. WCSO pursuit policy (obtain approval)				
4. Reports				
1. Generating a report (OCA)				
2. Supplemental reports				
3. Obtaining information				
4. Report outline and composition				
5. Spelling / Grammar				
6. Officer Activity Log				
7. Transportation Log				

8. Attachments (video, pictures, etc.)				
9. Completed reports				
10. Completed CIT transports				
	Explained	Demonstrated	Practiced	PPO
5. Locations and Orientation				
a. TDCJ Units and County Jails				
b. Mental Health Facilities				
c. Medical Health Facilities				
d. Maps				
e. Important Locations				
1. Waller County DA				
2. Waller County Jail				
3. Waller County Courthouses				
3. Waller County Juvenile				
3. Detective Bureau				
4. Communications				
	Explained	Demonstrated	Practiced	PPO
6. Communications				
a. Radio Procedures				
1. Channel assignments				
2. Phonetic alphabet				
3. Operation and communication				
4. Radio discipline and courtesy				
b. MDT operations				
1. Sign-on / off				
2. Function and uses				
3. Professionalism				
4. Pre-booking				

7. Transporting	Explained	Demonstrated	Practiced	PPO
a. Search vehicle before and after transports.				
b. Safety / radio traffic / driving				
c. Securing hand /belt /ankle restraints (double locked)				
d. Positioning and location of person(s)				
e. Transporting male/female/juvenile				
f. Transporting a pregnant inmate				
g. Exposure to contagious diseases				
h. Pat downs/Searches/Strip-search				
i. Inventory of all property (medication)				
j. Texas Uniform Medical Health Status				
k. Use of in car camera /body camera				
8. Hospital detail and appointments				
a. Safety /radio traffic /integrity				
b. Pat downs/Searches/Strip-search				
c. Securing hand /belt /ankle restraints (double locked)				
d. Transporting male/female/juvenile				
e. Transporting a pregnant inmate				
f. Exposure to contagious diseases				
g. Maintain security and control of the area				
h. Maintain visual contact of inmate				
i. Proper placement and securing restraints				
j. Updating supervisor and dispatch				
k. Discharged /Returning inmates				
l. Use of car camera / body camera				
m. Medical Yellow folder				
n. Dentist Blue folder				

	Explained	Demonstrated	Practiced	PPO
9. Court Procedures				
a. Subpoenas				
b. Testifying				
c. Secured areas of the courtroom				
d. Warrant service during court				
e. Courtesies and decorum of the courtroom				
f. Dress code				
10. Traffic Accidents				
a. Unit positioning and lights				
b. Radio Communication				
c. Protecting the scene				
d. Safety and first aid				
e. Directing traffic				
11. Calls for Service				
a. Courtesy transport				
b. Warrant service				
c. Bench Warrant service				
d. CIT				
e. Medical / dental transport				
f. Hospital transport				
g. Hospital detail / pass along				
12. Arrests and Searches				
a. Location and positioning of inmate and deputy				
b. Pat downs / searches				
c. CIT patients/consumer/mhmr/Texana				

d. Juveniles / CIT				
e. Resisting arrest (elements)				
f. Refusal to submit to arrest				
g. Fleeing				
h. Inventory of all property				
i. Intake / Booking at other jails				
j. Intake / Booking at our jail				
	Explained	Demonstrated	Practiced	PPO
13. Use of Force				
a. Reasonable force				
b. Use of force continuum				
c. Deadly force				
d. Types of resistance				
e. Use of force forms				
f. Reports for use of force				
g. Taser deployment				
g. Notification of supervisor for a use of force				
	Explained	Demonstrated	Practiced	PPO
14. Available Force Options				
1. Firearms				
a. Duty weapon				
b. Back-up and off-duty weapons				
c. Safety /maintenance / operation				
2. Shotgun if issued / owned				
a. Safety /maintenance /operation				
3. Rifle if issued / owned				
a. Safety /maintenance /operation				
4. Ammunition				
5. Vehicles				
6. Impact Weapons				

[illegible]



KEN PAXTON

ATTORNEY GENERAL of TEXAS

CHAPTER 59 ASSET FORFEITURE REPORT BY LAW ENFORCEMENT AGENCY

Agency Information

Agency Information

Year: 2024

Agency Name: Waller County Sheriff's Dept.

Agency Mailing Street:

City: Hempstead

100 Sheriff R Glenn Smith Dr

ZIP: 77445

State: TX

County: Waller

Phone Number: (979) 826-8282

Agency Fiscal Beginning
Month: January

Agency Fiscal Ending Month: December

I. Seized Funds

Do not include federal seizures and/or forfeitures on this form. This form is only for those seizures and/or forfeitures made pursuant to Chapter 59 of the Texas Code of Criminal Procedure.

Seized Funds Pursuant to Chapter 59

Funds that have been seized but have not yet been awarded/forfeited to your agency by the judicial system.

A) Beginning Balance: \$0.00

B) Seizures During Reporting Period

Include only those seizures which occurred during the reporting period and where the seizure affidavit required by Article 59.03 is sworn to by a peace officer employed by your agency (E.G. seizing officer's affidavit).

1) Amount seized and retained
in your agency's custody: \$0.00

2) Amount seized and transferred to the District Attorney pending forfeiture: \$124,823.50

3) Total Seizures - This field will be auto-calculated when you SAVE or switch sections: \$124,823.50

C) Interest Earned on Seized Funds During Reporting Period:

D) Amount Returned to Defendants/Respondents: \$0.00

E) Amount Transferred to Forfeiture Account:

F) Other Reconciliation Items (Must provide detail in box below): \$0.00

Description:

G) Ending Balance - This field will be auto-calculated when you SAVE or switch sections: \$0.00

Ending Balance - Mailed Form:

II. Forfeited Funds & Other Court Awards

Forfeited Funds and Other Court Awards Pursuant to Chapter 59

Funds awarded to your agency by the judicial system and which are available to spend.

A) Beginning Balance: \$32,694.00

B) Amount Forfeited to and Received by Reporting Agency (Including Interest) During Reporting Period: \$0.00

C) Interest Earned on Forfeited
Funds During Reporting Period: \$275.18

D) Amount Awarded Pursuant
to 59.022: \$0.00

E) Amount Awarded Pursuant
to 59.023: \$0.00

F) Proceeds Received by Your
Agency From Sale of Forfeited
Property: \$6,790.50

G) Amount Returned to Crime
Victims: \$0.00

H) Other Reconciliation Items
(Must provide detail in box
below): \$0.00

Description:

I) Total Expenditures of
Forfeited Funds During
Reporting Period. This field will
be auto-calculated once
section VI has been completed
and you save or switch
sections.: \$0.00

J) Ending Balance - This field
will be auto-calculated when
you SAVE or switch sections.: \$39,759.68

I) Total Expenditure from
Mailed Form:

J) Ending Balance from Mailed
Form:

III. Other Property

Other Property

List the number of items seized for each category. Include only those seizures where a seizure is made by a peace officer employed by your agency. If property is sold, list under "Proceeds Received by Your Agency From Sale of Forfeited Property" in Section II (F) in the reporting year in which the proceeds are received. Please note - this should be a number not a currency amount. Example 4 cars seized, 3 cars forfeited and 0 cars put into use.

A) Motor Vehicles (Include cars, motorcycles, tractor trailers, etc.)

- 1) Seized: 4
- 2) Forfeited to Agency: 1
- 3) Returned to Defendants/Respondents: 0
- 4) Put into use by Agency: 0

B) Real Property (Count each parcel seized as one item)

- 1) Seized: 0
- 2) Forfeited to Agency: 0
- 3) Returned to Defendants/Respondents: 0
- 4) Put into use by Agency: 0

C) Computers (Include computer and attached system components, such as printers and monitors, as one item)

Please note - this should be a number not a currency amount. For example, 4 computers seized, 3 computers forfeited and 0 computers put into use.

- 1) Seized: 0
- 2) Forfeited to Agency: 0
- 3) Returned to Defendants/Respondents: 0
- 4) Put into use by Agency: 0

D) Firearms (Include only firearms seized for forfeiture under Chapter 59. Do not include weapons disposed under Chapter 18)

Please note - this should be a number not a currency amount. For example, 4 firearms seized, 3 firearms forfeited, 0 firearms put into use.

- 1) Seized: 4
- 2) Forfeited to Agency: 2
- 3) Returned to Defendants/Respondents: 0
- 4) Put into use by Agency: 0

E) Other Property

Please note - this should be a number not a currency amount. For example, 4 lots of tools seized, 3 lots of tools forfeited, 0 lots of tools put into use.

Description	Seized	Forfeited To Agency	Returned to Defendants/Respondents	Put into use by Agency
-------------	--------	---------------------	------------------------------------	------------------------

IV. Forfeited Property Received

Forfeited Property Received From Another Agency

Enter the total number of items transferred to your agency where the forfeiture judgment awarded ownership of the property to another agency prior to the transfer.

A) Motor Vehicles: 0

B) Real Property: 0

C) Computers: 0

D) Firearms: 0

E) Other: 0

V. Forfeited Property Transferred/Loaned

Forfeited Property Transferred or Loaned to Another Agency

Enter the total number of items transferred or loaned from your agency where the forfeiture judgment awarded ownership of the property to your agency prior to the transfer.

A) Motor Vehicles: 0

B) Real Property: 0

C) Computers: 0

D) Firearms: 0

E) Other: 0

VI. Expenditures: A - D

A) Salaries

1) Increase of Salary, Expense
or Allowance for Employees \$0.00
(Salary Supplements):

2) Salary Budgeted Solely \$0.00
From Forfeited Funds:

3) Number of Employees Paid 0
Using Forfeiture Funds:

4) TOTAL SALARIES PAID
OUT OF CHAPTER 59 \$0.00
FUNDS:

Total Salaries from Mailed
Form:

B) Overtime

1) For Employees Budgeted by \$0.00
Governing Body:

2) For Employees Budgeted \$0.00
Solely out of Forfeiture Funds:

3) Number of Employees Paid 0
Using Forfeiture Funds:

4) TOTAL OVERTIME PAID
OUT OF CHAPTER 59 \$0.00
FUNDS:

Total Overtime from Mailed
Form:

C) Equipment

1) Vehicles: \$0.00

2) Computers: \$0.00

3) Firearms, Protective Body \$0.00
Armor, Personal Equipment:

4) Furniture: \$0.00

5) Software: \$0.00

6) Maintenance Costs: \$0.00

8) K9 Related Costs: \$0.00

9) Other (Must provide detail in
box below): \$0.00

Description:

10) TOTAL EQUIPMENT
PURCHASED WITH \$0.00
CHAPTER 59 FUNDS:

Total Equipment from Mailed
Form:

D) Supplies

1) Office Supplies: \$0.00

2) Mobile Phone and Data
Account Fees: \$0.00

3) Internet: \$0.00

4) Other (Must provide detail in
box below): \$0.00

Description:

5) TOTAL SUPPLIES
PURCHASED WITH \$0.00
CHAPTER 59 FUNDS:

Total Supplies from Mailed
Form:

VI. Expenditures: E

E) Travel

1) In State Travel

a) Transportation: \$0.00

b) Meals & Lodging: \$0.00

c) Mileage: \$0.00

e) Total In State Travel: \$0.00

Total In State Travel from
Mailed Form:

2) Out of State Travel

a) Transportation: \$0.00

b) Meals & Lodging: \$0.00

c) Mileage: \$0.00

d) Incidental Expenses: \$0.00

e) Total Out of State Travel: \$0.00

Total Out of State Travel from
Mailed Form:

3) Total Travel Paid Out of Chapter 59 Funds

Total Travel Paid Out of
Chapter 59 Funds: \$0.00

Total Travel from Mailed Form:

VI. Expenditures: F - G

F) Training

1) Fees (Conferences,
Seminars): \$0.00

2) Materials (Books, CDs,
Videos, etc.): \$0.00

3) Other (Must provide detail in
box below): \$0.00

Description:

4) TOTAL TRAINING PAID
OUT OF CHAPTER 59 \$0.00

Total Training from Mailed
Form:

G) Investigative Costs

- 1) Informant Costs: \$0.00
- 2) Buy Money: \$0.00
- 3) Lab Expenses: \$0.00
- 4) Other (Must provide detail in
box below): \$0.00

Description:

5) TOTAL INVESTIGATIVE
COSTS PAID OUT OF \$0.00
CHAPTER 59 FUNDS:

Total Investigative Costs from
Mailed Form:

VI. Expenditures: H - N

H) Prevention / Treatment Programs / Financial Assistance / Donation

- 1) Total Prevention/Treatment
Programs (pursuant to 59.06 \$0.00
(d-3(6), (h), (j)):
- 2) Total Financial Assistance
(pursuant to Articles 59.06 (n) \$0.00
and (o)):
- 3) Total Donations (pursuant to
Articles 59.06 (d-2)): \$0.00
- 4) Total scholarships to
children of officers killed in the \$0.00
line of duty (pursuant to Article
59.06 (r)):
- 5) TOTAL
PREVENTION/TREATMENT
PROGRAMS/FINANCIAL
ASSISTANCE/DONATIONS
(Pursuant to Articles 59.06 \$0.00

auto-calculated when you
SAVE or switch sections:

Total
PREVENTION/TREATMENT
PROGRAMS/FINANCIAL
ASSISTANCE/DONATIONS
from Mailed Form:

I) Facility Costs

- 1) Building Purchase: \$0.00
- 2) Lease Payments: \$0.00
- 3) Remodeling: \$0.00
- 4) Maintenance Costs: \$0.00
- 5) Utilities: \$0.00
- 6) Other (Must provide detail in
box below): \$0.00

Description:

7) TOTAL FACILITY COSTS
PAID OUT OF CHAPTER 59
FUNDS: \$0.00

Total Facility Costs from
Mailed Form:

J) Miscellaneous Fees

- 1) Court Costs: \$0.00
- 2) Filing Fees: \$0.00
- 3) Insurance: \$0.00
- 4) Witness Fees (including
travel and security): \$0.00
- 5) Audit Costs and Fees
(including audit preparation
and professional fees): \$0.00
- 6) Other (Must provide detail in
box below): \$0.00

Description:

7) Total Miscellaneous Fees
Paid Out of Chapter 59 Funds
- This will be auto-calculated \$0.00

Total Miscellaneous Costs
from Mailed Form:

K) Paid to State Treasury / General Fund / Health & Human Services Commission

1) Total paid to State Treasury
due to lack of local agreement \$0.00
pursuant to 59.06 (c):

2) Total paid to State Treasury
due to participating in task \$0.00
force not established in
accordance with 59.06 (q)(1):

3) Total paid to General Fund
pursuant to 59.06 (c-3) (C) \$0.00
(Texas Department of Public
Safety only):

4) Total forfeiture funds
transferred to the Health and \$0.00
Human Services Commission
pursuant to 59.06 (p):

5) TOTAL PAID TO STATE
TREASURY/ GENERAL
FUND/ HEALTH & HUMAN \$0.00
SERVICES COMMISSION
OUT OF CHAPTER 59
FUNDS:

Total Paid to State
Treasury/General fund/ Health
& Human Services
Commission from Mailed
Form:

L) Total Paid to Cooperating Agency(ies) Pursuant to Local Agreement

TOTAL PAID TO
COOPERATING \$0.00
AGENCY(IES) PURSUANT
TO LOCAL AGREEMENT:

M) Total Other Expenses Paid Out of Chapter 59 Funds Which Are Not Accounted For In Previous Categories

TOTAL OTHER EXPENSES
PAID OUT OF CHAPTER 59
FUNDS WHICH ARE NOT
ACCOUNTED FOR IN \$0.00
PREVIOUS CATEGORIES
(Must provide detail in box
below):

Description:

N) Total Expenditures

TOTAL EXPENDITURES: \$0.00

Total Expenditures from Mailed
Form:

Financial Professional Signature

After signing and pressing "Save", using your email address and password account access, and pursuant to the terms of service, you certify that you swear or affirm that the Commissioners Court, City Council or Head of Agency (if no governing body) has requested that you conduct the audit required by Article 59.06 of the Code of Criminal Procedure and that upon diligent inspection of all relevant documents and supporting materials, you believe that the information contained in this report is true and correct to the best of your Knowledge.

Do you acknowledge the
above terms :Typed Name of
Auditor/Treasurer/Accounting
Professional/Preparer::

Title:



PROSPERITY BANK®

Item 34.

WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 1/31/2024
Account No ****3055
Page 1 of 1

18793

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

01/01/2024	Beginning Balance		\$32,694.00
	1 Deposits/Other Credits	+	\$20.77
	0 Checks/Other Debits	-	\$0.00
01/31/2024	Ending Balance	31 Days in Statement Period	\$32,714.77

DEPOSITS/OTHER CREDITS

Date	Description	Amount
01/31/2024	Accr Earning Pymt Added to Account	\$20.77

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date	Previous Year Total
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
01-01	\$32,694.00	01-31	\$32,714.77

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$20.77	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$20.77	Days in Earnings Period	31
		Earnings Balance	\$32,694.00

MEMBER FDIC



NYSE Symbol "PB"

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101331 : 01879301



WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 2/29/2024
Account No ****3055
Page 1 of 1

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STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

02/01/2024	Beginning Balance		\$32,714.77
	1 Deposits/Other Credits	+	\$19.44
	0 Checks/Other Debits	-	\$0.00
02/29/2024	Ending Balance	29 Days in Statement Period	\$32,734.21

DEPOSITS/OTHER CREDITS

Date	Description	Amount
02/29/2024	Accr Earning Pymt Added to Account	\$19.44

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
02-01	\$32,714.77	02-29	\$32,734.21

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$19.44	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$40.21	Days in Earnings Period	29
		Earnings Balance	\$32,714.77



PROSPERITY BANK®

Item 34.

WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 3/31/2024
Account No ****3055
Page 1 of 2

18750

The FDIC adopted a new deposit insurance rule for trust accounts, effective April 1, 2024. The new rule simplifies insurance coverage for trust accounts by combining irrevocable trusts and revocable trusts into a single category called Trust Accounts. Under the Trust Account category, each trust owner will be insured up to \$250,000 per eligible primary beneficiary, up to a maximum of five beneficiaries. Changes to the rules for mortgage servicing accounts will also take effect on April 1, 2024. You can learn more about the changes by reviewing the FDIC Fact Sheet by visiting <https://www.fdic.gov/news/fact-sheets/final-rule-trust-mortgage-accounts-01-21-22.pdf>.

Depositors may utilize the FDIC Electronic Deposit Insurance Estimator (EDIE) to calculate insurance coverage for all types of deposit accounts offered by an FDIC insured bank by visiting <https://edie.fdic.gov/calculator.html>. The EDIE calculator will not include FDIC insurance changes that are effective on April 1, 2024 until after the effective date.

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

03/01/2024	Beginning Balance			\$32,734.21
	1 Deposits/Other Credits	+		\$20.79
	0 Checks/Other Debits	-		\$0.00
03/31/2024	Ending Balance		31 Days in Statement Period	\$32,755.00

DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/31/2024	Accr Earning Pymt Added to Account	\$20.79

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
03-01	\$32,734.21	03-31	\$32,755.00

MEMBER FDIC



NYSE Symbol "PB"

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101171 : 01875001



PROSPERITY BANK®

Item 34.

WALLER COUNTY

Statement Date

3/31/2024

Account No

****3055

Page 2 of 2

EARNINGS SUMMARY

**** Below is an itemization of the Earnings paid this period. ****

Interest Paid This Period	\$20.79	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$61.00	Days in Earnings Period	31
		Earnings Balance	\$32,734.21

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MEMBER FDIC



NYSE Symbol "PB"



PROSPERITY BANK®

Item 34.

WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 4/30/2024
Account No ****3055
Page 1 of 1

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STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

04/01/2024	Beginning Balance		\$32,755.00
	1 Deposits/Other Credits	+	\$20.14
	0 Checks/Other Debits	-	\$0.00
04/30/2024	Ending Balance	30 Days in Statement Period	\$32,775.14

DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/30/2024	Accr Earning Pymt Added to Account	\$20.14

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
04-01	\$32,755.00	04-30	\$32,775.14

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$20.14	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$81.14	Days in Earnings Period	30
		Earnings Balance	\$32,755.00

MEMBER FDIC



NYSE Symbol "PB"

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101291 : 01878701



WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 5/31/2024
Account No ****3055
Page 1 of 1

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STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

05/01/2024	Beginning Balance		\$32,775.14
	1 Deposits/Other Credits	+	\$20.82
	0 Checks/Other Debits	-	\$0.00
05/31/2024	Ending Balance	31 Days in Statement Period	\$32,795.96

DEPOSITS/OTHER CREDITS

Date	Description	Amount
05/31/2024	Accr Earning Pymt Added to Account	\$20.82

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
05-01	\$32,775.14	05-31	\$32,795.96

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$20.82	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$101.96	Days in Earnings Period	31
		Earnings Balance	\$32,775.14



PROSPERITY BANK®

Item 34.

WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 6/30/2024
Account No ****3055
Page 1 of 2

18790

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

06/01/2024	Beginning Balance			\$32,795.96
	2 Deposits/Other Credits	+		\$6,814.14
	0 Checks/Other Debits	-		\$0.00
06/30/2024	Ending Balance		30 Days in Statement Period	\$39,610.10
	Total Enclosures			1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
06/06/2024	Deposit	\$6,790.50
06/30/2024	Accr Earning Pymt Added to Account	\$23.64

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
06-01	\$32,795.96	06-06	\$39,586.46	06-30	\$39,610.10

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$23.64	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$125.60	Days in Earnings Period	30
		Earnings Balance	\$38,454.71

MEMBER FDIC



NYSE Symbol "PB"

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101311 : 01879001



WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 7/31/2024
Account No ****3055
Page 1 of 1

18806

STATEMENT SUMMARY Public Fund Contractual Ckg w Int Account No ****3055

07/01/2024	Beginning Balance		\$39,610.10
	1 Deposits/Other Credits	+	\$25.16
	0 Checks/Other Debits	-	\$0.00
07/31/2024	Ending Balance	31 Days in Statement Period	\$39,635.26

DEPOSITS/OTHER CREDITS

Date	Description	Amount
07/31/2024	Accr Earning Pymt Added to Account	\$25.16

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
07-01	\$39,610.10	07-31	\$39,635.26

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$25.16	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$150.76	Days in Earnings Period	31
		Earnings Balance	\$39,610.10

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101421 : 01880601





WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 8/31/2024
Account No ****3055
Page 1 of 1

18751

Fraudulent phone calls, text messages, and emails are on the rise.
Visit www.prosperitybankusa.com/fraud-prevention for tips and information on how to protect yourself.

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

08/01/2024	Beginning Balance			\$39,635.26
	1 Deposits/Other Credits		+	\$25.18
	0 Checks/Other Debits		-	\$0.00
08/31/2024	Ending Balance	31	Days in Statement Period	\$39,660.44

DEPOSITS/OTHER CREDITS

Date	Description	Amount
08/31/2024	Accr Earning Pymt Added to Account	\$25.18

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
08-01	\$39,635.26	08-31	\$39,660.44

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$25.18	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$175.94	Days in Earnings Period	31
		Earnings Balance	\$39,635.26



WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 9/30/2024
Account No ****3055
Page 1 of 1

18664

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

09/01/2024	Beginning Balance		\$39,660.44
	1 Deposits/Other Credits	+	\$24.38
	0 Checks/Other Debits	-	\$0.00
09/30/2024	Ending Balance	30 Days in Statement Period	\$39,684.82

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/30/2024	Accr Earning Pymt Added to Account	\$24.38

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
09-01	\$39,660.44	09-30	\$39,684.82

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$24.38	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$200.32	Days in Earnings Period	30
		Earnings Balance	\$39,660.44



WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 10/31/2024
Account No ****3055
Page 1 of 1

18753

STATEMENT SUMMARY Public Fund Contractual Ckg w Int Account No ****3055

10/01/2024	Beginning Balance		\$39,684.82
	1 Deposits/Other Credits	+	\$25.21
	0 Checks/Other Debits	-	\$0.00
10/31/2024	Ending Balance	31 Days in Statement Period	\$39,710.03

DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/31/2024	Accr Earning Pymt Added to Account	\$25.21

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-01	\$39,684.82	10-31	\$39,710.03

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$25.21	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$225.53	Days in Earnings Period	31
		Earnings Balance	\$39,684.82





WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 11/30/2024
Account No ****3055
Page 1 of 1

18580

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

11/01/2024	Beginning Balance		\$39,710.03
	1 Deposits/Other Credits	+	\$24.41
	0 Checks/Other Debits	-	\$0.00
11/30/2024	Ending Balance	30 Days in Statement Period	\$39,734.44

DEPOSITS/OTHER CREDITS

Date	Description	Amount
11/30/2024	Accr Earning Pymt Added to Account	\$24.41

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
11-01	\$39,710.03	11-30	\$39,734.44

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$24.41	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$249.94	Days in Earnings Period	30
		Earnings Balance	\$39,710.03

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101121 : 01858001





PROSPERITY BANK®

Item 34.

WALLER COUNTY
SHERIFF OFFICE - FORFEITURE
100 R GLENN SMITH DR
HEMPSTEAD TX 77445

Statement Date 12/31/2024
Account No ****3055
Page 1 of 1

18601

STATEMENT SUMMARY

Public Fund Contractual Ckg w Int Account No ****3055

12/01/2024	Beginning Balance		\$39,734.44
	1 Deposits/Other Credits	+	\$25.24
	0 Checks/Other Debits	-	\$0.00
12/31/2024	Ending Balance	31 Days in Statement Period	\$39,759.68

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2024	Accr Earning Pymt Added to Account	\$25.24

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
12-01	\$39,734.44	12-31	\$39,759.68

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$25.24	Annual Percentage Yield Earned	0.75 %
Interest Paid YTD	\$275.18	Days in Earnings Period	31
		Earnings Balance	\$39,734.44

MEMBER FDIC



NYSE Symbol "PB"

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101351 : 01860101

Image Report



ABA Number 113122655
 Account Number 218873098
 Serial Number 1034
 Amount \$6,790.50
 Paid Date 06/06/2024

Front

Sean Whitmore
ELTON MATHIS
WALLER COUNTY DISTRICT ATTORNEY
 CRIMINAL D A ARTICLE 59 SEIZURE
 845 12TH STREET
 HEMPSTEAD, TX 77445

1034
 88-2255/1131-142

DATE 5-30-2024 CHECK NUMBER

PAY TO THE ORDER OF Waller County Sheriff's Office \$ 6790.50
Six thousand seven hundred ninety + 50/100 DOLLARS Photo
 PROSPERITY BANK®
 HEMPSTEAD BANKING CENTER
 1250 AUSTIN STREET • HEMPSTEAD, TX 77445
 979-626-2431 www.prosperitybankusa.com

FOR CV-22-06-0485 Srv. \$13,581

⑈001034⑈ ⑆113122655⑆ 218873098⑈

Back

⑆113122655⑆06062024⑆001034⑆113122655⑆

Prosperity Bank
 >113122655<
 0142
 Hempstead - 142
 06-06-2024
 8023121132

WALLER COUNTY SHERIFF'S OFFICE
 FOR DEPOSIT ONLY
 ACCT# 218873055

WALLER COUNTY

Account No

Page 2 of 2

[illegible]

6/6/2024

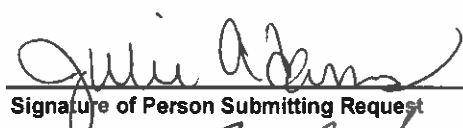
\$6,790.50

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Name	Cause Number	Notice of Seizure Date	Seizing Agency	Assets Seized	Assets Forfeited	Disposition Date or Active?
2006 Honda VTX Motorcycle	CV24-03-1066	3/27/2024	WCSO	2006 Honda VTX Motorcycle VIN# 1HFSC46E96A401453	SAME	11/12/2024
2009 Volkswagen Rabbit	CV23-07-0831	7/13/2023	WCSO	2009 Volkswagen Rabbit VIN# WVWBA71K59W083398	SAME	11/12/2024
2008 Honda CBR Motorcycle	CV22-05-0458	5/9/2022	WCSO	2008 Honda CBR Motorcycle VIN JH2SC59078M001691	SAME	1/17/2024
\$14,560.00, 2022 Ford F-350 & 2 Beretta Pistols	CV24-11-1314	11/27/2024		One Silver 2022 F-350 bearing VIN 1FT8W3B8T8NEF399007, Two Beretta Pistols bearing SN P252288 and A135610Z, and \$14,560.00 in U.S. Currency.		ACTIVE
\$98,379.00 and One Grey 2014 Lexus IS	CV24-12-1316	11/8/2024	WCSO	\$98,379.00 in U.S. Currency and One Grey 2014 Lexus IS bearing VIN JTH8F1D27E5042215, and bearing Texas license plate TDC0382		ACTIVE
\$7,082.50	CV24-10-1255	10/3/2024	WCSO	\$7,802.50		ACTIVE
\$4802 and 2 Firearms	CV24-03-1067	3/28/2024	WCSO	(\$4,802.00), a Rossi .22 caliber firearm bearing serial number 7CA005091L, a Mossberg Maverick 12 gauge shotgun bearing searing number MV43172N, a .40 caliber magazine, a 9mm magazine, three pieces of 9mm ammunition, and twenty pieces of .40 caliber ammunition.	SAME	1/27/2025

WALLER COUNTY SHERIFF'S OFFICE
2024 CHAPTER 59 AUDIT REPORT
2/3/2025

ASSETS SEIZED/AWADED RECONCILED
BY WC ADA J. KARIM ON 1/31/2025

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$99,846.71**Please make check payable to:****Name:** LJA Engineering, Inc.**Address:** Dept. 803P.O. Box 4346 Houston, TX 77210-4346**Please mail check to:****Name:** LJA Engineering, Inc.**Address:** Dept. 803P.O. Box 4346 Houston, TX 77210-4346**Purpose of check:** Invoice # 6 # 202452209 Project # PM5121-2471**Charge to GL line:**Mobility Bond
Signature of Person Submitting Request1-30-25
Date
Signature of Official/Department Head Submitting Request1-31-25
Date



Program Man

Item 35.

512.439.4700

TBPELS F-14256

www.LJAProgramManagement.com

7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

Waller County
775 Bus 290 East
2000 NW Loop 410
Hempstead, TX 77445
Attention: J. Ross McCall, PE

Invoice Date: 01/30/2025
Invoice No.: 202452209
Project No.: PM5121-2471
Bill No.: 6
P.O. No.: 207745

INVOICE

Description: Waller County 2023 Road Bond Program GEC

For Professional Services Rendered: 11/30/2024 through 12/31/2024.

Contract Amount: \$15,000,000.00
Authorized Amount: \$3,000,000.00

Invoice Amount: \$99,846.71
Previous Invoiced Amount: \$538,315.81
Invoiced to Date: \$638,162.52

Balance Remaining: \$2,361,837.48

TOTAL AMOUNT DUE THIS INVOICE **\$99,846.71**

This invoice is true and unpaid.

Approved By: John C. Tyler
John Tyler

Mail checks payable to:

LJA Engineering, Inc.
DEPT. 803
P.O. BOX 4346
Houston, TX 77210-4346

Send ACH or Wire payments to:

Account Name LJA Engineering, Inc
Name of Bank Amegy Bank
ABA Routing Number 113011258
Account Number 5795329241
Swift Code ZFNBUS55

Please email a remittance advice to AR@lja.com



3600 W Sam Houston Pkwy S Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, TX 77042 www.lja.com

January 30, 2025

Invoice No: 202452209

For services through 12/31/2024

Bill To:

J. Ross McCall, PE
 Waller County
 775 Bus 290 East
 Hempstead, TX 77445

Questions about the invoice?

Please email Billing@lja.com

Questions about the payment?

Please email AR@lja.com

Project No: PM5121-2471

Waller County Bond Program Management

Project Manager: John Tyler

T&M Phase: 904 - Program Management

Professional Services	Billed Hours	Billed Rate	Current Billed
Admin/Clerical			
Harper, Carrie	5.50	\$109.51 ✓	\$602.31
Deputy Project Manager			
Freeman, Daniel	28.00	\$328.52 ✓	\$9,198.56
Design Engineer			
Dezam, Katlyn	123.00	\$203.37 ✓	\$25,014.51
Project Coordinator I			
Garcia, Joshua	4.00	\$82.75 ✓	\$331.00
Project Coordinator III			
Cruz, Saul	11.00	\$139.70 ✓	\$1,536.70
Project Engineer			
Mcbride, Robert	22.00	\$234.65 ✓	\$5,162.30
Project Manager			
Tyler, John	54.50	\$350.42 ✓	\$19,097.89
Subtotal	248.00		\$60,943.27
Total For Phase: 904			\$60,943.27

T&M Phase: 905 - Project Coordination

Professional Services	Billed Hours	Billed Rate	Current Billed
Engineer-in-Training I			
Maddox, Brandon	108.25	\$109.51 ✓	\$11,854.46
Parmar, Prithvi	36.00	\$109.51 ✓	\$3,942.36
Project Engineer			
Mcbride, Robert	23.00	\$234.65 ✓	\$5,396.95
Senior Engineer			
Keck, Michael	27.50	\$297.23 ✓	\$8,173.83

Subtotal 194.75 \$29,367.60

Total For Phase: 905 \$29,367.60

T&M Phase: 907 - GIS

Professional Services	Billed Hours	Billed Rate	Current Billed
GIS Manager			
San Miguel, Ryan	1.00	\$140.79 ✓	\$140.79
Project Coordinator II			
Vo, Daniel	85.00	\$104.50 ✓	\$8,882.50
Subtotal	86.00		\$9,023.29

Total For Phase: 907 \$9,023.29

T&M Phase: Z99 - Other Direct Costs

Reimbursable Expenses	Current Billed
Mileage	\$512.55
Subtotal	\$512.55

Total For Phase: Z99 \$512.55

TOTAL AMOUNT DUE \$99,846.71

	Current	Previous	Total	Contract
BTD for Total Project	\$99,846.71	\$538,315.81	\$638,162.52	\$3,000,000.00

Mail checks payable to:

LJA Engineering, Inc.
DEPT. 803
P.O. BOX 4346
Houston, TX 77210-4346

Send ACH or Wire payments to:

Account Name LJA Engineering, Inc
Name of Bank Amegy Bank
ABA Routing Number 113011258
Account Number 5795329241
Swift Code ZFNBUS55

Please email a remittance advice to AR@lja.com

BILLING BACKUP

Friday, January 17, 2025 3:56:21 PM

T&M Phase: 904 - Program Management

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Admin/Clerical					
Carrie Harper	T756739	12/03/24	1.50	109.51	\$164.27
Admin					
Carrie Harper	T758347	12/10/24	1.50	109.51	\$164.27
Admin					
Carrie Harper	T763243	12/17/24	1.50	109.51	\$164.27
Admin and budget update					
Carrie Harper	T763243	12/20/24	1.00	109.51	\$109.51
Admin and budget update					
Deputy Project Manager					
Daniel Freeman	T757107	12/02/24	8.00	328.52	\$2,628.16
Daniel Freeman	T757107	12/05/24	2.00	328.52	\$657.04
Daniel Freeman	T758712	12/09/24	4.00	328.52	\$1,314.08
Daniel Freeman	T758712	12/12/24	4.00	328.52	\$1,314.08
Daniel Freeman	T763607	12/16/24	2.00	328.52	\$657.04
Daniel Freeman	T763607	12/19/24	4.00	328.52	\$1,314.08
Daniel Freeman	T766957	12/30/24	4.00	328.52	\$1,314.08
Design Engineer					
Katlyn Dezarn	T755931	12/02/24	7.00	203.37	\$1,423.59
Katlyn Dezarn	T755931	12/03/24	8.00	203.37	\$1,626.96
Katlyn Dezarn	T755931	12/04/24	7.00	203.37	\$1,423.59
Katlyn Dezarn	T755931	12/05/24	9.00	203.37	\$1,830.33
Katlyn Dezarn	T755931	12/06/24	4.00	203.37	\$813.48
Katlyn Dezarn	T759959	12/06/24	4.00	203.37	\$813.48
Katlyn Dezarn	T759959	12/09/24	9.00	203.37	\$1,830.33
Katlyn Dezarn	T759959	12/10/24	9.00	203.37	\$1,830.33
Katlyn Dezarn	T759959	12/11/24	9.00	203.37	\$1,830.33
Katlyn Dezarn	T759959	12/12/24	9.00	203.37	\$1,830.33
Katlyn Dezarn	T760804	12/16/24	8.00	203.37	\$1,626.96
Katlyn Dezarn	T760804	12/17/24	5.00	203.37	\$1,016.85
Katlyn Dezarn	T760804	12/18/24	3.00	203.37	\$610.11
Katlyn Dezarn	T760804	12/19/24	8.00	203.37	\$1,626.96
Katlyn Dezarn	T760804	12/20/24	8.00	203.37	\$1,626.96
Katlyn Dezarn	T761621	12/23/24	8.00	203.37	\$1,626.96
Katlyn Dezarn	T761621	12/24/24	8.00	203.37	\$1,626.96
Project Coordinator I					
Joshua Garcia	T757033	12/06/24	4.00	82.75	\$331.00

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Waller county trailer set up.					
Project Coordinator III					
Saul Cruz	T756532	12/02/24	2.00	139.70	\$279.40
looked for equipment availability.					
Saul Cruz	T756532	12/05/24	1.00	139.70	\$139.70
ordered equipment for pick up					
Saul Cruz	T756532	12/06/24	8.00	139.70	\$1,117.60
drove to site for install of all equipment					
Project Engineer					
Robert McBride	T755186	12/02/24	1.00	234.65	\$234.65
program management					
Robert McBride	T755186	12/05/24	1.00	234.65	\$234.65
program management					
Robert McBride	T755186	12/06/24	2.00	234.65	\$469.30
program management					
Robert McBride	T759216	12/06/24	2.00	234.65	\$469.30
program management					
Robert McBride	T759216	12/09/24	1.00	234.65	\$234.65
Program Management					
Robert McBride	T759216	12/11/24	1.00	234.65	\$234.65
program management					
Robert McBride	T759216	12/12/24	4.00	234.65	\$938.60
program management					
Robert McBride	T760063	12/16/24	3.00	234.65	\$703.95
Project management					
Robert McBride	T760063	12/19/24	7.00	234.65	\$1,642.55
Project management					
Project Manager					
John Tyler	T756636	12/02/24	3.00	350.42	\$1,051.26
waller facility mtg.					
prog staff mtg.					
John Tyler	T756636	12/03/24	2.00	350.42	\$700.84
prog admin/coord.					
trailer coord.					
John Tyler	T756636	12/04/24	2.00	350.42	\$700.84
prog coord.					
TxDOT Carry-over funding/classification mtg.					
John Tyler	T756636	12/05/24	3.00	350.42	\$1,051.26
Encumbrance coord/sch.					
Prog proj management.					
John Tyler	T756636	12/06/24	2.00	350.42	\$700.84

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Office set-up coord. prog admin. proj contract review.					
John Tyler	T758244	12/08/24	0.50	350.42	\$175.21
PM admin					
John Tyler	T758244	12/09/24	3.00	350.42	\$1,051.26
weekly staff mtg. proj eng contract scope reviews.					
John Tyler	T758244	12/10/24	3.00	350.42	\$1,051.26
prog coord proj eng coord. bond coord.					
John Tyler	T758244	12/11/24	6.50	350.42	\$2,277.73
office coord. court mtg. mtg w/Alan, Mike, and Ben. coord of staff. coord of project eng meetings mtg w/TxDOT on traffic signals.					
John Tyler	T758244	12/12/24	5.00	350.42	\$1,752.10
Proj Eng kick-off scoping mtgs. Staff coord. prep for next kickoff mtgs.					
John Tyler	T758244	12/13/24	5.00	350.42	\$1,752.10
prog coord. Waller Eng contract review/mark-up.					
John Tyler	T763142	12/16/24	6.00	350.42	\$2,102.52
3 project kick-off mtgs. staff mtg./coord.					
John Tyler	T763142	12/17/24	1.00	350.42	\$350.42
prog staff organization. bond sale discussions.					
John Tyler	T763142	12/18/24	4.00	350.42	\$1,401.68
court mtg. coord w/bond purchase. staff coord/review.					
John Tyler	T763142	12/19/24	5.00	350.42	\$1,752.10
proj eng kick-off mtgs - 5. Coord of data requested. monthly prog reporting.					
John Tyler	T763142	12/20/24	2.50	350.42	\$876.05
coord of requested information. eng contract review/questions.					
John Tyler	T766491	12/31/24	1.00	350.42	\$350.42
reviewed/edited eng contract. coord proj eng contracts.					
Total For Phase: 904					\$60,943.28

T&M Phase: 905 - Project Coordination

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Engineer-in-Training I					
Brandon Maddox	T755769	12/02/24	9.00	109.51	\$985.59

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Brandon Maddox	T755769	12/03/24	9.00	109.51	\$985.59
Brandon Maddox	T755769	12/04/24	9.00	109.51	\$985.59
Brandon Maddox	T755769	12/05/24	9.00	109.51	\$985.59
Brandon Maddox	T755769	12/06/24	4.00	109.51	\$438.04
Brandon Maddox	T759796	12/06/24	4.00	109.51	\$438.04
Brandon Maddox	T759796	12/09/24	9.00	109.51	\$985.59
Brandon Maddox	T759796	12/10/24	9.00	109.51	\$985.59
Brandon Maddox	T759796	12/11/24	9.00	109.51	\$985.59
Brandon Maddox	T759796	12/12/24	9.00	109.51	\$985.59
Brandon Maddox	T760641	12/16/24	8.00	109.51	\$876.08
Brandon Maddox	T760641	12/17/24	6.00	109.51	\$657.06
Brandon Maddox	T760641	12/18/24	5.00	109.51	\$547.55
Brandon Maddox	T760641	12/19/24	3.25	109.51	\$355.91
Brandon Maddox	T760641	12/20/24	4.00	109.51	\$438.04
Brandon Maddox	T761458	12/23/24	2.00	109.51	\$219.02
Prithvi Parmar	T755888	12/02/24	9.00	109.51	\$985.59
Prithvi Parmar	T755888	12/03/24	9.00	109.51	\$985.59
Prithvi Parmar	T755888	12/04/24	9.00	109.51	\$985.59
Prithvi Parmar	T755888	12/05/24	9.00	109.51	\$985.59
Project Engineer					
Robert McBride	T755186	12/02/24	3.00	234.65	\$703.95
estimate updates					
Robert McBride	T755186	12/04/24	1.00	234.65	\$234.65
estimate updates					
Robert McBride	T755186	12/05/24	3.00	234.65	\$703.95
estimate review					
Robert McBride	T755186	12/06/24	2.00	234.65	\$469.30
update kickoff meeting					
Robert McBride	T759216	12/10/24	5.00	234.65	\$1,173.25
cost estimate/review items					
Robert McBride	T759216	12/11/24	4.00	234.65	\$938.60
cost estimate/review items					
Robert McBride	T759216	12/12/24	1.00	234.65	\$234.65
estimates/review items					
Robert McBride	T760063	12/18/24	2.00	234.65	\$469.30
Reviews					
Robert McBride	T760063	12/20/24	2.00	234.65	\$469.30
cost estimate review					
Senior Engineer					
Michael Keck	T755148	12/02/24	1.00	297.23	\$297.23

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Michael Keck	T755148	12/03/24	1.00	297.23	\$297.23
Michael Keck	T755148	12/04/24	1.00	297.23	\$297.23
Michael Keck	T755148	12/05/24	1.00	297.23	\$297.23
Michael Keck	T759178	12/09/24	2.00	297.23	\$594.46
Michael Keck	T759178	12/10/24	2.00	297.23	\$594.46
Michael Keck	T759178	12/11/24	2.00	297.23	\$594.46
Michael Keck	T759178	12/12/24	4.00	297.23	\$1,188.92
Michael Keck	T759178	12/13/24	1.00	297.23	\$297.23
Michael Keck	T760026	12/16/24	4.00	297.23	\$1,188.92
Michael Keck	T760026	12/17/24	2.00	297.23	\$594.46
Michael Keck	T760026	12/18/24	2.00	297.23	\$594.46
Michael Keck	T760026	12/19/24	2.00	297.23	\$594.46
Michael Keck	T760026	12/20/24	2.00	297.23	\$594.46
Michael Keck	T760843	12/23/24	0.50	297.23	\$148.62
Total For Phase: 905					\$29,367.60

T&M Phase: 907 - GIS

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
GIS Manager					
Ryan San Miguel	T760253	12/16/24	1.00	140.79	\$140.79
Project Coordinator II					
Daniel Vo	T759649	12/09/24	4.50	104.50	\$470.25
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T759649	12/10/24	9.00	104.50	\$940.50
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T759649	12/11/24	9.50	104.50	\$992.75
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T759649	12/12/24	9.50	104.50	\$992.75
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T759649	12/13/24	5.50	104.50	\$574.75
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T760493	12/16/24	2.50	104.50	\$261.25
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T760493	12/17/24	8.00	104.50	\$836.00
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T760493	12/18/24	6.00	104.50	\$627.00
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T760493	12/19/24	7.00	104.50	\$731.50
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T760493	12/20/24	7.50	104.50	\$783.75

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Waller County Projects - Waller County KMZ Exports					
Daniel Vo	T761310	12/23/24	8.00	104.50	\$836.00
Waller Project KMZ					
Daniel Vo	T761310	12/24/24	8.00	104.50	\$836.00
Waller Project KMZ					
Total For Phase: 907					\$9,023.29

T&M Phase: Z99 - Other Direct Costs

Reimbursable Expenses	Invoice Number	Date	Quantity	Unit Rate	Current Billed
Mileage					
Brandon Maddox	E60110	08/01/24	90.00	0.67	\$60.30
Waller Couty Projects mileage driven to locations doing field work					
Brandon Maddox	E60110	08/02/24	157.00	0.67	\$105.19
Waller Couty Projects mileage driven to locations doing field work					
Brandon Maddox	E60111	10/28/24	117.00	0.67	\$78.39
Waller Couty Projects mileage driving to the field work locations					
Brandon Maddox	E60111	10/29/24	101.00	0.67	\$67.67
Waller Couty Projects mileage driving to the field work locations					
Brandon Maddox	E60111	10/30/24	87.00	0.67	\$58.29
Waller Couty Projects mileage driving to the field work locations					
Brandon Maddox	E60111	10/31/24	118.00	0.67	\$79.06
Waller Couty Projects mileage driving to the field work locations					
John Tyler	E59390	12/02/24	35.00	0.67	\$23.45
Coord facility mtg.					
Robert McBride	E59175	12/12/24	60.00	0.67	\$40.20
Waller Kickoff Meetings					
Total For Phase: Z99					\$512.55

Total Time and Material Fees \$99,846.71

Total Amount Due \$99,846.71



WALLER COUNTY
ROAD BOND '23

Monthly Progress Report December 2024

Contract No:

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: November 30, 2024 – December 31, 2024

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination

- Summary of effort
 - Review draft scopes and fees from prime engineers.
 - Continued organizing and preparing for project design engineers kick-off meetings.
 - Negotiate scopes and fees with prime engineers.
 - Finalize scopes and fees for submission to Court for contract approval.
- Deliverables
 - Draft scope and fee formats.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Review fee estimates from project engineering team.
 - Schedule additional project kick-off meetings.
 - Assist with scoping for assigned engineering firms for projects.

Review of Project Plan Submittals

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin after engineering firms have begun contract services.

Utility Coordination

- Summary of effort
 - Continued research on potential conflicts for projects.
 - Provided information for use in project estimates.
 - Review installation/relocation requests from utility companies along projects.
- Deliverables
 - None.

- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Will continue to support the project estimates.
 - Continue developing utility conflict lists.

Program Management

- Summary of effort
 - Received engineer assignments.
 - Continued organizing and preparing for project design engineers kick-off meetings.
 - Held kick-off meetings with engineering teams for 12 projects.
 - Did preliminary estimates and potential assignments for additional projects.
 - Reviewed and supported County boiler plate engineering agreement.
 - Met with US Capital and County Auditor to support the 2025 bond sale.
 - Continue developing project estimates utilizing recent data.
 - Continued adjusting overall program schedule based upon precinct information.
 - Continued adjusting program expenditures in accordance with updated schedule.
 - Responded to questions from County about services needed.
 - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County.
 - Coordinated with HGAC about participation in the project carry-over program.
- Deliverables
 - Preliminary cost estimates and schedule.
 - Draft scoping documents to prime engineers after project kick-off meetings.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Complete negotiations with prime engineers for projects.
 - Assist US Capital with information to obtain bonds.
 - Schedule additional project kick-off meetings.
 - Assist with finalizing boiler plate Engineering agreement.

Project Coordination

- Summary of effort
 - Reviewed additional project locations, providing cost estimates.
- Deliverables
 - Updated project information.
 - Estimates for addition projects.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Finalize engineering services for projects.

Right of Way Coordination

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin after selection of engineers.

GIS

- Summary of effort
 - Set-up and began using sharefile.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Continue discussions for integrating into program information sharing.

Bidding Phase Services

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin when first project design is 50% complete.

Julie Adams

From: Andrea Hill-Stevens <ahillstevens@lja.com>
Sent: Thursday, January 30, 2025 9:01 AM
To: Ross McCall
Cc: Julie Adams; John Tyler; Julie Harper
Subject: LJA Engineering Invoice 202452209 12-31-25
Attachments: PM5121-2471 Waller County 202452209 123124.pdf

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Please find attached our invoice for December services. Please do not hesitate to contact me if you have any questions.

Thank you,

Andrea Hill-Stevens | Project Accounting Specialist
Accounting

O: 713.380.4420 | D: 281.666.8858 | C: 512.517.2072

1904 W. Grand Parkway N, Suite 100, Katy, TX 77449

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**SUBDIVISION DEVELOPMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS AND
TNHC TEXAS LLC
FOR CAMERON PRAIRIE SUBDIVISION**

This Subdivision Development Agreement with attached exhibits (“Agreement”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, and TNHC Texas LLC (“Developer”), a Delaware limited liability company, registered with the Texas Secretary of State to conduct business in Texas, for the Cameron Prairie subdivision. County and Developer are sometimes referred to herein collectively as “the Parties” and individually as “a Party”.

Recitals

WHEREAS, Developer intends to purchase approximately 377.7 acres of real property located in Waller County, Texas, which is more particularly described by metes and bounds in Exhibit A and which will be developed into the Cameron Prairie subdivision (“Developer’s Property” or “Project”); and

WHEREAS, Developer desires to develop the Developer’s Property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, etc. detailed in the attached Plan of Development (Exhibit B) and General Land Plan (Exhibit C) with the variances approved by the County (Exhibit D); and

WHEREAS, County finds that subdivision development agreements are an appropriate way of providing for the responsible construction of appropriate and necessary infrastructure, encouraging orderly growth, and promoting the welfare of residents in the County; and

WHEREAS, County desires that the Project be developed on the Developer’s Property

and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of certain variances needed to facilitate the development of Developer's Property, Developer agrees to complete the development subject to certain construction and development standards.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises set forth in this Agreement and its Exhibits and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **INTEGRATION OF RECITALS.** The Parties agree that the foregoing recitals are true and accurate and constitute matters agreed to herein, and that the recitals are made a part hereof for all purposes.
2. **PURPOSE.** The purpose of this Agreement is to provide for the responsible construction of the appropriate and necessary infrastructure for the subdivision. The Parties shall coordinate the development of certain aspects of Developer's Property as detailed in Exhibits A, B, C, and D. Developer agrees to comply with the terms of this Agreement and its attached exhibits while developing Developer's Property. The County agrees to allow the Developer to develop the Developer's Property in accordance with the County's development regulations on the date hereof as modified by the terms of this Agreement, as more particularly described in Exhibits A -D and will approve all plats, plans, and permits and any other County approval provided the applications therefore.
3. **ASSIGNMENT.** The Parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of Developer's Property in accordance with the terms of this Agreement and its Exhibits. While Developer and its affiliate entities will be the primary actor in grading and laying out the lots, this Agreement is not intended to prevent the construction of single-family homes and their appurtenant infrastructure by a variety of homebuilders who may purchase lots from

Developer, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a party other than an Affiliate shall require the written agreement of County. For the purposes of this Agreement, the term "Affiliate" means (a) an entity that directly or indirectly controls, is controlled by or is under common control with Developer, or (b) an entity at least five percent of whose economic interest is owned by Developer or an entity that directly or indirectly controls, is controlled by or is under common control with Developer, or (c) a land banking entity to which the Developer has a contractual right to repurchase finished lots or all or a portion of the Property from the land banking entity; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

4. **AMENDMENTS AND WAIVERS.** Amendments to this Agreement, including to any Exhibits, must be in writing and signed by both Parties. Verbal amendments or deviations from the requirements herein are not effective or binding. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that Party's right to insist upon strict compliance with all terms of this Agreement. Any enforceable waiver of a provision of this Agreement must be in writing and signed by both Parties, and such waiver shall only be effective as to the specific default and the specific time period set forth in the waiver. A written waiver will not constitute a waiver of any subsequent default or right to require performance of the same or any other provision of this Agreement in the future.
5. **COVENANT RUNNING WITH THE LAND.** Effective upon the Developer's acquisition of the Developer's Property, this Agreement shall constitute a covenant that runs with the land and is binding on future owners of Developer's Property. A copy of this Agreement shall be recorded in the Official Public Records of Waller County, Texas after the Developer's acquisition of the Developer's Property.

6. **VESTED DEVELOPMENT RIGHTS.** Upon the mutual execution of this Agreement, County and Developer agree that the covenants, agreements, and privileges regarding the development of Developer's Property between County and Developer as set forth in this Agreement and its Exhibits (the "Development Rights") shall be deemed to have vested, as provided by Texas Local Government Code, Chapters 43 and 245 and Section 212.172(g), as amended or under any other existing or future common or statutory rights as of the Effective Date.
7. **VARIANCES.** County has granted the variances set forth in Exhibit D prior to the execution and approval of this Agreement. As such, the granted variances are included in the vested Development Rights regarding the development of the Developer's Property under this Agreement.
8. **DEFAULT.** No Party shall be deemed in default of any provision of this Agreement until the expiration of thirty (30) days following the receipt of notice of default from the other Party, during which time the defaulting Party may cure the default. Absent *force majeure* or a written extension of the cure period signed by both Parties, if the default is not cured within the thirty-day cure period, the non-defaulting Party may pursue all available legal and equitable remedies, including specific performance. All remedies will be cumulative, and the pursuit of one remedy will not constitute an election of remedies or waiver of the right to pursue other available remedies. In addition to other remedies, County may withhold acceptance of roads within the subdivision for County maintenance for non-compliance with this Agreement.
9. **NOTICES.** All notices for this Agreement shall be in writing and may be effected by sending notice by registered or certified mail, return receipt requested, to the addresses below. Notice shall be deemed given three (3) business days after deposited with the United States Postal Services with sufficient postage affixed. A party may change its address for notices by giving notice to the other Party in accordance with this section.

Notices mailed to County:

County Judge

425 FM 1488, Ste. 106
Hempstead, Texas 77445

Notices mailed to Developer:

TNHC TEXAS, LLC
Attn: Jennifer G. Keller
24275 Katy Freeway, Suite 325
Katy, Texas 77494
Phone: (346) 355-8355
Email: JKeller@NewHomeCo.com

With a Copy To:

Weycer, Kaplan, Pulaski & Zuber, P.C.
Attn: Duke Keller, Jr.
24 Greenway Plaza, Suite 2050
Houston, Texas 77046
Phone: (713) 341-1174
Fax: (713) 961-5341
Email: dkeller@wkpz.com

10. **AUTHORITY FOR EXECUTION.** The Waller County Commissioners Court is the contracting authority for County. The County hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with County ordinances and the laws of the State of Texas. The Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the article of incorporation and bylaws or partnership agreements of such entities

12. **TIME IS OF THE ESSENCE.** Time is of the essence with respect to all provisions of this Agreement and its Exhibits that specify a time for performance; provided, however, that this shall not be construed to limit or deprive a party of the benefits that it may have pursuant to any lawful excuse for delay under this Agreement.

13. **FORCE MAJEURE.** In this Agreement, *force majeure* shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably within the control of the Parties that impact a Party's ability to perform in a timely manner with the provisions of this Agreement. If a Party is wholly or partially unable to perform its obligations under this Agreement due to *force majeure*, then such Party shall

give written notice to the other Party within ten (10) days of the occurrence of a *force majeure* event. While a *force majeure* event may delay or postpone a Party's obligations during the continuance of an inability to perform, a *force majeure* event will not waive or alter the substance of a Party's obligations under this Agreement. The Party claiming *force majeure* shall make reasonable efforts to remove or overcome its inability to perform and resume its obligations as soon as practicable.

14. **TERMINATION.** This Agreement is terminable by either Party if the Developer, or an entity managed by New Home Co. does not acquire the Developer's Property within 180 days of the effective date of this Agreement. Furthermore, the County, at its option and after providing notice and opportunity to cure as provided in Section 8, may terminate this Agreement if the Developer has not commenced construction of public infrastructure to serve the initial phase of the development of the Developer's Property within 3 years of the Effective Date.
15. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, that provision shall be fully severable. This Agreement shall be construed and enforced as if the invalid or unenforceable provision had never been part of the Agreement, and the remaining provisions of this Agreement shall remain in full force and effect. Any provision deemed invalid or unenforceable shall be automatically replaced with a provision as similar as possible to the original provision in terms that make the provision valid and enforceable.
16. **JURISDICTION, VENUE, AND GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws provisions. Jurisdiction and venue for disputes over this Agreement shall lie exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.
17. **NO JOINT VENTURE.** This Agreement does not create a joint venture or partnership between the Parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Developer's Property.

18. NO THIRD-PARTY BENEFICIARIES. This Agreement does not benefit any third parties and does not create any third-party beneficiary rights in any person or entity who is not a Party to this Agreement. The rights and obligations contained in this Agreement are the personal obligations of Developer and are not covenants that run with the land until the Developer has acquired title to the Property.

19. GOVERNMENTAL VERIFICATIONS. Developer hereby verifies, in compliance with Section 2270.002 of the Texas Government Code, that it does not boycott Israel and that it will not boycott Israel during the term of this Agreement. “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.

Developer hereby verifies, in compliance with Section 2274.002 of the Texas Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. “Discriminate against a firearm entity or firearm trade association” means refusing to engage in the trade or any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; refraining from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or terminating an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association.

Developer hereby verifies, in compliance with Section 2276.002 of the Texas Government Code, that it does not boycott energy companies and will not boycott energy companies during the term of this Agreement. “Boycott energy company” means, without an ordinary business purpose, 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 with a company because the company engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or does business with such a company.

Developer hereby represents, in compliance with Section 2252.152 of the Texas Government Code, that neither it nor any of its parent companies, wholly- or majority-owned subsidiaries, or other affiliates is a company identified on a list maintained by the Texas Comptroller of Public Accounts as a company known to have contacts with or who provides supplies or services to a foreign terrorist organization, Sudan, or Iran.

20. INCORPORATION AND ORDER OF PRECEDENCE. The Exhibits identified in this Agreement and attached hereto are incorporated by reference and made a part hereof. In the event of conflict between the terms of this Agreement and its Exhibits, the order of precedence shall be as follows: 1) this Agreement, 2) Exhibit D, 3) Exhibit A, 4) Exhibit B, then 5) Exhibit C.

21. DISCLOSURE OF INTERESTED PARTIES. Developer hereby affirms that it is required to electronically file Form 1295 with the Texas Comptroller, a disclosure of interested parties, prior to the execution and approval of this Agreement.

22. EFFECT OF STATE AND FEDERAL LAWS. Notwithstanding any other provision of this Agreement, Developer, its successors or assigns, shall comply with all applicable statutes or regulations of the United States and the State of Texas.

23. COUNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement, the “Effective Date” of which is the date this Agreement is signed by the last Party to sign.

[EXECUTION PAGES TO FOLLOW.]

WALLER COUNTY

a political subdivision of the State of Texas

Carbett “Trey” J. Duhon III
County Judge

Date: _____

State of Texas §

§

County of Waller

§

This instrument was acknowledged before me on the _____ day of _____,
2025____ by Carbett “Trey” J. Duhon III, Waller County Judge, on behalf of Waller County,
Texas, a political subdivision of the State of Texas.

Notary Public, State of Texas

TNHC TEXAS, LLC

a Delaware limited liability company,

By: _____

Jennifer Keller

President, Houston Division

State of _____ §

§

County of _____ §

This instrument was acknowledged before me on the _____ day of _____,
20____ by Jennifer Keller, the President, Houston Division, of TNHC TEXAS LLC, a Delaware
limited liability company.

Notary Public, State of Texas

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Memorandum of Agreement

Exhibit A

Real Property Description

County: Waller
Project: 21-610 Sorsby 377
Job No. 210405
MBS No. 21-461 (Revised)

FIELD NOTES FOR 377.728 ACRES

Being a tract containing 377.728 acres of land, located in the Nathan W. Bush Survey, Abstract Number 76 and the B.B.B. & C.R.R. Co. Survey, Abstract Number 93 in Waller County, Texas; said 377.728 acre tract being a call 377.77 acre tract recorded in the name of Cathy L. Sorsby in Waller County Clerk's File (W.C.C.F.) Number 2100329; said 377.728 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

BEGINNING at a 5/8-inch capped iron rod stamped "Jones/Carter" found at the lower southeasterly corner of said 377.77 acre tract and being on the northerly line of Cameron Road (40-feet wide as improved and occupied);

Thence, with the northerly line of said Cameron Road, South 87 degrees 22 minutes 02 seconds West, a distance of 7964.88 feet to a 5/8-inch capped iron rod stamped "Jones/Carter" found at the lower southwesterly corner of aforesaid 377.77 acre tract;

Thence, with the westerly line of said 377.77 tract, North 02 degrees 19 minutes 35 seconds West, a distance of 418.00 feet to a 5/8-inch capped iron rod stamped "Jones/Carter" found at an internal corner of said 377.728 acre tract;

Thence, with the southerly line of said 377.77 acre tract, South 87 degrees 22 minutes 02 seconds West, a distance of 416.70 feet to a 5/8-inch capped iron rod stamped "Jones/Carter" found at a southwesterly corner of said 377.77 acre tract and being on the easterly line of Flukinger Road (50-feet wide as improved and occupied);

Thence, with the easterly line of said Flukinger Road, North 02 degrees 11 minutes 38 seconds West, a distance of 637.91 feet to an 8-inch wood fence post found at the southwesterly corner of a call 110.00 acre tract recorded in the name of Prairie View A&M University (Waller County Appraisal District Number 12624, no deed of record found) and a northwesterly corner of aforesaid 377.77 acre tract;

Thence, with the southerly line of aforesaid 110.00 acre tract, North 87 degrees 09 minutes 53 seconds East, a distance of 1848.89 feet to a 1/2-inch iron pipe found at the southeasterly corner of said 110.00 acre tract and an internal corner of aforesaid 377.77 acre tract;

Thence, with the easterly line of aforesaid 110.00 acre tract, North 07 degrees 10 minutes 34 seconds East, a distance of 1191.47 feet to a 6-inch cedar fence post found at the southwesterly corner of a call 100.00 acre tract recorded in the name of William Bascom Sorsby and Alice Sorsby McGuffie in Volume 253, page 899 of the Waller County Deed Records (W.C.D.R.) and a northwesterly corner of aforesaid 377.77 acre tract;

Thence, with the northerly line of said 377.728 acre tract, North 86 degrees 27 minutes 32 seconds East, a distance of 5970.74 feet to the southeasterly corner of a call 7.399 acre tract recorded in the name of Alice Sorsby McGuffie in Volume 334, page 585 of the W.C.D.R., the northeasterly corner of aforesaid 377.728 acre tract and on the westerly Right-of-Way (R.O.W.) line of F.M. 362 (80-feet wide) as record-

ed in Volume 117, Page 262 of the W.C.D.R., from which a found 3/8-inch iron rod bears North 70 degrees 16 minutes 07 seconds East, a distance of 0.87 feet;

Thence, with said R.O.W. line, South 22 degrees 03 minutes 23 seconds East, a distance of 1845.66 feet to a 5/8-inch capped iron rod stamped "Jones/Carter" found at a southeasterly corner of aforesaid 377.77 acre tract;

Thence, with the southerly line of said 377.77 acre tract, South 87 degrees 13 minutes 41 seconds West, a distance of 416.63 feet to a 5/8-inch capped iron rod stamped "Jones/Carter" found at an internal corner of said 377.77 acre tract;

Thence, with easterly line of said 377.77 acre tract, South 17 degrees 24 minutes 25 seconds East, a distance of 609.66 feet to the **Point of Beginning** and containing 377.728 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A LAND TITLE SURVEY FILED IN PROJECT NUMBER 210405 AT GBI PARTNERS.

GBI PARTNERS
TBPELS Firm No. 10130300
Ph: 281.499.4539
November 02, 2021
(Revised: 12/14/2021)

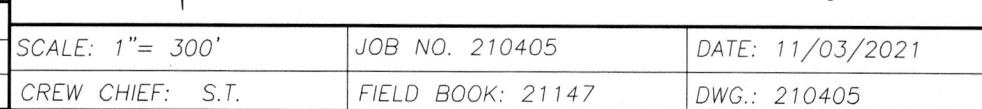


EXHIBIT B

**CAMERON PRAIRIE
PLAN OF DEVELOPMENT**

± 377.7 Acres

Prepared For:
TNHC TEXAS, LLC

PREPARED BY:



24285 Katy Freeway, Suite 525

Katy, TX 77494

February 2025

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Exhibit B-2	Street Classification Exhibit
Exhibit B-3	Landscape and Open Space Exhibit
Exhibit B-4	Fence Exhibit
Exhibit B-5	Cameron Road Offsite ROW

I. INTRODUCTION

Cameron Prairie (the "Project") is a residential community consisting of approximately 377 acres located east of Flukinger Road in northern Waller County, just north of Waller's City limits, near the Waller/Harris County Line, north of Cameron Road, west of FM 362. The Project is wholly located within Waller County.

The Developer desires to construct a single-family residential community with the associated drainage and detention facilities, as well as neighborhood parks and landscape amenities. The development will include a mix of housing products and sizes for different ranges of the homeowner market.

This Plan of Development (PD), its description, rules, and regulations shall apply to the entirety of the property. The area of the PD is depicted on Exhibit B-1, Boundary Aerial Exhibit, and the conceptual land plan is depicted on Exhibit C, General Development Plan. (Exhibit C reflects the latest approved General Land Plan, which may be amended from time to time throughout the life of the project in accordance with this PD.)

II. GENERAL PROVISIONS

The Project approved herein will be constructed, developed, and maintained in compliance with this Development Agreement and other applicable ordinances or regulations of the County. The Project shall be governed by the County ordinances and regulations in effect as of the effective date of this Development Agreement, except to the extent the County ordinance or regulation conflicts with this Development Agreement.

In addition to the text of the Plan of Development, the Project shall be developed in accordance with the following supplemental exhibits that are attached to and made a part of this PD. If there are discrepancies between the text of this document and the figures attached, the text shall prevail.

- Exhibit B-1: Boundary Aerial Exhibit
- Exhibit B-2: Street Classification Exhibit
- Exhibit B-3: Landscape and Open Space Plan
- Exhibit B-4: Fence Exhibit
- Exhibit B-5: Cameron Road Offsite ROW

A homeowners' association shall be established and made legally responsible to maintain all common areas, recreation reserves, and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District (MUD) shall be maintained by said District.

The homeowners' association shall establish and enforce restrictions regarding on-street parking on residential streets.

The following minor modifications of the Development Agreement are allowed:

1. Modifications to internal street patterns are allowed.
2. Modifications to the proposed land uses and location of proposed land uses set forth in this PD document text and the attached Exhibits are permitted to address market conditions.
3. Modifications to lot sizes are allowed provided that such lots shall adhere to the minimum lot frontage regulations and the maximum number of dwelling units set forth in this document.

III. LAND USES

The primary land use of the Project shall be residential lots. The maximum number of single-family lots shall not exceed 1,500 (one thousand five hundred) lots. All lots are designed as single-family lots, unless otherwise or subsequently approved by Commissioners Court; however, this shall not preclude the addition of an Accessory Dwelling Unit (including but not limited to garage apartments, mother-in-law suites, etc) within an individual lot.

Land shall be dedicated for neighborhood parkland accessible to all residents within the boundary of the Project. Exhibit B-3, Landscape and Open Space Plan, generally illustrates the proposed parkland within the Project. The neighborhood parkland shall be owned and maintained by the homeowners' association, community association, or municipal utility district of the Project, not Waller County, unless said responsibilities are later exchanged by separate agreement.

Landscape and open space reserves throughout the Project may have additional man-made improvements provided by the developer, such as hiking/running trails, benches, or shelters that facilitate an active human recreational role. These areas will not be considered a part of the neighborhood parkland area but shall count towards Compensating Open Space as described in Exhibit B-5.

Drainage and detention facilities, utility facilities, and other uses incidental to the creation and operation of a residential community are also included in the Project. These shall be governed by the appropriate rules of Waller County and the State of Texas, as applicable, and must be in accordance with the approved drainage plan (not a part of this document).

IV. DEVELOPMENT REGULATIONS

The Project shall comply with all Waller County subdivision and development regulations in effect at the time that the Development Agreement is enacted, except as provided herein.

1. Roadway Design

Roadways within the PD shall be developed in accordance with the following regulations.

1. Primary Entry Streets –streets that are not designated as collectors per Waller County's Major Throughfare Plan, but which function as primary access streets into the Project. These streets are identified on Exhibit B-2 and shall meet the following requirements:
 - a. minimum 80'-wide ROW

- b. minimum 32'-wide paving with curb and gutter cross-section.
 - i. The Developer may provide a boulevard cross-section or paving wider than 32' at their discretion.
 - c. minimum centerline radius shall be 600'.
 - d. Any connection to a major throughfare that is less than 300' in length shall be considered a local street.
- 2. Internal Circulation Streets – internal streets that guide residents to and through the project, generally classified as local streets. Such streets are identified on Exhibit B-2 and shall meet the following requirements:
 - a. 60' minimum ROW width
 - b. 28'-wide minimum concrete paving with a curb and gutter cross-section
 - i. The Developer may provide a boulevard cross-section or paving wider than 28' at their discretion.
 - c. 300' minimum centerline radius
- 3. Local Streets – internal streets which primarily provide access to individual lots, or which guide residents between lots and collector streets within the development. Any internal street not identified on Exhibit B-2 as a higher classification shall be considered a Local Street.
 - a. 50' minimum ROW width
 - b. 28' minimum concrete paving width in a curb and gutter cross-section
 - c. 250' minimum centerline radius
- 4. Cul-de-Sac and Knuckle Geometry
 - a. Minimum 50' paving radius
 - b. Minimum 60' ROW radius
 - c. Center point of bulb on cul-de-sac or knuckle may be offset from local street right-of-way centerline.

Easements for water, sanitary sewer, and other utilities may exceed the ROW as needed.
- 5. Off-Site Improvements

Off-site improvements may be made by the Developer or by the Municipal Utility District of the Project, both of which may make contributions to the proportionate share of improvements as applicable.

 - a. Cameron Road
 - i. Developer shall dedicate forty feet (40') of right-of-way (ROW) widening to Cameron Road, for that portion of Cameron Road adjacent to the Project (approximately 7,965'). Such widening shall be dedicated in phases as the adjacent portions of the Project are platted.

- ii. Developer shall make improvements to Cameron Road, such as installing turn lanes, as identified in the Traffic Impact Analysis (TIA). Timing of such improvements shall be in accordance with the TIA, and subject to the following:
 - 1. Developer will construct not more than 2 lanes of the future thoroughfare adjacent to the Property when required by the TIA.
 - iii. Developer will use all commercially reasonable efforts to coordinate the improvements to Cameron Road with the City of Waller when any portion of improvements are within city limits.
- b. Farm to Market (FM) 362
- i. Developer shall not be obligated to dedicate right-of-way widening to FM 362 unless required by TXDOT.
 - ii. Access improvements for FM 362, if deemed necessary by the TIA, shall be coordinated with TXDOT and shall not be the responsibility of Waller County.
- c. Flukinger Road
- i. The Developer shall dedicate thirty feet (30') of right-of-way (ROW) widening to Flukinger Road, for approximately 638' feet along the Project boundary. Right-of-way shall be dedicated when Developer plats the adjacent property or by deed if requested by the County in advance of platting.
 - ii. The Developer shall not be obligated to make any infrastructure improvements to Flukinger Road, provided however, Developer (or MUD) will pay to the County the then-estimated cost of the future expansion of $\frac{1}{2}$ (east side) of Flukinger Road pavement improvements (approximately 638') on the earlier of (i) Developer platting its final section of lots in the Project; or (ii) the County providing notice to Developer of County having successfully acquired all ROW, completed design, and approved it for construction.
- d. Intersection Improvements and Signalization
- i. FM 362 / Cameron Road
 - 1. Intersection improvements may be jointly coordinated between the Developer or MUD, Waller County, and TxDOT, if deemed necessary by the TIA. Developer or MUD will, either independently or jointly with other parties, provide funding for design and construction cost of the initial phase of the signal, in accordance with the recommendations of the then-current Cameron Prairie TIA, when the updated TIA study is completed and shows the need.

2. Developer will acquire, or arrange for the acquisition at its cost and expense, the right of way from the landowner at the northwest corner of Cameron Road and FM 362 as shown in Exhibit B-5, and dedicate such right of way to the County.
3. Developer is not obligated to acquire land for expansion of right-of-way except as provided above (Subsection d.i.2).

ii. Flukinger Road / Cameron Road

1. The Developer of the Project does not control any of the properties surrounding the Cameron Rd/Flukinger Rd intersection and is not obligated to acquire or provide any right-of-way for expansion of the intersection, it does not own.
 - a. Developer's (or MUD's) obligation shall be a payment in lieu of construction, proportionate to the Project's pro rata share and up to 33% of the design and construction cost of the signal project. Said payment shall be due at the time the County awards a construction contract for the signal improvements and the County requests said funds.
- e. Except as provided above, Developer shall provide improvements to existing external streets only if and when an approved Traffic Impact Analysis indicates that new traffic generated by the Project will adversely impact the existing Level of Service or will have an undue impact on the existing infrastructure. The County agrees that it will not withhold, condition or delay any approvals for the Project if the roadway improvements contemplated herein cannot be constructed as a result of i) lack of any third party right of way, or ii) failure of any other third party to timely fulfill a legal or contractual obligation related to the roadway improvements.

2. Points of Access

1. The Project shall ultimately provide a minimum of one connection to FM 362 and a minimum of two points of connection to Cameron Road. The internal street pattern shall connect these access points to each other within the development, using circuitous routes intended to minimize cut-through traffic on the internal local streets.
2. Construction of the various external connections and internal street patterns may be phased over time, except that the ultimate design shall not allow more than 150 lots to be limited or constricted to a single point of ingress and egress to the larger interconnected street network at project completion.
 - a. Streets with a boulevard cross section shall count as two points of access to the next cross-street intersecting the boulevard.
 - b. Temporary access easements may be provided if needed.

3. No residential lots shall have direct driveway access to FM 362, Cameron Road, or Flukinger Road.

3. Block Length and Intersection Spacing

- A. Block length and intersection spacing within the Project shall be determined based on the following:
 1. Drainage, Detention, and Amenity Lakes
 - a. Public street connections across and between the existing and proposed facilities used for drainage, detention, and amenity water features shall only be required as illustrated in Exhibit C, General Development Plan.
 2. Internal Streets
 - a. Except as provided above, each local street shall intersect with another local street, internal circulation street, or collector access street at least every 1,500 feet, measured from edge of right-of-way to edge of right-of-way.
 - b. Intersections along local streets shall be spaced a minimum of 70 feet apart, measured from edge of right-of-way to edge of right-of-way.

4. Single-Family Residential

Single-family home sites within the Project shall be developed in accordance with the following regulations.

- A. Lots
 1. The maximum number of lots shall not exceed 1,500 lots.
 2. The Minimum lot width shall be forty (40') feet, with the following conditions:
 - a. Not more than 30% of lots shall be 40.0' to 44.99' in width.
 - b. Maximum number of lots with width less than 50' shall not exceed 60% of the Project.
 - c. Measurement of lot width is to be taken at building line. The measurement of the building line shall be based off a tangential width on radial shaped lots, not based on arc length.
 3. Developer will make three equal payments of \$43,333.33 upon final platting and issuing of permits for Lots 1, 501, 1,001, which funds will be used by the County for "Community Enhancements" such as park or engineering improvements in Precinct 3. Total payments to equal \$130,000.
 4. Maximum building coverage: Not more than sixty-five (65%) percent of a lot shall be covered by the home foundations, calculated as the ground covered by building structures, whether principle or accessory, out of the gross lot surface area.
 5. Minimum front yard building setback
 - a. Typical front yard setback – 25 feet

- b. Cul-de-sac front yard setback – minimum 20 feet (cul-de-sac bulbs and knuckle bulbs) except as provided below:

- i. Setback shall be measured at the building line.
- ii. Where the cul-de-sac is surrounded entirely by lots (no landscape or other reserves), the lots fronting the knuckle/cul-de-sac shall have a dual building line: 20' for the principal structure, 25' for garages. The dual building line is not required on an open cul-de-sac where part of the curb is not encumbered by driveways.

6. Minimum side yard building setbacks:

- a. five-foot (5') setback for interior, non-corner lots and the non-street side of corner lots
- b. ten-foot (10') setback for exterior side yard for corner lots
- c. twenty-five-foot (25') garage setback if the garage door faces the side street
- d. Where a corner lot is separated from the side street by a landscape reserve, the five-foot (5') interior side setback shall apply to the lot from its side lot line and the side street shall have a five-foot (5') building setback line across the landscape reserve.

7. Minimum rear yard building setback:

- a. Ten feet (10') from the rear property line or to the edge of any rear lot utilities that restrict buildings, whichever is greater.

B. Shade Trees:

- 1. All lots shall have a minimum of one (1) shade tree, planted in the front yard.
- 2. In addition, for corner lots with frontage on a side street (not separated by a landscape reserve), one ornamental tree shall be required within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard or in the adjacent right-of-way, and can be before or behind the side fence.
- 3. Required shade trees must be a minimum of two and one-half (2-1/2) inches in caliper width and a minimum height of eight (8) feet tall as measured at the tree trunk from the ground as planted.

C. Parking:

- 1. Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:
 - a. Resident Parking: Vehicles of residents shall be parked in the resident's garage or driveway.
 - b. Guest parking: Guests of residents must park in the driveway of the single-family residence they are visiting and may only park on the street if the driveway is not capable of parking another vehicle. This provision does not apply to law enforcement vehicles, emergency services vehicles, vehicles

of service workers such as landscapers, construction workers, plumbers, etc., but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the resident.

- c. Enforcement: The enforcement of these Parking Restrictions shall be done both in accordance with Chapter 684 of the Texas Transportation Code relating to the towing of vehicles, and in accordance with provisions relating to the issuance of fines and the granting of variances from the Parking Restrictions to be contained in separately filed covenants and restrictions.

D. Screening and Perimeter Fencing:

1. Where residential lots are platted adjacent to FM 362:
 - a. A minimum six foot (6') tall brick or masonry perimeter fence shall be provided at the primary entrance on FM 362, along the back or side lot lines within 100' of the street intersection.
 - b. Except as provided in (a) above, a minimum six foot (6') tall, stained wood fence with masonry columns shall be provided:
 1. Along the back or side of all residential lot lines adjacent to FM 362, and
 2. Along side or rear lot fences adjacent to collector streets other than the primary entrance point, within 100' of the intersection with FM 362.
2. Where residential lots are platted adjacent to Cameron Road or Flukinger Road, a minimum six foot (6') tall, stained wood perimeter fence shall be installed along the back or side lot lines adjacent to said streets.
3. Perimeter fencing is generally illustrated on Exhibit B-4, Fence Exhibit.

5. Specialty Product

Residential Specialty products within the PD shall be developed in compliance with the following regulations:

1. Specialty products are allowed up to 20% of total lot count.
2. Specialty product shall include the following:
 - a. Townhome (attached or detached)
 - b. Patio Home (centered patio homes shall not be counted as specialty product)
 - c. Duplex
 - d. Cluster
 - e. Quads
 - f. Any new product that arises in the ever-evolving market trends.
3. Developer agrees that the minimum lot size of a specialty product lot within the Project shall be 3,000 square feet.
4. Specialty product will have its own described side setbacks—minimum 6 feet with maximum 10 feet total between units. Specialty products will also have a 20-foot minimum front yard building setback. All codes and regulations for fire

code shall be applicable as required per reduced side setbacks between structures.

V. PARKS, RECREATION, AND TRAILS

The Project shall provide a minimum of one (1) community recreation center and one (1) neighborhood park. Exhibit B-3, Landscape and Open Space Plan, illustrates the proposed location of these facilities. The exact locations are subject to change as the development process evolves.

The exact geometry of each site shall be determined through the platting process. Each site shall be platted, shall have a minimum frontage of 60 feet on a public street, and shall be accessible to all residents of the Project.

The community recreation center shall be centrally located along a detention pond with constant and visible water, generally as illustrated in Exhibit B-3. The developer may utilize existing features on the property or construct new amenities, or a mixture of both. The site shall be a minimum of two and a half (2.5) acres and shall include various recreation facilities, including but not limited to a swimming pool, community gathering space, and trail connections to the surrounding areas.

The neighborhood park(s) shall have a minimum acreage of 2.0 (two) acres total for the entire Project. This acreage may be in one site or may be divided into two or more separate sites of varying sizes throughout the community. Each neighborhood park site should be centrally located within a grouping of residential lots in order to be accessible to the surrounding residents within walking distance.

Pedestrian sidewalks shall make a complete connection from each residential home to the nearest neighborhood park site(s) and/or the community recreation center, whichever is closer.

The developer may also choose to provide amenities such as plantings, walking trails, benches, etc. along the drainage and detention facilities or within the incidental landscape reserves that may be dedicated within the community. These landscape areas shall not be counted towards the neighborhood parkland but may be counted towards Compensating Open Space as described in Exhibit B-5.

Minimum 5-foot (5') wide sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas ADA standards.

All park areas and equipment, landscaping and plantings, facilities, sidewalks, trails, fields, and other recreational amenities shall be maintained by the homeowners' association, community association, or municipal utility district of the Project.

VI. BUILDING REGULATIONS

Single-family homes within the Development Plan shall be developed in accordance with the following building regulations:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), real stucco (wire mesh, cement lime based), and glass, and shall comprise at least 50% of the front façade. For purposes of this calculation, the area of the front façade shall exclude eaves, fascia, and door and window frames/openings.

2. Secondary exterior finishes shall include wood, ceramic tiles, oriented strand board siding, wood fiber hardboard siding, and fiber cement siding.
3. Use of architectural materials is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. No single exterior finish material, other than brick or stone, shall cover more than 80% of the front of any single-family home.
5. The following building materials shall **not** be used on the exterior finish:
 - a. Vinyl siding, plastic, or fiberglass panels.
 - b. Smooth or untextured concrete surfaces.
 - c. Exterior Insulated Finish Systems (E.I.F.S.) (except moldings)
 - d. Unfired or underfired clay, sand, or shale brick.

VII. OTHER PROVISIONS

No portion of the Project shall be developed for multi-family dwellings. For purposes of this provision, multi-family shall be defined as a single tract or a single structure with more than three dwelling units under common ownership.

After full build-out within Waller County Municipal Utility District No. 40 (the "District"), it is understood and agreed that the District shall contract with the Waller County Sheriff's Department to provide supplemental police protection services to Developer's Property. The interlocal agreement for such services shall be identical to the form of agreement entered into with other municipal utility districts in Waller County, Texas.

VIII. EXHIBITS

The exhibits attached hereto and listed below are incorporated herein for all purposes and represent the approved project (subject to revisions as permitted within this document).

Exhibit B-1 – Boundary Aerial Exhibit

Exhibit B-2 – Street Classification Exhibit

Exhibit B-3 – Landscape and Open Space Plan

Exhibit B-4 – Fence Exhibit

Exhibit B-5 – Cameron Road Offsite ROW



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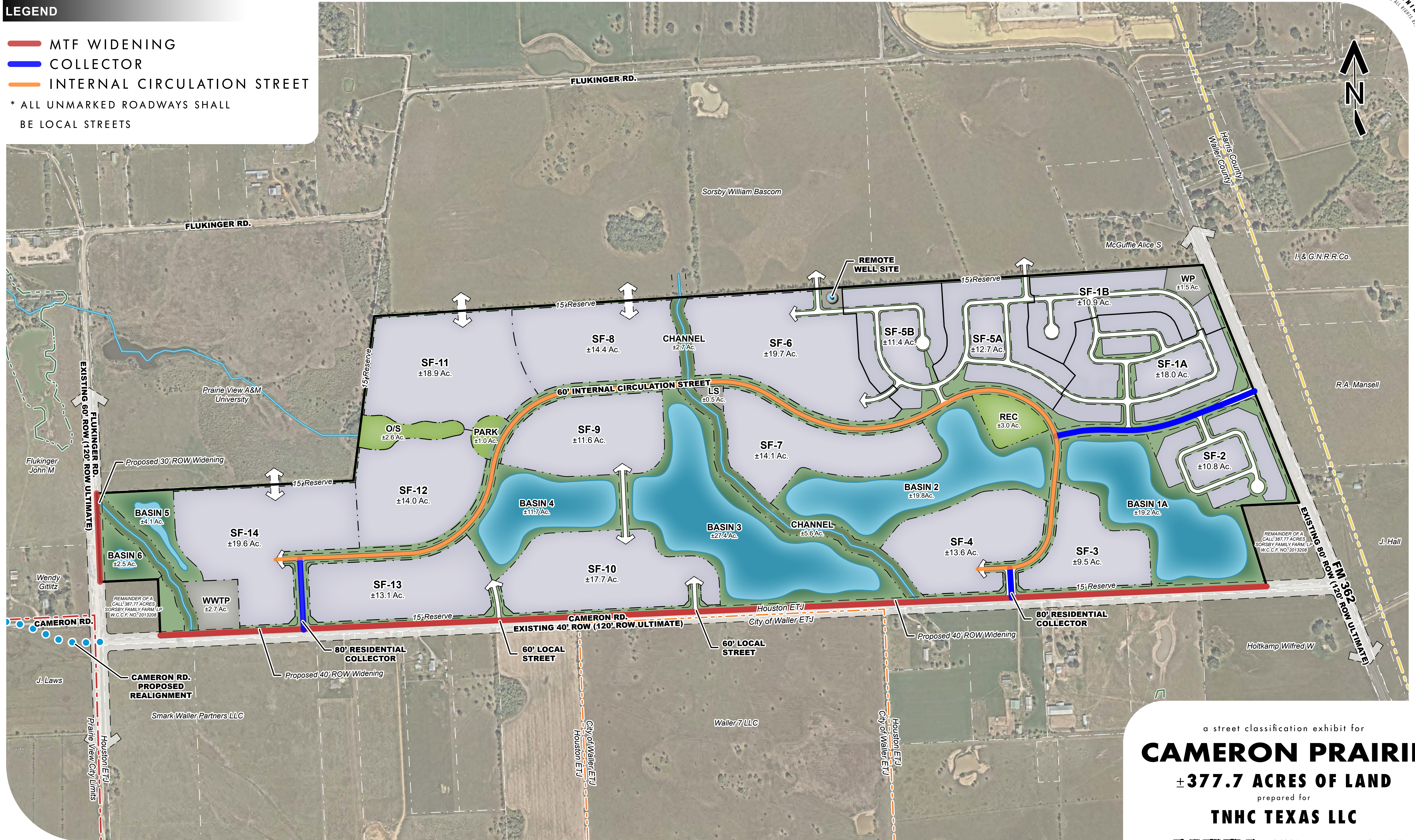
HOU-28001
FEBRUARY 4, 2025

B - 1

LEGEND

- MTF WIDENING
- COLLECTOR
- INTERNAL CIRCULATION STREET

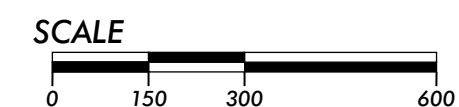
* ALL UNMARKED ROADWAYS SHALL
BE LOCAL STREETS



a street classification exhibit for
CAMERON PRAIRIE
± 377.7 ACRES OF LAND
prepared for
TNHC TEXAS LLC



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



HOU-28001
FEBRUARY 4, 2025

B-2

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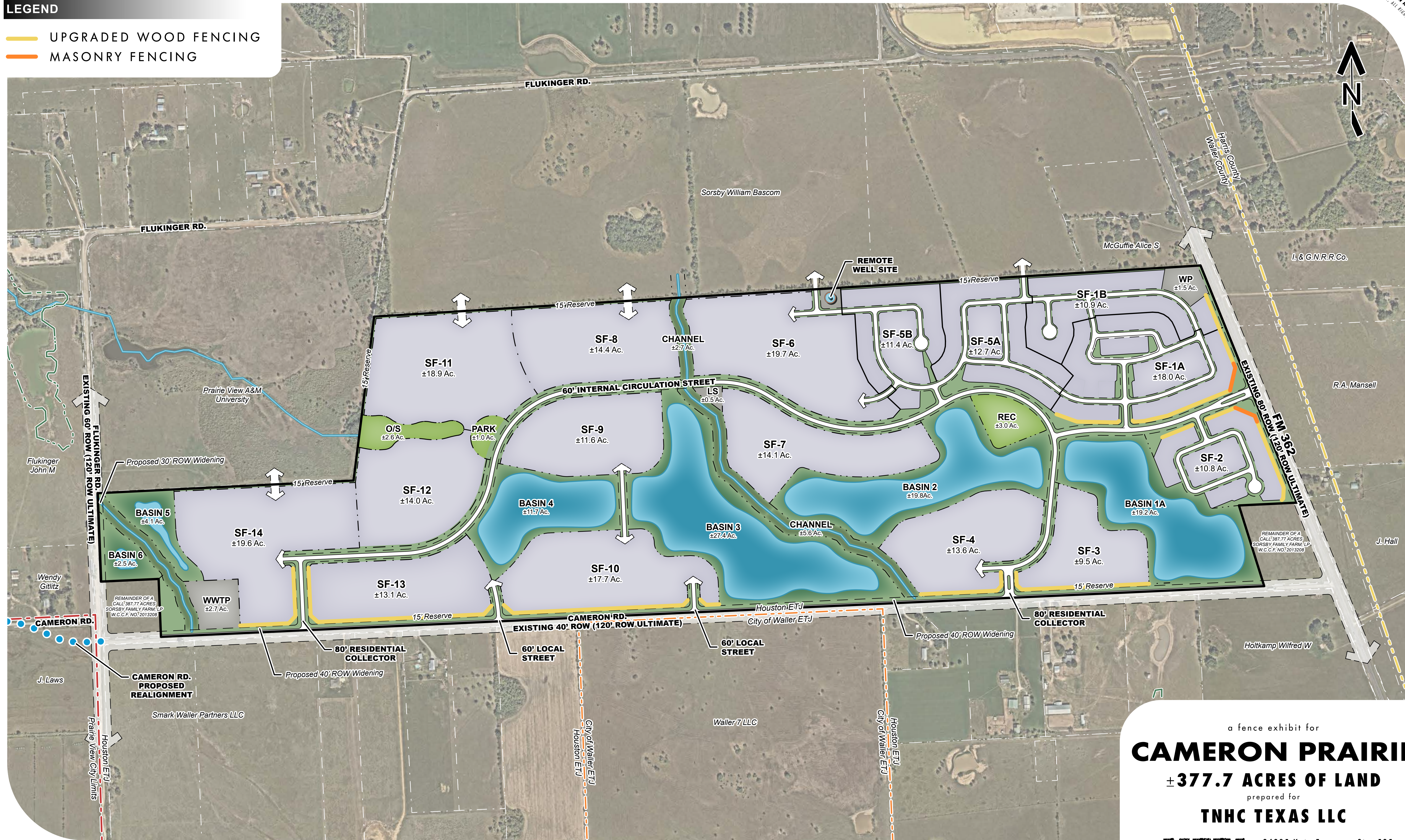
B-3

META
PLANNING + DESIGN

HOU-28001
FEBRUARY 4, 2025

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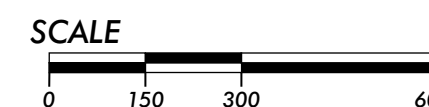
- UPGRADED WOOD FENCING
- MASONRY FENCING



a fence exhibit for
CAMERON PRAIRIE
±377.7 ACRES OF LAND
prepared for
TNHC TEXAS LLC



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



HOU-28001
FEBRUARY 4, 2025

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B-4

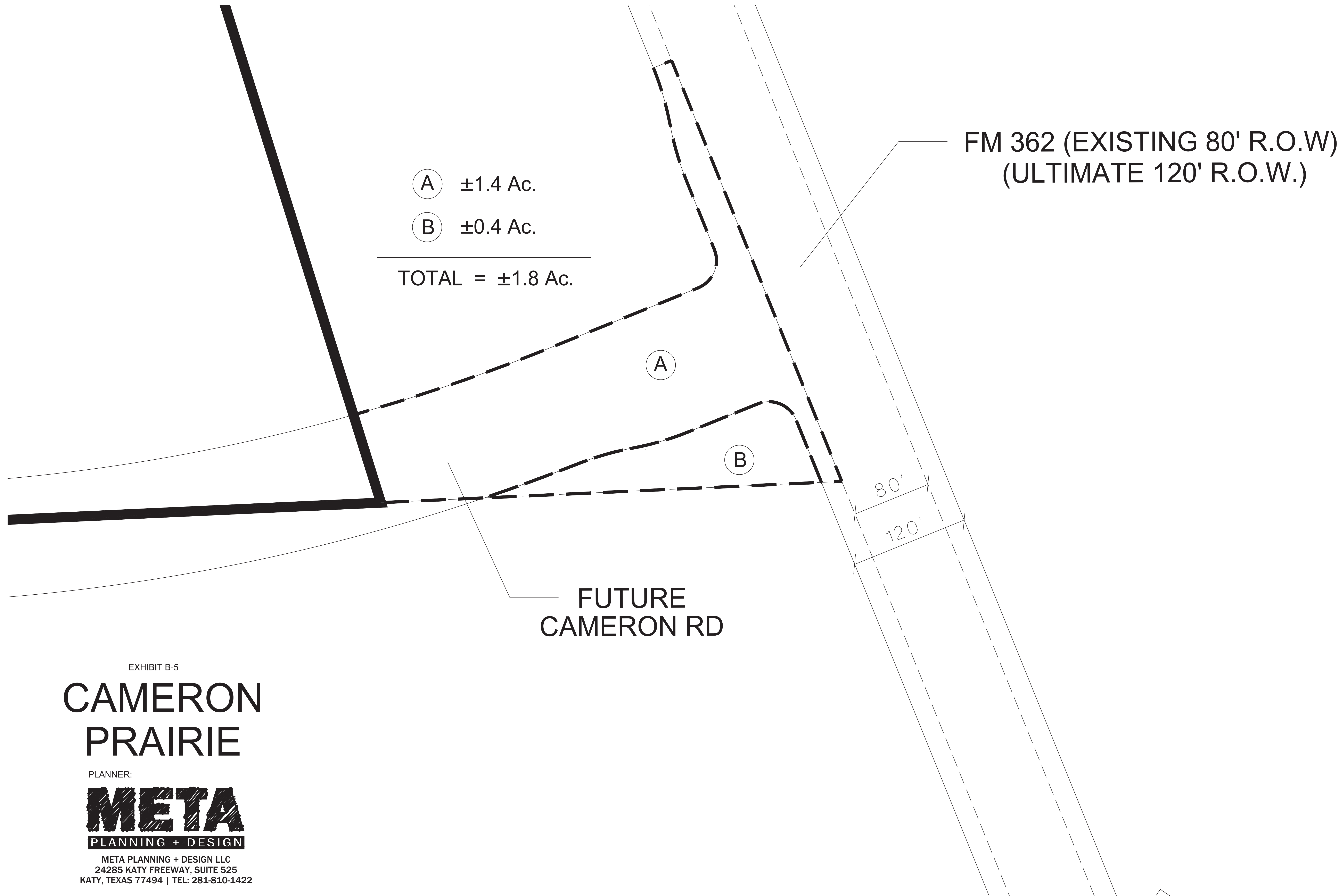
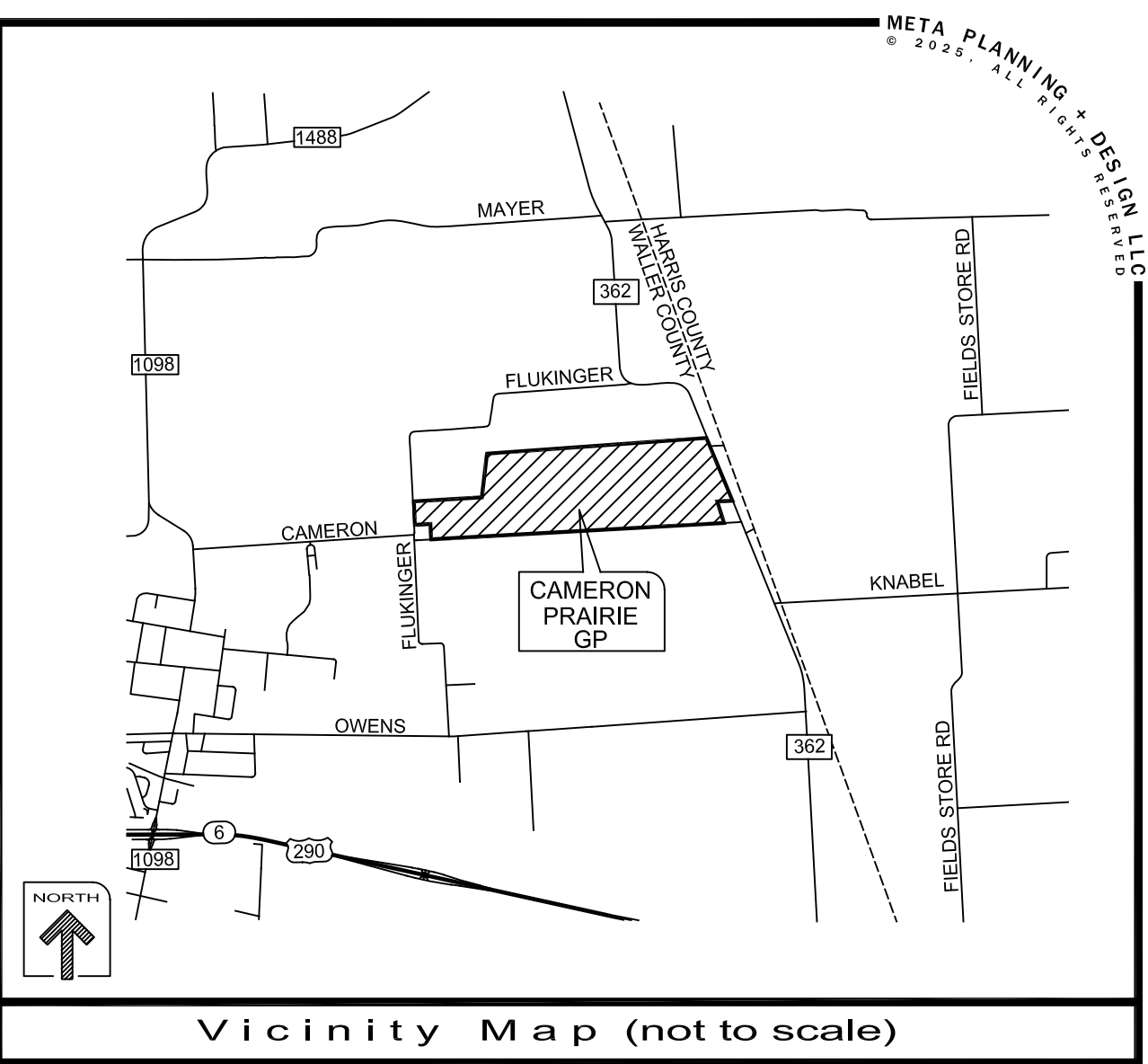


Exhibit C

General Land Plan



A GENERAL PLAN OF
CAMERON PRAIRIE
BEING 377.7± ACRES OF LAND

OUT OF THE
**NATHAN W. BUSH SURVEY, A-76 AND
B.B.B & C.R.R CO. SURVEY, A-93**
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
TNHC TEXAS, LLC
13333 W LOOP S SUITE 910
HOUSTON, TEXAS 77027
DWHITTON@WHOME.CO
(832)804-9680

ENGINEER/SURVEYOR
BGE
1450 LAKE ROBBINS DRIVE, SUITE 310
THE WOODLANDS, TEXAS 77380
DENTRESS@BGE.COM
(281) 210-5570

SCALE: 1" = 400'
0 400 800

PLANNER:
META
PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

LAND USE SUMMARY			
LOT TYPE	PHASE I	REMAINDER	TOTAL
40s	0 LOTS	324 LOTS	324 LOTS
45s	0 LOTS	312 LOTS	312 LOTS
50s	128 LOTS	225 LOTS	353 LOTS
60s	2 LOTS	97 LOTS	99 LOTS
TOTAL	130 LOTS	958 LOTS	1,088 LOTS

- GENERAL NOTE
- 1) THIS TRACT IS SUBJECT TO A DEVELOPMENT AGREEMENT.
- 2) THE FOLLOWING ARE PROPOSED VARIANCES FOR DEVELOPMENT:
- 1) THE MINIMUM RIGHT-OF-WAY WIDTH FOR LOCAL CURB AND GUTTER STREETS SHALL BE FIFTY FEET (50').
 - 2) MINIMUM LOT WIDTH SHALL BE FORTY FEET (40') MEASURED AT THE BUILDING LINE.
 - 3) SIDE STREET BUILDING LINES SHALL BE TEN (10') WHERE GARAGES DO NOT HAVE ACCESS TO THE RIGHT OF WAY. SIDE BUILDING LINES FOR INTERIOR LOTS SHALL BE FIVE FEET (5').
 - 4) CUL-DE-SAC SHALL HAVE A RIGHT OF WAY RADIUS OF SIXTY FEET (60') AND A PAVING RADIUS OF FIFTY FEET (50'). TEMPORARY TURNAROUNDS SHALL ALSO HAVE A RIGHT OF WAY RADIUS OF SIXTY FEET (60').
 - 5) THE MINIMUM CENTERLINE RADIUS FOR CURVES ON LOCAL STREETS SHALL BE TWO HUNDRED AND FIFTY FEET (250'). THE MINIMUM CENTERLINE RADIUS FOR CURVES ON COLLECTOR STREETS SHALL BE THREE HUNDRED AND FIFTY FEET (350'). THE MINIMUM PAVING FOR A COLLECTOR STREET SHALL BE 28 FEET.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE WALLER COUNTY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES

Exhibit D

Approved Variances

Exhibit D

Approved Variances

1. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Section 3.4.7, requiring a 50-foot minimum lot width

Approved Variance: 40-foot minimum lot width

2. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 3.4.15, requiring a twenty-five foot front building line on local streets.

Approved Variance: Front building lines of 20 feet in the circumstances specified in this Agreement.

3. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 3.4.15, requiring a 15' side setback line on local streets and a 25' side setback line on collector streets.

Approved Variance: Minimum 10' side setback in the circumstances specified in this Agreement.

4. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.1, requiring a minimum right-of-way of 60 feet on local streets in urban (curb and gutter) subdivisions

Approved Variance: minimum right-of-way of 50 feet on local streets

5. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.4, requiring a minimum 70'-radius right-of-way on cul-de-sacs

Approved Variance: A minimum 60'-radius right-of-way on cul-de-sacs

6. On _____ the Waller County Commissioners Court approved the following variance for TNHC Houston LP for the Cameron Prairie subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Sections 4.2.5 and 4.3.5, requiring a minimum 650' radius on local street centerlines and 1,200' on collector streets

Approved Variance: A minimum 250-foot radius on local street centerlines and a minimum 600' radius on collector streets

Exhibit E

Memorandum of Agreement

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and TNHC Texas LLC, a Delaware limited liability company, for the Cameron Prairie Subdivision (“Agreement”). The Agreement, dated effective _____, 20____, is identified as Contract ID # _____ in the Official Public Records of Waller County, Texas. Notice is hereby given that the real property described in Exhibit A attached hereto and incorporated herein by this reference is subject to the Agreement. A copy of the Agreement may be obtained from the Waller County Clerk’s Office.

WALLER COUNTY

Carbett “Trey” J. Duhon III
County Judge

Date

State of Texas §

§

County of Waller

§

This instrument was acknowledged before me on the _____ day of _____,
2025_____ by Carbett “Trey” J. Duhon III, Waller County Judge, on behalf of Waller County,
Texas, a political subdivision of the State of Texas.

Notary Public, State of Texas

TNHC TEXAS LLC,

a Delaware limited liability company,

By: _____

Jennifer Keller

President, Houston Division

Date

State of _____ §

§

County of _____ §

This instrument was acknowledged before me on the _____ day of _____,
20_____ by Jennifer Keller, the President, Houston Division, of TNHC TEXAS LLC, a
Delaware limited liability company.

Notary Public, State of Texas

2025 Waller County Resolution

Motor Vehicle Crime Prevention Authority FY 25 SB 224 Catalytic Converter Grant Program

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, Waller County Commissioners' Court has agreed that in the event of loss or misuse of the grant funds, Waller County agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that Brooke Bacuetes, Waller County Grant Manager, is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that Chief Deputy Robert Schields is designated as the Program Director and Joan Sargent, Waller County Treasurer, is designated as the Financial Officer for this grant.

Adopted as Amended this 19 day of February, 2025.

Carbett 'Trey' J. Duhon, III
Waller County Judge

WALLER COUNTY
2025.2 SALARY ORDER

Item 42.

Amended by Commissioners' Court effective 03/03/2025

GRADE		2025 APPROVED RATE	2025 BUDGETED AMOUNT
Fund 125-Department 438			
Tax Assessor/Collector			
	Tax Assessor	\$ 93,426.00	\$ 93,426.00
110	1 Chief Deputy	\$ 30.62	\$ 63,935.00
110	2 Chief Deputy	\$ 33.00	\$ 68,904.00
104	1 Deputy	\$ 20.48	\$ 42,763.00
104	2 Deputy	\$ 26.94	\$ 56,251.00
104	3 Deputy	\$ 25.94	\$ 54,163.00
104	4 Deputy	\$ 23.88	\$ 49,862.00
104	5 Deputy	\$ 22.45	\$ 46,876.00
104	6 Deputy	\$ 21.22	\$ 44,308.00
104	7 Deputy	\$ 20.48	\$ 42,763.00
DEPARTMENT TOTALS			\$ 563,251.00

Notes for Court:

Increase Chief Deputy \$5.35
Decrease unfilled Deputy (\$6.35)
Increase Deputy \$1.00
No increase to county budget

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

Registration # **019282**
Joan Sargent Waller Co. Treasurer
Deputy *mg* Date **2-18-24**

No: 50010
Date: 11/30/2024
Due Date: 12/15/2024

Waller County **Precinct 2** Annex Building

06.24.008

For Services Rendered Through 11/30/2024

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$37,500.00	\$0.00	20.00	\$7,500.00
Design Development	\$46,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$65,625.00	\$0.00	0.00	\$0.00
Procurement	\$9,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$28,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$187,500.00	\$0.00		\$7,500.00

Invoice Amount

\$7,500.00

A/E DESIGN FEE'S

*THERE HAVE BEEN 2
USER GROUP MEETINGS.
USERS ARE PLEASED
WITH DESIGN PROGRESS.*

** WE MAY BE ABLE TO PURCHASE
LESS LAND WHICH IS A
COST SAVING S.*

*APPROVED
DANNY ROTHE
WC/DC/CM
12/17/24*

DJR. Rothe

DEC 17 2024 10:24 AM TREASURER

DEC 17 2024 10:24 AM AUDITOR

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

Registration # **019910**
Joan Sargent Waller Co. Treasurer
Deputy *mf* Date 01/13/25

No: 50128
Date: 12/31/2024
Due Date: 01/15/2025

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 12/31/2024

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$37,500.00	\$7,500.00	45.00	\$9,375.00
Design Development	\$46,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$65,625.00	\$0.00	0.00	\$0.00
Procurement	\$9,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$28,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$187,500.00	\$7,500.00		\$9,375.00

Invoice Amount

\$9,375.00

Handwritten:
#1257
#1282
A/C

Handwritten:
IF THIS ENDS UP
BEING A COURT ITEM
I CAN DO A PRESENTATION
ON DESIGNS.

Handwritten:
APPROVED
DANNY ROTHE
WC/DF/CM
1/10/2025

Handwritten Signature:
D. R. Rothe

JAN 14/25 AM 9:27 AUDITOR

JAN 13/25 AM 11:27 TREASURER

LDDBlueLine

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County

836 Austin Street

Suite 124

Hempstead, TX 77445

Danny Rothe

No: 50009

Date: 11/30/2024

Due Date: 12/15/2024

Registration # 019283

Joan Sargent Waller Co. Treasurer

Deputy MP Date 12/19/24

DEC17/24 PM 2:46 TREASURER

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 11/30/2024

Please make checks payable to LDDBlueLine, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	\$49,500.00	\$0.00	25.00	\$12,375.00
Design Development	\$61,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$86,625.00	\$0.00	0.00	\$0.00
Procurement	\$12,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$37,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$247,500.00	\$0.00		\$12,375.00

Reimbursable

	Invoice	Unit Rate	Qty	Markup	Amount
Duran, Jack A	2453	0.67	36.00	1.10	\$26.53
Total Reimbursable					\$26.53

PRINTS

Invoice Amount

\$12,401.53

A/E DESIGN FEE'S

BITTO !

DEC19/24 PM 3:39 DTTTP

APPROVED
DANNY ROTHE
WC/DF/CM
12/17/24

D.R. Rothe

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

JAN 13 '25 PM 11:28 TREASURER

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

Registration # **019911**
Joan Sargent Waller Co. Treasurer
Deputy *mp* Date **01/13/25**

No: 50127
Date: 12/31/2024
Due Date: 01/15/2025

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 12/31/2024

Please make checks payable to LDDBlueline, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	\$49,500.00	\$12,375.00	50.00	\$12,375.00
Design Development	\$61,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$86,625.00	\$0.00	0.00	\$0.00
Procurement	\$12,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$37,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$247,500.00	\$12,375.00		\$12,375.00

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.67	72.00	1.10	\$53.06
Total Reimbursable				\$53.06

Invoice Amount

\$12,428.06

APPROVED
DANNY ROTHE
WC/BF/CM
1/10/2025
D. Rothe

JAN 14 '25 PM 3:27 AUDITOR

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 50186
Date: 01/31/2025
Due Date: 02/15/2025

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 1/31/2025

Please make checks payable to LDDBlueLine, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	\$49,500.00	\$24,750.00	90.00	\$19,800.00
Design Development	\$61,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$86,625.00	\$0.00	0.00	\$0.00
Procurement	\$12,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$37,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$247,500.00	\$24,750.00		\$19,800.00

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	84.00	1.10	\$64.68
Total Reimbursable				\$64.68

Invoice Amount

\$19,864.68

APPROVED
DANNY ROTHE
WC/BF/CM
2/7/2025
D.R. Roth



Item 43.

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County

836 Austin Street

Suite 124

Hempstead, TX 77445

Danny Rothe

No: 50187

Date: 01/31/2025

Due Date: 02/15/2025

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 1/31/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

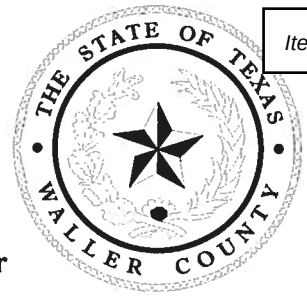
	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$37,500.00	\$16,875.00	85.00	\$15,000.00
Design Development	\$46,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$65,625.00	\$0.00	0.00	\$0.00
Procurement	\$9,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$28,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$187,500.00	\$16,875.00		\$15,000.00

Invoice Amount

\$15,000.00

APPROVED DANNY ROTHE WC/DC/CM 2/7/2025

DJR. Rothe



WALLER COUNTY

Danny R. Rothe, CCCA
County Facilities Director and Construction Manager

MEMORANDUM

To: Honorable Commissioners' Court

Item: Blue Line Architects – Pct. 2 and 3 Design

Date: November 16, 2024

Background

Judge/Commissioners

There are a number of reasons to choose Blue Line Architects for the design of Pct. 2 and 3 Annex Buildings

- The intent is to copy the Pct. 4 Design and Blue Line is the architect of record for Pct. 4
- Blue Line was selected by proposal for Pct. 4 and has the rights to the Pct. 4 Design.
- The same project manager for Pct. 4, Jack Durant, will manage Pct. 2 & 3.
- Blue Line has all the details needed to copy Pct. 4, and this will speed up the design process.
- We would like to use 2024 budget to fund as much of design as possible.
- Blue Line did an outstanding job on Pct. 4. Also local in Katy.

Costs:

- 8% of Construction costs for Pct. 3 (will go first). (1% is for Civil Engineering)
- 6% of Construction costs for Pct. 2 (will go Second). (1% is for Civil Engineering)
- MEP and Structural Engineering are included.
- Both projects will be put out for Proposals for professional services for Construction Manager at Risk (CMR).
- Selected CMR will then bid out the projects to Subcontractors and Vendors for Construction budget.

Source of Funds:

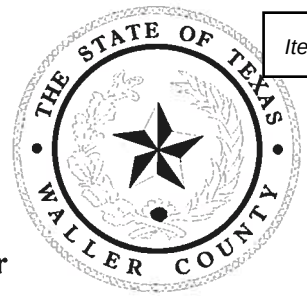
- Capital Outlay for design fees.

Staff Recommendation

Please approve Blue Line Architects Contracts for Pct 2 and 3 design.

Danny R. Rothe
Waller County Construction Manager

d.rothe@wallercounty.us



WALLER COUNTY

Danny R. Rothe, CCCA
County Facilities Director and Construction Manager

MEMORANDUM

To: Honorable Commissioners' Court

Item: Blue Line Architects – Pct. 2 and 3 Design

Date: November 16, 2024

Background

Judge/Commissioners

I am recommending Blue Line Architects for the design of Pct. 2 and 3 Annex Buildings

- The intent is to copy the Pct. 4 Design and Blue Line is the architect of record for Pct. 4
- Blue Line was selected by proposal for Pct. 4 and has the rights to the Pct. 4 Design.
- The same project manager for Pct. 4, Jack Duran, will manage Pct. 2 & 3.
- Blue Line has all the details needed to copy Pct. 4, and this will speed up the design process.
- We would like to use 2024 budget to fund as much of design as possible.
- Blue Line did an outstanding job on Pct. 4. Also local in Katy.

Staff Recommendation

Please award Blue Line Architects for Pct 2 and 3 design.

Danny R. Rothe
Waller County Construction Manager

d.rothe@wallercounty.us

9/18/24

FIRE MARSHAL

56. Approve amendment to ESO Subscription Agreement originally approved on August 7, 2024.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

DIRECTOR OF POLICY & ADMINISTRATION

57. **Discussion** on Waller County Legislative Agenda. *No action required.*

58. **Discussion** on County Corridor Agreement. *No action required.*

DIRECTOR OF FACILITIES

59. Approve contracts for the design of buildings for Precincts 2 and 3.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

60. Ratify Participation Agreement with Sourcewell signed on May 9, 2024.
Item **WITHDRAWN**.

61. Approve contract with BOXX Modular for the purchase of modular buildings plus delivery fees in an amount not to exceed \$758,126. Funding to be paid from line item 241-595-561209 [ARPA Miscellaneous]. Item **WITHDRAWN**.

MISCELLANEOUS

62. Approve a partial refund up to \$500.00 to Jimmy Morris for denial of a Mass Gathering Permit for an event that was to be held August 30, 2024.

Judge Duhon made motion to not provide any refund, seconded by Commissioner Amsler.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

63. 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**.

64. 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**.

Danny Rothe

From: Jack Duran <Jack.Duran@LDDBlueline.com>
Sent: Monday, February 03, 2025 11:17 AM
To: Danny Rothe
Subject: Jail Garage
Importance: High

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know that the content is safe.

Danny,
Good morning, Danny,

I have reviewed the information provided. While the specific scope of services from Christopher McCarty Design for the proposed building drawings remains unclear moving forward, I have made the following assumptions:

The outlined scope of work requires signed and sealed architectural and engineering (A/E) drawings registered in the State of Texas. This includes structural engineering (for both the building and foundation), civil engineering, and mechanical, electrical, and plumbing (MEP) engineering. Pre-engineered metal building (PEMB) manufacturers typically limit their design services to the building structure, with all other detailed design work provided separately. This proposal reflects that approach.

- For structural engineering, I have assumed our scope includes the design of the foundation system, as PEMB manufacturers generally exclude this from their services.
- Civil engineering services are included for the design, engineering, and coordination of all site-related infrastructure connections and new concrete pavement. However, this scope does not include hydrology or detention studies, if required would be added services.
- As previously noted, PEMB manufacturers do not typically provide Architectural or MEP design, necessitating a licensed Architect and MEP engineer to develop those systems.

Based on these assumptions, the anticipated fee to prepare A/E construction documents (based on the drawings provided) for the proposed Jail Garage is \$47,500.

125-401-540900

If this is acceptable, I will prepare a formal agreement for signature. In the meantime, please let me know if any refinements are needed to better align with your expectations.

Best regards,

Jack Duran, AIA
vice president | regional director

THE
RANDLE
 LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
 820 Gessner, Suite 1570
 Houston, TX - Texas 77024

Invoice #: 6554
 Date: 01-02-2025

Waller County

Matter Name: General

Registration # **019667**
 Joan Sargent Waller Co. Treasurer
 Deputy mp Date 01/03/25

JAN 3 '25 PM 2:15 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
12-02-24	JGR	Work on LOI and DA. Work on multiple emails to all concerned.	6.60	400.00	\$2,640.00
12-03-24	JGR	Telephone conferences with client. Receipt and review of email from developer attorney. Review and revise comments. Work on lease.	3.30	400.00	\$1,320.00
12-04-24	JGR	Receipt and review of email and work on DA issues.	0.50	400.00	\$200.00
12-11-24	JGR	Work on JDS issues and review DA.	2.20	400.00	\$880.00

Services Subtotal: \$5,040.00

Expenses

12-02-24	SS	Attorney Research - Westlaw	1.00	405.06	\$405.06
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Expenses Subtotal: \$405.06

Subtotal \$5,445.06
 Total \$5,445.06
 Payment \$0.00
 Balance Due \$5,445.06

JAN 5 '25 AM 8:52 AUDITOR

Detailed Statement Account Summary

Previous Balance: \$19,275.30
 New Charges: \$5,445.06
 Payments Applied: \$19,275.30

Payment Date	Invoice No	Amount
11-04-24	6278	\$15,757.80
11-04-24	6341	\$1,200.00
12-16-24	6429	\$2,317.50
Total Amount Outstanding:		\$5,445.06

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	12.60	400.00	\$5,040.00

To pay by credit card, please call our office at 281-657-2000
 Firm Tax ID 20-3850938

THE
RANDLE
LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, TX - Texas 77024

Invoice #: 6618
Date: 02-03-2025

Waller County

Matter Name: General

Registration # **020538**
Joan Sargent Waller Co. Treasurer
Deputy *mf* Date *02/03/25*

FEB 05 '25 PM 03:59 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
01-02-25	JGR	Receipt and review of emails on DA for field store.	0.30	400.00	\$120.00
01-03-25	JGR	Receipt and review of request for letter of intent.	0.30	400.00	\$120.00
01-06-25	HC	Reviewed Cameron Prairie Development Agreement and emailed R. Pechukas.	2.50	400.00	\$1,000.00
01-06-25	JGR	Work on DA review.	0.20	400.00	\$80.00
01-17-25	JGR	Receipt and review email on lease with Houston airport.	0.30	400.00	\$120.00
01-27-25	JGR	Receipt and review of email on DA; work on same.	0.40	400.00	\$160.00
01-30-25	JGR	Receipt and review of various emails on project	0.30	400.00	\$120.00
01-31-25	JGR	Work on airport issues.	0.20	400.00	\$80.00
01-31-25	JGR	Receipt and review of comments on DA.	0.30	400.00	\$120.00

Services Subtotal: \$1,920.00

FEB 06 '25 PM 2:06 AUDITOR

Subtotal	\$1,920.00
Total	\$1,920.00
Payment	\$0.00
Balance Due	\$1,920.00

Detailed Statement Account Summary

Previous Balance:	\$5,445.06
New Charges:	\$1,920.00
Payments Applied:	\$0.00
Total Amount Outstanding:	\$7,365.06

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Heather Cook	HC	2.50	400.00	\$1,000.00
J. Grady Randle	JGR	2.30	400.00	\$920.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

THE
RANDLE
 LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
 820 Gessner, Suite 1570
 Houston, TX - Texas 77024

Invoice #: 6619
 Date: 02-03-2025

Waller County

Matter Name: AD Ranch PSA and Lease

Registration # **020539**
 Joan Sargent Waller Co. Treasurer
 Deputy *mp* Date *02/03/25*

FEB5'25 PM 3:59 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
01-22-25	JGR	Receipt and review of email on usage for annex.	0.30	400.00	\$120.00
01-23-25	JGR	Receipt and review of letter of intent.	0.30	400.00	\$120.00

Services Subtotal: \$240.00

Subtotal	\$240.00
Total	\$240.00
Payment	\$0.00
Balance Due	\$240.00

Detailed Statement Account Summary

FEB6'25 PM 2:06 AUDITOR

Previous Balance:	\$2,842.50	
New Charges:	\$240.00	
Payments Applied:	\$2,842.50	
Payment Date	Invoice No	Amount
12-16-24	6430	\$720.00
12-23-24	6493	\$2,122.50
Total Amount Outstanding:	\$240.00	

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	0.60	400.00	\$240.00

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Firm Tax ID 20-3850938

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INVOICE

The Randle Law Office
 820 Gessner, Suite 1570
 Houston, TX - Texas 77024

Registration # **020540**
 Joan Sargent Waller Co. Treasurer
 Deputy *mg* Date *02/03/25*

Invoice #: 6620
 Date: 02-03-2025

Waller County

Matter Name: Bluebonnet Development Agreement

FEB5'25 PM 3:59 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
01-06-25	JGR	Receipt and review of new development agreement	0.30	400.00	\$120.00
01-08-25	HC	Reviewed development agreement and sent comments to client.	1.80	400.00	\$720.00
01-10-25	JGR	Review comments for DA.	0.20	400.00	\$80.00

Services Subtotal: \$920.00

Subtotal	\$920.00
Total	\$920.00
Payment	\$0.00
Balance Due	\$920.00

Detailed Statement Account Summary

Previous Balance: \$0.00
 New Charges: \$920.00
 Payments Applied: \$0.00
Total Amount Outstanding: \$920.00

FEB6'25 PM 2:06 AUDITOR

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Heather Cook	HC	1.80	400.00	\$720.00
J. Grady Randle	JGR	0.50	400.00	\$200.00

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Invoice #: 6621
Date: 02-03-2025

Waller County

Matter Name: Houston Airport System Park

Registration # **020541**
Joan Sargent Waller Co. Treasurer
Deputy *mf* Date *02/03/25*

Services

Date	Staff	Description	Hours	Rate	Amount
01-14-25	JGR	Respond to email on meetings.	0.30	400.00	\$120.00
01-24-25	JGR	Receipt and review of email on airport meeting.	0.30	400.00	\$120.00

Services Subtotal: \$240.00

Subtotal	\$240.00
Total	\$240.00
Payment	\$0.00
Balance Due	\$240.00

FEB5'25PM3:58TREASURER

Detailed Statement Account Summary

Previous Balance: \$440.00
New Charges: \$240.00
Payments Applied: \$440.00

Payment Date	Invoice No	Amount
11-04-24	6350	\$240.00
12-16-24	6431	\$200.00

Total Amount Outstanding: \$240.00

FEB5'25PM2:06AUDITOR

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	0.60	400.00	\$240.00

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Registration # **020542**
 Joan Sargent Waller Co. Treasurer
 Deputy *mp* Date *02/03/25*

Invoice #: 6622
 Date: 02-03-2025

Waller County

Matter Name: Jasek Farms Development Agreement

FEB 5 '25 PM 3:58 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
01-03-25	BM	Review of Jasek Farms development agreement.	1.90	400.00	\$760.00
01-06-25	BM	Review Jasek Farms agreement.	0.80	400.00	\$320.00
01-13-25	BM	Work on revisions to Jasek Farms Development agreement.	1.90	400.00	\$760.00
01-27-25	BM	Review and revise development agreement.	2.40	400.00	\$960.00
01-30-25	BM	Finalize redlines and comments to agreement and draft email regarding the same.	0.40	400.00	\$160.00

Services Subtotal: \$2,960.00

Subtotal \$2,960.00

Total \$2,960.00

Payment \$0.00

Balance Due \$2,960.00

Detailed Statement Account Summary

Previous Balance: \$0.00
 New Charges: \$2,960.00
 Payments Applied: \$0.00
Total Amount Outstanding: \$2,960.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Brandon Morris	BM	7.40	400.00	\$2,960.00

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Invoice #: 6623
 Date: 02-03-2025

Waller County

Matter Name: Sagebrush Development Agreement

Registration # **020543**
 Joan Sargent Waller Co. Treasurer
 Deputy *mp* Date *02/03/25*

Services

Date	Staff	Description	Hours	Rate	Amount
01-03-25	JGR	Receipt and review of several documents for development, report to client.	0.50	400.00	\$200.00
01-07-25	HC	Reviewed revisions to the Sagebrush (FM 1488) development agreement and emailed R. Pechukas.	0.30	400.00	\$120.00

Services Subtotal: \$320.00

Subtotal	\$320.00
Total	\$320.00
Payment	\$0.00
Balance Due	\$320.00

Detailed Statement Account Summary

Previous Balance: \$0.00
 New Charges: \$320.00
 Payments Applied: \$0.00
Total Amount Outstanding: \$320.00

FEB5'25PM3:58TREASURER

FEB6'25PM2:06AUDITOR

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Heather Cook	HC	0.30	400.00	\$120.00
J. Grady Randle	JGR	0.50	400.00	\$200.00

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Registration # **020544**
 Joan Sargent Waller Co. Treasurer
 Deputy *mf* Date *02-10-25*

Invoice #: 6624
 Date: 02-03-2025

Waller County

Matter Name: Sunset Grove Development Agreement

FEB5/25 PM 3:57 TREASURER

Services

Date	Staff	Description	Hours	Rate	Amount
01-10-25	JGR	Review 55 page DA and comment to client.	1.10	400.00	\$440.00
01-14-25	JGR	Receipt and review of comment from client; respond to same.	0.30	400.00	\$120.00
01-15-25	JGR	Review paragraph 16 for drilling site and reverter clause.	0.50	400.00	\$200.00
01-21-25	JGR	Receipt and review of email from client on DA.	0.20	400.00	\$80.00

Services Subtotal: \$840.00

Subtotal	\$840.00
Total	\$840.00
Payment	\$0.00
Balance Due	\$840.00

FEB6/25 PM 2:06 AUDITOR

Detailed Statement Account Summary

Previous Balance: \$3,038.67
New Charges: \$840.00
Payments Applied: \$3,038.67

Payment Date	Invoice No	Amount
11-04-24	6347	\$2,040.84
12-16-24	6433	\$997.83

Total Amount Outstanding: \$840.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	2.10	400.00	\$840.00

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Invoice #: 6625
Date: 02-03-2025

Waller County

Matter Name: Sunterra Lakes Development Agreement

Registration # **020545**
Joan Sargent Waller Co. Treasurer
Deputy *[Signature]* Date *02/03/25*

Services

Date	Staff	Description	Hours	Rate	Amount
01-02-25	JGR	Receipt and review of email from client work on DA.	0.30	400.00	\$120.00
01-03-25	JGR	Work on comments.	0.30	400.00	\$120.00
01-09-25	HC	Reviewed the Sunterra Lakes Development Agreement and Variances.	1.00	400.00	\$400.00
01-10-25	JGR	Review and reply to client on DA and sovereign immunity issues.	0.60	400.00	\$240.00
01-10-25	HC	Reviewed the Sunterra Lakes Development Agreement and Variances. Completed Secretary of State entity research.	1.80	400.00	\$720.00
01-13-25	HC	Edited Sunterra agreement and emailed to R. Pechukas.	0.30	400.00	\$120.00

Services Subtotal: \$1,720.00

Subtotal	\$1,720.00
Total	\$1,720.00
Payment	\$0.00
Balance Due	\$1,720.00

Detailed Statement Account Summary

Previous Balance: \$0.00
New Charges: \$1,720.00
Payments Applied: \$0.00
Total Amount Outstanding: \$1,720.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Heather Cook	HC	3.10	400.00	\$1,240.00
J. Grady Randle	JGR	1.20	400.00	\$480.00

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Firm Tax ID 20-3850938

Southwest Realty Consultants

Steven Clegg Inc
9818 Whithorn, Suite B – Houston, Texas 77095

File# 24-098

January 14, 2025

Mr. Uriel Tuck
Assistant District Attorney - Civil Division Chief
Waller County District Attorney's Office
645 12th Street
Hempstead, Texas 77445

Re: Appraisal of a 0.207 acre tract of vacant land located along the south line and near the terminus of Willow Brook Drive, approximately one-third mile east of Penick Road and being a R.O.W. Reserve for the future extension of Springer Drive, Waller County, Texas

Fee: \$2,400

**PAYABLE UPON RECEIPT
Tax ID#76-04-33679**

PLEASE REMIT TO:

Southwest Realty Consultants

EFT – Amegy Bank

OR

**By mail: 17010 Prairie Valley Dr.
Cypress, TX 77433**