NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, April 30, 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 Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

5. Request by County Auditor to approve official documents and all Monthly Reports.

6. Spread upon the minutes the Annual Financial Report for Fiscal Year 2024.

7. Request by County Engineer to approve the Final Plat of Mourning Dove Blvd Street Dedication Section 1 and accept the Construction Bond in Precinct 3.

8. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 1 and accept the Construction Bond in Precinct 3.

9. Request by County Engineer to approve the Final Plat of Sunterra Lakes Section 2 and accept the Construction Bond in Precinct 3.

10. Request by County Engineer to approve the Final Plat of TMEIC Twinwood in Precinct 4.

Requests to approve payments on the following:

11. Request by County Tax Assessor-Collector to approve refunds in excess of $500.00 in accordance with Article 31.11 State Property Tax Code.

12. $5,950.00 for Invoice #25040801 to CapRisk Consulting Group from line item 125-411-540901 [Actuarial Valuation/Prof Srv].

13. $7,500.00 for Invoice #09368 to Brazos Valley Council of Governments from line item 125-525-546900 [BVCOG].

14. $2000.69 for Invoice #53 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].

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

PROCLAMATION

16. Approve Proclamation recognizing April as Sexual Assault Awareness and Prevention Month in Waller County, presented by Hilda Martinez with Focusing Families.

SHERIFF

17. Approve contract renewal for investigation cell mapping used for criminal prosecution. Annual payment of $23,150.00 to be paid from line item 125-516-581700[Equip].

18. Approve contract renewal with GotToResolve.com for online ticket/incident submission, communication and database system for IT Helpdesk support software. Annual payment of $1,440.00 to be paid from line item 125-516-581700[Equip].

19. Approve twenty-one (21) separate Southern Software Component Support Agreements. Total payment of $49,241.00 to be paid from line item 125-516-545006 [Southern Public Safety Software] when invoiced in August of 2025.

20. Approve contract renewal with Southwest Solutions Group for managing the Waller County Sheriff's Office evidence lockers. Annual payment of $650.00 to be paid from line item 125-516-581700[Equip].

COUNTY ENGINEER

21. Presentation of 2025 1st Quarterly Report.

22. Approve one-time payment of $9,500.00 to Safe Software for a perpetual license, annual maintenance, and software updates. Annual maintenance fee of $2,375.00 will begin in 2026. Funds to be paid from line item 110-524-587525 [911 Address Signs].

23. Approve agreement for professional engineering services with TEDSI Infrastructure Group, Inc., for a total contract amount not to exceed $1,563,052.31 for the Stockdick Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

24. Approve Sunset Grove Development Agreement.

25. Approve Riley Road Tract Development Agreement.

PROCUREMENT

26. Approve Agreement with Armstrong, Vaughan & Associates P.C. for RFQ 250205-31, Financial Audit Services through April 24, 2027, in an amount not to exceed $77,840.00 for FY2024 audit and to include Consumer Price Index (CPI) each subsequent year. Funds to be paid from line item 125-411-540700 [Audit].

COMMISSIONER, PRECINCT 3

27. Approve HWY 36A to be part of the Waller County Major Thoroughfare Plan.

28. Presentation by The Prairie View Chapter Top Teens of America/Top Ladies of Distinction, Incorporated.

GRANT MANAGER

29. Approve payment to Club Lakeview in the amount of $675.00. Funds to be paid from line item 125-411-568400 [Miscellaneous].

30. Approve Agreement with Flock Safety and payment of $102,100.00 for license plate readers associated with the FY25 SB224 Catalytic Converter Grant Program. Funding to be paid from line item 327-516-581700 [Equipment].

31. Approve to authorize the County Judge to execute Contract Amendment No. 4 relative to GLO Contract No. 20-065-062-C180 (CDBG-DR Infrastructure Grant).

32. Approve ratification of contract with C D Services, LLC dba General Site Services/GSS Dumpsters relative to services rendered for the April 26, 2025 HHW Collection Event. Payment of $745.00 to be paid from line item 326-527-540800 [Professional & Contracts].

TREASURER

33. Approve new take home vehicle for Constable Pct 4 .

DIRECTOR OF FACILITIES

34. Approve purchase of a Utility Cab Tractor from Ewald Kubota-Hockley utilizing Sourcewell contract #082923-KBA in the amount of $52,763.40. Funds to be paid from line item 125-442-581700 [Equipment].

35. Approve purchase of Rough Terrain Vehicle (RTV) from Ewald Kubota-Hockley utilizing Sourcewell contract #112624-KBA in the amount of $22,540.80. Funds to be paid from line Item 125-442-581700 [Equipment].

MISCELLANEOUS

36. Discussion on FY2026 Budget.

37. Approve 2026 Commissioners Court meeting schedule.

38. Approve the submission of the Unclaimed Property Capital Credits for Counties form to the Texas Comptroller.

39. Approve an Access Easement Agreement concerning property that abuts Sheriff R. Glenn Smith Drive in Precinct 1.

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

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

EXECUTIVE SESSION

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

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

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

45. 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 – APRIL 16, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 16th day of April 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

DRAFT

CALL TO ORDER

The meeting was called to order by Presiding Judge Justin Beckendorff at 9:03 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4 – *Presiding Judge*
Debbie Hollan, County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge
Walter Smith, Commissioner Precinct 2

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

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

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

PUBLIC COMMENT

1. Peter W. 2. Patricia 3. Brooke Baquetes

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 – April 2, 2025 Regular Session
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 Treasurer to approve disbursement of funds for State Quarterly Reports.

7. Request by County Auditor to approve Quarterly Reimbursement of Juror Payments.

8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*

9. Request by County Engineer to approve the Final Plat of Bluestem Section 7 and accept the Construction Bond in Precinct 3.

10. Request by County Engineer to approve the Final Plat of Roundtree Lane Phase 1 and accept the Construction Bond in Precinct 3.

11. Request by County Engineer to approve the Final Plat of Clay Road Street Dedication Section 1 and accept the Construction Bond in Precinct 4.

Requests to approve payments on the following:

12. Request by County Tax Assessor-Collector to approve refunds in excess of $500.00 in accordance with Article 31.11 State Property Tax Code. *(no backup submitted)*

13. $2,271.76 for Invoice #2025-12 to Houston-Galveston Area Council (H-GAC) to be paid from line item 125-411-562300 [County Organizational Dues].

14. $2,000.69 for Invoice #53[illegible] Kirr Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].

15. $1,175.00 for Invoice dated March 27, 2025 to Schmidt Funeral Home to be paid from line item 125-423-540705 [Transport to Morgue].

16. $15,600.00 for Invoice #[illegible]484 to Fort Bend Medical Examiner to be paid from line item 125-423-54[illegible]702 [Autopsy].

17. $745.00 for Invoice #25[illegible]6 dated April 4, 2025 to General Site Services to be paid from line item 326-527-5[illegible]800 [Professional & Contracts].

18. $1,690.95 for Invoice #6152 to CompuCycle to be paid from line item 326-527-540800 [Professional & Contracts].

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

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

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

DRAFT

PROCLAMATION

20. Approve Proclamation recognizing April as Fair Housing Month in Waller County.

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

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

ECONOMIC DEVELOPMENT

21. Consent to the assignment of the tax abatement agreement between Waller County, Texas and Urban Twinwood, LP entered into on February 20, 2024, contract ID number 240220-20 ("Agreement"). The assignment is made between Urban Twinwood, LP and Brookview Lone Star, LLC. 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 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 50,000 square feet at an estimated cost of approximately $4,000,000. Urban Twinwood, LP sold the property to Brookview Lone Star, LLC, and is requesting Waller County to consent to the assignment of the Agreement from Uban Twinwood, LP to Brookview Lone Star, LLC. Brookview Lone Star, LLC is the current owner of the property.

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

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

22. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County Vigavi Reinvestment Zone 15 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 36.202 acres of land in the H. & T.C.R.R. Co. Survey, Section 75, Abstract 155, in Waller County, Texas generally located west of Jordan Ranch Blvd, east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County line in Brookshire, Texas 77423, and consists of a portion of unrestricted Reserve "B" of the Final Plat Of Jordan Ranch Waller County recorded under Instrument No. 2411747 of the Deed Records of Waller County, Texas, together with a portion of the 1352.43 acre tract described in Exhibit A of the deed recorded under Instrument No. 1501833 in the Deed Records of Waller County, Texas, together with all of the called 0.941 acre tract described as "Tract 1" in the deed recorded in Volume 901, Page 375 of the Deed Records of Waller County, Texas, together with a portion of the called 15.396 acre tract described as "Tract 2" in the deed recorded in Volume 901, Page 380 of the Deed Records of Waller County, Texas, along with all of the called 3.083 acre tract described in the deed recorded under Instrument No. 1508628 of the Deed Records of Waller County, Texas, and a portion of Jordan Road, also known as Jordan Field Road (a 70-foot wide private road). Interested persons may speak or present evidence for or against the designation.

Public Hearing began at 9:19 a.m.
No public comments received.
Public Hearing ended at 9:19 a.m.

DRAFT

23. Approve the order for the designation of Waller County Vigavi Reinvestment Zone 15.

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

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

24. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "A" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 156,800 square feet. The estimated cost of the "spec" building is approximately $7,500,000.

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

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

25. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "C" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 96,000 square feet. The estimated cost of the "spec" building is approximately $4,600,000.

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

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

DRAFT

TAX ASSESSOR-COLLECTOR

26. **Presentation** of Monthly Collection Report for March 2025.
No action required.

SHERIFF

27. Approve payment of $22,782.55 to Utility for six (6) EOS body worn cameras and necessary accessories for law enforcement personnel. Funds to be paid from line item 125-516-581700[Equip].

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

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

28. Approve payment of $7,047.06 to Motorola for necessary accessories to repair/issue the Motorola APX 6000 series hand-held radios for law enforcement personnel. Funds to be paid from line item 125-516-581700[Equip]

Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.
Judge Trey Duhon – Absent *Commissioner Amsler – Yes* *Commissioner Smith – Absent*
Commissioner Jones – Yes *Commissioner Beckendorff – Yes*

COUNTY ENGINEER

29. **Public Hearing:** Partial Replat of Pederson West Business Park. The amendment will create two Restricted Reserves out of Restricted Reserve "B" by owners Yellow Guy, LLC and C-2 Pederson West.

Public Hearing began at 9:25 a.m.
No public comments received.
Public Hearing ended at 9:25 a.m.

30. Approve Final Partial Replat of Pederson West Business Park in Precinct 4.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.
Judge Trey Duhon – Absent *Commissioner Amsler – Yes* *Commissioner Smith – Absent*
Commissioner Jones – Yes *Commissioner Beckendorff – Yes*

31. Approve General Plan of Clear Creek Reserve in Precinct 2.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.
Judge Trey Duhon – Absent *Commissioner Amsler – Yes* *Commissioner Smith – Absent*
Commissioner Jones – Yes *Commissioner Beckendorff – Yes*

32. ~~Approve a Variance Request to the Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A - 4.3.5 Centerline radius 300' instead of 650' and curves' radius on 2 designated local street curves for Marigold General Plan in Precinct 3 by Ripley Woodard~~. **Item WITHDRAWN.**

33. Approve a Variance Request to the Subdivision and Development Regulations regarding Minimum Street Requirements Appendix A - 4.3.5 Centerline radius 300' instead of 650' radius on 2 designated local street curves for Marigold General Plan in Precinct 2 by Ripley Woodard

Commissioner Beckendorff made motion to approve a variance request to the Subdivision and Development Regulations regarding the minimum street requirements Appendix A 4.3.5 Centerline radius 300' instead of the 650 radius on the designated local street curves for **Clear Creek Reserve** General Plan in Precinct 2 by Ripley Woodard, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.
Judge Trey Duhon – Absent *Commissioner Amsler – Yes* *Commissioner Smith – Absent*
Commissioner Jones – Yes *Commissioner Beckendorff – Yes*

34. Approve agreement for professional engineering services with HR Green, Inc., for a total contract amount not to exceed $897,389.44 for the Mathis Road Mobility Bond Project in Precinct 2. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

DRAFT

Motion carried by 3-0 vote.

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

35. Approve agreement for professional engineering services with Volkert, Inc., for a total contract amount not to exceed $683,750.91 for the Robichaux Road Mobility Bond Project in Precinct 1. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

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

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

36. Approve agreement for professional engineering services with KCI Technologies, Inc., for a total contract amount not to exceed $1,649,978.00 for the Morrison Road Mobility Bond Project in Precinct 3. Funds to be paid from line item 605-605-545405 [Mobility-Professional Services].

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

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

PROCUREMENT DIRECTOR

37. Approve purchase of a vehicle for the Procurement Director from Lake Country Chevrolet, utilizing TIPS contract number 240901 in an amount not to exceed $39,810.25. Funds to be paid from line item 605-600-581400 [Vehicle].

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

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

GRANT MANAGER

38. Approve Contract Amendment #1 with H2O Partners, Inc. relative to the County's Multijurisdictional Hazard Mitigation Plan Update.

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

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

39. Ratify the Hazard Mitigation Grant Program application for funding to purchase a generator for the County Radio Tower.

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

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

TREASURER

40. Approve the TAC HEBP Interim COBRA Administration Agreement.

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

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

DRAFT

41. **Spread** upon the minutes the 2024 TAC RMP Workers' Compensation Program Zero Lost Time Safety Award for no lost workdays during the 2024 coverage year.
No action required.

DIRECTOR OF FACILITIES

42. Discuss and take action to approve payment of Application # 29 for $778,899.53 to SEDALCO to be paid from the following:
$33,026.91 from line-item 604-604-545405 [Professional Services]
$745,872.63 from line-item 604-604-581000 [Bldg Purch, Const, or Improv]
Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

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

43. Approve payment of $924,330.21 for Application #13 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].
Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

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

44. Approve the following contract with American Fire Systems, Inc.: the Fire Alarm Service Agreement, Fire Sprinkler Service Agreement, and Inspection Agreement for various Waller County buildings as identified in each agreement, as well as the agreements for fire alarm monitoring services for the 506th District Courthouse, Waller County Community Center, Waller County Jail, Waller County Sheriff's Office, Waller County Precinct 4 Annex, and Waller County Justice Kuciemba Annex. Funds to be paid from line item 125-442-545400 [Contract Labor].
Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

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

MISCELLANEOUS

45. Approve request by Pastor John Fitz-Chapman with Win Church to rent the Community Center on a continued basis during the evenings for every available Sunday in 2025.
Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

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

46. Approve Agreement with Navasota Soil and Water Conservation District No. 440 and payment of $2,500.00 from line item 125-411-547330 [Soil & Water Conserv.] as allocated in the 2025 Budget.
Motion made by Commissioner Jones, seconded by Commissioner Amsler.
Motion carried by 3-0 vote.

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

DRAFT

47. Approve the Agreement between Waller County and CASA for Kids of South Central Texas and payment of $10,000.00 from line item 125-411-546100 [Casa/Child Advocate] as allocated in the 2025 Budget.

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

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

48. Approve nominations to the Lower Brazos Regional Flood Planning Group (LBRFPG) for the following Interest Categories:

    Environmental
    Agricultural
    Counties
    Electric Generating Utilites

    Motion made by Commissioner Jones, seconded by Commissioner Amsler.

    Commissioner Jones made motion to recommend Tonya (Mewis) from Waller County Environmental, Russell Ford from Ag Extension, Chris York with the Electric Generation Utilities and either Luke (Forthkamp) or Ross (McCall), seconded by Commissioner Amsler.
    Motion carried by 3-0 vote.

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

49. Approve payment of $2,080.00 for Invoice #6777 and $800.00 for Invoice #6778 for a total of $2,880.00 to The Randle Law Office. Funds to be paid from line item 125-411-540300[Legal]. *(no backup submitted)*

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

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

50. Approve the use of professional services by Southwest Realty Consultants to obtain appraisals for the former Waller County Jail property and a property located at 715 8th Street, Hempstead, Texas upon invoice, funding to be paid from line item 125-600-581901 [Buildings]. *(no backup submitted)*

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

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

51. Approve appointment of Judge Elton Mathis to the County Bail Bond Board as required by Section 1704.053.

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

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

52. ~~Approve Order authorizing Cinco de Mayo firework sales~~. **Item WITHDRAWN.**

53. 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.

DRAFT

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

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

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

EXECUTIVE SESSION

55. Consultation with District Attorney and outside counsel, including consultation with outside counsel regarding procurement and ethics compliance pursuant to Government Code Section 551.071.

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

57. 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.

58. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

    Court convened to Executive Session at 9:18 a.m.
    Court reconvened from Executive Session at 11:15 a.m.

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

ADJOURN MEETING

Motion to **adjourn** by Commissioner Amsler, seconded by Commissioner Jones.
Motion carried by 3-0 vote.

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

Meeting was **ADJOURNED** at 11:15 a.m.

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

_____
Debbie Hollan
Waller County Clerk

APPROVED this the 30th day of April 2025.

_____
Carbett "Trey" J. Duhon, III
County Judge

DRAFT

Order to Amend 2025 Budget

Amendment # 2025- 23
Date Approved 04-30-2025

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2025 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-411-569600	General-All Other	Contingency	$ 533,757.00	$ (41,095.00)	$ 492,662.00
To:					
125-416-510005	General-Criminal DA	Staff Salary	$ 1,959,035.00	$ 34,551.00	$ 1,993,586.00
125-416-520100	"	Social Security	$ 154,228.00	$ 2,643.00	$ 156,871.00
125-416-520201	"	Retirement TCDRS	$ 227,612.00	$ 3,901.00	$ 231,513.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

In order to hire two additional experienced attorney's this transfer was needed to cover the anticipated shortfall in the staff salary line.

Alan Younts 4/24/2025

Alan Younts
Waller County Auditor
425 FM 1488, Suite 119
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

Order to Amend 2025 Budget

Amendment # 2025-21
Date Approved 04-30-2025

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2025 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET AMENDMENTS:					
327-000-423824	Catalytic Converter Grant	State Grant Revenue	$ -	$ (85,882.00)	$ (85,882.00)
327-000-475000	Catalytic Converter Grant	Transfer from General Fund (match)	$ -	$ (17,177.00)	$ (17,177.00)
327-516-581700	Catalytic Converter Grant	Equipment	$ -	$ 103,059.00	$ 103,059.00
		NET TOTAL BUDGET AMENDMENT:		$ -	

Purpose of budget amendment:
Certify the Motor Vehicle Crime Prevention Authority (MVCPA) grant award of $85,882.00 and amend the FY25 budget.

Other notes:
Name of State Agency : Motor Vehicle Crime Prevention Authority
Grant Name: SB224 Catalytic Converter
Grant Period: 01-22-2025 to 01-21-2026
CFDA # : N/A
Project ID: 224-25-2370000

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

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

REVENUE CERTIFICATION

Alan Younts 4/24/2025

Alan Younts
Waller County Auditor
425 FM 1488, Suite 119
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

Order to Amend 2025 Budget

Amendment # 2025- 22
Date Approved 04-30-2025

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2025 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-411-569600	General-All Other	Contingency	$ 725,000.00	$ (191,243.00)	$ 533,757.00
To:					
125-440-510003	General-County Judge	Staff Salary	$ 115,509.00	$ 121,379.00	$ 236,888.00
125-440-520600	"	Travel Allowance	$ -	$ 5,940.00	$ 5,940.00
125-440-520100	"	Social Security	$ 22,860.00	$ 9,740.00	$ 32,600.00
125-440-520201	"	Retirement TCDRS	$ 33,737.00	$ 14,374.00	$ 48,111.00
125-600-581400	General-Capital Outlay	Vehicle	$ -	$ 39,810.00	$ 39,810.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To account for the Procurement Director salary, benefits and vehicle from contingency.

Alan Younts 4/24/2025

Alan Younts
Waller County Auditor
425 FM 1488, Suite 119
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

Order to Amend 2025 Budget

Amendment # 2025- 20
Date Approved 04-30-2025

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2025 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-505-563000	General-Sheriff Jail	Training & Conference	$ 12,000.00	$ (12,000.00)	$ -
125-505-563900	"	Uniforms	$ 20,000.00	$ (10,000.00)	$ 10,000.00
125-505-568400	"	Miscellaneous	$ 25,000.00	$ (15,671.00)	$ 9,329.00
125-505-581800	"	Furniture & Equipment	$ 25,000.00	$ (15,602.00)	$ 9,398.00
125-515-530200	General-Sheriff Animal Control	Supplies & Stationary	$ 2,500.00	$ (2,458.00)	$ 42.00
125-515-562305	"	Dues and Subscriptions	$ 500.00	$ (500.00)	$ -
125-515-563900	"	Uniforms	$ 2,500.00	$ (2,500.00)	$ -
125-515-581700	"	Equipment	$ 5,000.00	$ (2,557.00)	$ 2,443.00
125-515-581800	"	Furniture & Equipment	$ 500.00	$ (500.00)	$ -
125-516-545515	General-Sheriff Admin	Equipment Rental/Repairs	$ 15,000.00	$ (15,000.00)	$ -
To:					
125-516-581700	General-Sheriff Admin	Equipment	$ 300,000.00	$ 76,788.00	$ 376,788.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To transfer budget amounts to cover expected expenditures for FY25.

Alan Younts 4/24/2025

Alan Younts
Waller County Auditor
425 FM 1488, Suite 119
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

MONTHLY REPORT DUE TO COMMISSIONER'S COURT	
DATE: MARCH	
OFFICE	DATE RECEIVED
ANIMAL CONTROL	4/7/25
AUDITOR	4/8/25
CONSTABLE PCT#1	FEB LATE;3/10--MARCH;4/9
CONSTABLE PCT#2	4/3/25
CONSTABLE PCT#3	4/2/25
CONSTABLE PCT#4	N/A
COUNTY CLERK	4/4/25
DISTRICT CLERK	4/2/25
ENVIRONMENTAL	3/6-3/13-3/20-3/27
FIRE MARSHALL	3/14/25
JP#1	3/21-4/3-4/8
JP#2	3/10-3/24-4/3
JP#3	3/11-3/14-3/31-4/8
JP#4	3/10-3/24-3/31
LIBRARY - HEMPSTEAD	4/3/25
LIBRARY- BROOKSHIRE	4/3/25
RECYCLE CENTER	3/28/25
ROAD AND BRIDGE	4/4/25
SHERIFF	4/7/25
TAX OFFICE	4/8/25

WALLER COUNTY, TEXAS
ANNUAL FINANCIAL REPORT
FISCAL YEAR 2024

WALLER COUNTY, TEXAS
Annual Financial Report
Year Ended December 31, 2024

TABLE OF CONTENTS

	Page
County Auditor's Transmittal Letter	
Directory of Elected and Appointed Officials	
Statistical Information	1-2
ANNUAL FINANCIAL STATEMENTS	
Budget Reports	3-81
Balance Sheets	82-146
DEBT	
Debt Analysis	147

Waller County

ALAN YOUNTS **COUNTY AUDITOR**

April 30, 2025

The Honorable Gary Chaney
District Judge
506th Judicial District

The Honorable Carbett "Trey" J. Duhon III, County Judge
And The Honorable Commissioners' Court of
Waller County, Texas

Judges and Commissioners:

In compliance with Title 4, Chapter 114, Section 114.025, Local Government Code of the State of Texas, I herewith submit to you my report of the financial position of Waller County, Texas, as of December 31, 2024.

This report was prepared from the books and records of Waller County, Texas, and includes Budget Reports, Balance Sheets and Debt Analysis for all funds maintained for the year ended December 31, 2024.

All funds are maintained on the modified accrual basis for 2024. No overdrafts or time warrants have been issued, and none are anticipated.

I certify that the attached preliminary report for the year 2024 is true and accurate as shown by the records of this office subject to audit adjustments by the independent auditors, Armstrong, Vaughn & Associates, P.C., final audit report.

Respectfully submitted,

A. Younts

Alan Younts
Waller County Auditor

836 Austin Street • Suite 221 • Hempstead, Texas 77445 • 979.826.7740 • Fax: 979.826.8317
Email: a.younts@wallercounty.us

WALLER COUNTY, TEXAS
List of Elected and Appointed Officials
December 31, 2024

ELECTED OFFICIALS

COMMISSIONERS' COURT

Carbett "Trey" J. Duhon III	County Judge
John Amsler	Commissioner, Precinct #1
Walter Smith	Commissioner, Precinct #2
Kendric D. Jones	Commissioner, Precinct #3
Justin Beckendorff	Commissioner, Precinct #4

DISTRICT COURT

Gary Chaney	Judge, 506th Judicial District
Sean G. Whittmore	District Attorney
Elizabeth Pirkle	District Clerk

COUNTY COURT

Carol Chaney	Judge, County Court At Law
Elton Mathis	Judge, County Court At Law 2
Debbie Hollan	County Clerk

JUSTICE COURTS

Charles Karisch	Justice of the Peace, Precinct #1
J.R. Woolley	Justice of the Peace, Precinct #2
Marian Jackson	Justice of the Peace, Precinct #3
Ted Krenek	Justice of the Peace, Precinct #4

LAW ENFORCEMENT

Troy Guidry	Sheriff
Archie G. Hashaw, Jr.	Constable, Precinct #1
Glenn White	Constable, Precinct #2
Herschel Smith	Constable, Precinct #3
Joel Trimm	Constable, Precinct #4

FINANCIAL ADMINISTRATION

Ellen Shelburne	Tax Assessor Collector
Joan Sargent	Treasurer

APPOINTED OFFICIALS

Auditor	Alan Younts
Construction Manager	Danny Rothe
Director of Policy and Administration	Robert Pechukas
Environmental	Tonya Mewis
Extension Agent	Russell Ford
Fire Marshal/Emergency Management	Brian Cantrell
Juvenile Probation	Charleston Hardy
Librarian	Lynda Fairchild
Recycle Center	Brian Derrick
Road & Bridge Engineer	Ross McCall
Veteran's Services Administrator	Everett Kelly

STATISTICAL INFORMATION

WALLER COUNTY, TEXAS
ASSESSED VALUATION, TAX RATE & LEVY

BUDGET YEAR	ASSESSED VALUATION	COUNTY TAX RATE	TAX LEVY
2015	$3,130,397,133	0.686944	$21,504,075
2016	$3,530,552,081	0.654806	$23,118,267
2017	$3,901,926,299	0.633760	$24,728,848
2018	$4,245,662,774	0.617330	$26,209,750
2019	$4,602,547,598	0.686856	$31,612,874
2020	$5,361,358,380	0.662225	$35,504,256
2021	$6,380,250,791	0.616662	$39,344,582
2022	$7,350,909,294	0.604632	$44,445,949
2023	$9,159,977,859	0.548445	$50,237,441
2024	$11,442,710,463	0.522943	$59,838,853

WALLER COUNTY, TEXAS
AD VALOREM TAX RATES BY FUND

	2020	2021	2022	2023	2024
M&O , Except R&B	$0.494298	$0.449603	$0.449597	0.394595	0.346122
Road & Bridge	0.070000	0.070000	0.070000	0.070000	0.090000
Farm to Market Roads	0.032098	0.029517	0.028941	0.025852	0.024252
Debt Service	0.065829	0.067542	0.056094	0.057998	0.062569
Total Adopted Tax Rate	$0.662225	$0.616662	$0.604632	$0.548445	$0.522943
No New Revenue Rate	$0.620720	$0.599947	$0.604632	$0.513460	$0.493156

ANNUAL FINANCIAL STATEMENTS

BUDGET REPORTS

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - D.A. WARRANT SEIZURE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
100-000-467550	Interest	0.00	0.00	0.00	1,407.48	1,407.48	0.00 %
100-000-475010	Trans From Res Fund Balance	186,215.00	186,215.00	0.00	0.00	-186,215.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**186,215.00**	**186,215.00**	**0.00**	**1,407.48**	**-184,807.52**	**99.24%**
	Revenue Total:	**186,215.00**	**186,215.00**	**0.00**	**1,407.48**	**-184,807.52**	**99.24%**
Expense							
Department: 637 - D.A.WARRANT SEIZURE							
100-637-568400	Miscellaneous	186,215.00	186,215.00	0.00	0.00	186,215.00	100.00 %
	Department: 637 - D.A.WARRANT SEIZURE Total:	**186,215.00**	**186,215.00**	**0.00**	**0.00**	**186,215.00**	**100.00%**
	Expense Total:	**186,215.00**	**186,215.00**	**0.00**	**0.00**	**186,215.00**	**100.00%**
	Fund: 100 - D.A. WARRANT SEIZURE FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,407.48**	**1,407.48**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,407.48**	**1,407.48**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 101 - CHAPTER 19/VOTER'S REGIST							
Revenue							
Department: 000 - NON DEPARTMENTAL							
101-000-467550	Interest	11.00	11.00	0.00	84.39	73.39	767.18 %
101-000-475010	Trans From Res Fund Balance	5,894.00	5,894.00	0.00	0.00	-5,894.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**5,905.00**	**5,905.00**	**0.00**	**84.39**	**-5,820.61**	**98.57%**
Revenue Total:		**5,905.00**	**5,905.00**	**0.00**	**84.39**	**-5,820.61**	**98.57%**
Expense							
Department: 439 - CHAPTER 19/VOTER'S REGIST							
101-439-581800	Furniture & Equipment	5,905.00	5,905.00	0.00	0.00	5,905.00	100.00 %
Department: 439 - CHAPTER 19/VOTER'S REGIST Total:		**5,905.00**	**5,905.00**	**0.00**	**0.00**	**5,905.00**	**100.00%**
Expense Total:		**5,905.00**	**5,905.00**	**0.00**	**0.00**	**5,905.00**	**100.00%**
Fund: 101 - CHAPTER 19/VOTER'S REGIST Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**84.39**	**84.39**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**84.39**	**84.39**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 102 - D.A. APPORTIONMENT FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
102-000-467531	Interest/Apportionment	0.00	0.00	0.00	180.42	180.42	0.00 %
102-000-470010	State Comp/Apport Pmt	0.00	0.00	0.00	582,318.08	582,318.08	0.00 %
102-000-475010	Trans From Res Fund Balance	18,597.00	18,597.00	0.00	0.00	-18,597.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**18,597.00**	**18,597.00**	**0.00**	**582,498.50**	**563,901.50**	**3,032.22%**
	Revenue Total:	**18,597.00**	**18,597.00**	**0.00**	**582,498.50**	**563,901.50**	**3,032.22%**
Expense							
Department: 639 - D.A. APPORTIONMENT							
102-639-568400	Miscellaneous	18,597.00	18,597.00	0.00	584,106.21	-565,509.21	-3,040.86 %
	Department: 639 - D.A. APPORTIONMENT Total:	**18,597.00**	**18,597.00**	**0.00**	**584,106.21**	**-565,509.21**	**-3,040.86%**
	Expense Total:	**18,597.00**	**18,597.00**	**0.00**	**584,106.21**	**-565,509.21**	**-3,040.86%**
	Fund: 102 - D.A. APPORTIONMENT FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-1,607.71**	**-1,607.71**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-1,607.71**	**-1,607.71**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 105 - SHERIFF CHAPTER 59 ASSET FORFEITURE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
105-000-450500	Forfeitures	0.00	0.00	0.00	6,790.50	6,790.50	0.00 %
105-000-467550	Interest	0.00	0.00	0.00	275.18	275.18	0.00 %
105-000-475010	Trans From Res Fund Balance	18,788.00	18,788.00	0.00	0.00	-18,788.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**18,788.00**	**18,788.00**	**0.00**	**7,065.68**	**-11,722.32**	**62.39%**
	Revenue Total:	**18,788.00**	**18,788.00**	**0.00**	**7,065.68**	**-11,722.32**	**62.39%**
Expense							
Department: 630 - SHERIFF FORFEITURE							
105-630-530201	Supplies & Operating Expenses	18,788.00	18,788.00	0.00	0.00	18,788.00	100.00 %
	Department: 630 - SHERIFF FORFEITURE Total:	**18,788.00**	**18,788.00**	**0.00**	**0.00**	**18,788.00**	**100.00%**
	Expense Total:	**18,788.00**	**18,788.00**	**0.00**	**0.00**	**18,788.00**	**100.00%**
Fund: 105 - SHERIFF CHAPTER 59 ASSET FORFEITURE FUND Surplus		**0.00**	**0.00**	**0.00**	**7,065.68**	**7,065.68**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**7,065.68**	**7,065.68**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 106 - D.A. WARRANT FORFEITURE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
106-000-467550	Interest	0.00	0.00	0.00	6.19	6.19	0.00 %
106-000-475010	Trans From Res Fund Balance	12,506.00	12,506.00	0.00	0.00	-12,506.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**12,506.00**	**12,506.00**	**0.00**	**6.19**	**-12,499.81**	**99.95%**
	Revenue Total:	**12,506.00**	**12,506.00**	**0.00**	**6.19**	**-12,499.81**	**99.95%**
Expense							
Department: 636 - D.A.WARRANT FORF							
106-636-568400	Miscellaneous	12,506.00	12,506.00	0.00	1,977.10	10,528.90	84.19 %
	Department: 636 - D.A.WARRANT FORF Total:	**12,506.00**	**12,506.00**	**0.00**	**1,977.10**	**10,528.90**	**84.19%**
	Expense Total:	**12,506.00**	**12,506.00**	**0.00**	**1,977.10**	**10,528.90**	**84.19%**
Fund: 106 - D.A. WARRANT FORFEITURE FUND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-1,970.91**	**-1,970.91**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-1,970.91**	**-1,970.91**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 107 - D.A. WORTHLESS CHECK FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
107-000-467550	Interest	0.00	0.00	0.00	3.91	3.91	0.00 %
107-000-475003	Transfer From Other Funds	955.00	955.00	0.00	0.00	-955.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**955.00**	**955.00**	**0.00**	**3.91**	**-951.09**	**99.59%**
	Revenue Total:	**955.00**	**955.00**	**0.00**	**3.91**	**-951.09**	**99.59%**
Expense							
Department: 650 - D.A. WORTHLESS CHECK							
107-650-530201	Supplies & Operating Expenses	955.00	955.00	0.00	165.04	789.96	82.72 %
	Department: 650 - D.A. WORTHLESS CHECK Total:	**955.00**	**955.00**	**0.00**	**165.04**	**789.96**	**82.72%**
	Expense Total:	**955.00**	**955.00**	**0.00**	**165.04**	**789.96**	**82.72%**
	Fund: 107 - D.A. WORTHLESS CHECK FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-161.13**	**-161.13**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-161.13**	**-161.13**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 108 - ELECTION FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
108-000-467550	Interest	4,354.00	4,354.00	0.00	10,160.65	5,806.65	233.36 %
108-000-475010	Trans From Res Fund Balance	152,617.00	152,617.00	0.00	0.00	-152,617.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**156,971.00**	**156,971.00**	**0.00**	**10,160.65**	**-146,810.35**	**93.53%**
	Revenue Total:	**156,971.00**	**156,971.00**	**0.00**	**10,160.65**	**-146,810.35**	**93.53%**
Expense							
Department: 660 - ELECTION							
108-660-532000	Election Expense	156,971.00	156,971.00	0.00	69,037.09	87,933.91	56.02 %
	Department: 660 - ELECTION Total:	**156,971.00**	**156,971.00**	**0.00**	**69,037.09**	**87,933.91**	**56.02%**
	Expense Total:	**156,971.00**	**156,971.00**	**0.00**	**69,037.09**	**87,933.91**	**56.02%**
	Fund: 108 - ELECTION FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-58,876.44**	**-58,876.44**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-58,876.44**	**-58,876.44**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 109 - D.A. ARTICLE 59 FORFEITURE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
109-000-450500	Forfeitures	0.00	0.00	0.00	6,790.50	6,790.50	0.00 %
109-000-467550	Interest	0.00	0.00	0.00	27.69	27.69	0.00 %
109-000-475010	Trans From Res Fund Balance	27,536.00	27,536.00	0.00	0.00	-27,536.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**27,536.00**	**27,536.00**	**0.00**	**6,818.19**	**-20,717.81**	**75.24%**
	Revenue Total:	**27,536.00**	**27,536.00**	**0.00**	**6,818.19**	**-20,717.81**	**75.24%**
Expense							
Department: 638 - D.A. FEDERAL FORF							
109-638-568400	Miscellaneous	27,536.00	27,536.00	0.00	3,200.00	24,336.00	88.38 %
	Department: 638 - D.A. FEDERAL FORF Total:	**27,536.00**	**27,536.00**	**0.00**	**3,200.00**	**24,336.00**	**88.38%**
	Expense Total:	**27,536.00**	**27,536.00**	**0.00**	**3,200.00**	**24,336.00**	**88.38%**
Fund: 109 - D.A. ARTICLE 59 FORFEITURE FUND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**3,618.19**	**3,618.19**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**3,618.19**	**3,618.19**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 110 - ROAD & BRIDGE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
110-000-411000	Ad Valorem Taxes Current	9,987,650.00	9,987,650.00	0.00	9,908,760.27	-78,889.73	0.79 %
110-000-411010	Ad Valorem Taxes Current FM	2,695,584.00	2,695,584.00	0.00	2,671,981.08	-23,602.92	0.88 %
110-000-412000	Ad Valorem - Rollbacks	0.00	0.00	0.00	128,981.92	128,981.92	0.00 %
110-000-412001	P & I - Current	0.00	0.00	0.00	1,467.72	1,467.72	0.00 %
110-000-412100	Ad Valorem Taxes - Delinquent	96,000.00	96,000.00	0.00	92,470.07	-3,529.93	3.68 %
110-000-412120	Ad Valorem Taxes - Delinquent FM	42,000.00	42,000.00	0.00	34,745.31	-7,254.69	17.27 %
110-000-412501	P & I - Delinquent	111,000.00	111,000.00	0.00	153,738.79	42,738.79	138.50 %
110-000-421000	Lateral Roads	33,000.00	33,000.00	0.00	40,039.83	7,039.83	121.33 %
110-000-423825	Local Revenue	0.00	10,000.00	0.00	10,000.00	0.00	0.00 %
110-000-431011	Driveway Permits & Fees	130,000.00	130,000.00	0.00	84,597.86	-45,402.14	34.92 %
110-000-431012	Flood Plain Fees	200,000.00	200,000.00	0.00	101,498.00	-98,502.00	49.25 %
110-000-433000	Optional Motor Vehicle	500,000.00	500,000.00	0.00	562,245.50	62,245.50	112.45 %
110-000-433002	Weight & Axle Weight Fees	65,000.00	65,000.00	0.00	71,518.84	6,518.84	110.03 %
110-000-433900	Motor Vehicle Registrations	400,000.00	400,000.00	0.00	410,776.13	10,776.13	102.69 %
110-000-451300	Dist CL/R&B	53,000.00	53,000.00	0.00	56,240.44	3,240.44	106.11 %
110-000-451305	County Clerk R & B	62,000.00	62,000.00	0.00	49,757.80	-12,242.20	19.75 %
110-000-467550	Interest	30,000.00	30,000.00	0.00	396,494.18	366,494.18	1,321.65 %
110-000-471500	Miscellaneous Revenue	200,000.00	200,000.00	0.00	1,075,632.06	875,632.06	537.82 %
110-000-471900	Interlocal Agreement/R&B	0.00	0.00	0.00	253,428.00	253,428.00	0.00 %
110-000-475004	Transfer In From Other Funds	177,202.00	177,202.00	0.00	0.00	-177,202.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**14,782,436.00**	**14,792,436.00**	**0.00**	**16,104,373.80**	**1,311,937.80**	**8.87%**
	Revenue Total:	**14,782,436.00**	**14,792,436.00**	**0.00**	**16,104,373.80**	**1,311,937.80**	**8.87%**
Expense							
Department: 524 - ROAD & BRIDGE ADMIN							
110-524-510002	Appointed Official Salary	174,597.00	174,597.00	4,664.80	171,423.60	3,173.40	1.82 %
110-524-510003	Staff Salary	861,922.00	861,922.00	21,146.14	769,116.01	92,805.99	10.77 %
110-524-520000	Longevity	3,380.00	3,380.00	0.00	2,860.00	520.00	15.38 %
110-524-520100	Social Security	79,553.00	79,553.00	2,055.40	70,536.92	9,016.08	11.33 %
110-524-520201	Retirement TCDRS	117,405.00	117,405.00	3,115.00	106,516.11	10,888.89	9.27 %
110-524-530500	Office & Drafting Supplies	20,000.00	22,000.00	0.00	25,587.15	-3,587.15	-16.31 %
110-524-531400	Postage	3,000.00	3,000.00	0.00	68.00	2,932.00	97.73 %
110-524-536000	Building Maintenance & Supplies	50,000.00	50,000.00	0.00	20,182.12	29,817.88	59.64 %
110-524-542600	Utilities	45,000.00	45,000.00	0.00	47,488.92	-2,488.92	-5.53 %
110-524-544900	Service Contracts/Repairs Leases	85,000.00	79,000.00	0.00	23,685.63	55,314.37	70.02 %
110-524-560500	Bond Premium	250.00	250.00	0.00	0.00	250.00	100.00 %
110-524-561005	Janitorial Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
110-524-562301	Dues and Licenses	3,000.00	3,000.00	0.00	815.00	2,185.00	72.83 %
110-524-563000	Training & Conference Expense	8,000.00	8,000.00	0.00	4,664.70	3,335.30	41.69 %
110-524-568400	Miscellaneous	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
110-524-568426	Office Security	2,500.00	2,500.00	0.00	2,130.00	370.00	14.80 %
110-524-581700	Flood Gages	25,000.00	25,000.00	0.00	20,242.23	4,757.77	19.03 %
110-524-581800	Furniture & Equipment	5,000.00	9,000.00	0.00	7,979.01	1,020.99	11.34 %
110-524-581813	Copier/Printer	11,000.00	11,000.00	0.00	3,872.46	7,127.54	64.80 %
	Department: 524 - ROAD & BRIDGE ADMIN Total:	**1,497,607.00**	**1,497,607.00**	**30,981.34**	**1,277,167.86**	**220,439.14**	**14.72%**
Department: 530 - R&B MAINT & CONSTRUCTION							
110-530-510012	Staff Salary	2,633,815.00	2,588,055.00	68,189.11	2,383,511.60	204,543.40	7.90 %
110-530-520000	Longevity	21,632.00	21,632.00	0.00	21,133.66	498.34	2.30 %
110-530-520100	Social Security	203,142.00	196,783.00	4,767.50	176,985.55	19,797.45	10.06 %
110-530-520201	Retirement TCDRS	299,800.00	295,492.00	7,329.20	270,779.22	24,712.78	8.36 %
110-530-537501	Fuel	350,000.00	350,000.00	0.00	351,265.75	-1,265.75	-0.36 %
110-530-545800	Prof Consult/Flood Plain Mgmt	500,000.00	500,000.00	0.00	301,179.67	198,820.33	39.76 %
110-530-547518	Engineering Expenses	100,000.00	100,000.00	0.00	98,496.36	1,503.64	1.50 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
110-530-547522	Health, Safety & Hazard	30,000.00	30,000.00	0.00	18,180.36	11,819.64	39.40 %
110-530-568455	Fleet Operations	375,000.00	525,000.00	0.00	530,895.59	-5,895.59	-1.12 %
110-530-569311	DR-4781 Texas Severe Storm	0.00	0.00	0.00	557,629.27	-557,629.27	0.00 %
110-530-569921	Dumpster Fees	20,000.00	20,000.00	0.00	10,293.19	9,706.81	48.53 %
110-530-569922	Diesel Fuel Tax	10,000.00	10,000.00	0.00	8,959.80	1,040.20	10.40 %
110-530-581100	Construction Equipment	200,000.00	750,000.00	0.00	666,085.32	83,914.68	11.19 %
110-530-581815	Equipment Rental	125,000.00	125,000.00	0.00	84,921.65	40,078.35	32.06 %
110-530-586000	Right Of Way	200,000.00	50,000.00	0.00	684.57	49,315.43	98.63 %
110-530-587400	Mowing & Spraying	315,000.00	315,000.00	0.00	306,975.45	8,024.55	2.55 %
110-530-587411	Sign & Striping Materials	200,000.00	220,000.00	0.00	203,550.28	16,449.72	7.48 %
110-530-587501	Driveway Materials	100,000.00	100,000.00	0.00	6,900.70	93,099.30	93.10 %
110-530-587505	Road Materials	5,500,000.00	4,950,000.00	0.00	3,192,737.07	1,757,262.93	35.50 %
110-530-587513	Concrete Pipe	75,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
110-530-587516	Bridge Maintenance & Repairs	100,000.00	100,000.00	0.00	63,472.30	36,527.70	36.53 %
110-530-587517	Field Supplies	7,500.00	7,500.00	0.00	5,449.09	2,050.91	27.35 %
110-530-587523	Fleet Management Lease Payments	162,000.00	192,000.00	0.00	176,070.42	15,929.58	8.30 %
110-530-587524	Sterling Road Interlocal	0.00	10,000.00	0.00	0.00	10,000.00	100.00 %
110-530-587525	911 Address Signs	0.00	21,898.00	0.00	284.25	21,613.75	98.70 %
110-530-590000	Bridge Replacement	750,000.00	750,000.00	0.00	15,095.00	734,905.00	97.99 %
Department: 530 - R&B MAINT & CONSTRUCTION Total:		**12,277,889.00**	**12,253,360.00**	**80,285.81**	**9,451,536.12**	**2,801,823.88**	**22.87%**
Department: 685 - EMPLOYEE BENEFITS							
110-685-520303	Health Insurance	970,049.00	970,049.00	0.00	852,055.54	117,993.46	12.16 %
110-685-520400	Workers' Compensation	30,221.00	30,221.00	0.00	35,707.80	-5,486.80	-18.16 %
110-685-520500	Unemployment	6,670.00	6,670.00	0.00	783.45	5,886.55	88.25 %
Department: 685 - EMPLOYEE BENEFITS Total:		**1,006,940.00**	**1,006,940.00**	**0.00**	**888,546.79**	**118,393.21**	**11.76%**
Expense Total:		**14,782,436.00**	**14,757,907.00**	**111,267.15**	**11,617,250.77**	**3,140,656.23**	**21.28%**
Fund: 110 - ROAD & BRIDGE Surplus (Deficit):		**0.00**	**34,529.00**	**-111,267.15**	**4,487,123.03**	**4,452,594.03**	**12,895.23%**
Report Surplus (Deficit):		**0.00**	**34,529.00**	**-111,267.15**	**4,487,123.03**	**4,452,594.03**	**12,895.23%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - SP REV LAW LIB							
Revenue							
Department: 000 - NON DEPARTMENTAL							
111-000-451005	Dist CL/Law Libr	14,910.00	14,910.00	0.00	29,804.07	14,894.07	199.89 %
111-000-451015	County Clerk Law Library	7,737.00	7,737.00	0.00	12,372.17	4,635.17	159.91 %
111-000-467550	Interest	5,499.00	5,499.00	0.00	11,604.55	6,105.55	211.03 %
111-000-475010	Trans From Res Fund Balance	181,905.00	181,905.00	0.00	0.00	-181,905.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**210,051.00**	**210,051.00**	**0.00**	**53,780.79**	**-156,270.21**	**74.40%**
	Revenue Total:	**210,051.00**	**210,051.00**	**0.00**	**53,780.79**	**-156,270.21**	**74.40%**
Expense							
Department: 425 - LAW LIBRARY							
111-425-535000	Books, Etc	210,051.00	210,051.00	0.00	6,799.90	203,251.10	96.76 %
	Department: 425 - LAW LIBRARY Total:	**210,051.00**	**210,051.00**	**0.00**	**6,799.90**	**203,251.10**	**96.76%**
	Expense Total:	**210,051.00**	**210,051.00**	**0.00**	**6,799.90**	**203,251.10**	**96.76%**
	Fund: 111 - SP REV LAW LIB Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**46,980.89**	**46,980.89**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**46,980.89**	**46,980.89**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 112 - SP REV TITLE IV JUV JUS							
Revenue							
Department: 000 - NON DEPARTMENTAL							
112-000-467550	Interest	2,771.00	2,771.00	0.00	4,947.08	2,176.08	178.53 %
112-000-475010	Trans From Res Fund Balance	90,342.00	90,342.00	0.00	0.00	-90,342.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**93,113.00**	**93,113.00**	**0.00**	**4,947.08**	**-88,165.92**	**94.69%**
	Revenue Total:	**93,113.00**	**93,113.00**	**0.00**	**4,947.08**	**-88,165.92**	**94.69%**
Expense							
Department: 424 - TITLE IV JUV JUSTICE SRV							
112-424-568400	Miscellaneous	93,113.00	93,113.00	0.00	0.00	93,113.00	100.00 %
	Department: 424 - TITLE IV JUV JUSTICE SRV Total:	**93,113.00**	**93,113.00**	**0.00**	**0.00**	**93,113.00**	**100.00%**
	Expense Total:	**93,113.00**	**93,113.00**	**0.00**	**0.00**	**93,113.00**	**100.00%**
	Fund: 112 - SP REV TITLE IV JUV JUS Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**4,947.08**	**4,947.08**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**4,947.08**	**4,947.08**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 113 - SP REV RMPF/DIST CLERK							
Revenue							
Department: 000 - NON DEPARTMENTAL							
113-000-451315	RMPF/District CL	1,194.00	1,194.00	0.00	1,125.90	-68.10	5.70 %
113-000-467550	Interest	671.00	671.00	0.00	1,272.42	601.42	189.63 %
113-000-475010	Trans From Res Fund Balance	22,393.00	22,393.00	0.00	0.00	-22,393.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**24,258.00**	**24,258.00**	**0.00**	**2,398.32**	**-21,859.68**	**90.11%**
	Revenue Total:	**24,258.00**	**24,258.00**	**0.00**	**2,398.32**	**-21,859.68**	**90.11%**
Expense							
Department: 465 - RMPF/DIST CLERK							
113-465-545512	Records Preservation	24,258.00	24,258.00	0.00	0.00	24,258.00	100.00 %
	Department: 465 - RMPF/DIST CLERK Total:	**24,258.00**	**24,258.00**	**0.00**	**0.00**	**24,258.00**	**100.00%**
	Expense Total:	**24,258.00**	**24,258.00**	**0.00**	**0.00**	**24,258.00**	**100.00%**
	Fund: 113 - SP REV RMPF/DIST CLERK Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,398.32**	**2,398.32**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,398.32**	**2,398.32**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 114 - COUNTY RECORDS MANAGEMENT & PRESERVATION							
Revenue							
Department: 000 - NON DEPARTMENTAL							
114-000-451320	RMPF DC (eff 1-1-22)	14,800.00	14,800.00	0.00	30,933.32	16,133.32	209.01 %
114-000-451322	RMPF CC (eff 1-1-22)	5,222.00	5,222.00	0.00	8,534.71	3,312.71	163.44 %
114-000-451517	RMPF Fees DC & CC	391.00	391.00	0.00	272.55	-118.45	30.29 %
114-000-467550	Interest	2,108.00	2,108.00	0.00	5,544.46	3,436.46	263.02 %
114-000-475010	Trans From Res Fund Balance	70,540.00	70,540.00	0.00	0.00	-70,540.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**93,061.00**	**93,061.00**	**0.00**	**45,285.04**	**-47,775.96**	**51.34%**
	Revenue Total:	**93,061.00**	**93,061.00**	**0.00**	**45,285.04**	**-47,775.96**	**51.34%**
Expense							
Department: 427 - RECORDS MGMT/DC CC							
114-427-560550	Records Mgmt DC (eff 1-1-22)	93,061.00	93,061.00	0.00	0.00	93,061.00	100.00 %
	Department: 427 - RECORDS MGMT/DC CC Total:	**93,061.00**	**93,061.00**	**0.00**	**0.00**	**93,061.00**	**100.00%**
	Expense Total:	**93,061.00**	**93,061.00**	**0.00**	**0.00**	**93,061.00**	**100.00%**
Fund: 114 - COUNTY RECORDS MANAGEMENT & PRESERVATION S		**0.00**	**0.00**	**0.00**	**45,285.04**	**45,285.04**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**45,285.04**	**45,285.04**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 115 - SP REV RPF CO CL							
Revenue							
Department: 000 - NON DEPARTMENTAL							
115-000-451310	RPF County Clerk	125,059.00	125,059.00	0.00	165,185.36	40,126.36	132.09 %
115-000-467550	Interest	15,558.00	15,558.00	0.00	33,716.61	18,158.61	216.72 %
115-000-475010	Trans From Res Fund Balance	516,429.00	516,429.00	0.00	0.00	-516,429.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**657,046.00**	**657,046.00**	**0.00**	**198,901.97**	**-458,144.03**	**69.73%**
	Revenue Total:	**657,046.00**	**657,046.00**	**0.00**	**198,901.97**	**-458,144.03**	**69.73%**
Expense							
Department: 426 - RECORD PRES/CO.CLERK							
115-426-545512	Records Preservation	657,046.00	657,046.00	0.00	57,794.96	599,251.04	91.20 %
	Department: 426 - RECORD PRES/CO.CLERK Total:	**657,046.00**	**657,046.00**	**0.00**	**57,794.96**	**599,251.04**	**91.20%**
	Expense Total:	**657,046.00**	**657,046.00**	**0.00**	**57,794.96**	**599,251.04**	**91.20%**
	Fund: 115 - SP REV RPF CO CL Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**141,107.01**	**141,107.01**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**141,107.01**	**141,107.01**	**0.00%**

Waller County, TX

Budget R t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 116 - SP REV PRES FEE/BIRT & DE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
116-000-451311	Pres Fee/Birth & Death Cert/Co CL	1,853.00	1,853.00	0.00	2,465.00	612.00	133.03 %
116-000-467550	Interest	867.00	867.00	0.00	1,687.09	820.09	194.59 %
116-000-475010	Trans From Res Fund Balance	29,037.00	29,037.00	0.00	0.00	-29,037.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**31,757.00**	**31,757.00**	**0.00**	**4,152.09**	**-27,604.91**	**86.93%**
	Revenue Total:	**31,757.00**	**31,757.00**	**0.00**	**4,152.09**	**-27,604.91**	**86.93%**
Expense							
Department: 466 - PRES FEE BIRT/DEATH CO CL							
116-466-568400	Miscellaneous	31,757.00	31,757.00	0.00	0.00	31,757.00	100.00 %
	Department: 466 - PRES FEE BIRT/DEATH CO CL Total:	**31,757.00**	**31,757.00**	**0.00**	**0.00**	**31,757.00**	**100.00%**
	Expense Total:	**31,757.00**	**31,757.00**	**0.00**	**0.00**	**31,757.00**	**100.00%**
	Fund: 116 - SP REV PRES FEE/BIRT & DE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**4,152.09**	**4,152.09**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**4,152.09**	**4,152.09**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 117 - SP REV CRTHSE SEC							
Revenue							
Department: 000 - NON DEPARTMENTAL							
117-000-451513	Courthouse Security Fund	13,316.00	13,316.00	0.00	21,357.65	8,041.65	160.39 %
117-000-451516	Courthouse Security DC & CC	26,607.00	26,607.00	0.00	26,457.04	-149.96	0.56 %
117-000-451518	Courthouse Security Fee JP	896.00	896.00	0.00	1,017.48	121.48	113.56 %
117-000-467550	Interest	5,161.00	5,161.00	0.00	10,796.59	5,635.59	209.20 %
117-000-475010	Trans From Res Fund Balance	148,837.00	148,837.00	0.00	0.00	-148,837.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**194,817.00**	**194,817.00**	**0.00**	**59,628.76**	**-135,188.24**	**69.39%**
	Revenue Total:	**194,817.00**	**194,817.00**	**0.00**	**59,628.76**	**-135,188.24**	**69.39%**
Expense							
Department: 428 - COURTHOUSE SECURITY							
117-428-568425	Misc Security	169,817.00	169,817.00	0.00	0.00	169,817.00	100.00 %
117-428-569400	Transfer to Fund 125	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
	Department: 428 - COURTHOUSE SECURITY Total:	**194,817.00**	**194,817.00**	**0.00**	**0.00**	**194,817.00**	**100.00%**
	Expense Total:	**194,817.00**	**194,817.00**	**0.00**	**0.00**	**194,817.00**	**100.00%**
	Fund: 117 - SP REV CRTHSE SEC Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**59,628.76**	**59,628.76**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**59,628.76**	**59,628.76**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 118 - SP REV GRAFFITI ERAD							
Revenue							
Department: 000 - NON DEPARTMENTAL							
118-000-451520	Graffiti Erad/Juv Del'Q Prev Fund	150.00	150.00	0.00	100.00	-50.00	33.33 %
118-000-467550	Interest	21.00	21.00	0.00	42.35	21.35	201.67 %
118-000-475010	Trans From Res Fund Balance	640.00	640.00	0.00	0.00	-640.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**811.00**	**811.00**	**0.00**	**142.35**	**-668.65**	**82.45%**
	Revenue Total:	**811.00**	**811.00**	**0.00**	**142.35**	**-668.65**	**82.45%**
Expense							
Department: 467 - GRAFFITI ERAD FEE							
118-467-568400	Miscellaneous	811.00	811.00	0.00	0.00	811.00	100.00 %
	Department: 467 - GRAFFITI ERAD FEE Total:	**811.00**	**811.00**	**0.00**	**0.00**	**811.00**	**100.00%**
	Expense Total:	**811.00**	**811.00**	**0.00**	**0.00**	**811.00**	**100.00%**
	Fund: 118 - SP REV GRAFFITI ERAD Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**142.35**	**142.35**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**142.35**	**142.35**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 119 - SP REV JP TECH FEE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
119-000-451519	Justice Crt Tech Fee	1,194.00	1,194.00	0.00	1,332.44	138.44	111.59 %
119-000-451530	Justice Court Technology Fund	10,870.00	10,870.00	0.00	17,434.58	6,564.58	160.39 %
119-000-467550	Interest	3,517.00	3,517.00	0.00	3,657.23	140.23	103.99 %
119-000-475010	Trans From Res Fund Balance	102,793.00	102,793.00	0.00	0.00	-102,793.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**118,374.00**	**118,374.00**	**0.00**	**22,424.25**	**-95,949.75**	**81.06%**
	Revenue Total:	**118,374.00**	**118,374.00**	**0.00**	**22,424.25**	**-95,949.75**	**81.06%**
Expense							
Department: 429 - JUSTICE CRT TECH							
119-429-569400	Transfer to Fund 125	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
119-429-581817	Technology Enhancements	78,374.00	78,374.00	0.00	14,617.89	63,756.11	81.35 %
	Department: 429 - JUSTICE CRT TECH Total:	**118,374.00**	**118,374.00**	**0.00**	**14,617.89**	**103,756.11**	**87.65%**
	Expense Total:	**118,374.00**	**118,374.00**	**0.00**	**14,617.89**	**103,756.11**	**87.65%**
	Fund: 119 - SP REV JP TECH FEE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**7,806.36**	**7,806.36**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**7,806.36**	**7,806.36**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 120 - SP REV CHILD ABUSE PREV							
Revenue							
Department: 000 - NON DEPARTMENTAL							
120-000-451314	DC/Child Abuse Prevention	54.00	54.00	0.00	140.80	86.80	260.74 %
120-000-467550	Interest	24.00	24.00	0.00	73.90	49.90	307.92 %
120-000-475010	Trans From Res Fund Balance	1,434.00	1,434.00	0.00	0.00	-1,434.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**1,512.00**	**1,512.00**	**0.00**	**214.70**	**-1,297.30**	**85.80%**
	Revenue Total:	**1,512.00**	**1,512.00**	**0.00**	**214.70**	**-1,297.30**	**85.80%**
Expense							
Department: 468 - CHILD ABUSE PREVENTION FU							
120-468-568400	Miscellaneous	1,512.00	1,512.00	0.00	0.00	1,512.00	100.00 %
	Department: 468 - CHILD ABUSE PREVENTION FU Total:	**1,512.00**	**1,512.00**	**0.00**	**0.00**	**1,512.00**	**100.00%**
	Expense Total:	**1,512.00**	**1,512.00**	**0.00**	**0.00**	**1,512.00**	**100.00%**
	Fund: 120 - SP REV CHILD ABUSE PREV Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**214.70**	**214.70**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**214.70**	**214.70**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 121 - SP REV FAM PRO FEE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
121-000-467550	Interest	1,189.00	1,189.00	0.00	2,089.64	900.64	175.75 %
121-000-475010	Trans From Res Fund Balance	37,634.00	37,634.00	0.00	0.00	-37,634.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**38,823.00**	**38,823.00**	**0.00**	**2,089.64**	**-36,733.36**	**94.62%**
	Revenue Total:	**38,823.00**	**38,823.00**	**0.00**	**2,089.64**	**-36,733.36**	**94.62%**
Expense							
Department: 469 - FAMILY PROTECTIVE FEE							
121-469-568400	Miscellaneous	38,823.00	38,823.00	0.00	0.00	38,823.00	100.00 %
	Department: 469 - FAMILY PROTECTIVE FEE Total:	**38,823.00**	**38,823.00**	**0.00**	**0.00**	**38,823.00**	**100.00%**
	Expense Total:	**38,823.00**	**38,823.00**	**0.00**	**0.00**	**38,823.00**	**100.00%**
	Fund: 121 - SP REV FAM PRO FEE Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,089.64**	**2,089.64**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**2,089.64**	**2,089.64**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 122 - SP REV SUPP COURT-INITIAT							
Revenue							
Department: 000 - NON DEPARTMENTAL							
122-000-451400	Supp Court-Initiated Guardianship	4,090.00	4,090.00	0.00	6,230.00	2,140.00	152.32 %
122-000-467550	Interest	1,482.00	1,482.00	0.00	3,006.36	1,524.36	202.86 %
122-000-475009	Tran In Fr Reserved Fund Bal	49,463.00	49,463.00	0.00	0.00	-49,463.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**55,035.00**	**55,035.00**	**0.00**	**9,236.36**	**-45,798.64**	**83.22%**
	Revenue Total:	**55,035.00**	**55,035.00**	**0.00**	**9,236.36**	**-45,798.64**	**83.22%**
Expense							
Department: 407 - SUPP COURT-INITIATED GUAR							
122-407-568400	Miscellaneous	55,035.00	55,035.00	0.00	0.00	55,035.00	100.00 %
	Department: 407 - SUPP COURT-INITIATED GUAR Total:	**55,035.00**	**55,035.00**	**0.00**	**0.00**	**55,035.00**	**100.00%**
	Expense Total:	**55,035.00**	**55,035.00**	**0.00**	**0.00**	**55,035.00**	**100.00%**
	Fund: 122 - SP REV SUPP COURT-INITIAT Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**9,236.36**	**9,236.36**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**9,236.36**	**9,236.36**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 123 - JUSTICE COURT SECURITY FU							
Revenue							
Department: 000 - NON DEPARTMENTAL							
123-000-451522	JP Crt Bldg Security Fee	294.00	294.00	0.00	335.57	41.57	114.14 %
123-000-467550	Interest	972.00	972.00	0.00	1,329.22	357.22	136.75 %
123-000-475010	Trans From Res Fund Balance	27,652.00	27,652.00	0.00	0.00	-27,652.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**28,918.00**	**28,918.00**	**0.00**	**1,664.79**	**-27,253.21**	**94.24%**
Revenue Total:		**28,918.00**	**28,918.00**	**0.00**	**1,664.79**	**-27,253.21**	**94.24%**
Expense							
Department: 431 - JUSTICE COURT BUILDING SE							
123-431-568425	Misc Security	18,918.00	18,918.00	0.00	0.00	18,918.00	100.00 %
123-431-569400	Transfer to Fund 125	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Department: 431 - JUSTICE COURT BUILDING SE Total:		**28,918.00**	**28,918.00**	**0.00**	**0.00**	**28,918.00**	**100.00%**
Expense Total:		**28,918.00**	**28,918.00**	**0.00**	**0.00**	**28,918.00**	**100.00%**
Fund: 123 - JUSTICE COURT SECURITY FU Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**1,664.79**	**1,664.79**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**1,664.79**	**1,664.79**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 124 - CO CLERK/ TECHNOLOGY FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
124-000-451525	Tech Fee/Co CL	348.00	348.00	0.00	540.04	192.04	155.18 %
124-000-467550	Interest	172.00	172.00	0.00	392.89	220.89	228.42 %
124-000-475009	Tran In Fr Reserved Fund Bal	7,177.00	7,177.00	0.00	0.00	-7,177.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**7,697.00**	**7,697.00**	**0.00**	**932.93**	**-6,764.07**	**87.88%**
	Revenue Total:	**7,697.00**	**7,697.00**	**0.00**	**932.93**	**-6,764.07**	**87.88%**
Expense							
Department: 665 - CO CLERK TECHNOLOGY							
124-665-581515	Tech Enhancements & Maintenanc	7,697.00	7,697.00	0.00	0.00	7,697.00	100.00 %
	Department: 665 - CO CLERK TECHNOLOGY Total:	**7,697.00**	**7,697.00**	**0.00**	**0.00**	**7,697.00**	**100.00%**
	Expense Total:	**7,697.00**	**7,697.00**	**0.00**	**0.00**	**7,697.00**	**100.00%**
	Fund: 124 - CO CLERK/ TECHNOLOGY FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**932.93**	**932.93**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**932.93**	**932.93**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 125 - GENERAL FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
125-000-411000	Ad Valorem Taxes Current	38,410,502.00	38,410,502.00	0.00	38,123,643.25	-286,858.75	0.75 %
125-000-412000	Ad Valorem Taxes - Rollbacks	0.00	0.00	0.00	390,271.39	390,271.39	0.00 %
125-000-412001	P & I - Current	0.00	0.00	0.00	4,271.17	4,271.17	0.00 %
125-000-412100	Ad Valorem Taxes - Delinquent	731,644.00	731,644.00	0.00	493,922.25	-237,721.75	32.49 %
125-000-412500	Mix Bev Tax	58,634.00	58,634.00	0.00	71,020.37	12,386.37	121.12 %
125-000-412501	P & I - Delinquent	473,555.00	473,555.00	0.00	530,958.20	57,403.20	112.12 %
125-000-412502	Tax Abatement Fees	4,333.00	4,333.00	0.00	2,000.00	-2,333.00	53.84 %
125-000-422001	CCC/County	1,666.00	1,666.00	0.00	1,960.14	294.14	117.66 %
125-000-422007	Tax Office MV Certificate of Title	46,335.00	46,335.00	0.00	48,930.00	2,595.00	105.60 %
125-000-422008	MV Reg Report	104,726.00	104,726.00	0.00	108,163.75	3,437.75	103.28 %
125-000-422009	Tax Office Tax Tape Fee	8,769.00	8,769.00	0.00	4,842.40	-3,926.60	44.78 %
125-000-422011	Specialty/Drug Crt Program/County	564.00	564.00	0.00	18.00	-546.00	96.81 %
125-000-422014	State/Time Pmt	1.00	1.00	0.00	0.00	-1.00	100.00 %
125-000-422020	AJSF Fee/D CL	2,650.00	2,650.00	0.00	4,369.15	1,719.15	164.87 %
125-000-422021	State Fee DPS	11,396.00	11,396.00	0.00	9,799.92	-1,596.08	14.01 %
125-000-422023	State/CCC/Con Ct	24,188.00	24,188.00	0.00	26,382.88	2,194.88	109.07 %
125-000-422025	Time Pmt Reimb.Fee	4,882.00	4,882.00	0.00	8,120.38	3,238.38	166.33 %
125-000-422026	State Fee/DNA Testing	0.00	0.00	0.00	13.87	13.87	0.00 %
125-000-422028	State Traffic Fee/Co. Portion	617.00	617.00	0.00	195.66	-421.34	68.29 %
125-000-422030	Child Safety Fund Fee	212.00	212.00	0.00	30.57	-181.43	85.58 %
125-000-422033	State/Bir Cer/CC	312.00	312.00	0.00	315.20	3.20	101.03 %
125-000-422034	Fire Marshal LEOSE	0.00	1,848.00	0.00	1,848.00	0.00	0.00 %
125-000-422035	Sheriff LEOSE	0.00	16,609.00	0.00	16,608.68	-0.32	0.00 %
125-000-422036	Constable LEOSE	0.00	1,414.00	0.00	3,090.05	1,676.05	218.53 %
125-000-422037	CIV/File/Ind	564.00	564.00	0.00	17.50	-546.50	96.90 %
125-000-422038	Bail Bond Fee/Refund	1,653.00	1,653.00	0.00	1,207.00	-446.00	26.98 %
125-000-422039	State Fee/DNA Sample Fee CSCD	170.00	170.00	0.00	142.82	-27.18	15.99 %
125-000-422040	EMS Trauma Fee	529.00	529.00	0.00	348.52	-180.48	34.12 %
125-000-422041	AJSF Fee/C CL	2,983.00	2,983.00	0.00	1,767.45	-1,215.55	40.75 %
125-000-422042	State Traffic Fine/County	4,251.00	4,251.00	0.00	4,422.50	171.50	104.03 %
125-000-422044	State/Inf Marr/CC	213.00	213.00	0.00	250.00	37.00	117.37 %
125-000-422047	State/Non DIV Flaw/DC	151.00	151.00	0.00	12.00	-139.00	92.05 %
125-000-422050	County Judge State Supplement	25,200.00	25,200.00	0.00	20,150.00	-5,050.00	20.04 %
125-000-422052	CJF MVf/State Fee	0.00	0.00	0.00	1.21	1.21	0.00 %
125-000-422056	Bail Bond Board Fees	1,664.00	1,664.00	0.00	18,772.75	17,108.75	1,128.17 %
125-000-422057	Cash Bond Forfeiture Fees	0.00	0.00	0.00	335.00	335.00	0.00 %
125-000-422060	Motor Vehicle Sales Tax Commissio	469,639.00	469,639.00	0.00	534,963.88	65,324.88	113.91 %
125-000-423824	State Grant Revenue	0.00	81,575.00	0.00	20,753.60	-60,821.40	74.56 %
125-000-424001	Tax Office B/K Drainage Commissio	15,745.00	15,745.00	0.00	16,528.68	783.68	104.98 %
125-000-427535	Juvenile Probation Fees	432.00	432.00	0.00	0.00	-432.00	100.00 %
125-000-430500	Tax Office County Beer & Liquor	14,277.00	14,277.00	0.00	19,715.00	5,438.00	138.09 %
125-000-431002	ENV. - Septic	120,000.00	120,000.00	0.00	155,330.00	35,330.00	129.44 %
125-000-431003	ENV. - On Site Sewage Facility Fees	2,378.00	2,378.00	0.00	1,100.00	-1,278.00	53.74 %
125-000-431501	Jail Telephone Commission	0.00	0.00	0.00	52,924.63	52,924.63	0.00 %
125-000-433550	Mass Gathering Application	0.00	0.00	0.00	900.00	900.00	0.00 %
125-000-440503	Tax Office Printouts	0.00	0.00	0.00	33.35	33.35	0.00 %
125-000-440504	Tax Office Tax Certificates	1,547.00	1,547.00	0.00	1,560.00	13.00	100.84 %
125-000-440505	Tax Office SOE	0.00	0.00	0.00	750.00	750.00	0.00 %
125-000-441502	Recording/Co CL	391,927.00	391,927.00	0.00	436,050.00	44,123.00	111.26 %
125-000-441503	Mortgage/Co CL	991.00	991.00	0.00	3,742.00	2,751.00	377.60 %
125-000-441508	Probate/Co CL	8,499.00	8,499.00	0.00	9,448.00	949.00	111.17 %
125-000-441509	Marriage License	14,870.00	14,870.00	0.00	12,300.00	-2,570.00	17.28 %
125-000-442000	Sheriff	12,571.00	12,571.00	0.00	22,330.96	9,759.96	177.64 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-000-442001	Sheriff Washington County Inmate	0.00	0.00	0.00	70,460.00	70,460.00	0.00 %
125-000-443000	Sheriff Estray	0.00	0.00	0.00	4,267.96	4,267.96	0.00 %
125-000-444000	CCL Judge Supplement	168,000.00	168,000.00	0.00	105,000.00	-63,000.00	37.50 %
125-000-444005	ST/Jud Sup Fee/Crim	479.00	479.00	0.00	180.65	-298.35	62.29 %
125-000-444007	Jury Reimb Fee	9,072.00	9,072.00	0.00	34,059.78	24,987.78	375.44 %
125-000-444008	Probate/Co CCL	960.00	960.00	0.00	764.00	-196.00	20.42 %
125-000-444010	Jury Fund	317.00	317.00	0.00	435.82	118.82	137.48 %
125-000-448000	Photo Copy/Co CL	69,091.00	69,091.00	0.00	66,469.15	-2,621.85	3.79 %
125-000-448002	Photo Copy/DS CL	27,849.00	27,849.00	0.00	27,952.00	103.00	100.37 %
125-000-450220	DC Registry Handling Fee	0.00	0.00	0.00	825.83	825.83	0.00 %
125-000-450550	Truancy Fine	486.00	486.00	0.00	152.85	-333.15	68.55 %
125-000-450555	Court Costs/Juvenile Probation	7.00	7.00	0.00	0.00	-7.00	100.00 %
125-000-450560	Truancy Prevention & Diversion Fu	16,035.00	16,035.00	0.00	22,123.75	6,088.75	137.97 %
125-000-451000	Lib Fine & Copy	2,514.00	2,514.00	0.00	4,910.18	2,396.18	195.31 %
125-000-451504	Misc &Oth/Co CL	0.00	0.00	0.00	12,239.00	12,239.00	0.00 %
125-000-451505	Dist CL/Criminal	2,912.00	2,912.00	0.00	1,585.94	-1,326.06	45.54 %
125-000-451506	Civil/Co Clerk	8,496.00	8,496.00	0.00	11,775.06	3,279.06	138.60 %
125-000-451507	Crim/Co CL	3,596.00	3,596.00	0.00	2,720.54	-875.46	24.35 %
125-000-451508	Ct Rpt/Co CL	5,514.00	5,514.00	0.00	9,032.30	3,518.30	163.81 %
125-000-451509	Crt Rpt/Dis CL	10,068.00	10,068.00	0.00	21,869.77	11,801.77	217.22 %
125-000-451510	Dist CL/Civil	57,447.00	57,447.00	0.00	68,359.64	10,912.64	119.00 %
125-000-451514	DC Tax Sale Excess Proceeds	0.00	0.00	0.00	2.00	2.00	0.00 %
125-000-451515	Educ/Co CL	567.00	567.00	0.00	0.00	-567.00	100.00 %
125-000-451901	Sheriff/Videos	750.00	750.00	0.00	529.43	-220.57	29.41 %
125-000-452001	Jury Fees/DC	4,906.00	4,906.00	0.00	9,989.56	5,083.56	203.62 %
125-000-452002	Jury Fees/CC	1,062.00	1,062.00	0.00	3,686.50	2,624.50	347.13 %
125-000-452004	Dist CL/SO	42,907.00	42,907.00	0.00	46,032.38	3,125.38	107.28 %
125-000-452005	Arrest Fee/SO	7,348.00	7,348.00	0.00	11,164.21	3,816.21	151.94 %
125-000-452006	Civil Co CL/SO	1,594.00	1,594.00	0.00	1,934.00	340.00	121.33 %
125-000-452007	Crim Co CL/SO	1,636.00	1,636.00	0.00	1,100.22	-535.78	32.75 %
125-000-452008	Probate Co CL/SO	4,618.00	4,618.00	0.00	5,560.00	942.00	120.40 %
125-000-452506	Crim D Atty/DC & CC	1,973.00	1,973.00	0.00	1,535.29	-437.71	22.18 %
125-000-453010	Fines/Crim JP#1	103,952.00	103,952.00	0.00	157,176.98	53,224.98	151.20 %
125-000-453011	Fines/Civil JP#1	9,663.00	9,663.00	0.00	13,055.50	3,392.50	135.11 %
125-000-453012	Misc Fee JP#1	2,275.00	2,275.00	0.00	1,964.60	-310.40	13.64 %
125-000-453013	Local Traffic Fine/ JP#1	49,650.00	49,650.00	0.00	50,469.29	819.29	101.65 %
125-000-453020	Fines/Crim JP#2	88,547.00	88,547.00	0.00	112,199.52	23,652.52	126.71 %
125-000-453021	Fines/Civil JP#2	4,836.00	4,836.00	0.00	3,515.00	-1,321.00	27.32 %
125-000-453022	Misc Fee/JP#2	401.00	401.00	0.00	1,866.92	1,465.92	465.57 %
125-000-453023	Local Traffic Fine/JP#2	25,921.00	25,921.00	0.00	17,153.29	-8,767.71	33.82 %
125-000-453030	Fines Crim/JP#3	53,739.00	53,739.00	0.00	87,191.32	33,452.32	162.25 %
125-000-453031	Fines Civil/JP#3	2,760.00	2,760.00	0.00	7,651.17	4,891.17	277.22 %
125-000-453032	Misc Fee/JP#3	409.00	409.00	0.00	450.00	41.00	110.02 %
125-000-453033	Local Traffic Fine/JP#3	8,810.00	8,810.00	0.00	9,273.17	463.17	105.26 %
125-000-453040	Fines/Crim JP#4	222,996.00	222,996.00	0.00	272,490.95	49,494.95	122.20 %
125-000-453041	Fines Civil/JP#4	4,158.00	4,158.00	0.00	130.00	-4,028.00	96.87 %
125-000-453042	Misc Fee/JP#4	499.00	499.00	0.00	1,227.30	728.30	245.95 %
125-000-453043	Local Traffic Fine/JP#4	17,820.00	17,820.00	0.00	21,144.80	3,324.80	118.66 %
125-000-453045	Language Access Fee	1,815.00	1,815.00	0.00	7,734.61	5,919.61	426.15 %
125-000-453047	JP Copy Fee	0.00	0.00	0.00	62.00	62.00	0.00 %
125-000-453050	Omni Collection Fee	2,155.00	2,155.00	0.00	1,827.88	-327.12	15.18 %
125-000-453500	Arrest Fee/Constables	0.00	0.00	0.00	750.00	750.00	0.00 %
125-000-453501	Constable #1	713.00	713.00	0.00	1,455.00	742.00	204.07 %
125-000-453502	Constable #2	5,556.00	5,556.00	0.00	6,287.50	731.50	113.17 %
125-000-453503	Constable #3	8,240.00	8,240.00	0.00	20,095.85	11,855.85	243.88 %
125-000-453504	Constable #4	9,750.00	9,750.00	0.00	12,780.00	3,030.00	131.08 %
125-000-453505	Fire Marshal Fines/Fees	200,000.00	200,000.00	0.00	132,487.10	-67,512.90	33.76 %
125-000-453507	911 Sign Fees	15,127.00	15,127.00	0.00	19,727.00	4,600.00	130.41 %
125-000-467550	Interest	222,197.00	222,197.00	0.00	3,373,238.97	3,151,041.97	1,518.13 %
125-000-470020	Rental Fee/Comm Ctr	9,552.00	9,552.00	0.00	15,855.00	6,303.00	165.99 %
125-000-470050	Tobacco Settlement Proceeds	15,673.00	15,673.00	0.00	25,655.81	9,982.81	163.69 %
125-000-470051	Opioid Settlement Proceeds	0.00	0.00	0.00	7,707.50	7,707.50	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-000-470052	Bingo Allocation	0.00	0.00	0.00	316.88	316.88	0.00 %
125-000-470600	Capital Credit Funds	0.00	0.00	0.00	1,310.58	1,310.58	0.00 %
125-000-471500	Miscellaneous Revenue	25,000.00	25,000.00	0.00	747,273.60	722,273.60	2,989.09 %
125-000-471600	Tax Office NSF Check Fee	900.00	900.00	0.00	2,475.00	1,575.00	275.00 %
125-000-472105	Recycle Sales	8,335.00	8,335.00	0.00	8,674.70	339.70	104.08 %
125-000-472201	Indigent Def Fund	270.00	270.00	0.00	58.69	-211.31	78.26 %
125-000-472210	County Donations	0.00	39,816.00	0.00	40,206.00	390.00	100.98 %
125-000-472302	Impound/Animal Control	982.00	982.00	0.00	2,380.00	1,398.00	242.36 %
125-000-472305	Inmate Medical Expense	532.00	532.00	0.00	0.00	-532.00	100.00 %
125-000-472307	Healthy County Rewards	377.00	377.00	0.00	2,790.00	2,413.00	740.05 %
125-000-472310	Restitution	875.00	875.00	0.00	3,121.22	2,246.22	356.71 %
125-000-472311	SO TDCJ Transport Reimb.	0.00	0.00	0.00	4,667.00	4,667.00	0.00 %
125-000-472400	D.A. Salary Supplement	26,245.00	26,245.00	0.00	7,137.00	-19,108.00	72.81 %
125-000-472405	Tax Office Salary Supplement	19,346.00	19,346.00	0.00	4,987.00	-14,359.00	74.22 %
125-000-472501	Reimb Longevity/DA	12,980.00	12,980.00	0.00	13,340.00	360.00	102.77 %
125-000-472600	Reimb/Court Appt Atty	6,502.00	6,502.00	0.00	1,401.81	-5,100.19	78.44 %
125-000-472610	CCAL/Crt Appt Atty	1,336.00	1,336.00	0.00	2,600.00	1,264.00	194.61 %
125-000-472700	Grimes County 506th Interlocal	78,562.00	78,562.00	0.00	0.00	-78,562.00	100.00 %
125-000-475005	Transfer Fr Fund Bal	0.00	244,994.00	0.00	0.00	-244,994.00	100.00 %
125-000-475012	Trans Fr RFB/Leose	0.00	16,839.00	0.00	0.00	-16,839.00	100.00 %
125-000-475014	Tran Fr RFB Const#2 Donations	0.00	5,540.00	0.00	0.00	-5,540.00	100.00 %
125-000-475500	Trans In From Other Funds	100,000.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
125-000-476501	WALLER-HARRIS ESD #200	200,000.00	200,000.00	0.00	180,470.00	-19,530.00	9.77 %
125-000-476502	Waller ISD Interlocal	0.00	0.00	0.00	280,941.02	280,941.02	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**42,994,900.00**	**43,403,535.00**	**0.00**	**47,420,124.47**	**4,016,589.47**	**9.25%**
	Revenue Total:	**42,994,900.00**	**43,403,535.00**	**0.00**	**47,420,124.47**	**4,016,589.47**	**9.25%**
Expense							
Department: 401 - COMMISSIONERS COURT							
125-401-510001	Elected Official Salary	352,000.00	352,000.00	9,068.27	339,420.00	12,580.00	3.57 %
125-401-510011	Comm Crt Adm Assistant Salary	2,088.00	2,088.00	27.98	2,039.41	48.59	2.33 %
125-401-510040	Salary Director of Policy & Administ	114,421.00	114,421.00	3,057.04	114,420.67	0.33	0.00 %
125-401-510106	Part Time Clerical/Comm 3	25,000.00	27,125.00	1,600.00	28,400.00	-1,275.00	-4.70 %
125-401-510107	Part Time Clerical/Comm 4	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
125-401-520000	Longevity	1,768.00	1,768.00	0.00	1,768.00	0.00	0.00 %
125-401-520100	Social Security	45,715.00	45,715.00	1,079.60	37,848.32	7,866.68	17.21 %
125-401-520201	Retirement TCDRS	67,467.00	67,467.00	1,659.90	57,931.39	9,535.61	14.13 %
125-401-520600	Travel Allowance	27,300.00	27,300.00	0.00	27,300.00	0.00	0.00 %
125-401-531001	Misc. Supplies/Comm.#1	500.00	500.00	0.00	0.00	500.00	100.00 %
125-401-531002	Misc. Supplies/Comm.#2	500.00	500.00	0.00	39.99	460.01	92.00 %
125-401-531003	Misc. Supplies/Comm.#3	500.00	500.00	0.00	143.74	356.26	71.25 %
125-401-531004	Misc. Supplies/Comm#4	500.00	500.00	0.00	189.99	310.01	62.00 %
125-401-531005	Misc Supplies/Director Policy & Ad	250.00	250.00	0.00	216.67	33.33	13.33 %
125-401-540900	Prof Consultant Services	300,000.00	300,000.00	0.00	95,598.60	204,401.40	68.13 %
125-401-544100	Bid Notices and Printing	15,000.00	15,000.00	0.00	10,103.80	4,896.20	32.64 %
125-401-560100	Bond Premiums	400.00	400.00	0.00	200.00	200.00	50.00 %
125-401-560800	Equipment & Supplies	3,000.00	3,000.00	0.00	41,372.75	-38,372.75	-1,279.09 %
125-401-563000	Training & Con. Exp/Comm 1	2,125.00	2,125.00	0.00	727.38	1,397.62	65.77 %
125-401-563020	Training & Conf. Exp/Comm. 2	2,125.00	2,125.00	0.00	250.00	1,875.00	88.24 %
125-401-563030	Training & Conf. Exp/Comm. 3	2,125.00	0.00	0.00	0.00	0.00	0.00 %
125-401-563040	Training & Conf. Exp/Comm 4	2,125.00	2,125.00	0.00	2,218.81	-93.81	-4.41 %
125-401-563055	Train & Conf/Director Policy & Adm	3,500.00	5,500.00	0.00	5,374.88	125.12	2.27 %
125-401-581813	Copier/Printer	3,000.00	3,000.00	0.00	2,471.40	528.60	17.62 %
125-401-581816	Air Card/Wireless	1,920.00	1,920.00	0.00	1,823.52	96.48	5.03 %
125-401-587523	Fleet Management Lease Payments	24,000.00	10,500.00	0.00	10,651.52	-151.52	-1.44 %
	Department: 401 - COMMISSIONERS COURT Total:	**1,022,329.00**	**1,010,829.00**	**16,492.79**	**780,510.84**	**230,318.16**	**22.79%**
Department: 403 - COUNTY CLERK							
125-403-510001	Elected Official Salary	90,705.00	90,705.00	2,423.49	90,705.00	0.00	0.00 %
125-403-510007	Staff Salary	421,281.00	421,281.00	10,112.48	377,930.49	43,350.51	10.29 %
125-403-520000	Longevity	10,528.00	10,528.00	0.00	10,008.00	520.00	4.94 %
125-403-520100	Social Security	40,123.00	40,123.00	920.30	34,329.32	5,793.68	14.44 %
125-403-520201	Retirement TCDRS	59,214.00	59,214.00	1,470.90	54,308.55	4,905.45	8.28 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-403-520600	Travel Allowance	1,000.00	1,000.00	0.00	1,000.00	0.00	0.00 %
125-403-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-403-530200	Supplies and Stationary	10,000.00	10,000.00	0.00	7,228.19	2,771.81	27.72 %
125-403-560100	Bond Premiums	1,300.00	1,300.00	0.00	1,271.00	29.00	2.23 %
125-403-563000	Training & Conference Expense	5,000.00	5,000.00	0.00	2,717.27	2,282.73	45.65 %
125-403-568400	Miscellaneous	200.00	200.00	0.00	160.00	40.00	20.00 %
125-403-581800	Furniture & Equipment	3,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-403-581813	Copier/Printer	10,000.00	12,500.00	0.00	12,423.19	76.81	0.61 %
125-403-581816	Air Card/Wireless	500.00	500.00	0.00	0.00	500.00	100.00 %
	Department: 403 - COUNTY CLERK Total:	**654,311.00**	**654,311.00**	**14,927.17**	**593,041.01**	**61,269.99**	**9.36%**
Department: 405 - VETERANS SERVICES							
125-405-510004	Administrator Salary	37,577.00	37,577.00	1,215.72	40,671.36	-3,094.36	-8.23 %
125-405-520100	Social Security	2,875.00	2,875.00	85.00	3,102.02	-227.02	-7.90 %
125-405-520201	Retirement TCDRS	4,243.00	4,243.00	125.50	4,577.76	-334.76	-7.89 %
125-405-530200	Supplies and Stationary	1,200.00	1,050.00	0.00	1,146.12	-96.12	-9.15 %
125-405-543500	Mileage	900.00	1,200.00	0.00	978.87	221.13	18.43 %
125-405-563000	Training & Conference Expense	1,000.00	850.00	0.00	209.04	640.96	75.41 %
125-405-581813	Copier/Printer	1,000.00	1,000.00	0.00	897.57	102.43	10.24 %
125-405-581816	Air Card/Wireless	500.00	500.00	0.00	0.00	500.00	100.00 %
	Department: 405 - VETERANS SERVICES Total:	**49,295.00**	**49,295.00**	**1,426.22**	**51,582.74**	**-2,287.74**	**-4.64%**
Department: 408 - DISTRICT JUDGE 506TH							
125-408-510010	Court Reporter Salary	104,237.00	104,237.00	2,784.99	104,236.98	0.02	0.00 %
125-408-510031	Court Coordinator Salary	135,402.00	135,402.00	3,617.60	135,401.62	0.38	0.00 %
125-408-510037	Dist Judge 506Th/Supp	12,000.00	12,000.00	320.49	12,000.00	0.00	0.00 %
125-408-510109	Juvenile Board	1,200.00	1,200.00	32.10	1,200.00	0.00	0.00 %
125-408-520000	Longevity	1,916.00	1,916.00	0.00	1,916.00	0.00	0.00 %
125-408-520100	Social Security	19,489.00	19,489.00	490.10	18,169.62	1,319.38	6.77 %
125-408-520201	Retirement TCDRS	28,762.00	28,762.00	797.20	28,787.47	-25.47	-0.09 %
125-408-520700	Cell Phone Allowance	600.00	600.00	0.00	600.00	0.00	0.00 %
125-408-530200	Supplies and Stationary	2,500.00	2,500.00	0.00	1,791.69	708.31	28.33 %
125-408-531400	Postage	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-408-543500	Mileage	1,500.00	1,500.00	0.00	1,305.70	194.30	12.95 %
125-408-563000	Training & Conference Expense	3,000.00	3,000.00	0.00	3,208.44	-208.44	-6.95 %
125-408-568400	Miscellaneous	2,500.00	2,500.00	0.00	1,356.00	1,144.00	45.76 %
125-408-581800	Furniture & Equipment	500.00	500.00	0.00	297.82	202.18	40.44 %
125-408-581813	Copier/Printer	3,000.00	3,000.00	0.00	2,571.36	428.64	14.29 %
	Department: 408 - DISTRICT JUDGE 506TH Total:	**317,606.00**	**317,606.00**	**8,042.48**	**312,842.70**	**4,763.30**	**1.50%**
Department: 411 - ALL OTHER							
125-411-510108	Bilingual Stipend	50,000.00	50,000.00	0.00	35,941.61	14,058.39	28.12 %
125-411-520100	Social Security	0.00	0.00	0.00	2,571.11	-2,571.11	0.00 %
125-411-520201	Retirement TCDRS	0.00	0.00	0.00	4,057.89	-4,057.89	0.00 %
125-411-531400	Postage	25,000.00	25,000.00	0.00	25,105.70	-105.70	-0.42 %
125-411-540300	Legal	125,000.00	190,000.00	0.00	163,983.89	26,016.11	13.69 %
125-411-540400	Taxes/Recycle Center	4,000.00	4,000.00	0.00	6,991.78	-2,991.78	-74.79 %
125-411-540600	Depository Charges	6,000.00	6,000.00	0.00	4,804.46	1,195.54	19.93 %
125-411-540700	Audit	80,000.00	80,000.00	0.00	80,000.00	0.00	0.00 %
125-411-540901	Actuarial Valuation/Prof Srv	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
125-411-541001	AG/Ad Litem Attny	20,000.00	20,000.00	0.00	6,227.00	13,773.00	68.87 %
125-411-542249	Fort Bend Children's Advocacy Cent	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00 %
125-411-542254	Texana Ctr Behavioral Healthcare C	35,933.00	35,933.00	0.00	35,933.00	0.00	0.00 %
125-411-542501	Telephone/Equip & Svc	150,000.00	150,000.00	0.00	116,678.00	33,322.00	22.21 %
125-411-542502	Internet Service	225,000.00	225,000.00	0.00	226,211.98	-1,211.98	-0.54 %
125-411-542505	County Cell Phone	175,000.00	175,000.00	0.00	109,786.46	65,213.54	37.26 %
125-411-542600	Utilities	500,000.00	500,000.00	0.00	453,564.84	46,435.16	9.29 %
125-411-545001	Maintenance Contracts	100,000.00	100,000.00	0.00	70,812.45	29,187.55	29.19 %
125-411-545003	Incode	50,000.00	50,000.00	0.00	39,748.88	10,251.12	20.50 %
125-411-545004	Odyssey	175,000.00	175,000.00	0.00	168,901.42	6,098.58	3.48 %
125-411-545005	Orion	40,000.00	40,000.00	0.00	38,315.54	1,684.46	4.21 %
125-411-545600	Foster Care	13,500.00	13,500.00	0.00	0.00	13,500.00	100.00 %
125-411-545700	Foster Care/Ad Litem Atty.	100,000.00	100,000.00	0.00	79,055.00	20,945.00	20.95 %
125-411-546100	Casa/Child Advocate	10,000.00	10,000.00	0.00	10,000.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-411-547200	Economic Development	300,000.00	300,000.00	0.00	300,000.00	0.00	0.00 %
125-411-547220	Waller Co Child Welfare Board	30,000.00	30,000.00	0.00	30,000.00	0.00	0.00 %
125-411-547310	Focusing Families	15,000.00	15,000.00	0.00	15,000.00	0.00	0.00 %
125-411-547311	Family Ties	15,000.00	15,000.00	0.00	15,000.00	0.00	0.00 %
125-411-547315	Ft. Bend Seniors Meals on Wheel	40,000.00	40,000.00	0.00	40,000.00	0.00	0.00 %
125-411-547320	Colorado Valley Transit	10,000.00	10,000.00	0.00	10,000.00	0.00	0.00 %
125-411-547325	County Fair	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
125-411-547330	Soil & Water Conserv	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
125-411-547340	Melanee Smith Library	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
125-411-560300	Ins Equip/Build/Pub Liab	500,000.00	500,000.00	0.00	567,611.42	-67,611.42	-13.52 %
125-411-561006	Healthy County Rewards	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
125-411-561302	Highway 36A Coalition	1,500.00	1,500.00	0.00	1,500.00	0.00	0.00 %
125-411-561315	Amazon 381 Agreement	500,000.00	0.00	0.00	0.00	0.00	0.00 %
125-411-561501	Medical/Commitment Fees	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
125-411-561502	Pauper Burial Expense	15,000.00	15,000.00	0.00	13,782.00	1,218.00	8.12 %
125-411-562300	County Organizational Dues	20,000.00	20,000.00	0.00	13,937.76	6,062.24	30.31 %
125-411-563300	In County Travel	3,000.00	3,000.00	0.00	1,547.12	1,452.88	48.43 %
125-411-568400	Miscellaneous	10,000.00	10,000.00	0.00	9,457.14	542.86	5.43 %
125-411-569311	DR-4781 Texas Severe Storm	0.00	0.00	0.00	54,600.00	-54,600.00	0.00 %
125-411-569600	Contingency	600,000.00	279,401.00	0.00	0.00	279,401.00	100.00 %
125-411-569800	Transfer To R&B Fund	177,202.00	177,202.00	0.00	0.00	177,202.00	100.00 %
125-411-569900	Transfer To Grant Fund	300,000.00	300,000.00	0.00	340,484.00	-40,484.00	-13.49 %
	Department: 411 - ALL OTHER Total:	**4,475,635.00**	**3,720,036.00**	**0.00**	**3,094,110.45**	**625,925.55**	**16.83%**
Department: 412 - COUNTY COURT AT LAW							
125-412-510001	Elected Official Salary	193,400.00	193,400.00	5,167.16	193,400.00	0.00	0.00 %
125-412-510025	Court Reporter Salary	103,237.00	103,237.00	2,758.33	103,237.00	0.00	0.00 %
125-412-510031	Court Coordinator Salary	133,390.00	133,390.00	3,563.84	133,389.44	0.56	0.00 %
125-412-520000	Longevity	5,208.00	5,208.00	0.00	5,208.00	0.00	0.00 %
125-412-520100	Social Security	33,369.00	33,369.00	888.30	31,018.94	2,350.06	7.04 %
125-412-520201	Retirement TCDRS	49,247.00	49,247.00	1,334.50	49,209.21	37.79	0.08 %
125-412-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-412-530200	Supplies and Stationary	1,500.00	1,500.00	0.00	1,431.29	68.71	4.58 %
125-412-535000	Books, Etc	500.00	244.00	0.00	0.00	244.00	100.00 %
125-412-541050	Visiting Judges	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
125-412-560100	Bond Premiums	400.00	400.00	0.00	400.00	0.00	0.00 %
125-412-562310	Bar Dues	800.00	355.00	0.00	355.00	0.00	0.00 %
125-412-563000	Training & Conference Expense	3,000.00	2,309.00	0.00	2,309.13	-0.13	-0.01 %
125-412-568400	Miscellaneous	1,000.00	3,633.00	0.00	3,004.59	628.41	17.30 %
125-412-581800	Furniture & Equipment	2,000.00	759.00	0.00	759.25	-0.25	-0.03 %
125-412-581813	Copier/Printer	3,500.00	3,500.00	0.00	2,869.44	630.56	18.02 %
	Department: 412 - COUNTY COURT AT LAW Total:	**551,511.00**	**551,511.00**	**13,712.13**	**527,551.29**	**23,959.71**	**4.34%**
Department: 413 - DISTRICT COURT							
125-413-530200	Supplies and Stationary	1,000.00	1,000.00	0.00	438.01	561.99	56.20 %
125-413-566500	Petit Jurors	25,000.00	27,500.00	0.00	26,396.00	1,104.00	4.01 %
125-413-566800	Grand Jurors	12,500.00	12,500.00	0.00	9,096.00	3,404.00	27.23 %
125-413-581800	Furniture & Equipment	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
	Department: 413 - DISTRICT COURT Total:	**39,500.00**	**42,000.00**	**0.00**	**35,930.01**	**6,069.99**	**14.45%**
Department: 414 - COUNTY COURT							
125-414-566500	Petit Jurors	10,000.00	10,000.00	0.00	2,766.00	7,234.00	72.34 %
	Department: 414 - COUNTY COURT Total:	**10,000.00**	**10,000.00**	**0.00**	**2,766.00**	**7,234.00**	**72.34%**
Department: 415 - JUSTICE COURT							
125-415-566500	Petit Jurors	12,000.00	9,500.00	0.00	5,956.00	3,544.00	37.31 %
	Department: 415 - JUSTICE COURT Total:	**12,000.00**	**9,500.00**	**0.00**	**5,956.00**	**3,544.00**	**37.31%**
Department: 416 - CRIMINAL D.A.							
125-416-510005	Staff Salary	1,527,496.00	1,527,496.00	36,217.45	1,399,892.21	127,603.79	8.35 %
125-416-510022	D.A. Supplement	18,000.00	18,000.00	480.99	18,000.00	0.00	0.00 %
125-416-510026	Sal/Secretary/Supp	0.00	0.00	160.30	5,999.80	-5,999.80	0.00 %
125-416-510028	Sal/Supp/VOCA Clerk	0.00	0.00	0.00	57.69	-57.69	0.00 %
125-416-510101	PartTime	20,000.00	17,000.00	400.00	12,950.00	4,050.00	23.82 %
125-416-520000	Longevity	4,724.00	4,724.00	0.00	3,970.67	753.33	15.95 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-416-520001	DA Longevity/Comptroller	13,040.00	13,040.00	0.00	13,340.00	-300.00	-2.30 %
125-416-520100	Social Security	120,891.00	120,891.00	3,140.30	109,042.25	11,848.75	9.80 %
125-416-520201	Retirement TCDRS	178,413.00	178,413.00	4,728.50	164,444.73	13,968.27	7.83 %
125-416-530200	Supplies and Stationary	5,000.00	5,000.00	0.00	4,913.15	86.85	1.74 %
125-416-535000	Books, Etc	25,000.00	25,000.00	0.00	26,987.45	-1,987.45	-7.95 %
125-416-540925	Prof Consult/Witness Fee	20,000.00	20,000.00	0.00	14,779.74	5,220.26	26.10 %
125-416-560100	Bond Premiums	150.00	150.00	0.00	150.00	0.00	0.00 %
125-416-562310	Bar Dues	2,500.00	2,500.00	0.00	2,500.00	0.00	0.00 %
125-416-562311	TDCAA Dues	1,000.00	1,000.00	0.00	1,000.00	0.00	0.00 %
125-416-563000	Training & Conference Expense	10,000.00	10,000.00	0.00	10,000.00	0.00	0.00 %
125-416-568400	Miscellaneous	1,000.00	1,000.00	0.00	867.77	132.23	13.22 %
125-416-568426	Office Security	1,050.00	1,050.00	0.00	1,050.00	0.00	0.00 %
125-416-581800	Furniture & Equipment	4,000.00	7,000.00	0.00	5,922.52	1,077.48	15.39 %
125-416-581813	Copier/Printer	6,000.00	6,000.00	0.00	4,790.08	1,209.92	20.17 %
125-416-581900	Building Rental	53,000.00	53,000.00	0.00	52,911.66	88.34	0.17 %
125-416-587523	Fleet Management Lease Payments	19,000.00	19,000.00	0.00	6,193.06	12,806.94	67.40 %
	Department: 416 - CRIMINAL D.A. Total:	**2,030,264.00**	**2,030,264.00**	**45,127.54**	**1,859,762.78**	**170,501.22**	**8.40%**
Department: 417 - DISTRICT CLERK							
125-417-510001	Elected Official Salary	90,705.00	90,705.00	2,423.49	90,705.00	0.00	0.00 %
125-417-510007	Staff Salary	372,001.00	372,001.00	9,356.16	340,780.61	31,220.39	8.39 %
125-417-510101	Part Time	18,000.00	18,000.00	162.50	1,683.50	16,316.50	90.65 %
125-417-520000	Longevity	3,952.00	3,952.00	0.00	3,146.00	806.00	20.39 %
125-417-520100	Social Security	37,123.00	37,123.00	878.50	31,212.57	5,910.43	15.92 %
125-417-520201	Retirement TCDRS	54,786.00	54,786.00	1,381.30	49,277.16	5,508.84	10.06 %
125-417-520600	Travel Allowance	600.00	600.00	0.00	600.00	0.00	0.00 %
125-417-530200	Supplies and Stationary	13,000.00	13,000.00	0.00	9,564.36	3,435.64	26.43 %
125-417-560100	Bond Premiums	275.00	275.00	0.00	260.00	15.00	5.45 %
125-417-563000	Training & Conference Expense	4,000.00	4,000.00	0.00	1,044.87	2,955.13	73.88 %
125-417-568400	Miscellaneous	500.00	500.00	0.00	150.00	350.00	70.00 %
125-417-581800	Furniture & Equipment	3,000.00	3,000.00	0.00	2,062.97	937.03	31.23 %
125-417-581813	Copier/Printer	9,000.00	9,000.00	0.00	8,061.68	938.32	10.43 %
	Department: 417 - DISTRICT CLERK Total:	**606,942.00**	**606,942.00**	**14,201.95**	**538,548.72**	**68,393.28**	**11.27%**
Department: 418 - J.P., PCT. 1							
125-418-510001	Elected Official Salary	85,040.00	85,040.00	2,272.10	85,040.00	0.00	0.00 %
125-418-510027	Staff Salary	151,386.00	151,386.00	4,004.56	152,224.83	-838.83	-0.55 %
125-418-510101	Part Time	30,000.00	30,000.00	624.00	28,482.00	1,518.00	5.06 %
125-418-520000	Longevity	4,536.00	4,536.00	0.00	4,536.00	0.00	0.00 %
125-418-520100	Social Security	21,185.00	21,185.00	536.50	20,466.64	718.36	3.39 %
125-418-520201	Retirement TCDRS	31,265.00	31,265.00	818.60	31,154.41	110.59	0.35 %
125-418-520600	Travel Allowance	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
125-418-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-418-530200	Supplies and Stationary	3,500.00	3,500.00	0.00	3,468.45	31.55	0.90 %
125-418-531400	Postage	2,500.00	2,500.00	0.00	1,529.43	970.57	38.82 %
125-418-560100	Bond Premiums	200.00	200.00	0.00	150.00	50.00	25.00 %
125-418-563000	Training & Conference Expense	4,500.00	4,500.00	0.00	4,184.69	315.31	7.01 %
125-418-568400	Miscellaneous	1,500.00	1,385.00	0.00	70.00	1,315.00	94.95 %
125-418-568426	Office Security	2,500.00	2,500.00	0.00	2,290.00	210.00	8.40 %
125-418-581800	Furniture & Equipment	1,000.00	1,115.00	0.00	1,060.74	54.26	4.87 %
125-418-581813	Copier/Printer	1,800.00	1,800.00	0.00	936.00	864.00	48.00 %
125-418-581817	Technology Enhancements	5,000.00	5,000.00	0.00	2,549.02	2,450.98	49.02 %
	Department: 418 - J.P., PCT. 1 Total:	**351,872.00**	**351,872.00**	**8,255.76**	**344,102.21**	**7,769.79**	**2.21%**
Department: 419 - J.P., PCT. 2							
125-419-510001	Elected Official Salary	85,040.00	85,040.00	2,272.10	85,040.00	0.00	0.00 %
125-419-510027	Staff Salary	192,083.00	192,083.00	5,089.90	189,353.61	2,729.39	1.42 %
125-419-520000	Longevity	884.00	884.00	0.00	780.00	104.00	11.76 %
125-419-520100	Social Security	21,724.00	21,724.00	538.10	19,752.25	1,971.75	9.08 %
125-419-520201	Retirement TCDRS	32,060.00	32,060.00	847.10	31,209.74	850.26	2.65 %
125-419-520600	Travel Allowance	2,500.00	2,500.00	0.00	1,249.98	1,250.02	50.00 %
125-419-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-419-530200	Supplies and Stationary	1,750.00	1,750.00	0.00	1,697.42	52.58	3.00 %
125-419-531400	Postage	2,000.00	2,000.00	0.00	1,956.06	43.94	2.20 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-419-560100	Bond Premiums	300.00	300.00	0.00	250.00	50.00	16.67 %
125-419-563000	Training & Conference Expense	7,500.00	7,500.00	0.00	6,411.46	1,088.54	14.51 %
125-419-568400	Miscellaneous	1,000.00	1,000.00	0.00	962.68	37.32	3.73 %
125-419-568426	Office Security	2,604.00	2,604.00	0.00	3,052.00	-448.00	-17.20 %
125-419-581800	Furniture & Equipment	500.00	500.00	0.00	481.74	18.26	3.65 %
125-419-581817	Technology Enhancements	5,000.00	5,000.00	0.00	4,348.89	651.11	13.02 %
125-419-587523	Fleet Management Lease Payments	12,000.00	12,000.00	0.00	10,015.61	1,984.39	16.54 %
	Department: 419 - J.P., PCT. 2 Total:	**367,905.00**	**367,905.00**	**8,747.20**	**357,521.44**	**10,383.56**	**2.82%**
Department: 420 - J.P., PCT. 3							
125-420-510001	Elected Official Salary	85,040.00	85,040.00	2,272.10	85,040.00	0.00	0.00 %
125-420-510027	Staff Salary	151,818.00	151,818.00	3,976.00	140,200.57	11,617.43	7.65 %
125-420-510101	Part Time	30,000.00	30,000.00	540.00	26,235.00	3,765.00	12.55 %
125-420-520000	Longevity	1,196.00	1,196.00	0.00	1,196.00	0.00	0.00 %
125-420-520100	Social Security	20,963.00	20,963.00	548.30	19,480.44	1,482.56	7.07 %
125-420-520201	Retirement TCDRS	30,937.00	30,937.00	816.70	29,169.59	1,767.41	5.71 %
125-420-520600	Travel Allowance	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
125-420-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-420-530200	Supplies and Stationary	6,500.00	6,500.00	0.00	4,320.78	2,179.22	33.53 %
125-420-531400	Postage	2,000.00	2,000.00	0.00	1,375.88	624.12	31.21 %
125-420-560100	Bond Premiums	50.00	50.00	0.00	0.00	50.00	100.00 %
125-420-563000	Training & Conference Expense	7,000.00	7,000.00	0.00	6,211.82	788.18	11.26 %
125-420-568400	Miscellaneous	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-420-568426	Office Security	4,000.00	4,000.00	0.00	3,702.00	298.00	7.45 %
125-420-581800	Furniture & Equipment	2,000.00	2,000.00	0.00	1,468.76	531.24	26.56 %
125-420-581813	Copier/Printer	3,000.00	3,000.00	0.00	2,843.17	156.83	5.23 %
125-420-581817	Technology Enhancements	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
	Department: 420 - J.P., PCT. 3 Total:	**356,464.00**	**356,464.00**	**8,153.10**	**327,204.01**	**29,259.99**	**8.21%**
Department: 421 - J.P., PCT. 4							
125-421-510001	Elected Official Salary	85,040.00	85,040.00	2,272.10	85,040.00	0.00	0.00 %
125-421-510027	Staff Salary	216,688.00	216,688.00	5,593.11	217,745.77	-1,057.77	-0.49 %
125-421-520000	Longevity	7,328.00	7,328.00	0.00	7,328.00	0.00	0.00 %
125-421-520100	Social Security	24,099.00	24,099.00	579.50	22,127.68	1,971.32	8.18 %
125-421-520201	Retirement TCDRS	35,566.00	35,566.00	937.20	35,693.56	-127.56	-0.36 %
125-421-520600	Travel Allowance	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
125-421-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-421-530200	Supplies and Stationary	5,000.00	5,000.00	0.00	3,820.49	1,179.51	23.59 %
125-421-531400	Postage	4,000.00	4,000.00	0.00	4,000.00	0.00	0.00 %
125-421-560100	Bond Premiums	222.00	222.00	0.00	196.00	26.00	11.71 %
125-421-563000	Training & Conference Expense	6,500.00	6,500.00	0.00	3,049.29	3,450.71	53.09 %
125-421-568400	Miscellaneous	3,000.00	3,000.00	0.00	1,953.21	1,046.79	34.89 %
125-421-568426	Office Security	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
125-421-581800	Furniture & Equipment	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
125-421-581813	Copier/Printer	4,000.00	4,000.00	0.00	3,464.48	535.52	13.39 %
125-421-581817	Technology Enhancements	7,000.00	7,000.00	0.00	3,719.91	3,280.09	46.86 %
	Department: 421 - J.P., PCT. 4 Total:	**409,403.00**	**409,403.00**	**9,381.91**	**394,098.39**	**15,304.61**	**3.74%**
Department: 422 - COURT EXPENSE							
125-422-541000	Attorney Ad Litem & Miscellaneous	600,000.00	600,000.00	0.00	546,694.50	53,305.50	8.88 %
125-422-541600	Pro Rata Share Court Expense	15,000.00	15,000.00	0.00	9,615.26	5,384.74	35.90 %
125-422-543800	Mileage & Crt Rpt Exp	10,000.00	10,000.00	0.00	2,621.75	7,378.25	73.78 %
125-422-566505	Interpreter Services	50,000.00	50,000.00	0.00	21,600.68	28,399.32	56.80 %
125-422-567100	Miscellaneous Court Costs	50,000.00	50,000.00	0.00	47,396.64	2,603.36	5.21 %
125-422-567101	Capital Murder Cases	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00 %
125-422-567102	Regional Capital Defense	23,000.00	23,000.00	0.00	21,237.00	1,763.00	7.67 %
125-422-567103	Indigent Def. Investigations	45,000.00	45,000.00	0.00	25,472.82	19,527.18	43.39 %
125-422-567104	Mental Health/Competency	35,000.00	35,000.00	0.00	36,450.00	-1,450.00	-4.14 %
125-422-567105	Expert Witness	25,000.00	25,000.00	0.00	22,310.00	2,690.00	10.76 %
125-422-567110	SCRAM/Monitoring	25,000.00	25,000.00	0.00	30,913.12	-5,913.12	-23.65 %
125-422-567111	Sober-Link	10,000.00	10,000.00	0.00	2,878.00	7,122.00	71.22 %
125-422-567112	Drug Testing	20,000.00	20,000.00	0.00	4,885.00	15,115.00	75.58 %
	Department: 422 - COURT EXPENSE Total:	**938,000.00**	**938,000.00**	**0.00**	**772,074.77**	**165,925.23**	**17.69%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 423 - JUDICIAL OTHER							
125-423-540702	Autopsy	120,000.00	120,000.00	0.00	83,487.00	36,513.00	30.43 %
125-423-540705	Transport To Morgue	60,000.00	60,000.00	0.00	36,010.00	23,990.00	39.98 %
	Department: 423 - JUDICIAL OTHER Total:	**180,000.00**	**180,000.00**	**0.00**	**119,497.00**	**60,503.00**	**33.61%**
Department: 430 - COUNTY COURT AT LAW II							
125-430-510001	Salary Elected Official	193,400.00	193,400.00	5,167.18	193,400.02	-0.02	0.00 %
125-430-510025	Salary Court Reporter	103,237.00	103,237.00	2,758.33	103,236.98	0.02	0.00 %
125-430-510031	Salary Court Coordinator	133,390.00	133,390.00	3,582.38	133,407.99	-17.99	-0.01 %
125-430-520000	Longevity	1,236.00	1,236.00	0.00	1,236.00	0.00	0.00 %
125-430-520100	Social Security	33,066.00	33,066.00	2,200.50	31,054.35	2,011.65	6.08 %
125-430-520201	Retirement TCDRS	48,798.00	48,798.00	0.00	48,290.92	507.08	1.04 %
125-430-520700	Cell Phone Allowance	960.00	960.00	0.00	0.00	960.00	100.00 %
125-430-530200	Supplies and Stationary	0.00	5,000.00	0.00	1,145.97	3,854.03	77.08 %
125-430-535000	Books, Etc	0.00	5,000.00	0.00	940.40	4,059.60	81.19 %
125-430-563000	Training & Conference Expense	3,000.00	3,000.00	0.00	725.00	2,275.00	75.83 %
125-430-568400	Miscellaneous	3,500.00	3,500.00	0.00	391.60	3,108.40	88.81 %
125-430-581800	Furniture & Equipment	20,000.00	10,000.00	0.00	114.73	9,885.27	98.85 %
125-430-581813	Copier/Printer	3,000.00	3,000.00	0.00	2,277.25	722.75	24.09 %
	Department: 430 - COUNTY COURT AT LAW II Total:	**543,587.00**	**543,587.00**	**13,708.39**	**516,221.21**	**27,365.79**	**5.03%**
Department: 434 - ELECTION ADMINISTRATION							
125-434-510004	Administrator Salary	80,110.00	80,110.00	2,140.32	80,109.12	0.88	0.00 %
125-434-510046	Election Workers Salary	125,000.00	125,000.00	0.00	202,865.20	-77,865.20	-62.29 %
125-434-510062	Staff Salary	160,995.00	160,995.00	2,844.80	115,240.87	45,754.13	28.42 %
125-434-510080	Overtime	9,000.00	9,000.00	0.00	27,605.80	-18,605.80	-206.73 %
125-434-520000	Longevity	1,716.00	1,716.00	0.00	1,235.00	481.00	28.03 %
125-434-520100	Social Security	28,996.00	28,996.00	374.30	31,521.15	-2,525.15	-8.71 %
125-434-520201	Retirement TCDRS	28,679.00	28,679.00	586.80	25,565.90	3,113.10	10.85 %
125-434-520600	Travel Allowance	2,200.00	2,200.00	0.00	2,200.00	0.00	0.00 %
125-434-530200	Supplies and Stationary	9,000.00	9,000.00	0.00	8,505.48	494.52	5.49 %
125-434-531400	Postage	25,000.00	25,000.00	0.00	14,710.62	10,289.38	41.16 %
125-434-532000	Election Expense - County	31,000.00	31,000.00	0.00	29,255.71	1,744.29	5.63 %
125-434-532005	Stock Printing	20,000.00	20,000.00	0.00	19,263.01	736.99	3.68 %
125-434-544200	Legal Publication	4,000.00	4,000.00	0.00	2,754.00	1,246.00	31.15 %
125-434-545100	Licensing & Software	80,000.00	80,000.00	0.00	78,165.68	1,834.32	2.29 %
125-434-563000	Training & Conference Expense	6,500.00	6,500.00	0.00	350.00	6,150.00	94.62 %
125-434-568400	Miscellaneous	3,000.00	2,021.00	0.00	1,922.39	98.61	4.88 %
125-434-568426	Office Security	2,600.00	3,579.00	0.00	3,579.00	0.00	0.00 %
125-434-581800	Furniture & Equipment	1,080.00	1,080.00	0.00	917.39	162.61	15.06 %
125-434-581813	Copier/Printer	6,500.00	6,500.00	0.00	6,386.35	113.65	1.75 %
125-434-581816	Air Card/Wireless	5,500.00	5,500.00	0.00	5,699.13	-199.13	-3.62 %
125-434-581826	Truck Rental Equipment	6,000.00	6,000.00	0.00	5,925.14	74.86	1.25 %
125-434-581900	Building Rental	17,000.00	17,000.00	0.00	16,500.00	500.00	2.94 %
	Department: 434 - ELECTION ADMINISTRATION Total:	**653,876.00**	**653,876.00**	**5,946.22**	**680,276.94**	**-26,400.94**	**-4.04%**
Department: 435 - COUNTY AUDITOR							
125-435-510002	Appointed Official Salary	124,913.00	124,913.00	3,337.41	124,913.00	0.00	0.00 %
125-435-510005	Staff Salary	258,229.00	258,229.00	6,949.52	250,121.07	8,107.93	3.14 %
125-435-510101	Salary Part Time/CLerical	12,500.00	12,500.00	0.00	4,887.00	7,613.00	60.90 %
125-435-520000	Longevity	2,956.00	2,956.00	0.00	2,730.67	225.33	7.62 %
125-435-520100	Social Security	30,640.00	30,640.00	770.10	27,956.74	2,683.26	8.76 %
125-435-520201	Retirement TCDRS	45,219.00	45,219.00	1,209.60	42,891.70	2,327.30	5.15 %
125-435-520700	Cell Phone Allowance	1,920.00	1,920.00	0.00	1,920.00	0.00	0.00 %
125-435-530200	Supplies and Stationary	3,200.00	3,200.00	0.00	3,210.99	-10.99	-0.34 %
125-435-543500	Mileage	0.00	0.00	0.00	45.29	-45.29	0.00 %
125-435-560100	Bond Premiums	200.00	200.00	0.00	100.00	100.00	50.00 %
125-435-563000	Training & Conference Expense	5,500.00	5,500.00	0.00	6,020.03	-520.03	-9.46 %
125-435-568400	Miscellaneous	2,500.00	2,500.00	0.00	1,038.64	1,461.36	58.45 %
125-435-581800	Furniture & Equipment	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-435-581813	Copier/Printer	2,500.00	2,500.00	0.00	2,413.74	86.26	3.45 %
	Department: 435 - COUNTY AUDITOR Total:	**491,277.00**	**491,277.00**	**12,266.63**	**468,248.87**	**23,028.13**	**4.69%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 436 - COUNTY TREASURER							
125-436-510001	Elected Official Salary	90,705.00	90,705.00	2,423.49	90,705.00	0.00	0.00 %
125-436-510006	Staff Salary	295,391.00	295,391.00	7,918.06	285,242.93	10,148.07	3.44 %
125-436-520000	Longevity	4,300.00	4,300.00	0.00	4,144.00	156.00	3.63 %
125-436-520100	Social Security	29,942.00	29,942.00	775.80	27,909.90	2,032.10	6.79 %
125-436-520201	Retirement TCDRS	44,189.00	44,189.00	1,208.40	43,037.05	1,151.95	2.61 %
125-436-520600	Travel Allowance	1,000.00	1,000.00	0.00	1,000.00	0.00	0.00 %
125-436-530200	Supplies and Stationary	3,200.00	3,200.00	0.00	3,178.98	21.02	0.66 %
125-436-560100	Bond Premiums	2,100.00	2,100.00	0.00	2,100.00	0.00	0.00 %
125-436-563000	Training & Conference Expense	5,000.00	4,769.00	0.00	4,253.41	515.59	10.81 %
125-436-568400	Miscellaneous	215.00	215.00	0.00	215.00	0.00	0.00 %
125-436-581800	Furniture & Equipment	1,000.00	1,231.00	0.00	1,230.69	0.31	0.03 %
125-436-581813	Copier/Printer	2,300.00	2,300.00	0.00	2,300.00	0.00	0.00 %
	Department: 436 - COUNTY TREASURER Total:	**479,342.00**	**479,342.00**	**12,325.75**	**465,316.96**	**14,025.04**	**2.93%**
Department: 437 - CENTRAL APPRAISAL DISTRIC							
125-437-540500	Tax Appraisal District	714,147.00	714,147.00	0.00	673,536.32	40,610.68	5.69 %
	Department: 437 - CENTRAL APPRAISAL DISTRIC Total:	**714,147.00**	**714,147.00**	**0.00**	**673,536.32**	**40,610.68**	**5.69%**
Department: 438 - TAX ASSESSOR COLLECTOR							
125-438-510001	Elected Official Salary	90,705.00	90,705.00	2,423.49	90,705.00	0.00	0.00 %
125-438-510007	Staff Salary	451,587.00	451,587.00	10,314.14	404,124.88	47,462.12	10.51 %
125-438-510026	Salary Supplement	16,768.00	16,768.00	112.00	4,192.00	12,576.00	75.00 %
125-438-510101	Part Time	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
125-438-520000	Longevity	10,044.00	10,044.00	0.00	9,888.00	156.00	1.55 %
125-438-520100	Social Security	43,672.00	43,672.00	972.50	37,917.05	5,754.95	13.18 %
125-438-520201	Retirement TCDRS	64,452.00	64,452.00	1,495.80	57,671.94	6,780.06	10.52 %
125-438-520600	Travel Allowance	800.00	800.00	0.00	800.00	0.00	0.00 %
125-438-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-438-530200	Supplies and Stationary	15,000.00	15,000.00	0.00	11,932.95	3,067.05	20.45 %
125-438-531400	Postage	23,000.00	23,000.00	0.00	22,813.01	186.99	0.81 %
125-438-545406	City of Waller/Interlocal	2,300.00	2,300.00	0.00	2,278.12	21.88	0.95 %
125-438-560100	Bond Premiums	1,851.00	1,851.00	0.00	1,830.00	21.00	1.13 %
125-438-563000	Training & Conference Expense	5,500.00	5,500.00	0.00	5,010.38	489.62	8.90 %
125-438-568426	Office Security	4,300.00	4,300.00	0.00	4,235.00	65.00	1.51 %
125-438-581800	Furniture & Equipment	3,000.00	3,000.00	0.00	660.00	2,340.00	78.00 %
125-438-581813	Copier/Printer	2,000.00	2,000.00	0.00	1,455.09	544.91	27.25 %
	Department: 438 - TAX ASSESSOR COLLECTOR Total:	**740,939.00**	**740,939.00**	**15,317.93**	**656,473.42**	**84,465.58**	**11.40%**
Department: 440 - COUNTY JUDGE							
125-440-510001	Elected Official Salary	130,000.00	130,000.00	3,473.33	130,000.00	0.00	0.00 %
125-440-510003	Staff Salary	106,583.00	106,583.00	1,427.76	113,914.36	-7,331.36	-6.88 %
125-440-510008	State Supplement	25,200.00	25,200.00	0.00	25,200.00	0.00	0.00 %
125-440-510076	Emer Mgmt Salary	15,000.00	15,000.00	400.74	15,000.00	0.00	0.00 %
125-440-510109	Juvenile Board	1,200.00	1,200.00	32.10	1,200.00	0.00	0.00 %
125-440-520000	Longevity	1,708.00	1,708.00	0.00	1,708.00	0.00	0.00 %
125-440-520100	Social Security	21,266.00	21,266.00	660.70	21,189.62	76.38	0.36 %
125-440-520201	Retirement TCDRS	31,579.00	31,579.00	1,016.40	32,487.30	-908.30	-2.88 %
125-440-530200	Supplies and Stationary	2,250.00	1,700.00	0.00	842.80	857.20	50.42 %
125-440-530202	Emer Mgmt/Supplies & Stationary	1,500.00	1,500.00	0.00	1,209.40	290.60	19.37 %
125-440-560100	Bond Premiums	200.00	750.00	0.00	750.00	0.00	0.00 %
125-440-563000	Training & Conference Expense	11,000.00	11,000.00	0.00	8,691.03	2,308.97	20.99 %
125-440-568400	Miscellaneous	500.00	500.00	0.00	100.00	400.00	80.00 %
125-440-581800	Furniture & Equipment	3,000.00	3,000.00	0.00	1,049.76	1,950.24	65.01 %
125-440-581816	Air Card/Wireless	912.00	912.00	0.00	455.88	456.12	50.01 %
125-440-587523	Fleet Management Lease Payments	10,000.00	10,000.00	0.00	11,319.13	-1,319.13	-13.19 %
	Department: 440 - COUNTY JUDGE Total:	**361,898.00**	**361,898.00**	**7,011.03**	**365,117.28**	**-3,219.28**	**-0.89%**
Department: 441 - INFORMATION TECHNOLOGY							
125-441-530200	Supplies and Stationary	350.00	350.00	0.00	0.00	350.00	100.00 %
125-441-540900	Prof Consultant Services	151,800.00	151,800.00	0.00	149,918.44	1,881.56	1.24 %
125-441-540905	Recovery & Retention	56,000.00	56,000.00	0.00	54,300.00	1,700.00	3.04 %
125-441-562302	License Fees	62,000.00	62,000.00	0.00	13,925.04	48,074.96	77.54 %
125-441-581700	Equipment	115,000.00	654,100.00	0.00	629,730.31	24,369.69	3.73 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-441-581816	Air Card/Wireless	2,100.00	2,100.00	0.00	1,678.89	421.11	20.05 %
Department: 441 - INFORMATION TECHNOLOGY Total:		**387,250.00**	**926,350.00**	**0.00**	**849,552.68**	**76,797.32**	**8.29%**
Department: 442 - MAINTENANCE OF BUILDINGS							
125-442-510012	Staff Salary	390,762.00	408,937.00	10,940.92	395,182.41	13,754.59	3.36 %
125-442-510016	Maintenance Supervisor Salary	68,686.00	68,686.00	1,966.20	68,817.00	-131.00	-0.19 %
125-442-510075	Salary Construction Manager	122,260.00	122,260.00	3,266.48	122,259.66	0.34	0.00 %
125-442-510080	Overtime	0.00	0.00	0.00	5,646.94	-5,646.94	0.00 %
125-442-510101	Part Time	20,000.00	20,000.00	329.52	18,013.76	1,986.24	9.93 %
125-442-520000	Longevity	4,340.00	4,340.00	0.00	4,218.67	121.33	2.80 %
125-442-520100	Social Security	46,730.00	48,782.00	1,255.80	44,954.92	3,827.08	7.85 %
125-442-520201	Retirement TCDRS	68,965.00	70,356.00	1,962.70	68,638.31	1,717.69	2.44 %
125-442-520605	Construction Manager/Travel Allow	4,800.00	4,800.00	0.00	4,800.00	0.00	0.00 %
125-442-530100	Supplies	150,000.00	175,000.00	0.00	173,872.75	1,127.25	0.64 %
125-442-530217	Construction Manager/Supplies & S	1,500.00	1,500.00	0.00	802.29	697.71	46.51 %
125-442-544400	Facility Renovations	120,000.00	120,000.00	0.00	1,311.68	118,688.32	98.91 %
125-442-544700	Repair & Replacement	230,000.00	205,000.00	0.00	159,272.18	45,727.82	22.31 %
125-442-544910	Service/Mechanical Equipment	15,000.00	15,000.00	0.00	1,928.10	13,071.90	87.15 %
125-442-545400	Contract Labor	150,000.00	128,382.00	0.00	116,038.67	12,343.33	9.61 %
125-442-563002	Construction Manager/Travel Expe	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-442-568400	Miscellaneous	20,000.00	20,000.00	0.00	12,876.63	7,123.37	35.62 %
125-442-580801	Construction Manager/Furniture &	1,000.00	1,000.00	0.00	179.99	820.01	82.00 %
125-442-581400	Vehicle	150,000.00	150,000.00	0.00	127,420.24	22,579.76	15.05 %
125-442-581700	Equipment	30,000.00	30,000.00	0.00	30,475.85	-475.85	-1.59 %
Department: 442 - MAINTENANCE OF BUILDINGS Total:		**1,595,043.00**	**1,595,043.00**	**19,721.62**	**1,356,710.05**	**238,332.95**	**14.94%**
Department: 443 - ENVIRONMENTAL							
125-443-510002	Appointed Official Salary	69,273.00	69,273.00	1,850.80	69,272.78	0.22	0.00 %
125-443-510005	Staff Salary	380,888.00	380,888.00	8,659.84	375,458.44	5,429.56	1.43 %
125-443-520000	Longevity	1,560.00	1,560.00	0.00	1,438.67	121.33	7.78 %
125-443-520100	Social Security	34,557.00	34,557.00	786.60	32,697.23	1,859.77	5.38 %
125-443-520201	Retirement TCDRS	51,000.00	51,000.00	1,223.40	51,230.73	-230.73	-0.45 %
125-443-530200	Supplies and Stationary	4,400.00	4,400.00	0.00	1,593.31	2,806.69	63.79 %
125-443-530500	Office & Drafting Supplies	2,500.00	2,500.00	0.00	2,082.60	417.40	16.70 %
125-443-531400	Postage	6,500.00	6,500.00	0.00	6,013.65	486.35	7.48 %
125-443-537100	Nuisance Abatement	70,000.00	70,000.00	0.00	63,534.99	6,465.01	9.24 %
125-443-544900	Service Contracts/Repairs Leases	7,165.00	7,165.00	0.00	800.27	6,364.73	88.83 %
125-443-562320	Dues & Licenses	1,000.00	1,000.00	0.00	404.00	596.00	59.60 %
125-443-563000	Training & Conference Expense	6,000.00	6,000.00	0.00	4,348.54	1,651.46	27.52 %
125-443-581800	Furniture & Equipment	16,000.00	16,000.00	0.00	7,873.02	8,126.98	50.79 %
125-443-581813	Copier/Printer	5,900.00	5,900.00	0.00	2,128.83	3,771.17	63.92 %
125-443-587523	Fleet Management Lease Payments	8,000.00	8,000.00	0.00	7,444.38	555.62	6.95 %
125-443-587525	911 Address Signs	28,000.00	6,102.00	0.00	6,101.44	0.56	0.01 %
Department: 443 - ENVIRONMENTAL Total:		**692,743.00**	**670,845.00**	**12,520.64**	**632,422.88**	**38,422.12**	**5.73%**
Department: 505 - SHERIFF JAIL							
125-505-510019	Staff Salary	2,752,531.00	2,641,814.00	60,794.20	2,477,629.69	164,184.31	6.21 %
125-505-520000	Longevity	8,828.00	8,828.00	0.00	6,618.33	2,209.67	25.03 %
125-505-520100	Social Security	211,244.00	202,307.00	5,074.70	183,579.75	18,727.25	9.26 %
125-505-520201	Retirement TCDRS	311,758.00	298,567.00	7,710.60	281,089.05	17,477.95	5.85 %
125-505-530200	Supplies and Stationary	20,000.00	18,000.00	0.00	12,277.52	5,722.48	31.79 %
125-505-542254	Correctional Behavior Health	28,800.00	28,800.00	0.00	24,600.00	4,200.00	14.58 %
125-505-544920	Building Maintenance/Jail	1,000.00	1,000.00	0.00	717.62	282.38	28.24 %
125-505-546410	Medical Services/Jail	161,000.00	161,050.00	0.00	161,000.04	49.96	0.03 %
125-505-563000	Training & Conference Expense	12,000.00	7,000.00	0.00	1,506.17	5,493.83	78.48 %
125-505-563800	Groceries	250,000.00	285,000.00	0.00	280,741.78	4,258.22	1.49 %
125-505-563900	Uniforms	20,000.00	32,000.00	0.00	31,665.68	334.32	1.04 %
125-505-564300	Disinfectant and Soap	50,000.00	55,000.00	0.00	51,396.19	3,603.81	6.55 %
125-505-564500	Bedding and Blankets	15,000.00	10,000.00	0.00	5,864.84	4,135.16	41.35 %
125-505-564600	Inmate Clothing	15,000.00	17,000.00	0.00	16,943.14	56.86	0.33 %
125-505-568400	Miscellaneous	25,000.00	30,000.00	0.00	32,106.55	-2,106.55	-7.02 %
125-505-581800	Furniture & Equipment	25,000.00	11,000.00	0.00	10,410.56	589.44	5.36 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-505-581813	Copier/Printer	7,000.00	9,500.00	0.00	8,236.47	1,263.53	13.30 %
	Department: 505 - SHERIFF JAIL Total:	**3,914,161.00**	**3,816,866.00**	**73,579.50**	**3,586,383.38**	**230,482.62**	**6.04%**
Department: 506 - JUVENILE PROBATION							
125-506-510004	Administrator Salary	71,775.00	71,775.00	1,917.75	71,775.01	-0.01	0.00 %
125-506-510027	Staff Salary	240,218.00	240,218.00	5,045.73	230,318.89	9,899.11	4.12 %
125-506-520000	Longevity	1,856.00	1,856.00	0.00	1,856.00	0.00	0.00 %
125-506-520100	Social Security	24,316.00	24,316.00	516.50	22,722.87	1,593.13	6.55 %
125-506-520201	Retirement TCDRS	35,886.00	35,886.00	796.90	34,622.72	1,263.28	3.52 %
125-506-520600	Travel Allowance	4,000.00	4,000.00	0.00	4,000.00	0.00	0.00 %
125-506-530800	Supplies Postage Equipment	750.00	750.00	0.00	79.00	671.00	89.47 %
125-506-542500	Telephone	1,700.00	1,700.00	0.00	1,823.54	-123.54	-7.27 %
125-506-545300	Training	4,000.00	4,000.00	0.00	3,489.56	510.44	12.76 %
125-506-545310	Staff Training	8,000.00	8,000.00	0.00	7,292.72	707.28	8.84 %
125-506-560100	Bond Premiums	100.00	100.00	0.00	100.00	0.00	0.00 %
125-506-568400	Miscellaneous	250.00	250.00	0.00	270.27	-20.27	-8.11 %
125-506-581800	Furniture & Equipment	1,400.00	1,400.00	0.00	1,292.27	107.73	7.70 %
125-506-581813	Copier/Printer	2,615.00	2,615.00	0.00	614.34	2,000.66	76.51 %
125-506-587523	Fleet Management Lease Payments	18,000.00	18,000.00	0.00	18,066.72	-66.72	-0.37 %
	Department: 506 - JUVENILE PROBATION Total:	**414,866.00**	**414,866.00**	**8,276.88**	**398,323.91**	**16,542.09**	**3.99%**
Department: 507 - JUVENILE DETENTION							
125-507-547500	Psycho/Group	25,000.00	25,000.00	0.00	23,700.00	1,300.00	5.20 %
125-507-547505	Psycho/Group/HGAC	0.00	6,500.00	0.00	4,300.00	2,200.00	33.85 %
125-507-563800	Groceries	2,000.00	2,000.00	0.00	1,468.06	531.94	26.60 %
125-507-564001	Other Detention Expense	6,100.00	6,100.00	0.00	4,530.40	1,569.60	25.73 %
125-507-564300	Disinfectant and Soap	400.00	400.00	0.00	400.00	0.00	0.00 %
125-507-565000	Short Term Detention	100,000.00	100,000.00	0.00	100,000.00	0.00	0.00 %
125-507-565500	Long Term Detention	60,500.00	60,500.00	0.00	54,785.00	5,715.00	9.45 %
125-507-565510	Long Term Detention (TJJD Grant R	0.00	75,075.00	0.00	75,075.00	0.00	0.00 %
125-507-568400	Miscellaneous	20,500.00	20,500.00	0.00	19,206.62	1,293.38	6.31 %
	Department: 507 - JUVENILE DETENTION Total:	**214,500.00**	**296,075.00**	**0.00**	**283,465.08**	**12,609.92**	**4.26%**
Department: 509 - FIRE/BLDG CODE INSPECTOR							
125-509-510002	Salary Appointed Official	81,388.00	81,388.00	2,174.48	81,387.68	0.32	0.00 %
125-509-510012	Salary Other	282,078.00	282,078.00	7,440.16	282,074.56	3.44	0.00 %
125-509-510103	Part Time (Plan Reviewer)	50,000.00	50,000.00	1,419.00	48,279.00	1,721.00	3.44 %
125-509-510104	Part Time (Investigator/Inspector)	10,000.00	10,000.00	0.00	5,300.00	4,700.00	47.00 %
125-509-520000	Longevity	2,364.00	2,364.00	0.00	2,364.00	0.00	0.00 %
125-509-520100	Social Security	32,576.00	32,576.00	835.00	31,033.96	1,542.04	4.73 %
125-509-520201	Retirement TCDRS	48,077.00	48,077.00	1,280.00	47,386.08	690.92	1.44 %
125-509-530100	Supplies	1,800.00	1,800.00	0.00	1,292.04	507.96	28.22 %
125-509-531400	Postage	100.00	100.00	0.00	63.39	36.61	36.61 %
125-509-533202	Training/Leose	0.00	1,848.00	0.00	0.00	1,848.00	100.00 %
125-509-536710	Cash Donations	0.00	24,401.00	0.00	20,644.37	3,756.63	15.40 %
125-509-560100	Bond Premiums	185.00	185.00	0.00	0.00	185.00	100.00 %
125-509-562305	Dues and Subscription	3,000.00	2,300.00	0.00	1,883.21	416.79	18.12 %
125-509-563000	Training & Conference Expense	8,000.00	8,000.00	0.00	5,417.79	2,582.21	32.28 %
125-509-563900	Uniforms	4,000.00	4,700.00	0.00	4,380.87	319.13	6.79 %
125-509-581800	Furniture & Equipment	6,000.00	6,000.00	0.00	5,524.81	475.19	7.92 %
125-509-581801	Equipment Donations	0.00	18,016.00	0.00	18,016.00	0.00	0.00 %
125-509-581813	Copier/Printer	2,300.00	2,300.00	0.00	2,371.62	-71.62	-3.11 %
125-509-581816	Air Card/Wireless/Software	3,000.00	3,000.00	0.00	1,446.94	1,553.06	51.77 %
125-509-587523	Fleet Management Lease Payments	40,000.00	65,000.00	0.00	64,879.95	120.05	0.18 %
	Department: 509 - FIRE/BLDG CODE INSPECTOR Total:	**574,868.00**	**644,133.00**	**13,148.64**	**623,746.27**	**20,386.73**	**3.16%**
Department: 510 - COURTHOUSE SECURITY							
125-510-510049	Staff Salary	299,480.00	299,480.00	7,889.28	299,364.54	115.46	0.04 %
125-510-520000	Longevity	3,588.00	3,588.00	0.00	2,860.00	728.00	20.29 %
125-510-520100	Social Security	23,185.00	23,185.00	837.60	22,447.70	737.30	3.18 %
125-510-520201	Retirement	34,217.00	34,217.00	1,300.60	34,515.70	-298.70	-0.87 %
	Department: 510 - COURTHOUSE SECURITY Total:	**360,470.00**	**360,470.00**	**10,027.48**	**359,187.94**	**1,282.06**	**0.36%**
Department: 511 - CONSTABLE PRECINCT #1							
125-511-510001	Elected Official Salary	61,989.00	61,989.00	1,656.25	61,989.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-511-510003	Staff Salary	52,820.00	52,820.00	1,461.60	52,869.60	-49.60	-0.09 %
125-511-520000	Longevity	1,428.00	1,428.00	0.00	1,428.00	0.00	0.00 %
125-511-520100	Social Security	8,893.00	8,893.00	242.70	8,828.95	64.05	0.72 %
125-511-520201	Retirement TCDRS	13,124.00	13,124.00	362.00	13,131.21	-7.21	-0.05 %
125-511-530200	Supplies and Stationary	250.00	250.00	0.00	0.00	250.00	100.00 %
125-511-531400	Postage	200.00	200.00	0.00	0.00	200.00	100.00 %
125-511-533202	Training/Leose	0.00	6,164.00	0.00	1,322.07	4,841.93	78.55 %
125-511-560100	Bond Premiums	50.00	50.00	0.00	50.00	0.00	0.00 %
125-511-562310	Annual Fee/TCLEDDS	350.00	350.00	0.00	0.00	350.00	100.00 %
125-511-581810	Equipment	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
125-511-581816	Air Card/Wireless	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00 %
125-511-587523	Fleet Management Lease Payments	13,000.00	13,000.00	0.00	339.31	12,660.69	97.39 %
Department: 511 - CONSTABLE PRECINCT #1 Total:		**159,504.00**	**165,668.00**	**3,722.55**	**139,958.14**	**25,709.86**	**15.52%**
Department: 512 - CONSTABLE PRECINCT #2							
125-512-510001	Elected Official Salary	61,989.00	61,989.00	1,656.25	61,989.00	0.00	0.00 %
125-512-510003	Staff Salary	52,820.00	52,820.00	1,461.60	51,733.08	1,086.92	2.06 %
125-512-520000	Longevity	3,000.00	3,000.00	0.00	3,000.00	0.00	0.00 %
125-512-520100	Social Security	9,013.00	9,013.00	0.00	8,266.57	746.43	8.28 %
125-512-520201	Retirement TCDRS	13,301.00	13,301.00	360.80	13,154.78	146.22	1.10 %
125-512-530200	Supplies and Stationary	1,000.00	1,250.00	0.00	941.21	308.79	24.70 %
125-512-531400	Postage	50.00	50.00	0.00	0.00	50.00	100.00 %
125-512-560100	Bond Premiums	50.00	50.00	0.00	50.00	0.00	0.00 %
125-512-562310	Annual Fee/TCLEDDS	395.00	395.00	0.00	0.00	395.00	100.00 %
125-512-563000	Training & Conference Expense	2,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-512-568400	Miscellaneous	3,500.00	4,250.00	0.00	3,860.26	389.74	9.17 %
125-512-568426	Office Security	1,800.00	1,800.00	0.00	1,800.00	0.00	0.00 %
125-512-568436	Gregory/Martin/Donation	0.00	3,728.00	0.00	0.00	3,728.00	100.00 %
125-512-568438	Tobacco Enforcement	0.00	1,812.00	0.00	0.00	1,812.00	100.00 %
125-512-581810	Equipment	5,000.00	5,000.00	0.00	5,988.64	-988.64	-19.77 %
125-512-581816	Air Card/Wireless	3,256.00	3,256.00	0.00	2,200.15	1,055.85	32.43 %
125-512-587523	Fleet Management Lease Payments	13,000.00	13,000.00	0.00	9,868.75	3,131.25	24.09 %
Department: 512 - CONSTABLE PRECINCT #2 Total:		**170,174.00**	**175,714.00**	**3,478.65**	**162,852.44**	**12,861.56**	**7.32%**
Department: 513 - CONSTABLE PRECINCT #3							
125-513-510001	Elected Official Salary	61,989.00	61,989.00	1,656.25	61,989.00	0.00	0.00 %
125-513-510003	Staff Salary	52,820.00	52,820.00	1,486.80	49,820.40	2,999.60	5.68 %
125-513-520000	Longevity	624.00	624.00	0.00	624.00	0.00	0.00 %
125-513-520100	Social Security	8,905.00	8,905.00	466.10	8,554.72	350.28	3.93 %
125-513-520201	Retirement TCDRS	13,141.00	13,141.00	364.10	12,912.52	228.48	1.74 %
125-513-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-513-530200	Supplies and Stationary	2,500.00	2,500.00	0.00	2,603.73	-103.73	-4.15 %
125-513-531400	Postage	300.00	300.00	0.00	0.00	300.00	100.00 %
125-513-533202	Training/Leose	0.00	2,404.00	0.00	0.00	2,404.00	100.00 %
125-513-560100	Bond Premiums	50.00	50.00	0.00	50.00	0.00	0.00 %
125-513-562310	Annual Fee/TCLEDDS	795.00	0.00	0.00	0.00	0.00	0.00 %
125-513-563000	Training & Conference Expense	2,500.00	1,900.00	0.00	1,899.87	0.13	0.01 %
125-513-568400	Miscellaneous	3,000.00	29,579.00	0.00	10,591.94	18,987.06	64.19 %
125-513-581400	Vehicle	49,000.00	49,000.00	0.00	21.50	48,978.50	99.96 %
125-513-581700	Equipment	5,000.00	3,816.00	0.00	3,815.94	0.06	0.00 %
125-513-581800	Furniture & Equipment	1,200.00	1,200.00	0.00	1,200.00	0.00	0.00 %
125-513-581816	Air Card/Wireless	1,000.00	0.00	0.00	0.00	0.00	0.00 %
125-513-587523	Fleet Management Lease Payments	32,000.00	9,000.00	0.00	7,228.69	1,771.31	19.68 %
Department: 513 - CONSTABLE PRECINCT #3 Total:		**235,784.00**	**238,188.00**	**3,973.25**	**162,272.31**	**75,915.69**	**31.87%**
Department: 514 - CONSTABLE PRECINCT #4							
125-514-510001	Elected Official Salary	61,989.00	61,989.00	1,656.25	61,989.00	0.00	0.00 %
125-514-510003	Staff Salary	54,413.00	54,413.00	1,453.76	54,412.16	0.84	0.00 %
125-514-520000	Longevity	3,104.00	3,104.00	0.00	3,104.00	0.00	0.00 %
125-514-520100	Social Security	9,216.00	9,216.00	241.70	8,916.21	299.79	3.25 %
125-514-520201	Retirement TCDRS	13,601.00	13,601.00	370.10	13,609.37	-8.37	-0.06 %
125-514-520700	Cell Phone Allowance	960.00	960.00	0.00	960.00	0.00	0.00 %
125-514-530200	Supplies and Stationary	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-514-531400	Postage	500.00	500.00	0.00	0.00	500.00	100.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-514-533202	Training/Leose	0.00	9,685.00	0.00	1,786.90	7,898.10	81.55 %
125-514-562310	Annual Fee/TCLEDDS	500.00	500.00	0.00	0.00	500.00	100.00 %
125-514-563000	Training & Conference Expense	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-514-568400	Miscellaneous	2,000.00	2,000.00	0.00	70.00	1,930.00	96.50 %
125-514-581810	Equipment	5,000.00	5,000.00	0.00	1,090.14	3,909.86	78.20 %
125-514-587523	Fleet Management Lease Payments	20,000.00	20,000.00	0.00	13,724.23	6,275.77	31.38 %
Department: 514 - CONSTABLE PRECINCT #4 Total:		**173,283.00**	**182,968.00**	**3,721.81**	**159,662.01**	**23,305.99**	**12.74%**
Department: 515 - ANIMAL CONTROL							
125-515-510023	Staff Salary	143,724.00	143,724.00	4,011.02	139,528.31	4,195.69	2.92 %
125-515-520000	Longevity	832.00	832.00	0.00	0.00	832.00	100.00 %
125-515-520100	Social Security	11,059.00	11,059.00	330.20	10,570.15	488.85	4.42 %
125-515-520201	Retirement	16,321.00	16,321.00	490.90	15,785.70	535.30	3.28 %
125-515-530200	Supplies and Stationary	2,500.00	2,000.00	0.00	1,162.10	837.90	41.90 %
125-515-545300	Training	1,000.00	2,000.00	0.00	1,566.00	434.00	21.70 %
125-515-545910	Animal Housing/Care	50,000.00	65,000.00	0.00	63,439.92	1,560.08	2.40 %
125-515-562305	Dues and Subscription	500.00	0.00	0.00	0.00	0.00	0.00 %
125-515-563900	Uniforms	2,500.00	2,500.00	0.00	2,461.31	38.69	1.55 %
125-515-568400	Miscellaneous	2,000.00	2,000.00	0.00	228.02	1,771.98	88.60 %
125-515-581700	Equipment	5,000.00	3,000.00	0.00	1,873.50	1,126.50	37.55 %
125-515-581800	Furniture & Equipment	500.00	500.00	0.00	0.00	500.00	100.00 %
125-515-583510	Air Card/Time	1,000.00	2,000.00	0.00	1,282.50	717.50	35.88 %
125-515-587523	Fleet Management Lease Payments	8,000.00	8,000.00	0.00	7,128.26	871.74	10.90 %
Department: 515 - ANIMAL CONTROL Total:		**244,936.00**	**258,936.00**	**4,832.12**	**245,025.77**	**13,910.23**	**5.37%**
Department: 516 - SHERIFF ADMINISTRATION							
125-516-510001	Elected Official Salary	110,000.00	110,000.00	2,939.01	110,000.00	0.00	0.00 %
125-516-510003	Staff Salary	3,737,993.00	3,695,842.00	106,147.04	3,675,586.73	20,255.27	0.55 %
125-516-510026	Certification Pay	302,400.00	302,400.00	0.00	181,694.17	120,705.83	39.92 %
125-516-510080	Overtime	0.00	0.00	0.00	-1,828.35	1,828.35	0.00 %
125-516-520000	Longevity	20,984.00	20,984.00	0.00	17,841.99	3,142.01	14.97 %
125-516-520100	Social Security	319,111.00	315,133.00	8,211.20	295,470.24	19,662.76	6.24 %
125-516-520201	Retirement TCDRS	470,949.00	465,078.00	12,666.60	454,587.39	10,490.61	2.26 %
125-516-530200	Supplies and Stationary	20,000.00	23,000.00	0.00	27,609.00	-4,609.00	-20.04 %
125-516-530204	K9 Dog Supplies	5,000.00	10,000.00	0.00	7,089.80	2,910.20	29.10 %
125-516-531400	Postage	10,000.00	10,000.00	0.00	1,552.21	8,447.79	84.48 %
125-516-533000	Fuel and Oil	500,000.00	550,000.00	0.00	511,794.63	38,205.37	6.95 %
125-516-533202	Training/Leose	0.00	495.00	0.00	495.00	0.00	0.00 %
125-516-543600	Out Of State Travel	40,000.00	40,000.00	0.00	33,078.00	6,922.00	17.31 %
125-516-543610	In State Travel	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-516-545006	Southern Public Safety Software	50,000.00	52,000.00	0.00	51,276.00	724.00	1.39 %
125-516-545515	Equipment Rental/Repairs	15,000.00	13,000.00	0.00	1,370.00	11,630.00	89.46 %
125-516-545911	Estray	3,000.00	6,500.00	0.00	6,533.54	-33.54	-0.52 %
125-516-560100	Bond Premiums	2,500.00	2,500.00	0.00	50.00	2,450.00	98.00 %
125-516-562323	Dues and Subscription	12,500.00	17,000.00	0.00	14,235.32	2,764.68	16.26 %
125-516-563000	Training & Conference Expense	25,000.00	74,114.00	0.00	56,804.05	17,309.95	23.36 %
125-516-563350	CID	5,000.00	7,000.00	0.00	3,774.37	3,225.63	46.08 %
125-516-563900	Uniforms	40,000.00	99,000.00	0.00	79,083.71	19,916.29	20.12 %
125-516-568400	Miscellaneous	20,000.00	27,500.00	0.00	16,443.99	11,056.01	40.20 %
125-516-568410	ODMP Grant	0.00	1,300.00	0.00	0.00	1,300.00	100.00 %
125-516-581700	Equipment	250,000.00	250,000.00	0.00	226,346.67	23,653.33	9.46 %
125-516-581800	Furniture & Equipment	4,000.00	1,000.00	0.00	1,093.73	-93.73	-9.37 %
125-516-581805	Parks & Wildlife Equipment	750.00	250.00	0.00	0.00	250.00	100.00 %
125-516-581813	Copier/Printer	15,000.00	15,000.00	0.00	14,153.73	846.27	5.64 %
125-516-581816	Air Card/Wireless	30,000.00	30,000.00	0.00	30,842.24	-842.24	-2.81 %
125-516-587523	Fleet Management Lease Payments	650,000.00	650,000.00	0.00	660,977.77	-10,977.77	-1.69 %
Department: 516 - SHERIFF ADMINISTRATION Total:		**6,660,187.00**	**6,790,096.00**	**129,963.85**	**6,477,955.93**	**312,140.07**	**4.60%**
Department: 517 - SHERIFF COMMUNICATIONS							
125-517-510017	Staff Salary	686,886.00	686,886.00	17,618.74	711,213.64	-24,327.64	-3.54 %
125-517-510080	Overtime	0.00	0.00	0.00	518.67	-518.67	0.00 %
125-517-520000	Longevity	2,804.00	2,804.00	0.00	2,223.33	580.67	20.71 %
125-517-520100	Social Security	52,762.00	52,762.00	1,686.50	52,531.89	230.11	0.44 %
125-517-520201	Retirement TCDRS	77,867.00	77,867.00	2,606.80	81,187.23	-3,320.23	-4.26 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-517-530200	Supplies and Stationary	10,000.00	4,000.00	0.00	2,504.85	1,495.15	37.38 %
125-517-545515	Equipment Rental/Repairs	175,000.00	184,730.00	0.00	131,875.57	52,854.43	28.61 %
125-517-563000	Training & Conference Expense	2,500.00	4,500.00	0.00	3,398.10	1,101.90	24.49 %
125-517-563900	Uniforms	2,500.00	3,500.00	0.00	2,803.43	696.57	19.90 %
125-517-568400	Miscellaneous	2,000.00	7,000.00	0.00	2,416.12	4,583.88	65.48 %
125-517-581800	Furniture & Equipment	2,500.00	1,000.00	0.00	63.99	936.01	93.60 %
125-517-581813	Copier/Printer	4,500.00	4,500.00	0.00	4,069.06	430.94	9.58 %
125-517-581816	Air Card/Wireless	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
125-517-581824	Waller-Harris ESD 200 Equipment	0.00	238,503.00	0.00	0.00	238,503.00	100.00 %
Department: 517 - SHERIFF COMMUNICATIONS Total:		**1,020,319.00**	**1,269,052.00**	**21,912.04**	**994,805.88**	**274,246.12**	**21.61%**
Department: 518 - LAW ENFORCEMENT VEHICLE M							
125-518-510019	Staff Salary	0.00	85,103.00	1,726.48	31,323.28	53,779.72	63.19 %
125-518-520000	Longevity	0.00	0.00	0.00	364.00	-364.00	0.00 %
125-518-520100	Social Security	0.00	6,511.00	136.30	2,397.52	4,113.48	63.18 %
125-518-520201	Retirement TCDRS	0.00	9,608.00	204.10	3,586.71	6,021.29	62.67 %
125-518-536400	Parts and Repairs	250,000.00	310,000.00	0.00	328,068.73	-18,068.73	-5.83 %
Department: 518 - LAW ENFORCEMENT VEHICLE M Total:		**250,000.00**	**411,222.00**	**2,066.88**	**365,740.24**	**45,481.76**	**11.06%**
Department: 519 - COMMUNITY SUPERVISION COR							
125-519-530100	Supplies	3,500.00	4,280.00	0.00	7,002.36	-2,722.36	-63.61 %
125-519-542501	Telephone/Equip & Svc	3,420.00	3,420.00	0.00	4,332.78	-912.78	-26.69 %
125-519-581800	Furniture & Equipment	1,500.00	4,101.00	0.00	858.22	3,242.78	79.07 %
125-519-581813	Copier/Printer	7,000.00	3,619.00	0.00	3,070.22	548.78	15.16 %
Department: 519 - COMMUNITY SUPERVISION COR Total:		**15,420.00**	**15,420.00**	**0.00**	**15,263.58**	**156.42**	**1.01%**
Department: 520 - JUVENILE BOARD							
125-520-520100	Social Security	0.00	0.00	0.00	2.62	-2.62	0.00 %
125-520-520201	Retirement TCDRS	0.00	0.00	0.00	3.92	-3.92	0.00 %
Department: 520 - JUVENILE BOARD Total:		**0.00**	**0.00**	**0.00**	**6.54**	**-6.54**	**0.00%**
Department: 521 - DEPT OF PUBLIC SAFETY							
125-521-530100	Supplies	2,000.00	2,000.00	0.00	1,176.15	823.85	41.19 %
Department: 521 - DEPT OF PUBLIC SAFETY Total:		**2,000.00**	**2,000.00**	**0.00**	**1,176.15**	**823.85**	**41.19%**
Department: 525 - INDIGENT HEALTH							
125-525-546000	Inpatient Hospital Services	100,000.00	100,000.00	0.00	5,270.60	94,729.40	94.73 %
125-525-546200	Outpatient Hospital Services	75,000.00	75,000.00	0.00	2,686.13	72,313.87	96.42 %
125-525-546400	Physician Services	50,000.00	50,000.00	0.00	210.55	49,789.45	99.58 %
125-525-546410	Medical Services/Jail	145,000.00	145,000.00	0.00	121,190.70	23,809.30	16.42 %
125-525-546412	Lab/X Ray Services	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
125-525-546415	Opt Service & Supply	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
125-525-546600	Prescriptions For Drugs	65,000.00	65,000.00	0.00	1,548.47	63,451.53	97.62 %
125-525-546900	BVCOG	30,000.00	30,000.00	0.00	30,000.00	0.00	0.00 %
Department: 525 - INDIGENT HEALTH Total:		**500,000.00**	**500,000.00**	**0.00**	**160,906.45**	**339,093.55**	**67.82%**
Department: 527 - RECYCLE CENTER							
125-527-510024	Staff Salary	135,298.00	135,298.00	3,128.16	125,960.89	9,337.11	6.90 %
125-527-520000	Longevity	624.00	624.00	0.00	381.33	242.67	38.89 %
125-527-520100	Social Security	10,399.00	10,399.00	282.10	9,504.07	894.93	8.61 %
125-527-520201	Retirement	15,346.00	15,346.00	425.50	14,329.57	1,016.43	6.62 %
125-527-530200	Supplies and Stationary	750.00	750.00	0.00	421.42	328.58	43.81 %
125-527-543500	Mileage	600.00	600.00	0.00	599.65	0.35	0.06 %
125-527-544805	Tire & Oil/Disposal	4,000.00	4,000.00	0.00	896.28	3,103.72	77.59 %
125-527-544806	Electronic Recycling	4,000.00	4,000.00	0.00	521.93	3,478.07	86.95 %
125-527-560100	Bond Premiums	100.00	100.00	0.00	0.00	100.00	100.00 %
125-527-563000	Training & Conference Expense	500.00	500.00	0.00	0.00	500.00	100.00 %
125-527-569921	Dumpster Fees	3,600.00	3,600.00	0.00	3,931.83	-331.83	-9.22 %
125-527-581700	Equipment	8,000.00	8,000.00	0.00	3,438.13	4,561.87	57.02 %
Department: 527 - RECYCLE CENTER Total:		**183,217.00**	**183,217.00**	**3,835.76**	**159,985.10**	**23,231.90**	**12.68%**
Department: 537 - COUNTY LIBRARY							
125-537-510004	Administrator Salary	65,500.00	65,500.00	1,750.00	65,499.99	0.01	0.00 %
125-537-510005	Staff Salary	257,456.00	257,456.00	6,878.48	257,451.78	4.22	0.00 %
125-537-510101	Part Time	35,000.00	35,000.00	528.00	34,980.00	20.00	0.06 %
125-537-520000	Longevity	6,208.00	6,208.00	0.00	6,208.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
125-537-520100	Social Security	27,951.00	27,951.00	722.00	26,455.75	1,495.25	5.35 %
125-537-520201	Retirement TCDRS	41,250.00	41,250.00	1,125.80	41,311.79	-61.79	-0.15 %
125-537-520600	Travel Allowance	1,200.00	1,200.00	0.00	1,200.00	0.00	0.00 %
125-537-530200	Supplies and Stationary	6,000.00	6,000.00	0.00	5,757.88	242.12	4.04 %
125-537-531400	Postage	500.00	500.00	0.00	438.00	62.00	12.40 %
125-537-535000	Books, Etc	35,000.00	35,000.00	0.00	34,498.95	501.05	1.43 %
125-537-535500	Book & Memorial/Hemp/Misc	0.00	527.00	0.00	107.34	419.66	79.63 %
125-537-536500	Book & Mem/Brooksh/Patt/Misc	0.00	4.00	0.00	0.00	4.00	100.00 %
125-537-536600	Donations/Library	0.00	1,944.00	0.00	1,578.28	365.72	18.81 %
125-537-536601	Grant	0.00	115.00	0.00	114.74	0.26	0.23 %
125-537-544100	Programming	5,000.00	5,000.00	0.00	4,989.76	10.24	0.20 %
125-537-544810	Software/UpDAtes	7,000.00	7,000.00	0.00	4,354.70	2,645.30	37.79 %
125-537-560100	Bond Premiums	300.00	300.00	0.00	100.00	200.00	66.67 %
125-537-563000	Training & Conference Expense	4,500.00	4,500.00	0.00	4,071.58	428.42	9.52 %
125-537-568400	Miscellaneous	1,000.00	1,000.00	0.00	833.39	166.61	16.66 %
125-537-568426	Office Security	4,000.00	4,000.00	0.00	3,780.00	220.00	5.50 %
125-537-581800	Furniture & Equipment	6,000.00	6,000.00	0.00	5,842.64	157.36	2.62 %
	Department: 537 - COUNTY LIBRARY Total:	**503,865.00**	**506,455.00**	**11,004.28**	**499,574.57**	**6,880.43**	**1.36%**
Department: 538 - WALLER COUNTY HISTORICAL							
125-538-568400	Miscellaneous	15,000.00	15,000.00	0.00	15,000.00	0.00	0.00 %
	Department: 538 - WALLER COUNTY HISTORICAL Total:	**15,000.00**	**15,000.00**	**0.00**	**15,000.00**	**0.00**	**0.00%**
Department: 539 - COUNTY MUSEUM							
125-539-547326	County Museum	20,000.00	20,000.00	0.00	20,000.00	0.00	0.00 %
	Department: 539 - COUNTY MUSEUM Total:	**20,000.00**	**20,000.00**	**0.00**	**20,000.00**	**0.00**	**0.00%**
Department: 540 - EXTENSION SERVICE							
125-540-510004	Administrator Salary	83,976.00	83,976.00	1,699.87	74,235.97	9,740.03	11.60 %
125-540-510027	Staff Salary	90,338.00	90,338.00	2,957.35	90,881.36	-543.36	-0.60 %
125-540-520000	Longevity	928.00	928.00	0.00	928.00	0.00	0.00 %
125-540-520100	Social Security	14,064.00	14,064.00	375.80	12,886.86	1,177.14	8.37 %
125-540-520201	Retirement TCDRS	20,756.00	20,756.00	280.50	10,307.29	10,448.71	50.34 %
125-540-520600	Travel Allowance	8,600.00	8,600.00	0.00	7,570.72	1,029.28	11.97 %
125-540-530200	Supplies and Stationary	5,500.00	4,700.00	0.00	3,157.77	1,542.23	32.81 %
125-540-530300	Supplies Educational	500.00	500.00	0.00	101.89	398.11	79.62 %
125-540-563000	Training & Conference Expense	13,000.00	13,800.00	0.00	13,880.71	-80.71	-0.58 %
125-540-568400	Miscellaneous	500.00	500.00	0.00	260.00	240.00	48.00 %
125-540-581800	Furniture & Equipment	4,500.00	4,500.00	0.00	4,090.63	409.37	9.10 %
125-540-581813	Copier/Printer	2,500.00	2,500.00	0.00	2,223.38	276.62	11.06 %
	Department: 540 - EXTENSION SERVICE Total:	**245,162.00**	**245,162.00**	**5,313.52**	**220,524.58**	**24,637.42**	**10.05%**
Department: 600 - CAPITAL OUTLAY							
125-600-545402	Professional Services Pct. 2 Annex	0.00	0.00	0.00	16,875.00	-16,875.00	0.00 %
125-600-545403	Professional Services Pct. 3 Annex	0.00	0.00	0.00	24,829.59	-24,829.59	0.00 %
125-600-571500	Land Acquisition	0.00	0.00	0.00	22,733.21	-22,733.21	0.00 %
125-600-581400	Vehicle	0.00	59,269.00	0.00	601,296.48	-542,027.48	-914.52 %
125-600-581620	Justice Center Modular Building De	0.00	0.00	0.00	359,626.81	-359,626.81	0.00 %
125-600-581901	Buildings	3,012,369.00	3,012,369.00	0.00	3,500.00	3,008,869.00	99.88 %
125-600-583500	Computer/Software/Equipment	0.00	0.00	0.00	-31,503.38	31,503.38	0.00 %
	Department: 600 - CAPITAL OUTLAY Total:	**3,012,369.00**	**3,071,638.00**	**0.00**	**997,357.71**	**2,074,280.29**	**67.53%**
Department: 685 - EMPLOYEE BENEFITS							
125-685-520303	Health Insurance	4,902,504.00	4,902,504.00	0.00	4,248,791.25	653,712.75	13.33 %
125-685-520400	Workers' Compensation	138,588.00	138,588.00	0.00	148,222.53	-9,634.53	-6.95 %
125-685-520500	Unemployment	30,584.00	30,584.00	0.00	6,328.36	24,255.64	79.31 %
	Department: 685 - EMPLOYEE BENEFITS Total:	**5,071,676.00**	**5,071,676.00**	**0.00**	**4,403,342.14**	**668,333.86**	**13.18%**
	Expense Total:	**42,994,900.00**	**43,438,064.00**	**546,143.67**	**37,233,493.09**	**6,204,570.91**	**14.28%**
	Fund: 125 - GENERAL FUND Surplus (Deficit):	**0.00**	**-34,529.00**	**-546,143.67**	**10,186,631.38**	**10,221,160.38**	**29,601.67%**
	Report Surplus (Deficit):	**0.00**	**-34,529.00**	**-546,143.67**	**10,186,631.38**	**10,221,160.38**	**29,601.67%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 126 - DIST CLERK/TECHNOLOGY FUN							
Revenue							
Department: 000 - NON DEPARTMENTAL							
126-000-451526	Tech Fee/DC	152.00	152.00	0.00	155.84	3.84	102.53 %
126-000-467550	Interest	88.00	88.00	0.00	200.40	112.40	227.73 %
126-000-475009	Tran In Fr Reserved Fund Bal	3,803.00	3,803.00	0.00	0.00	-3,803.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**4,043.00**	**4,043.00**	**0.00**	**356.24**	**-3,686.76**	**91.19%**
	Revenue Total:	**4,043.00**	**4,043.00**	**0.00**	**356.24**	**-3,686.76**	**91.19%**
Expense							
Department: 667 - DIST CL/TECHNOLOGY							
126-667-581515	Tech Enhancements & Maintenanc	4,043.00	4,043.00	0.00	0.00	4,043.00	100.00 %
	Department: 667 - DIST CL/TECHNOLOGY Total:	**4,043.00**	**4,043.00**	**0.00**	**0.00**	**4,043.00**	**100.00%**
	Expense Total:	**4,043.00**	**4,043.00**	**0.00**	**0.00**	**4,043.00**	**100.00%**
	Fund: 126 - DIST CLERK/TECHNOLOGY FUN Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**356.24**	**356.24**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**356.24**	**356.24**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 127 - CO CLERK/RECORDS PRES/DIG							
Revenue							
Department: 000 - NON DEPARTMENTAL							
127-000-467550	Interest	991.00	991.00	0.00	1,874.02	883.02	189.10 %
127-000-475009	Tran In Fr Reserved Fund Bal	34,712.00	34,712.00	0.00	0.00	-34,712.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**35,703.00**	**35,703.00**	**0.00**	**1,874.02**	**-33,828.98**	**94.75%**
	Revenue Total:	**35,703.00**	**35,703.00**	**0.00**	**1,874.02**	**-33,828.98**	**94.75%**
Expense							
Department: 668 - CO CLERK RECORDS PRES/DIG							
127-668-545512	Records Preservation	35,703.00	35,703.00	0.00	0.00	35,703.00	100.00 %
	Department: 668 - CO CLERK RECORDS PRES/DIG Total:	**35,703.00**	**35,703.00**	**0.00**	**0.00**	**35,703.00**	**100.00%**
	Expense Total:	**35,703.00**	**35,703.00**	**0.00**	**0.00**	**35,703.00**	**100.00%**
	Fund: 127 - CO CLERK/RECORDS PRES/DIG Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,874.02**	**1,874.02**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**1,874.02**	**1,874.02**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 128 - DISTRICT CL/RECORDS PRES/							
Revenue							
Department: 000 - NON DEPARTMENTAL							
128-000-451308	RPF/Digitizing DC	410.00	410.00	0.00	220.00	-190.00	46.34 %
128-000-467550	Interest	1,137.00	1,137.00	0.00	1,534.77	397.77	134.98 %
128-000-475009	Tran In Fr Reserved Fund Bal	48,548.00	48,548.00	0.00	0.00	-48,548.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**50,095.00**	**50,095.00**	**0.00**	**1,754.77**	**-48,340.23**	**96.50%**
Revenue Total:		**50,095.00**	**50,095.00**	**0.00**	**1,754.77**	**-48,340.23**	**96.50%**
Expense							
Department: 669 - DIST CLERK/RECORDS PRES/D							
128-669-545512	Records Preservation	50,095.00	50,095.00	0.00	0.00	50,095.00	100.00 %
Department: 669 - DIST CLERK/RECORDS PRES/D Total:		**50,095.00**	**50,095.00**	**0.00**	**0.00**	**50,095.00**	**100.00%**
Expense Total:		**50,095.00**	**50,095.00**	**0.00**	**0.00**	**50,095.00**	**100.00%**
Fund: 128 - DISTRICT CL/RECORDS PRES/ Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**1,754.77**	**1,754.77**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**1,754.77**	**1,754.77**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 129 - DA PRE TRIAL DIVERSION FE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
129-000-467550	Interest	2,004.00	2,004.00	0.00	4,816.49	2,812.49	240.34 %
129-000-472400	D.A. Salary Supplement	0.00	0.00	0.00	16,138.98	16,138.98	0.00 %
129-000-472410	DA Pre Trial Diversion Fee	38,250.00	38,250.00	0.00	40,500.00	2,250.00	105.88 %
129-000-475010	Trans From Res Fund Balance	73,505.00	73,505.00	0.00	0.00	-73,505.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**113,759.00**	**113,759.00**	**0.00**	**61,455.47**	**-52,303.53**	**45.98%**
Revenue Total:		**113,759.00**	**113,759.00**	**0.00**	**61,455.47**	**-52,303.53**	**45.98%**
Expense							
Department: 634 - D.A. PRE-TRIAL DIVERSION							
129-634-510026	Salary/Supp	55,699.00	55,699.00	1,354.54	52,528.98	3,170.02	5.69 %
129-634-520100	Social Security	4,261.00	4,261.00	107.90	3,942.24	318.76	7.48 %
129-634-520201	Retirement TCDRS	6,289.00	6,289.00	161.70	5,910.12	378.88	6.02 %
129-634-540915	Counseling Svcs/Assessments	47,510.00	47,510.00	0.00	0.00	47,510.00	100.00 %
Department: 634 - D.A. PRE-TRIAL DIVERSION Total:		**113,759.00**	**113,759.00**	**1,624.14**	**62,381.34**	**51,377.66**	**45.16%**
Expense Total:		**113,759.00**	**113,759.00**	**1,624.14**	**62,381.34**	**51,377.66**	**45.16%**
Fund: 129 - DA PRE TRIAL DIVERSION FE Surplus (Deficit):		**0.00**	**0.00**	**-1,624.14**	**-925.87**	**-925.87**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**-1,624.14**	**-925.87**	**-925.87**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 131 - JUVENILE CASE MGR FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
131-000-467550	Interest	2.00	2.00	0.00	21.29	19.29	1,064.50 %
131-000-471002	Juv Case Mgr Fee	689.00	689.00	0.00	600.12	-88.88	12.90 %
131-000-475010	Trans From Res Fund Balance	94.00	94.00	0.00	0.00	-94.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**785.00**	**785.00**	**0.00**	**621.41**	**-163.59**	**20.84%**
Revenue Total:		**785.00**	**785.00**	**0.00**	**621.41**	**-163.59**	**20.84%**
Expense							
Department: 577 - JUVENILE CASE MANAGER GRANT 9/2012-12/2012							
131-577-569400	Transfer to Fund 125	785.00	785.00	0.00	0.00	785.00	100.00 %
Department: 577 - JUVENILE CASE MANAGER GRANT 9/2012-12/2		**785.00**	**785.00**	**0.00**	**0.00**	**785.00**	**100.00%**
Expense Total:		**785.00**	**785.00**	**0.00**	**0.00**	**785.00**	**100.00%**
Fund: 131 - JUVENILE CASE MGR FUND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**621.41**	**621.41**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**621.41**	**621.41**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 132 - FIRE MARSHAL SERVICE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
132-000-467550	Interest	0.00	0.00	0.00	1,248.26	1,248.26	0.00 %
132-000-475010	Trans From Res Fund Balance	0.00	107,426.00	0.00	0.00	-107,426.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**107,426.00**	**0.00**	**1,248.26**	**-106,177.74**	**98.84%**
Revenue Total:		**0.00**	**107,426.00**	**0.00**	**1,248.26**	**-106,177.74**	**98.84%**
Expense							
Department: 509 - FIRE/BLDG CODE INSPECTOR							
132-509-510026	Salary Supplement	0.00	16,000.00	427.48	15,084.04	915.96	5.72 %
132-509-520100	Social Security	0.00	1,224.00	42.00	1,115.70	108.30	8.85 %
132-509-520201	Retirement TCDRS	0.00	1,807.00	65.30	1,720.06	86.94	4.81 %
132-509-520500	Unemployment	0.00	0.00	0.00	23.46	-23.46	0.00 %
132-509-530100	Supplies	0.00	5,000.00	0.00	0.00	5,000.00	100.00 %
132-509-540900	Prof Consultant Services	0.00	10,000.00	0.00	0.00	10,000.00	100.00 %
132-509-568400	Miscellaneous	0.00	23,395.00	0.00	2,895.58	20,499.42	87.62 %
132-509-581700	Equipment	0.00	50,000.00	0.00	8,434.75	41,565.25	83.13 %
Department: 509 - FIRE/BLDG CODE INSPECTOR Total:		**0.00**	**107,426.00**	**534.78**	**29,273.59**	**78,152.41**	**72.75%**
Expense Total:		**0.00**	**107,426.00**	**534.78**	**29,273.59**	**78,152.41**	**72.75%**
Fund: 132 - FIRE MARSHAL SERVICE FUND Surplus (Deficit):		**0.00**	**0.00**	**-534.78**	**-28,025.33**	**-28,025.33**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**-534.78**	**-28,025.33**	**-28,025.33**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 133 - CONSTABLE PCT 4 ARTICLE 59 FORFEITURE							
Revenue							
Department: 000 - NON DEPARTMENTAL							
133-000-475010	Trans From Res Fund Balance	1,798.00	1,798.00	0.00	0.00	-1,798.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**1,798.00**	**1,798.00**	**0.00**	**0.00**	**-1,798.00**	**100.00%**
	Revenue Total:	**1,798.00**	**1,798.00**	**0.00**	**0.00**	**-1,798.00**	**100.00%**
Expense							
Department: 514 - CONSTABLE PRECINCT #4							
133-514-568400	Miscellaneous	1,798.00	1,798.00	0.00	0.00	1,798.00	100.00 %
	Department: 514 - CONSTABLE PRECINCT #4 Total:	**1,798.00**	**1,798.00**	**0.00**	**0.00**	**1,798.00**	**100.00%**
	Expense Total:	**1,798.00**	**1,798.00**	**0.00**	**0.00**	**1,798.00**	**100.00%**
Fund: 133 - CONSTABLE PCT 4 ARTICLE 59 FORFEITURE Surplus (De		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 135 - Court Facility Fund							
Revenue							
Department: 000 - NON DEPARTMENTAL							
135-000-453044	Court Facility Fee	12,941.00	12,941.00	0.00	24,546.42	11,605.42	189.68 %
135-000-467550	Interest	45.00	45.00	0.00	750.03	705.03	1,666.73 %
135-000-475010	Trans From Res Fund Balance	18,082.00	18,082.00	0.00	0.00	-18,082.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**31,068.00**	**31,068.00**	**0.00**	**25,296.45**	**-5,771.55**	**18.58%**
	Revenue Total:	**31,068.00**	**31,068.00**	**0.00**	**25,296.45**	**-5,771.55**	**18.58%**
Expense							
Department: 477 - Buildings							
135-477-568001	Building Repair	31,068.00	31,068.00	0.00	0.00	31,068.00	100.00 %
	Department: 477 - Buildings Total:	**31,068.00**	**31,068.00**	**0.00**	**0.00**	**31,068.00**	**100.00%**
	Expense Total:	**31,068.00**	**31,068.00**	**0.00**	**0.00**	**31,068.00**	**100.00%**
	Fund: 135 - Court Facility Fund Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**25,296.45**	**25,296.45**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**25,296.45**	**25,296.45**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 137 - JUSTICE CRT SUPPORT FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
137-000-453046	Justice Crt Fee	20,096.00	20,096.00	0.00	33,771.95	13,675.95	168.05 %
137-000-475010	Trans From Res Fund Balance	22,917.00	22,917.00	0.00	0.00	-22,917.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**43,013.00**	**43,013.00**	**0.00**	**33,771.95**	**-9,241.05**	**21.48%**
	Revenue Total:	**43,013.00**	**43,013.00**	**0.00**	**33,771.95**	**-9,241.05**	**21.48%**
Expense							
Department: 000 - NON DEPARTMENTAL							
137-000-467550	Interest	-62.00	-62.00	0.00	-1,042.14	980.14	-1,580.87 %
	Department: 000 - NON DEPARTMENTAL Total:	**-62.00**	**-62.00**	**0.00**	**-1,042.14**	**980.14**	**-1,580.87%**
Department: 415 - JUSTICE COURT							
137-415-563000	Training & Conference Expense	43,075.00	43,075.00	0.00	0.00	43,075.00	100.00 %
	Department: 415 - JUSTICE COURT Total:	**43,075.00**	**43,075.00**	**0.00**	**0.00**	**43,075.00**	**100.00%**
	Expense Total:	**43,013.00**	**43,013.00**	**0.00**	**-1,042.14**	**44,055.14**	**102.42%**
	Fund: 137 - JUSTICE CRT SUPPORT FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**34,814.09**	**34,814.09**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**34,814.09**	**34,814.09**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 181 - PERMANENT SCHOOL AVAILABL							
Revenue							
Department: 000 - NON DEPARTMENTAL							
181-000-467550	Interest	0.00	0.00	0.00	40,657.78	40,657.78	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**40,657.78**	**40,657.78**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**40,657.78**	**40,657.78**	**0.00%**
Expense							
Department: 615 - SCHOOL PAYMENTS							
181-615-542275	School Pmt/Waller	0.00	0.00	0.00	13,189.42	-13,189.42	0.00 %
181-615-542276	School Pmt/Hempstead	0.00	0.00	0.00	5,011.05	-5,011.05	0.00 %
181-615-542277	School Pmt/Royal	0.00	0.00	0.00	8,487.07	-8,487.07	0.00 %
181-615-542278	School Pmt/ Katy	0.00	0.00	0.00	15,599.79	-15,599.79	0.00 %
Department: 615 - SCHOOL PAYMENTS Total:		**0.00**	**0.00**	**0.00**	**42,287.33**	**-42,287.33**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**42,287.33**	**-42,287.33**	**0.00%**
Fund: 181 - PERMANENT SCHOOL AVAILABL Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-1,629.55**	**-1,629.55**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-1,629.55**	**-1,629.55**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 182 - D.A. TRUST FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
182-000-441522	Misc Revenue	0.00	0.00	0.00	123,944.04	123,944.04	0.00 %
182-000-467550	Interest	0.00	0.00	0.00	133.57	133.57	0.00 %
182-000-475010	Trans From Res Fund Balance	4,532.00	4,532.00	0.00	0.00	-4,532.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**4,532.00**	**4,532.00**	**0.00**	**124,077.61**	**119,545.61**	**2,637.81%**
	Revenue Total:	**4,532.00**	**4,532.00**	**0.00**	**124,077.61**	**119,545.61**	**2,637.81%**
Expense							
Department: 625 - D.A. TRUST ACCOUNT							
182-625-568400	Miscellaneous	4,532.00	4,532.00	0.00	125,040.99	-120,508.99	-2,659.07 %
	Department: 625 - D.A. TRUST ACCOUNT Total:	**4,532.00**	**4,532.00**	**0.00**	**125,040.99**	**-120,508.99**	**-2,659.07%**
	Expense Total:	**4,532.00**	**4,532.00**	**0.00**	**125,040.99**	**-120,508.99**	**-2,659.07%**
	Fund: 182 - D.A. TRUST FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-963.38**	**-963.38**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-963.38**	**-963.38**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 186 - OGG TRUST FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
186-000-467518	Int/OGG Bank Acct.	0.00	0.00	0.00	283.31	283.31	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**283.31**	**283.31**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**283.31**	**283.31**	**0.00%**
	Fund: 186 - OGG TRUST FUND Total:	**0.00**	**0.00**	**0.00**	**283.31**	**283.31**	**0.00%**
	Report Total:	**0.00**	**0.00**	**0.00**	**283.31**	**283.31**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 188 - DISMUKE ESTATE TRUST FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
188-000-467550	Interest	0.00	0.00	0.00	3,721.13	3,721.13	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**3,721.13**	**3,721.13**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**3,721.13**	**3,721.13**	**0.00%**
Fund: 188 - DISMUKE ESTATE TRUST FUND Total:		**0.00**	**0.00**	**0.00**	**3,721.13**	**3,721.13**	**0.00%**
Report Total:		**0.00**	**0.00**	**0.00**	**3,721.13**	**3,721.13**	**0.00%**

Waller County, TX

Budget I t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 189 - HOSPITAL TRUST FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
189-000-467550	Interest	101.00	101.00	0.00	172.36	71.36	170.65 %
189-000-475010	Trans From Res Fund Balance	3,090.00	3,090.00	0.00	0.00	-3,090.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**3,191.00**	**3,191.00**	**0.00**	**172.36**	**-3,018.64**	**94.60%**
	Revenue Total:	**3,191.00**	**3,191.00**	**0.00**	**172.36**	**-3,018.64**	**94.60%**
Expense							
Department: 654 - HOSPITAL TRUST							
189-654-544700	Repair & Replacement	3,191.00	3,191.00	0.00	0.00	3,191.00	100.00 %
	Department: 654 - HOSPITAL TRUST Total:	**3,191.00**	**3,191.00**	**0.00**	**0.00**	**3,191.00**	**100.00%**
	Expense Total:	**3,191.00**	**3,191.00**	**0.00**	**0.00**	**3,191.00**	**100.00%**
	Fund: 189 - HOSPITAL TRUST FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**172.36**	**172.36**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**172.36**	**172.36**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 191 - SHERIFF NARC PROGRAM FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
191-000-475010	Trans From Res Fund Balance	11.00	11.00	0.00	0.00	-11.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**11.00**	**11.00**	**0.00**	**0.00**	**-11.00**	**100.00%**
Revenue Total:		**11.00**	**11.00**	**0.00**	**0.00**	**-11.00**	**100.00%**
Expense							
Department: 489 - NARC PROGRAM INCOME							
191-489-581815	Equipment	11.00	11.00	0.00	0.00	11.00	100.00 %
Department: 489 - NARC PROGRAM INCOME Total:		**11.00**	**11.00**	**0.00**	**0.00**	**11.00**	**100.00%**
Expense Total:		**11.00**	**11.00**	**0.00**	**0.00**	**11.00**	**100.00%**
Fund: 191 - SHERIFF NARC PROGRAM FUND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 192 - SHERIFF EQUITABLE SHARING PROGRAM FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
192-000-450505	Fed Forf Funds	88,479.00	140,549.85	0.00	267,716.98	127,167.13	190.48 %
192-000-467550	Interest	115.00	115.00	0.00	4,563.88	4,448.88	3,968.59 %
192-000-475010	Trans From Res Fund Balance	0.00	265,285.10	0.00	0.00	-265,285.10	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**88,594.00**	**405,949.95**	**0.00**	**272,280.86**	**-133,669.09**	**32.93%**
	Revenue Total:	**88,594.00**	**405,949.95**	**0.00**	**272,280.86**	**-133,669.09**	**32.93%**
Expense							
Department: 489 - NARC PROGRAM INCOME							
192-489-563005	Training	0.00	25,000.00	0.00	0.00	25,000.00	100.00 %
192-489-563010	Operations & Investigations	0.00	25,000.00	0.00	4,500.00	20,500.00	82.00 %
192-489-563015	Travel & Per Diem	0.00	10,000.00	0.00	0.00	10,000.00	100.00 %
192-489-563025	Awarness Programs	0.00	5,000.00	0.00	1,580.00	3,420.00	68.40 %
192-489-581814	Fed Forf Equipment	88,594.00	340,949.95	0.00	435,794.76	-94,844.81	-27.82 %
	Department: 489 - NARC PROGRAM INCOME Total:	**88,594.00**	**405,949.95**	**0.00**	**441,874.76**	**-35,924.81**	**-8.85%**
	Expense Total:	**88,594.00**	**405,949.95**	**0.00**	**441,874.76**	**-35,924.81**	**-8.85%**
Fund: 192 - SHERIFF EQUITABLE SHARING PROGRAM FUND Surplu		**0.00**	**0.00**	**0.00**	**-169,593.90**	**-169,593.90**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-169,593.90**	**-169,593.90**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 193 - SHERIFF IMPREST FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
193-000-450525	Prog Inc/Imprest Funds	0.00	0.00	0.00	1,060.00	1,060.00	0.00 %
193-000-467550	Interest	0.00	0.00	0.00	98.96	98.96	0.00 %
193-000-475010	Trans From Res Fund Balance	24,868.00	24,868.00	0.00	0.00	-24,868.00	100.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**24,868.00**	**24,868.00**	**0.00**	**1,158.96**	**-23,709.04**	**95.34%**
	Revenue Total:	**24,868.00**	**24,868.00**	**0.00**	**1,158.96**	**-23,709.04**	**95.34%**
Expense							
Department: 491 - IMPREST ACCT							
193-491-568000	Misc/C.I.	0.00	0.00	0.00	24,953.09	-24,953.09	0.00 %
193-491-581815	Equipment	24,868.00	24,868.00	0.00	0.00	24,868.00	100.00 %
	Department: 491 - IMPREST ACCT Total:	**24,868.00**	**24,868.00**	**0.00**	**24,953.09**	**-85.09**	**-0.34%**
	Expense Total:	**24,868.00**	**24,868.00**	**0.00**	**24,953.09**	**-85.09**	**-0.34%**
	Fund: 193 - SHERIFF IMPREST FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-23,794.13**	**-23,794.13**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-23,794.13**	**-23,794.13**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 212 - SHERIFF SCAAP FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
212-000-423826	Federal Revenue	0.00	0.00	0.00	29,620.00	29,620.00	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**29,620.00**	**29,620.00**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**29,620.00**	**29,620.00**	**0.00%**
Expense							
Department: 488 - SCAAP							
212-488-540800	Professional & Contracts	0.00	0.00	0.00	10,812.78	-10,812.78	0.00 %
Department: 488 - SCAAP Total:		**0.00**	**0.00**	**0.00**	**10,812.78**	**-10,812.78**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**10,812.78**	**-10,812.78**	**0.00%**
Fund: 212 - SHERIFF SCAAP FUND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**18,807.22**	**18,807.22**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**18,807.22**	**18,807.22**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 228 - VOCA Grant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
228-000-423826	Federal Revenue	0.00	50,854.00	0.00	38,657.48	-12,196.52	23.98 %
228-000-475600	Transfer In From Grant Fund	0.00	15,193.00	0.00	0.00	-15,193.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**66,047.00**	**0.00**	**38,657.48**	**-27,389.52**	**41.47%**
Revenue Total:		**0.00**	**66,047.00**	**0.00**	**38,657.48**	**-27,389.52**	**41.47%**
Expense							
Department: 576 - VICTIMES' ASSISTANT GRANT 9/2012-12/2012							
228-576-510027	Salary Secretary	0.00	44,393.00	1,186.08	44,393.29	-0.29	0.00 %
228-576-520100	Social Security	0.00	3,396.00	95.60	3,311.30	84.70	2.49 %
228-576-520201	Retirement TCDRS	0.00	5,012.00	144.00	5,019.16	-7.16	-0.14 %
228-576-520300	Medical Insurance	0.00	13,155.00	0.00	12,965.04	189.96	1.44 %
228-576-520400	Workers' Compensation	0.00	20.00	0.00	20.00	0.00	0.00 %
228-576-520500	Unemployment	0.00	71.00	0.00	73.65	-2.65	-3.73 %
Department: 576 - VICTIMES' ASSISTANT GRANT 9/2012-12/2012 T		**0.00**	**66,047.00**	**1,425.68**	**65,782.44**	**264.56**	**0.40%**
Expense Total:		**0.00**	**66,047.00**	**1,425.68**	**65,782.44**	**264.56**	**0.40%**
Fund: 228 - VOCA Grant Surplus (Deficit):		**0.00**	**0.00**	**-1,425.68**	**-27,124.96**	**-27,124.96**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**-1,425.68**	**-27,124.96**	**-27,124.96**	**0.00%**

Waller County, TX

Budget I t
Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 234 - STEP CMV-00044							
Revenue							
Department: 000 - NON DEPARTMENTAL							
234-000-423826	Federal Revenue	0.00	0.00	0.00	31,723.79	31,723.79	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**31,723.79**	**31,723.79**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**31,723.79**	**31,723.79**	**0.00%**
Expense							
Department: 516 - SHERIFF ADMINISTRATION							
234-516-510003	Staff Salary	0.00	0.00	0.00	32,529.67	-32,529.67	0.00 %
234-516-520100	Social Security	0.00	0.00	0.00	2,407.14	-2,407.14	0.00 %
234-516-520201	Retirement TCDRS	0.00	0.00	0.00	3,669.85	-3,669.85	0.00 %
234-516-520400	Workers' Compensation	0.00	0.00	0.00	555.00	-555.00	0.00 %
234-516-520500	Unemployment	0.00	0.00	0.00	52.33	-52.33	0.00 %
Department: 516 - SHERIFF ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**39,213.99**	**-39,213.99**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**39,213.99**	**-39,213.99**	**0.00%**
Fund: 234 - STEP CMV-00044 Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-7,490.20**	**-7,490.20**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-7,490.20**	**-7,490.20**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 235 - STEP Comprehensive S-1YG-00138							
Revenue							
Department: 000 - NON DEPARTMENTAL							
235-000-423826	Federal Revenue	0.00	0.00	0.00	18,431.26	18,431.26	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**18,431.26**	**18,431.26**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**18,431.26**	**18,431.26**	**0.00%**
Expense							
Department: 516 - SHERIFF ADMINISTRATION							
235-516-510003	Staff Salary	0.00	0.00	0.00	20,220.48	-20,220.48	0.00 %
235-516-520100	Social Security	0.00	0.00	0.00	1,444.99	-1,444.99	0.00 %
235-516-520201	Retirement TCDRS	0.00	0.00	0.00	2,308.14	-2,308.14	0.00 %
235-516-520400	Workers' Compensation	0.00	0.00	0.00	324.00	-324.00	0.00 %
235-516-520500	Unemployment	0.00	0.00	0.00	33.59	-33.59	0.00 %
Department: 516 - SHERIFF ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**24,331.20**	**-24,331.20**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**24,331.20**	**-24,331.20**	**0.00%**
Fund: 235 - STEP Comprehensive S-1YG-00138 Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-5,899.94**	**-5,899.94**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-5,899.94**	**-5,899.94**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 238 - Harvey Buyout Grant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
238-000-423826	Federal Revenue	0.00	0.00	0.00	113,189.65	113,189.65	0.00 %
238-000-467550	Interest	0.00	0.00	0.00	43.26	43.26	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**113,232.91**	**113,232.91**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**113,232.91**	**113,232.91**	**0.00%**
Expense							
Department: 586 - Low to Moderate Income							
238-586-560201	Demolishing Homes	0.00	0.00	0.00	16,800.00	-16,800.00	0.00 %
	Department: 586 - Low to Moderate Income Total:	**0.00**	**0.00**	**0.00**	**16,800.00**	**-16,800.00**	**0.00%**
Department: 587 - Urgent Need							
238-587-560201	Demolishing Homes	0.00	0.00	0.00	45,780.00	-45,780.00	0.00 %
	Department: 587 - Urgent Need Total:	**0.00**	**0.00**	**0.00**	**45,780.00**	**-45,780.00**	**0.00%**
Department: 588 - Administration							
238-588-560215	Administration	0.00	0.00	0.00	52,330.95	-52,330.95	0.00 %
	Department: 588 - Administration Total:	**0.00**	**0.00**	**0.00**	**52,330.95**	**-52,330.95**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**0.00**	**114,910.95**	**-114,910.95**	**0.00%**
	Fund: 238 - Harvey Buyout Grant Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-1,678.04**	**-1,678.04**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**-1,678.04**	**-1,678.04**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 239 - Harvey Infrastructure Grant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
239-000-423826	Federal Revenue	0.00	0.00	0.00	904,697.80	904,697.80	0.00 %
239-000-467550	Interest	0.00	0.00	0.00	519.37	519.37	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**905,217.17**	**905,217.17**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**905,217.17**	**905,217.17**	**0.00%**
Expense							
Department: 589 - Diemer Road							
239-589-560215	Administration	0.00	0.00	0.00	39,684.09	-39,684.09	0.00 %
239-589-582805	Construction	0.00	0.00	0.00	430,031.70	-430,031.70	0.00 %
239-589-582806	Engineering	0.00	0.00	0.00	45,569.01	-45,569.01	0.00 %
239-589-582808	Environmental	0.00	0.00	0.00	7,500.00	-7,500.00	0.00 %
	Department: 589 - Diemer Road Total:	**0.00**	**0.00**	**0.00**	**522,784.80**	**-522,784.80**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**0.00**	**522,784.80**	**-522,784.80**	**0.00%**
	Fund: 239 - Harvey Infrastructure Grant Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**382,432.37**	**382,432.37**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**382,432.37**	**382,432.37**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 241 - American Rescue Plan Grant							
Expense							
Department: 595 - AMERICAN RESCUE PLAN							
241-595-510027	Staff Salary	0.00	0.00	17,142.12	577,182.85	-577,182.85	0.00 %
241-595-520000	Longevity	0.00	0.00	0.00	468.00	-468.00	0.00 %
241-595-520100	Social Security	0.00	0.00	900.08	43,020.77	-43,020.77	0.00 %
241-595-520201	Retirement TCDRS	0.00	0.00	1,935.33	62,219.99	-62,219.99	0.00 %
241-595-520300	Medical Insurance	0.00	0.00	0.00	21,201.13	-21,201.13	0.00 %
241-595-520500	Unemployment	0.00	0.00	17.19	887.51	-887.51	0.00 %
241-595-561209	ARP Miscellaneous	0.00	0.00	0.00	3,321,075.53	-3,321,075.53	0.00 %
	Department: 595 - AMERICAN RESCUE PLAN Total:	**0.00**	**0.00**	**19,994.72**	**4,026,055.78**	**-4,026,055.78**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**19,994.72**	**4,026,055.78**	**-4,026,055.78**	**0.00%**
	Fund: 241 - American Rescue Plan Grant Total:	**0.00**	**0.00**	**19,994.72**	**4,026,055.78**	**-4,026,055.78**	**0.00%**
	Report Total:	**0.00**	**0.00**	**19,994.72**	**4,026,055.78**	**-4,026,055.78**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 243 - HSGP Radio Grant # 4318102							
Revenue							
Department: 000 - NON DEPARTMENTAL							
243-000-423826	Federal Grant Revenue	0.00	0.00	0.00	29,267.38	29,267.38	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**29,267.38**	**29,267.38**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**29,267.38**	**29,267.38**	**0.00%**
Expense							
Department: 516 - SHERIFF ADMINISTRATION							
243-516-581700	Equipment	0.00	0.00	0.00	29,267.38	-29,267.38	0.00 %
Department: 516 - SHERIFF ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**29,267.38**	**-29,267.38**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**29,267.38**	**-29,267.38**	**0.00%**
Fund: 243 - HSGP Radio Grant # 4318102 Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 244 - LHMPP GRANT							
Revenue							
Department: 000 - NON DEPARTMENTAL							
244-000-423826	Federal Grant Revenue	0.00	100,000.00	0.00	0.00	-100,000.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**100,000.00**	**0.00**	**0.00**	**-100,000.00**	**100.00%**
Revenue Total:		**0.00**	**100,000.00**	**0.00**	**0.00**	**-100,000.00**	**100.00%**
Expense							
Department: 240 - MITIGATION							
244-240-545405	Professional Services	0.00	100,000.00	0.00	92,690.00	7,310.00	7.31 %
Department: 240 - MITIGATION Total:		**0.00**	**100,000.00**	**0.00**	**92,690.00**	**7,310.00**	**7.31%**
Expense Total:		**0.00**	**100,000.00**	**0.00**	**92,690.00**	**7,310.00**	**7.31%**
Fund: 244 - LHMPP GRANT Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-92,690.00**	**-92,690.00**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-92,690.00**	**-92,690.00**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 245 - BROOKSHIRE DETENTION POND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
245-000-423826	Federal Grant Revenue	0.00	6,732,697.00	0.00	160,608.30	-6,572,088.70	97.61 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**6,732,697.00**	**0.00**	**160,608.30**	**-6,572,088.70**	**97.61%**
Revenue Total:		**0.00**	**6,732,697.00**	**0.00**	**160,608.30**	**-6,572,088.70**	**97.61%**
Expense							
Department: 551 - Brookshire Detention Pond							
245-551-560215	Administration	0.00	527,861.00	0.00	184,751.35	343,109.65	65.00 %
245-551-582805	Construction	0.00	3,649,858.00	0.00	0.00	3,649,858.00	100.00 %
245-551-582806	Engineering	0.00	547,478.00	0.00	111,711.44	435,766.56	79.60 %
245-551-582807	Acquisition	0.00	2,000,000.00	0.00	0.00	2,000,000.00	100.00 %
245-551-582808	Environmental	0.00	7,500.00	0.00	2,250.00	5,250.00	70.00 %
Department: 551 - Brookshire Detention Pond Total:		**0.00**	**6,732,697.00**	**0.00**	**298,712.79**	**6,433,984.21**	**95.56%**
Expense Total:		**0.00**	**6,732,697.00**	**0.00**	**298,712.79**	**6,433,984.21**	**95.56%**
Fund: 245 - BROOKSHIRE DETENTION POND Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-138,104.49**	**-138,104.49**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-138,104.49**	**-138,104.49**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 246 - Prairie View Water Plant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
246-000-423826	Federal Grant Revenue	0.00	2,041,703.00	0.00	70,121.40	-1,971,581.60	96.57 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**2,041,703.00**	**0.00**	**70,121.40**	**-1,971,581.60**	**96.57%**
Revenue Total:		**0.00**	**2,041,703.00**	**0.00**	**70,121.40**	**-1,971,581.60**	**96.57%**
Expense							
Department: 552 - Prairie View Water Plant-A							
246-552-560215	Administration	0.00	81,102.00	0.00	56,091.58	25,010.42	30.84 %
246-552-582806	Engineering	0.00	1,500,000.00	0.00	234,420.00	1,265,580.00	84.37 %
Department: 552 - Prairie View Water Plant-A Total:		**0.00**	**1,581,102.00**	**0.00**	**290,511.58**	**1,290,590.42**	**81.63%**
Department: 553 - Prairie View Water Plant-B							
246-553-560215	Administration	0.00	73,601.00	0.00	5,429.09	68,171.91	92.62 %
246-553-582805	Construction	0.00	330,000.00	0.00	0.00	330,000.00	100.00 %
246-553-582806	Engineering	0.00	49,500.00	0.00	7,128.00	42,372.00	85.60 %
246-553-582808	Environmental	0.00	7,500.00	0.00	0.00	7,500.00	100.00 %
Department: 553 - Prairie View Water Plant-B Total:		**0.00**	**460,601.00**	**0.00**	**12,557.09**	**448,043.91**	**97.27%**
Expense Total:		**0.00**	**2,041,703.00**	**0.00**	**303,068.67**	**1,738,634.33**	**85.16%**
Fund: 246 - Prairie View Water Plant Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-232,947.27**	**-232,947.27**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-232,947.27**	**-232,947.27**	**0.00%**

Waller County, TX

Budget I t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 247 - Const. Pct 4 Radio Grant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
247-000-423826	Federal Grant Revenue	0.00	60,730.00	0.00	0.00	-60,730.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**60,730.00**	**0.00**	**0.00**	**-60,730.00**	**100.00%**
Revenue Total:		**0.00**	**60,730.00**	**0.00**	**0.00**	**-60,730.00**	**100.00%**
Expense							
Department: 514 - CONSTABLE PRECINCT #4							
247-514-581700	Equipment	0.00	60,730.00	0.00	60,680.40	49.60	0.08 %
Department: 514 - CONSTABLE PRECINCT #4 Total:		**0.00**	**60,730.00**	**0.00**	**60,680.40**	**49.60**	**0.08%**
Expense Total:		**0.00**	**60,730.00**	**0.00**	**60,680.40**	**49.60**	**0.08%**
Fund: 247 - Const. Pct 4 Radio Grant Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-60,680.40**	**-60,680.40**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-60,680.40**	**-60,680.40**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 307 - SAVNS GRANT #1446517 2013-2014							
Revenue							
Department: 000 - NON DEPARTMENTAL							
307-000-423824	State Revenue	0.00	0.00	0.00	22,406.69	22,406.69	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**22,406.69**	**22,406.69**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**22,406.69**	**22,406.69**	**0.00%**
Expense							
Department: 504 - SAVNS Grant							
307-504-545000	Maintenance	0.00	0.00	0.00	16,663.09	-16,663.09	0.00 %
Department: 504 - SAVNS Grant Total:		**0.00**	**0.00**	**0.00**	**16,663.09**	**-16,663.09**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**16,663.09**	**-16,663.09**	**0.00%**
Fund: 307 - SAVNS GRANT #1446517 2013-2014 Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**5,743.60**	**5,743.60**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**5,743.60**	**5,743.60**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 311 - FORMULA GRANT							
Revenue							
Department: 000 - NON DEPARTMENTAL							
311-000-423824	State Revenue	0.00	45,868.00	0.00	59,548.50	13,680.50	129.83 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**45,868.00**	**0.00**	**59,548.50**	**13,680.50**	**29.83%**
	Revenue Total:	**0.00**	**45,868.00**	**0.00**	**59,548.50**	**13,680.50**	**29.83%**
Expense							
Department: 480 - FORMULA GRANT							
311-480-541000	Attorney Ad Litem & Miscellaneous	0.00	45,868.00	0.00	45,868.00	0.00	0.00 %
	Department: 480 - FORMULA GRANT Total:	**0.00**	**45,868.00**	**0.00**	**45,868.00**	**0.00**	**0.00%**
	Expense Total:	**0.00**	**45,868.00**	**0.00**	**45,868.00**	**0.00**	**0.00%**
	Fund: 311 - FORMULA GRANT Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**13,680.50**	**13,680.50**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**13,680.50**	**13,680.50**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 323 - BAGP Grant # 4824901							
Revenue							
Department: 000 - NON DEPARTMENTAL							
323-000-423824	State Grant Revenue	0.00	0.00	0.00	33,300.00	33,300.00	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**33,300.00**	**33,300.00**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**33,300.00**	**33,300.00**	**0.00%**
Expense							
Department: 516 - SHERIFF ADMINISTRATION							
323-516-581700	Equipment	0.00	0.00	0.00	33,300.00	-33,300.00	0.00 %
Department: 516 - SHERIFF ADMINISTRATION Total:		**0.00**	**0.00**	**0.00**	**33,300.00**	**-33,300.00**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**33,300.00**	**-33,300.00**	**0.00%**
Fund: 323 - BAGP Grant # 4824901 Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 324 - SB22 DA							
Revenue							
Department: 000 - NON DEPARTMENTAL							
324-000-423824	State Grant Revenue	0.00	275,000.00	0.00	275,000.00	0.00	0.00 %
324-000-467550	Interest	0.00	0.00	0.00	472.12	472.12	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**275,000.00**	**0.00**	**275,472.12**	**472.12**	**0.17%**
	Revenue Total:	**0.00**	**275,000.00**	**0.00**	**275,472.12**	**472.12**	**0.17%**
Expense							
Department: 416 - CRIMINAL D.A.							
324-416-510005	Staff Salary	0.00	224,513.00	0.00	206,443.31	18,069.69	8.05 %
324-416-520100	Social Security	0.00	17,175.00	0.00	15,792.91	1,382.09	8.05 %
324-416-520201	Retirement TCDRS	0.00	25,347.00	0.00	23,307.45	2,039.55	8.05 %
324-416-520300	Medical Insurance	0.00	7,500.00	0.00	29,500.72	-22,000.72	-293.34 %
324-416-520400	Workers' Compensation	0.00	106.00	0.00	97.42	8.58	8.09 %
324-416-520500	Unemployment	0.00	359.00	0.00	330.31	28.69	7.99 %
	Department: 416 - CRIMINAL D.A. Total:	**0.00**	**275,000.00**	**0.00**	**275,472.12**	**-472.12**	**-0.17%**
	Expense Total:	**0.00**	**275,000.00**	**0.00**	**275,472.12**	**-472.12**	**-0.17%**
	Fund: 324 - SB22 DA Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget [illegible]t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 325 - SB22 SO							
Revenue							
Department: 000 - NON DEPARTMENTAL							
325-000-423824	State Grant Revenue	0.00	500,000.00	0.00	500,000.00	0.00	0.00 %
325-000-467550	Interest	0.00	0.00	0.00	481.10	481.10	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**500,000.00**	**0.00**	**500,481.10**	**481.10**	**0.10%**
	Revenue Total:	**0.00**	**500,000.00**	**0.00**	**500,481.10**	**481.10**	**0.10%**
Expense							
Department: 516 - SHERIFF ADMINISTRATION							
325-516-510005	Staff Salary	0.00	340,726.00	0.00	316,115.34	24,610.66	7.22 %
325-516-520000	Longevity	0.00	0.00	0.00	156.00	-156.00	0.00 %
325-516-520100	Social Security	0.00	26,066.00	0.00	24,194.76	1,871.24	7.18 %
325-516-520201	Retirement TCDRS	0.00	38,468.00	0.00	35,707.04	2,760.96	7.18 %
325-516-520300	Medical Insurance	0.00	88,790.00	0.00	75,487.14	13,302.86	14.98 %
325-516-520400	Workers' Compensation	0.00	5,405.00	0.00	5,408.25	-3.25	-0.06 %
325-516-520500	Unemployment	0.00	545.00	0.00	506.04	38.96	7.15 %
325-516-581700	Equipment	0.00	0.00	0.00	42,906.53	-42,906.53	0.00 %
	Department: 516 - SHERIFF ADMINISTRATION Total:	**0.00**	**500,000.00**	**0.00**	**500,481.10**	**-481.10**	**-0.10%**
	Expense Total:	**0.00**	**500,000.00**	**0.00**	**500,481.10**	**-481.10**	**-0.10%**
	Fund: 325 - SB22 SO Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 326 - HGAC Recycle Grant							
Revenue							
Department: 000 - NON DEPARTMENTAL							
326-000-423824	State Grant Revenue	0.00	97,514.00	0.00	0.00	-97,514.00	100.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**97,514.00**	**0.00**	**0.00**	**-97,514.00**	**100.00%**
Revenue Total:		**0.00**	**97,514.00**	**0.00**	**0.00**	**-97,514.00**	**100.00%**
Expense							
Department: 527 - RECYCLE CENTER							
326-527-530100	Supplies	0.00	150.00	0.00	0.00	150.00	100.00 %
326-527-540800	Professional & Contracts	0.00	97,364.00	0.00	0.00	97,364.00	100.00 %
Department: 527 - RECYCLE CENTER Total:		**0.00**	**97,514.00**	**0.00**	**0.00**	**97,514.00**	**100.00%**
Expense Total:		**0.00**	**97,514.00**	**0.00**	**0.00**	**97,514.00**	**100.00%**
Fund: 326 - HGAC Recycle Grant Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 515 - DEBT SRV/CERTIFICATE FUND							
Revenue							
Department: 000 - NON DEPARTMENTAL							
515-000-411015	Ad Valorem Taxes/Cert Obl	6,764,201.00	6,764,201.00	0.00	6,888,683.65	124,482.65	101.84 %
515-000-412000	Ad Valorem Taxes - Rollbacks	0.00	0.00	0.00	58,772.06	58,772.06	0.00 %
515-000-412001	P&I - Current	0.00	0.00	0.00	652.06	652.06	0.00 %
515-000-412100	Ad Valorem Taxes - Delinquent	0.00	0.00	0.00	71,807.99	71,807.99	0.00 %
515-000-412501	P & I - Delinquent	0.00	0.00	0.00	82,691.07	82,691.07	0.00 %
515-000-467550	Interest	0.00	0.00	0.00	68,720.74	68,720.74	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**6,764,201.00**	**6,764,201.00**	**0.00**	**7,171,327.57**	**407,126.57**	**6.02%**
	Revenue Total:	**6,764,201.00**	**6,764,201.00**	**0.00**	**7,171,327.57**	**407,126.57**	**6.02%**
Expense							
Department: 635 - PRIN & INT/CERT OF OBL							
515-635-575000	Principal Payment	4,085,000.00	4,085,000.00	0.00	4,085,000.00	0.00	0.00 %
515-635-576000	Interest Payment	2,679,201.00	2,679,201.00	0.00	2,679,200.78	0.22	0.00 %
515-635-577000	Fees	0.00	0.00	0.00	1,700.00	-1,700.00	0.00 %
	Department: 635 - PRIN & INT/CERT OF OBL Total:	**6,764,201.00**	**6,764,201.00**	**0.00**	**6,765,900.78**	**-1,699.78**	**-0.03%**
	Expense Total:	**6,764,201.00**	**6,764,201.00**	**0.00**	**6,765,900.78**	**-1,699.78**	**-0.03%**
	Fund: 515 - DEBT SRV/CERTIFICATE FUND Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**405,426.79**	**405,426.79**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**405,426.79**	**405,426.79**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 602 - Tax Notes, Series 2020							
Revenue							
Department: 000 - NON DEPARTMENTAL							
602-000-467550	Interest	0.00	0.00	0.00	1,041.58	1,041.58	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**1,041.58**	**1,041.58**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**1,041.58**	**1,041.58**	**0.00%**
Expense							
Department: 602 - Tax Notes, Series 2020							
602-602-581838	WCJC Macerator	0.00	0.00	0.00	114.38	-114.38	0.00 %
	Department: 602 - Tax Notes, Series 2020 Total:	**0.00**	**0.00**	**0.00**	**114.38**	**-114.38**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**0.00**	**114.38**	**-114.38**	**0.00%**
	Fund: 602 - Tax Notes, Series 2020 Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**927.20**	**927.20**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**927.20**	**927.20**	**0.00%**

Waller County, TX

Budget Report
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 603 - TAX NOTES, SERIES 2022							
Revenue							
Department: 000 - NON DEPARTMENTAL							
603-000-467550	Interest	0.00	0.00	0.00	10.94	10.94	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**10.94**	**10.94**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**10.94**	**10.94**	**0.00%**
	Fund: 603 - TAX NOTES, SERIES 2022 Total:	**0.00**	**0.00**	**0.00**	**10.94**	**10.94**	**0.00%**
	Report Total:	**0.00**	**0.00**	**0.00**	**10.94**	**10.94**	**0.00%**

Waller County, TX

Budget | t
Account Summary
For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 604 - COUNTY COURTHOUSE PROJECT							
Revenue							
Department: 000 - NON DEPARTMENTAL							
604-000-467550	Interest	0.00	0.00	0.00	1,216,362.58	1,216,362.58	0.00 %
Department: 000 - NON DEPARTMENTAL Total:		**0.00**	**0.00**	**0.00**	**1,216,362.58**	**1,216,362.58**	**0.00%**
Revenue Total:		**0.00**	**0.00**	**0.00**	**1,216,362.58**	**1,216,362.58**	**0.00%**
Expense							
Department: 604 - County Courthouse Project							
604-604-545405	Professional Services	0.00	0.00	0.00	562,111.28	-562,111.28	0.00 %
604-604-545507	Demolition	0.00	0.00	0.00	410,431.25	-410,431.25	0.00 %
604-604-581000	Bldg Purch, Const, or Improv.	0.00	0.00	0.00	18,094,940.37	-18,094,940.37	0.00 %
604-604-581837	Swing Space	0.00	0.00	0.00	241,725.99	-241,725.99	0.00 %
Department: 604 - County Courthouse Project Total:		**0.00**	**0.00**	**0.00**	**19,309,208.89**	**-19,309,208.89**	**0.00%**
Expense Total:		**0.00**	**0.00**	**0.00**	**19,309,208.89**	**-19,309,208.89**	**0.00%**
Fund: 604 - COUNTY COURTHOUSE PROJECT Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-18,092,846.31**	**-18,092,846.31**	**0.00%**
Report Surplus (Deficit):		**0.00**	**0.00**	**0.00**	**-18,092,846.31**	**-18,092,846.31**	**0.00%**

Waller County, TX

Budget Account Summary

For Fiscal: 2024 Period Ending: 12/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 605 - Mobility Road Program-GO Bonds, Series 2024							
Revenue							
Department: 000 - NON DEPARTMENTAL							
605-000-467550	Interest	0.00	0.00	0.00	152,379.79	152,379.79	0.00 %
605-000-472510	Bond Proceeds	0.00	0.00	0.00	9,747,088.79	9,747,088.79	0.00 %
	Department: 000 - NON DEPARTMENTAL Total:	**0.00**	**0.00**	**0.00**	**9,899,468.58**	**9,899,468.58**	**0.00%**
	Revenue Total:	**0.00**	**0.00**	**0.00**	**9,899,468.58**	**9,899,468.58**	**0.00%**
Expense							
Department: 605 - MOBILITY ROAD BONDS							
605-605-545405	Professional Services	0.00	0.00	0.00	655,713.52	-655,713.52	0.00 %
	Department: 605 - MOBILITY ROAD BONDS Total:	**0.00**	**0.00**	**0.00**	**655,713.52**	**-655,713.52**	**0.00%**
	Expense Total:	**0.00**	**0.00**	**0.00**	**655,713.52**	**-655,713.52**	**0.00%**
Fund: 605 - Mobility Road Program-GO Bonds, Series 2024 Surplus		**0.00**	**0.00**	**0.00**	**9,243,755.06**	**9,243,755.06**	**0.00%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**0.00**	**9,243,755.06**	**9,243,755.06**	**0.00%**

BALANCE SHEET REPORTS

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 100 - D.A. WARRANT SEIZURE FUND				
Assets				
100-100-013000	Cash Account		188,428.50	
		Total Assets:	**188,428.50**	**188,428.50**
Liability				
		Total Liability:	**0.00**	
Equity				
100-291-191000	Restricted Fund Balance		187,021.02	
		Total Beginning Equity:	**187,021.02**	
Total Revenue			1,407.48	
Total Expense			0.00	
Revenues Over/Under Expenses			**1,407.48**	
		Total Equity and Current Surplus (Deficit):	**188,428.50**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**188,428.50**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 101 - CHAPTER 19/VOTER'S REGIST				
Assets				
101-100-001001	Claim on Pooled Cash		6,003.94	
		Total Assets:	**6,003.94**	**6,003.94**
Liability				
		Total Liability:	**0.00**	
Equity				
101-299-190000	Fund Balance		5,919.55	
		Total Beginning Equity:	**5,919.55**	
Total Revenue			84.39	
Total Expense			0.00	
Revenues Over/Under Expenses			**84.39**	
		Total Equity and Current Surplus (Deficit):	**6,003.94**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**6,003.94**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 102 - D.A. APPORTIONMENT FUND				
Assets				
102-100-013000	Cash Account		9,064.93	
		Total Assets:	**9,064.93**	**9,064.93**
Liability				
		Total Liability:	**0.00**	
Equity				
102-291-191000	Restricted Fund Balance		10,672.64	
		Total Beginning Equity:	**10,672.64**	
Total Revenue			582,498.50	
Total Expense			584,106.21	
Revenues Over/Under Expenses			**-1,607.71**	
		Total Equity and Current Surplus (Deficit):	**9,064.93**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**9,064.93**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 105 - SHERIFF CHAPTER 59 ASSET FORFEITURE FUND				
Assets				
105-100-013000	Cash Account		38,274.05	
		Total Assets:	**38,274.05**	**38,274.05**
Liability				
		Total Liability:	**0.00**	
Equity				
105-291-191000	Restricted Fund Balance		31,208.37	
		Total Beginning Equity:	**31,208.37**	
Total Revenue			7,065.68	
Total Expense			0.00	
Revenues Over/Under Expenses			**7,065.68**	
		Total Equity and Current Surplus (Deficit):	**38,274.05**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**38,274.05**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 106 - D.A. WARRANT FORFEITURE FUND				
Assets				
106-100-013000	Cash Account		469.06	
		Total Assets:	**469.06**	**469.06**
Liability				
		Total Liability:	**0.00**	
Equity				
106-291-191000	Restricted Fund Balance		2,439.97	
		Total Beginning Equity:	**2,439.97**	
Total Revenue			6.19	
Total Expense			1,977.10	
Revenues Over/Under Expenses			**-1,970.91**	
		Total Equity and Current Surplus (Deficit):	**469.06**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**469.06**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 107 - D.A. WORTHLESS CHECK FUND				
Assets				
107-100-013000	Cash Account		383.30	
		Total Assets:	**383.30**	**383.30**
Liability				
		Total Liability:	**0.00**	
Equity				
107-291-191000	Restricted Fund Balance		544.43	
		Total Beginning Equity:	**544.43**	
Total Revenue			3.91	
Total Expense			165.04	
Revenues Over/Under Expenses			**-161.13**	
		Total Equity and Current Surplus (Deficit):	**383.30**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**383.30**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name			
Fund: 108 - ELECTION FUND				
Assets				
108-103-021000	Texpool		163,981.84	
		Total Assets:	**163,981.84**	**163,981.84**
Liability				
		Total Liability:	**0.00**	
Equity				
108-291-191000	Restricted Fund Balance		222,858.28	
		Total Beginning Equity:	**222,858.28**	
Total Revenue			10,160.65	
Total Expense			69,037.09	
Revenues Over/Under Expenses			**-58,876.44**	
		Total Equity and Current Surplus (Deficit):	**163,981.84**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**163,981.84**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 109 - D.A. ARTICLE 59 FORFEITURE FUND				
Assets				
109-100-013000	Cash Account		3,813.80	
		Total Assets:	**3,813.80**	**3,813.80**
Liability				
		Total Liability:	**0.00**	
Equity				
109-291-191000	Restricted Fund Balance		195.61	
		Total Beginning Equity:	**195.61**	
Total Revenue			6,818.19	
Total Expense			3,200.00	
Revenues Over/Under Expenses			**3,618.19**	
		Total Equity and Current Surplus (Deficit):	**3,813.80**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**3,813.80**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 110 - ROAD & BRIDGE			
Assets			
110-100-001001	Claim on Pooled Cash	118,037.75	
110-103-021200	Texas Class	7,015,014.24	
110-110-031000	Ad Valorem Tax Receivables/Current	10,445,126.46	
110-110-031500	Ad Valorem Tax Receivables/Delinquent	547,190.88	
110-110-034000	Allowance Uncollectible Taxes	-115,337.47	
110-115-033003	Fines Rec/DC	173,605.26	
110-115-033019	Fines Rec/CC	556,941.93	
110-115-035000	Allowance Uncollectible/Fines	-420,839.96	
110-120-036000	Prepaid Items	10,761.20	
110-130-045600	Due From Other Gov	249,843.58	
110-130-046000	Due From TX Assessor Collector	7,462.51	
110-130-046700	Due From Dist Clerk	3,802.51	
	Total Assets:	**18,591,608.89**	**18,591,608.89**
Liability			
110-200-110011	Pending Accounts Payable Pooled	338,307.32	
110-200-112900	Accounts Payable	25,756.44	
110-201-112961	Wages Payable	43,183.73	
110-250-115015	On-Call Engineering Reviews	96,488.50	
110-280-113100	Deferred Revenue Taxes	10,855,059.19	
110-280-113150	Deferred Rev/Fines	309,707.23	
110-280-113200	Taxes Collected In Adv/Cur	563,952.66	
110-280-113205	TX Col In Adv/Cur/Fm	186,491.65	
	Total Liability:	**12,418,946.72**	
Equity			
110-000-192100	Nonspendable Fund Balance	9,061.40	
110-299-190000	Fund Balance	1,676,477.74	
	Total Beginning Equity:	**1,685,539.14**	
Total Revenue		16,104,373.80	
Total Expense		11,617,250.77	
Revenues Over/Under Expenses		**4,487,123.03**	
	Total Equity and Current Surplus (Deficit):	**6,172,662.17**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**18,591,608.89**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 111 - SP REV LAW LIB			
Assets			
111-100-001001	Claim on Pooled Cash	828.33	
111-103-021000	Texpool	264,658.40	
111-115-033011	Fines Rec/Law Lib	7,386.32	
111-115-035000	Allowance Uncollectible/Fines	-4,431.79	
	Total Assets:	**268,441.26**	**268,441.26**
Liability			
111-200-110011	Pending Accounts Payable Pooled	803.65	
111-280-113150	Deferred Rev/Fines	2,954.53	
	Total Liability:	**3,758.18**	
Equity			
111-291-191000	Restricted Fund Balance	217,702.19	
	Total Beginning Equity:	**217,702.19**	
Total Revenue		53,780.79	
Total Expense		6,799.90	
Revenues Over/Under Expenses		**46,980.89**	
	Total Equity and Current Surplus (Deficit):	**264,683.08**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**268,441.26**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 112 - SP REV TITLE IV JUV JUS				
Assets				
112-103-021000	Texpool		99,668.71	
		Total Assets:	**99,668.71**	**99,668.71**
Liability				
		Total Liability:	**0.00**	
Equity				
112-291-191000	Restricted Fund Balance		94,721.63	
		Total Beginning Equity:	**94,721.63**	
Total Revenue			4,947.08	
Total Expense			0.00	
Revenues Over/Under Expenses			**4,947.08**	
		Total Equity and Current Surplus (Deficit):	**99,668.71**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**99,668.71**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 113 - SP REV RMPF/DIST CLERK			
Assets			
113-100-001001	Claim on Pooled Cash	0.83	
113-103-021000	Texpool	27,278.75	
113-115-033002	Fines Rec/RPF Dist Clerk	9,530.11	
113-115-035000	Allowance Uncollectible/Fines	-5,718.07	
	Total Assets:	**31,091.62**	**31,091.62**
Liability			
113-280-113150	Deferred Rev/Fines	3,812.04	
	Total Liability:	**3,812.04**	
Equity			
113-291-191000	Restricted Fund Balance	24,881.26	
	Total Beginning Equity:	**24,881.26**	
Total Revenue		2,398.32	
Total Expense		0.00	
Revenues Over/Under Expenses		**2,398.32**	
	Total Equity and Current Surplus (Deficit):	**27,279.58**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**31,091.62**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 114 - COUNTY RECORDS MANAGEMENT & PRESERVATION			
Assets			
114-100-001001	Claim on Pooled Cash	1,249.51	
114-103-021000	Texpool	145,813.33	
114-115-033004	Fines Rec/RMPF Co CL /Dist CL	54,390.11	
114-115-035000	Allowance Uncollectible/Fines	-32,258.44	
	Total Assets:	**169,194.51**	**169,194.51**
Liability			
114-280-113150	Deferred Rev/Fines	22,131.67	
	Total Liability:	**22,131.67**	
Equity			
114-291-191000	Restricted Fund Balance	101,777.80	
	Total Beginning Equity:	**101,777.80**	
Total Revenue		45,285.04	
Total Expense		0.00	
Revenues Over/Under Expenses		**45,285.04**	
	Total Equity and Current Surplus (Deficit):	**147,062.84**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**169,194.51**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 115 - SP REV RPF CO CL			
Assets			
115-103-021000	Texpool	759,595.17	
115-115-033005	Fines Rec/RPF Co Clerk	4,649.72	
115-115-035000	Allowance Uncollectible/Fines	-2,324.85	
115-120-036000	Prepaid Items	32,447.50	
	Total Assets:	**794,367.54**	**794,367.54**
Liability			
115-280-113150	Deferred Rev/Fines	2,324.87	
	Total Liability:	**2,324.87**	
Equity			
115-291-191000	Restricted Fund Balance	650,935.66	
	Total Beginning Equity:	**650,935.66**	
Total Revenue		198,901.97	
Total Expense		57,794.96	
Revenues Over/Under Expenses		**141,107.01**	
	Total Equity and Current Surplus (Deficit):	**792,042.67**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**794,367.54**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 116 - SP REV PRES FEE/BIRT & DE				
Assets				
116-103-021000	Texpool		36,737.80	
		Total Assets:	**36,737.80**	**36,737.80**
Liability				
		Total Liability:	**0.00**	
Equity				
116-291-191000	Restricted Fund Balance		32,585.71	
		Total Beginning Equity:	**32,585.71**	
Total Revenue			4,152.09	
Total Expense			0.00	
Revenues Over/Under Expenses			**4,152.09**	
		Total Equity and Current Surplus (Deficit):	**36,737.80**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**36,737.80**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 117 - SP REV CRTHSE SEC			
Assets			
117-100-001001	Claim on Pooled Cash	975.63	
117-103-021000	Texpool	257,895.07	
117-115-033006	Fines Rec/Courthouse Security	30,128.44	
117-115-035000	Allowance Uncollectible/Fines	-17,109.69	
	Total Assets:	**271,889.45**	**271,889.45**
Liability			
117-280-113150	Deferred Rev/Fines	13,018.75	
	Total Liability:	**13,018.75**	
Equity			
117-291-191000	Restricted Fund Balance	199,241.94	
	Total Beginning Equity:	**199,241.94**	
Total Revenue		59,628.76	
Total Expense		0.00	
Revenues Over/Under Expenses		**59,628.76**	
	Total Equity and Current Surplus (Deficit):	**258,870.70**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**271,889.45**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 118 - SP REV GRAFFITI ERAD			
Assets			
118-103-021000	Texpool	966.09	
118-115-033007	Fines Rec/Graffiti Erad Fee	50.00	
118-115-035000	Allowance Uncollectible/Fines	-25.00	
	Total Assets:	**991.09**	**991.09**
Liability			
118-280-113150	Deferred Rev/Fines	25.00	
	Total Liability:	**25.00**	
Equity			
118-291-191000	Restricted Fund Balance	823.74	
	Total Beginning Equity:	**823.74**	
Total Revenue		142.35	
Total Expense		0.00	
Revenues Over/Under Expenses		**142.35**	
	Total Equity and Current Surplus (Deficit):	**966.09**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**991.09**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 119 - SP REV JP TECH FEE			
Assets			
119-100-001001	Claim on Pooled Cash	265.13	
119-103-021000	Texpool	76,680.84	
119-115-033008	Fines Rec/JP Tech Fee	4,584.50	
119-115-035000	Allowance Uncollectible/Fines	-1,833.80	
	Total Assets:	**79,696.67**	**79,696.67**
Liability			
119-200-110011	Pending Accounts Payable Pooled	1,901.91	
119-280-113150	Deferred Rev/Fines	2,750.70	
	Total Liability:	**4,652.61**	
Equity			
119-291-191000	Restricted Fund Balance	67,237.70	
	Total Beginning Equity:	**67,237.70**	
Total Revenue		22,424.25	
Total Expense		14,617.89	
Revenues Over/Under Expenses		**7,806.36**	
	Total Equity and Current Surplus (Deficit):	**75,044.06**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**79,696.67**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 120 - SP REV CHILD ABUSE PREV			
Assets			
120-103-021000	Texpool	1,753.56	
120-115-033014	Fines Rec/Child Abuse Prev	970.95	
120-115-035000	Allowance Uncollectible/Fines	-582.57	
	Total Assets:	**2,141.94**	**2,141.94**
Liability			
120-280-113150	Deferred Rev/Fines	388.38	
	Total Liability:	**388.38**	
Equity			
120-299-190000	Fund Balance	1,538.86	
	Total Beginning Equity:	**1,538.86**	
Total Revenue		214.70	
Total Expense		0.00	
Revenues Over/Under Expenses		**214.70**	
	Total Equity and Current Surplus (Deficit):	**1,753.56**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**2,141.94**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 121 - SP REV FAM PRO FEE			
Assets			
121-103-021000	Texpool	41,607.31	
121-115-033015	Fines Rec/Family Protect Fee	344.18	
121-115-035000	Allowance Uncollectible/Fines	-206.51	
	Total Assets:	**41,744.98**	**41,744.98**
Liability			
121-280-113150	Deferred Rev/Fines	137.67	
	Total Liability:	**137.67**	
Equity			
121-291-191000	Restricted Fund Balance	39,517.67	
	Total Beginning Equity:	**39,517.67**	
Total Revenue		2,089.64	
Total Expense		0.00	
Revenues Over/Under Expenses		**2,089.64**	
	Total Equity and Current Surplus (Deficit):	**41,607.31**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**41,744.98**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 122 - SP REV SUPP COURT-INITIAT			
Assets			
122-103-021000	Texpool	66,060.97	
122-110-035001	Allowance Uncollectable Fees	-87.50	
122-115-033028	Fines Rec/Supp Crt Init Guardianship	175.00	
	Total Assets:	**66,148.47**	**66,148.47**
Liability			
122-280-113150	Deferred Rev/Fines	87.50	
	Total Liability:	**87.50**	
Equity			
122-291-191000	Restricted Fund Balance	56,824.61	
	Total Beginning Equity:	**56,824.61**	
Total Revenue		9,236.36	
Total Expense		0.00	
Revenues Over/Under Expenses		**9,236.36**	
	Total Equity and Current Surplus (Deficit):	**66,060.97**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**66,148.47**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 123 - JUSTICE COURT SECURITY FU			
Assets			
123-100-001001	Claim on Pooled Cash	5.03	
123-103-021000	Texpool	25,816.46	
123-115-033009	Fines Rec/JP Crt Building Sec	817.38	
123-115-035000	Allowance Uncollectible/Fines	-326.95	
	Total Assets:	**26,311.92**	**26,311.92**
Liability			
123-280-113150	Deferred Rev/Fines	490.43	
	Total Liability:	**490.43**	
Equity			
123-291-191000	Restricted Fund Balance	24,156.70	
	Total Beginning Equity:	**24,156.70**	
Total Revenue		1,664.79	
Total Expense		0.00	
Revenues Over/Under Expenses		**1,664.79**	
	Total Equity and Current Surplus (Deficit):	**25,821.49**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**26,311.92**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 124 - CO CLERK/ TECHNOLOGY FUND				
Assets				
124-103-021000	Texpool		8,809.25	
		Total Assets:	**8,809.25**	**8,809.25**
Liability				
		Total Liability:	**0.00**	
Equity				
124-291-191000	Restricted Fund Balance		7,876.32	
		Total Beginning Equity:	**7,876.32**	
Total Revenue			932.93	
Total Expense			0.00	
Revenues Over/Under Expenses			**932.93**	
		Total Equity and Current Surplus (Deficit):	**8,809.25**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**8,809.25**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 125 - GENERAL FUND			
Assets			
125-100-001001	Claim on Pooled Cash	529,530.31	
125-103-021000	Texpool	25,311,542.82	
125-103-021200	Texas Class	33,156,587.54	
125-110-031000	Ad Valorem Tax Receivables/Current	31,643,798.78	
125-110-031500	Ad Valorem Tax Receivables/Delinquent	2,347,613.87	
125-110-034000	Allowance Uncollectible Taxes	-496,409.45	
125-115-033010	Fines Rec/DC	2,087,160.51	
125-115-033021	Fines Rec/JP	686,196.19	
125-115-035000	Allowance Uncollectible/Fines	-501,534.91	
125-120-036000	Prepaid Items	908,761.79	
125-130-045600	Due From Other Gov	156,917.03	
125-130-045800	Due From Other Funds	2,841.96	
125-130-046000	Due From TX Assessor Collector	552,046.60	
125-130-046600	Due From Co Clerk	23,266.06	
125-130-046700	Due From Dist Clerk	3,962.00	
125-130-046801	Due From JP #1	20,722.02	
125-130-046802	Due From JP #2	11,479.34	
125-130-046803	Due From JP #3	20,088.38	
125-130-046804	Due From JP #4	2,464.49	
125-130-047500	Due From Other/Misc	6,408.52	
	Total Assets:	**96,473,443.85**	**96,473,443.85**
Liability			
125-200-110011	Pending Accounts Payable Pooled	1,610,648.27	
125-200-112710	Due To Others/GASB	332,262.96	
125-200-112936	Due To Marriage License	3,210.00	
125-201-112962	Wages Payable	546,143.67	
125-202-112705	Due To State/GASB	1,424,136.00	
125-210-111510	Security Deposit/Comm Ctr	5,185.00	
125-210-112835	Jud Sup Fee/Criminal	425.10	
125-210-112836	Jud Sup Fee Civil/Probate	121.00	
125-210-112837	DC & CC County Dispute Resolution	4,042.20	
125-210-112838	JP - County Dispute Resolution	1,440.00	
125-210-112903	A P/Sales Tax	-5.55	
125-210-112923	Collection For Others D C	51,345.20	
125-210-112926	ST/Bir Cert/CC	540.00	
125-210-112932	Overpayment D CL	2,314.49	
125-210-112934	ST/Birth Cert/SR	-176.83	
125-210-112937	Due To Co CL Refunds	126.12	
125-210-112938	Seatbelt/Adult	1,820.75	
125-210-112942	State Fee/DNA Testing (JP,CC,DC)	11.07	
125-210-112943	Bail Bond Fee	3,870.00	
125-210-112945	State Traffic Fee/State	816.67	
125-210-112949	ST/Jury Service Fee	324.64	
125-210-112950	State Fee/DNA Sample Fee CSCD	340.00	
125-210-112951	State Fee/Safety	-1.64	
125-210-112952	CJF MVF/State Fee	2.56	
125-210-112953	Judicial & Court Personnel Training-Civil	240.00	
125-210-112955	Elec Filing Fund/Crim/DC	0.23	
125-210-112957	Elec.Filing Fund.Civil/DC	90.00	
125-210-112964	Indigent Def Fund/JP	148.28	
125-210-112967	Ind Def Svc Fund/Crim D.C.	1,978.65	
125-210-112968	State Traffic Fine/State	28,761.81	

Balance Sheet Report **As Of 12/**

Account	Name	Balance
125-210-112971	CAF/JP1	3,215.44
125-210-112972	CAF/JP2	-324.36
125-210-112973	CAF/JP3	6,382.24
125-210-112974	CAF/JP4	5,294.87
125-210-112976	Truancy Pre/Div Fund/JP	53.47
125-210-112977	DC-Cons.Civ. Filing Fees (eff 1-1-22)	8,696.76
125-210-112978	DC-Subs Cons. Civ. Filing Fees (eff 1-1-22)	1,490.59
125-210-112979	Non-Suspension Fine (NSF)	-0.01
125-210-112981	CC - Cons. Civ. Filing Fees (eff 1-1-22)	822.00
125-210-112982	JP - Cons. Civ. Filing Fee (eff 1-1-22)	1,533.00
125-210-113011	MCWV State Fee	3,817.00
125-210-113012	Sexual Assault Fee	55.00
125-210-113014	Restitution Fee/Criminal	834.00
125-210-113020	Specialty Crt Program/State	12,373.59
125-210-113038	Safety Belt/Child	4,234.16
125-210-113150	Deferred Rev/Fines	515,422.83
125-215-112966	Fil State/Ind/DC	40.00
125-216-112908	CCC/State	5,027.63
125-250-112915	State/DPS	2,901.52
125-250-112921	State/GW	70.92
125-250-112928	State/Con Ct Cst	73,882.45
125-250-112944	State/Inf Marr/CC	112.50
125-250-112969	Omni	-736.84
125-250-113016	Restitution/Juvenile Probation	245.00
125-250-115010	Due To Others/Fire Marshal	11,211.36
125-250-540850	Health Code Inspection	3,200.00
125-270-112901	ENV. - Septic	5,169.69
125-270-113010	Due To EMS Trauma	709.66
125-280-112907	State/LEOA	5.00
125-280-112947	State/Non DIV Flaw/DC	150.00
125-280-113100	Deferred Revenue Taxes	33,394,524.37
125-280-113200	Taxes Collected In Adv/Cur	2,773,307.76
125-291-112905	TLFTA Fee/Omni	181.50
125-291-112909	State/Time Pmt	152.02
125-295-112933	Due To D C Fee Account	5,000.00
	Total Liability:	**40,859,215.77**
Equity		
125-000-192100	Nonspendable Fund Balance	448,075.24
125-298-190002	Commited Fund Balance/Capital Improve	14,500,000.00
125-299-190000	Fund Balance	30,479,521.46
	Total Beginning Equity:	**45,427,596.70**
Total Revenue		47,420,124.47
Total Expense		37,233,493.09
Revenues Over/Under Expenses		**10,186,631.38**
	Total Equity and Current Surplus (Deficit):	**55,614,228.08**
	Total Liabilities, Equity and Current Surplus (Deficit):	**96,473,443.85**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 126 - DIST CLERK/TECHNOLOGY FUN				
Assets				
126-100-001001	Claim on Pooled Cash		0.14	
126-103-021000	Texpool		4,475.88	
		Total Assets:	**4,476.02**	**4,476.02**
Liability				
		Total Liability:	**0.00**	
Equity				
126-291-191000	Restricted Fund Balance		4,119.78	
		Total Beginning Equity:	**4,119.78**	
Total Revenue			356.24	
Total Expense			0.00	
Revenues Over/Under Expenses			**356.24**	
		Total Equity and Current Surplus (Deficit):	**4,476.02**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**4,476.02**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 127 - CO CLERK/RECORDS PRES/DIG				
Assets				
127-103-021000	Texpool		38,158.62	
		Total Assets:	**38,158.62**	**38,158.62**
Liability				
		Total Liability:	**0.00**	
Equity				
127-291-191000	Restricted Fund Balance		36,284.60	
		Total Beginning Equity:	**36,284.60**	
Total Revenue			1,874.02	
Total Expense			0.00	
Revenues Over/Under Expenses			**1,874.02**	
		Total Equity and Current Surplus (Deficit):	**38,158.62**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**38,158.62**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 128 - DISTRICT CL/RECORDS PRES/			
Assets			
128-103-021000	Texpool	30,780.48	
128-115-033017	Fines Rec/RPF Dist Clerk	7,248.88	
128-115-035000	Allowance Uncollectible/Fines	-4,349.33	
	Total Assets:	**33,680.03**	**33,680.03**
Liability			
128-280-113150	Deferred Rev/Fines	2,899.55	
	Total Liability:	**2,899.55**	
Equity			
128-291-191000	Restricted Fund Balance	29,025.71	
	Total Beginning Equity:	**29,025.71**	
Total Revenue		1,754.77	
Total Expense		0.00	
Revenues Over/Under Expenses		**1,754.77**	
	Total Equity and Current Surplus (Deficit):	**30,780.48**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**33,680.03**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 129 - DA PRE TRIAL DIVERSION FE				
Assets				
129-100-001001	Claim on Pooled Cash		3,634.37	
129-103-021000	Texpool		95,744.62	
		Total Assets:	**99,378.99**	**99,378.99**
Liability				
129-201-112962	Wages Payable		1,624.14	
		Total Liability:	**1,624.14**	
Equity				
129-291-191000	Restricted Fund Balance		98,680.72	
		Total Beginning Equity:	**98,680.72**	
Total Revenue			61,455.47	
Total Expense			62,381.34	
Revenues Over/Under Expenses			**-925.87**	
		Total Equity and Current Surplus (Deficit):	**97,754.85**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**99,378.99**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 131 - JUVENILE CASE MGR FUND			
Assets			
131-100-001001	Claim on Pooled Cash	1,671.86	
131-115-033019	Fines Rec/CC	2,369.65	
131-115-035000	Allowance Uncollectible/Fines	-947.86	
	Total Assets:	**3,093.65**	**3,093.65**
Liability			
131-280-113150	Deferred Rev/Fines	1,421.79	
	Total Liability:	**1,421.79**	
Equity			
131-299-190000	Fund Balance	1,050.45	
	Total Beginning Equity:	**1,050.45**	
Total Revenue		621.41	
Total Expense		0.00	
Revenues Over/Under Expenses		**621.41**	
	Total Equity and Current Surplus (Deficit):	**1,671.86**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**3,093.65**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 132 - FIRE MARSHAL SERVICE FUND				
Assets				
132-100-001001	Claim on Pooled Cash		79,935.74	
		Total Assets:	**79,935.74**	**79,935.74**
Liability				
132-201-112962	Wages Payable		534.78	
		Total Liability:	**534.78**	
Equity				
132-291-191000	Restricted Fund Balance		107,426.29	
		Total Beginning Equity:	**107,426.29**	
Total Revenue			1,248.26	
Total Expense			29,273.59	
Revenues Over/Under Expenses			**-28,025.33**	
		Total Equity and Current Surplus (Deficit):	**79,400.96**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**79,935.74**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name			
Fund: 133 - CONSTABLE PCT 4 ARTICLE 59 FORFEITURE				
Assets				
133-100-013000	Cash Account		1,809.23	
		Total Assets:	**1,809.23**	**1,809.23**
Liability				
		Total Liability:	**0.00**	
Equity				
133-299-190000	Fund Balance		1,809.23	
		Total Beginning Equity:	**1,809.23**	
Total Revenue			0.00	
Total Expense			0.00	
Revenues Over/Under Expenses			**0.00**	
		Total Equity and Current Surplus (Deficit):	**1,809.23**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**1,809.23**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 135 - Court Facility Fund			
Assets			
135-100-001001	Claim on Pooled Cash	60,812.68	
135-115-033003	Fines Rec/DC	3,720.00	
135-115-035000	Allowance Uncollectible/Fines	-2,232.00	
	Total Assets:	**62,300.68**	**62,300.68**
Liability			
135-280-113150	Deferred Rev/Fines	1,488.00	
	Total Liability:	**1,488.00**	
Equity			
135-299-190000	Fund Balance	35,516.23	
	Total Beginning Equity:	**35,516.23**	
Total Revenue		25,296.45	
Total Expense		0.00	
Revenues Over/Under Expenses		**25,296.45**	
	Total Equity and Current Surplus (Deficit):	**60,812.68**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**62,300.68**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 137 - JUSTICE CRT SUPPORT FUND				
Assets				
137-100-001001	Claim on Pooled Cash		84,136.47	
		Total Assets:	**84,136.47**	**84,136.47**
Liability				
		Total Liability:	**0.00**	
Equity				
137-299-190000	Fund Balance		49,322.38	
		Total Beginning Equity:	**49,322.38**	
Total Revenue			33,771.95	
Total Expense			-1,042.14	
Revenues Over/Under Expenses			**34,814.09**	
		Total Equity and Current Surplus (Deficit):	**84,136.47**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**84,136.47**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 181 - PERMANENT SCHOOL AVAILABL				
Assets				
181-103-021200	Texas Class		754,187.33	
		Total Assets:	**754,187.33**	**754,187.33**
Liability				
		Total Liability:	**0.00**	
Equity				
181-299-190000	Fund Balance		755,816.88	
		Total Beginning Equity:	**755,816.88**	
Total Revenue			40,657.78	
Total Expense			42,287.33	
Revenues Over/Under Expenses			**-1,629.55**	
		Total Equity and Current Surplus (Deficit):	**754,187.33**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**754,187.33**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 182 - D.A. TRUST FUND				
Assets				
182-100-013000	Cash Account		4,034.54	
		Total Assets:	**4,034.54**	**4,034.54**
Liability				
		Total Liability:	**0.00**	
Equity				
182-291-191000	Restricted Fund Balance		4,997.92	
		Total Beginning Equity:	**4,997.92**	
Total Revenue			124,077.61	
Total Expense			125,040.99	
Revenues Over/Under Expenses			**-963.38**	
		Total Equity and Current Surplus (Deficit):	**4,034.54**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**4,034.54**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 186 - OGG TRUST FUND				
Assets				
186-100-001001	Claim on Pooled Cash		20,154.01	
		Total Assets:	**20,154.01**	**20,154.01**
Liability				
		Total Liability:	**0.00**	
Equity				
186-299-190000	Fund Balance		19,870.70	
		Total Beginning Equity:	**19,870.70**	
Total Revenue			283.31	
Total Expense			0.00	
Revenues Over/Under Expenses			**283.31**	
		Total Equity and Current Surplus (Deficit):	**20,154.01**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**20,154.01**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 188 - DISMUKE ESTATE TRUST FUND				
Assets				
188-103-021000	Texpool		73,967.92	
		Total Assets:	**73,967.92**	**73,967.92**
Liability				
		Total Liability:	**0.00**	
Equity				
188-299-190000	Fund Balance		70,246.79	
		Total Beginning Equity:	**70,246.79**	
Total Revenue			3,721.13	
Total Expense			0.00	
Revenues Over/Under Expenses			**3,721.13**	
		Total Equity and Current Surplus (Deficit):	**73,967.92**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**73,967.92**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name			
Fund: 189 - HOSPITAL TRUST FUND				
Assets				
189-103-021000	Texpool		3,420.42	
		Total Assets:	**3,420.42**	**3,420.42**
Liability				
		Total Liability:	**0.00**	
Equity				
189-291-191000	Restricted Fund Balance		3,248.06	
		Total Beginning Equity:	**3,248.06**	
Total Revenue			172.36	
Total Expense			0.00	
Revenues Over/Under Expenses			**172.36**	
		Total Equity and Current Surplus (Deficit):	**3,420.42**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**3,420.42**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 191 - SHERIFF NARC PROGRAM FUND				
Assets				
191-100-001001	Claim on Pooled Cash		10.69	
		Total Assets:	**10.69**	**10.69**
Liability				
		Total Liability:	**0.00**	
Equity				
191-291-191000	Restricted Fund Balance		10.69	
		Total Beginning Equity:	**10.69**	
Total Revenue			0.00	
Total Expense			0.00	
Revenues Over/Under Expenses			**0.00**	
		Total Equity and Current Surplus (Deficit):	**10.69**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**10.69**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 192 - SHERIFF EQUITABLE SHARING PROGRAM FUND				
Assets				
192-100-001001	Claim on Pooled Cash		3,804.89	
192-103-021000	Texpool		91,886.31	
		Total Assets:	**95,691.20**	**95,691.20**
Liability				
192-280-113203	Deferred Revenue		265,169.81	
		Total Liability:	**265,169.81**	
Equity				
192-291-191000	Restricted Fund Balance		115.29	
		Total Beginning Equity:	**115.29**	
Total Revenue			272,280.86	
Total Expense			441,874.76	
Revenues Over/Under Expenses			**-169,593.90**	
		Total Equity and Current Surplus (Deficit):	**-169,478.61**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**95,691.20**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 193 - SHERIFF IMPREST FUND				
Assets				
193-100-013002	Cash Account		2,963.74	
		Total Assets:	**2,963.74**	**2,963.74**
Liability				
		Total Liability:	**0.00**	
Equity				
193-291-191000	Restricted Fund Balance		26,757.87	
		Total Beginning Equity:	**26,757.87**	
Total Revenue			1,158.96	
Total Expense			24,953.09	
Revenues Over/Under Expenses			**-23,794.13**	
		Total Equity and Current Surplus (Deficit):	**2,963.74**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**2,963.74**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 212 - SHERIFF SCAAP FUND			
Assets			
212-100-001001	Claim on Pooled Cash	106,950.73	
212-130-045600	Due From Other Gov	5,501.98	
	Total Assets:	**112,452.71**	**112,452.71**
Liability			
212-200-110011	Pending Accounts Payable Pooled	4,296.38	
212-280-113203	Deferred Revenue	79,680.86	
	Total Liability:	**83,977.24**	
Equity			
212-299-190000	Fund Balance	9,668.25	
	Total Beginning Equity:	**9,668.25**	
Total Revenue		29,620.00	
Total Expense		10,812.78	
Revenues Over/Under Expenses		**18,807.22**	
	Total Equity and Current Surplus (Deficit):	**28,475.47**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**112,452.71**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 228 - VOCA Grant				
Assets				
228-100-001001	Claim on Pooled Cash		-25,699.28	
		Total Assets:	**-25,699.28**	**-25,699.28**
Liability				
228-201-112962	Wages Payable		1,425.68	
		Total Liability:	**1,425.68**	
Equity				
228-299-190000	Fund Balance		180.00	
		Total Beginning Equity:	**180.00**	
Total Revenue			38,477.48	
Total Expense			65,782.44	
Revenues Over/Under Expenses			**-27,304.96**	
		Total Equity and Current Surplus (Deficit):	**-27,124.96**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**-25,699.28**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 234 - STEP CMV-00044				
Assets				
234-100-001001	Claim on Pooled Cash		-14,195.84	
234-130-045600	Due From Other Gov		3,898.92	
		Total Assets:	**-10,296.92**	**-10,296.92**
Liability				
		Total Liability:	**0.00**	
Equity				
234-299-190000	Fund Balance		-2,806.72	
		Total Beginning Equity:	**-2,806.72**	
Total Revenue			31,723.79	
Total Expense			39,213.99	
Revenues Over/Under Expenses			**-7,490.20**	
		Total Equity and Current Surplus (Deficit):	**-10,296.92**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**-10,296.92**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 235 - STEP Comprehensive S-1YG-00138				
Assets				
235-100-001001	Claim on Pooled Cash		-17,655.84	
235-130-045600	Due From Other Gov		14,676.88	
		Total Assets:	**-2,978.96**	**-2,978.96**
Liability				
		Total Liability:	**0.00**	
Equity				
235-299-190000	Fund Balance		-7,529.49	
		Total Beginning Equity:	**-7,529.49**	
Total Revenue			28,881.73	
Total Expense			24,331.20	
Revenues Over/Under Expenses			**4,550.53**	
		Total Equity and Current Surplus (Deficit):	**-2,978.96**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**-2,978.96**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 238 - Harvey Buyout Grant				
Assets				
238-100-013010	Cash Account		75.93	
238-130-045600	Due From Other Gov		250.00	
		Total Assets:	**325.93**	**325.93**
Liability				
238-200-112900	Accounts Payable		13,913.06	
238-250-112010	Due To Other Funds		-9,349.80	
		Total Liability:	**4,563.26**	
Equity				
238-299-190000	Fund Balance		-2,559.29	
		Total Beginning Equity:	**-2,559.29**	
Total Revenue			113,232.91	
Total Expense			114,910.95	
Revenues Over/Under Expenses			**-1,678.04**	
		Total Equity and Current Surplus (Deficit):	**-4,237.33**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**325.93**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 239 - Harvey Infrastructure Grant				
Assets				
239-100-013010	Cash Account		785.52	
		Total Assets:	**785.52**	**785.52**
Liability				
239-250-112010	Due To Other Funds		-381,913.00	
		Total Liability:	**-381,913.00**	
Equity				
239-299-190000	Fund Balance		266.15	
		Total Beginning Equity:	**266.15**	
Total Revenue			905,217.17	
Total Expense			522,784.80	
Revenues Over/Under Expenses			**382,432.37**	
		Total Equity and Current Surplus (Deficit):	**382,698.52**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**785.52**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 241 - American Rescue Plan Grant				
Assets				
241-100-001001	Claim on Pooled Cash		1,514,291.49	
		Total Assets:	**1,514,291.49**	**1,514,291.49**
Liability				
241-200-110011	Pending Accounts Payable Pooled		260,722.33	
241-201-112962	Wages Payable		19,994.72	
241-280-113203	Deferred Revenue		5,259,630.22	
		Total Liability:	**5,540,347.27**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			0.00	
Total Expense			4,026,055.78	
Revenues Over/Under Expenses			**-4,026,055.78**	
		Total Equity and Current Surplus (Deficit):	**-4,026,055.78**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**1,514,291.49**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 243 - HSGP Radio Grant # 4318102			
Assets			
243-100-001001	Claim on Pooled Cash	2,863.86	
	Total Assets:	**2,863.86**	**2,863.86**
Liability			
243-200-110011	Pending Accounts Payable Pooled	2,863.86	
	Total Liability:	**2,863.86**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		29,267.38	
Total Expense		29,267.38	
Revenues Over/Under Expenses		**0.00**	
	Total Equity and Current Surplus (Deficit):	**0.00**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**2,863.86**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 244 - LHMPP GRANT			
Assets			
244-100-001001	Claim on Pooled Cash	-89,297.00	
	Total Assets:	**-89,297.00**	**-89,297.00**
Liability			
244-200-110011	Pending Accounts Payable Pooled	3,393.00	
	Total Liability:	**3,393.00**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		0.00	
Total Expense		92,690.00	
Revenues Over/Under Expenses		**-92,690.00**	
	Total Equity and Current Surplus (Deficit):	**-92,690.00**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-89,297.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 245 - BROOKSHIRE DETENTION POND			
Assets			
	Total Assets:	**0.00**	**0.00**
Liability			
245-200-110011	Pending Accounts Payable Pooled	138,104.49	
	Total Liability:	**138,104.49**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		160,608.30	
Total Expense		298,712.79	
Revenues Over/Under Expenses		**-138,104.49**	
	Total Equity and Current Surplus (Deficit):	**-138,104.49**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**0.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 246 - Prairie View Water Plant			
Assets			
	Total Assets:	**0.00**	**0.00**
Liability			
246-200-110011	Pending Accounts Payable Pooled	232,947.27	
	Total Liability:	**232,947.27**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		70,121.40	
Total Expense		303,068.67	
Revenues Over/Under Expenses		**-232,947.27**	
	Total Equity and Current Surplus (Deficit):	**-232,947.27**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**0.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 247 - Const. Pct 4 Radio Grant			
Assets			
247-100-001001	Claim on Pooled Cash	-2,863.86	
	Total Assets:	**-2,863.86**	**-2,863.86**
Liability			
247-200-110011	Pending Accounts Payable Pooled	57,816.54	
	Total Liability:	**57,816.54**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		0.00	
Total Expense		60,680.40	
Revenues Over/Under Expenses		**-60,680.40**	
	Total Equity and Current Surplus (Deficit):	**-60,680.40**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-2,863.86**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 307 - SAVNS GRANT #1446517 2013-2014				
Assets				
307-100-001001	Claim on Pooled Cash		-4,642.83	
307-130-045600	Due From Other Gov		10,386.43	
		Total Assets:	**5,743.60**	**5,743.60**
Liability				
		Total Liability:	**0.00**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			22,406.69	
Total Expense			16,663.09	
Revenues Over/Under Expenses			**5,743.60**	
		Total Equity and Current Surplus (Deficit):	**5,743.60**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**5,743.60**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 311 - FORMULA GRANT				
Assets				
311-130-045600	Due From Other Gov		13,680.50	
		Total Assets:	**13,680.50**	**13,680.50**
Liability				
		Total Liability:	**0.00**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			59,548.50	
Total Expense			45,868.00	
Revenues Over/Under Expenses			**13,680.50**	
		Total Equity and Current Surplus (Deficit):	**13,680.50**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**13,680.50**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 323 - BAGP Grant # 4824901			
Assets			
	Total Assets:	**0.00**	**0.00**
Liability			
	Total Liability:	**0.00**	
Equity			
	Total Beginning Equity:	**0.00**	
Total Revenue		33,300.00	
Total Expense		33,300.00	
Revenues Over/Under Expenses		**0.00**	
	Total Equity and Current Surplus (Deficit):	**0.00**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**0.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 324 - SB22 DA				
Assets				
324-100-001001	Claim on Pooled Cash		275,266.72	
		Total Assets:	**275,266.72**	**275,266.72**
Liability				
324-280-113203	Deferred Revenue		275,266.72	
		Total Liability:	**275,266.72**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			275,472.12	
Total Expense			275,472.12	
Revenues Over/Under Expenses			**0.00**	
		Total Equity and Current Surplus (Deficit):	**0.00**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**275,266.72**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 325 - SB22 SO				
Assets				
325-100-001001	Claim on Pooled Cash		500,886.01	
		Total Assets:	**500,886.01**	**500,886.01**
Liability				
325-280-113203	Deferred Revenue		500,886.01	
		Total Liability:	**500,886.01**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			500,481.10	
Total Expense			500,481.10	
Revenues Over/Under Expenses			**0.00**	
		Total Equity and Current Surplus (Deficit):	**0.00**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**500,886.01**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 413 - SETH Grant				
Assets				
413-100-001001	Claim on Pooled Cash		50,000.00	
		Total Assets:	**50,000.00**	**50,000.00**
Liability				
		Total Liability:	**0.00**	
Equity				
413-299-190000	Fund Balance		50,000.00	
		Total Beginning Equity:	**50,000.00**	
Total Revenue			0.00	
Total Expense			0.00	
Revenues Over/Under Expenses			**0.00**	
		Total Equity and Current Surplus (Deficit):	**50,000.00**	
			Total Liabilities, Equity and Current Surplus (Deficit):	**50,000.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name	Balance	
Fund: 515 - DEBT SRV/CERTIFICATE FUND			
Assets			
515-103-021200	Texas Class	1,234,068.34	
515-110-031000	Ad Valorem Tax Receivables/Current	5,720,297.60	
515-110-031500	Ad Valorem Tax Receivables/Delinquent	267,642.72	
515-110-034000	Allowance Uncollectible Taxes	-56,031.66	
	Total Assets:	**7,165,977.00**	**7,165,977.00**
Liability			
515-200-110011	Pending Accounts Payable Pooled	500.00	
515-280-113100	Deferred Revenue Taxes	5,918,149.51	
515-280-113202	Taxes Collected Advance/Debt	475,339.83	
	Total Liability:	**6,393,989.34**	
Equity			
515-299-190000	Fund Balance	366,560.87	
	Total Beginning Equity:	**366,560.87**	
Total Revenue		7,171,327.57	
Total Expense		6,765,900.78	
Revenues Over/Under Expenses		**405,426.79**	
	Total Equity and Current Surplus (Deficit):	**771,987.66**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**7,165,977.00**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 602 - Tax Notes, Series 2020				
Assets				
602-100-001001	Claim on Pooled Cash		927.20	
		Total Assets:	**927.20**	**927.20**
Liability				
		Total Liability:	**0.00**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			1,041.58	
Total Expense			114.38	
Revenues Over/Under Expenses			**927.20**	
		Total Equity and Current Surplus (Deficit):	**927.20**	
			Total Liabilities, Equity and Current Surplus (Deficit):	**927.20**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name			
Fund: 603 - TAX NOTES, SERIES 2022				
Assets				
603-100-001001	Claim on Pooled Cash		659.97	
		Total Assets:	**659.97**	**659.97**
Liability				
		Total Liability:	**0.00**	
Equity				
603-299-190000	Fund Balance		649.03	
		Total Beginning Equity:	**649.03**	
Total Revenue			10.94	
Total Expense			0.00	
Revenues Over/Under Expenses			**10.94**	
		Total Equity and Current Surplus (Deficit):	**659.97**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**659.97**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name		Balance	
Fund: 604 - COUNTY COURTHOUSE PROJECT				
Assets				
604-100-001001	Claim on Pooled Cash		-255.00	
604-103-021200	Texas Class		13,127,120.51	
604-120-036000	Prepaid Items		255.00	
		Total Assets:	**13,127,120.51**	**13,127,120.51**
Liability				
604-200-110011	Pending Accounts Payable Pooled		4,063,522.78	
		Total Liability:	**4,063,522.78**	
Equity				
604-299-190000	Fund Balance		27,156,444.04	
		Total Beginning Equity:	**27,156,444.04**	
Total Revenue			1,216,362.58	
Total Expense			19,309,208.89	
Revenues Over/Under Expenses			**-18,092,846.31**	
		Total Equity and Current Surplus (Deficit):	**9,063,597.73**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**13,127,120.51**

Waller County, TX

Balance Sheet Re

Account Summary

As Of 12/31/2024

Account	Name			
Fund: 605 - Mobility Road Program-GO Bonds, Series 2024				
Assets				
605-103-021200	Texas Class		9,531,047.46	
		Total Assets:	**9,531,047.46**	**9,531,047.46**
Liability				
605-200-110011	Pending Accounts Payable Pooled		287,292.40	
		Total Liability:	**287,292.40**	
Equity				
		Total Beginning Equity:	**0.00**	
Total Revenue			9,899,468.58	
Total Expense			655,713.52	
Revenues Over/Under Expenses			**9,243,755.06**	
		Total Equity and Current Surplus (Deficit):	**9,243,755.06**	
		Total Liabilities, Equity and Current Surplus (Deficit):		**9,531,047.46**

DEBT ANALYSIS

Waller County, Texas
Debt Analysis
For the Period Ending 12/31/2024

Long-Term Debt

The County issues general obligation bonds, cerfificates of obligation bonds, tax notes and capital lease obligations to provide funds for the acquisition and construction of major capital facilities. These issues are direct obligations and pledge the full faith and credit of the County.

General Debt Currently Outstanding

	Original Issue	Beginning Balances	Net Changes	Ending Balance	Amounts Due Within One Year
General Obligation Bonds:					
2017 Series	$ 9,375,000.00	$ 7,575,000.00	$ (405,000.00)	$ 7,170,000.00	$ 631,100.00
2018 Series	28,930,000.00	24,025,000.00	(1,170,000.00)	22,855,000.00	2,066,006.25
2024 Series	9,370,000.00	9,370,000.00	-	9,370,000.00	686,780.56
Tax Notes:					
2020 Series	4,870,000.00	2,825,000.00	(695,000.00)	2,130,000.00	722,791.00
2022 Series	6,485,000.00	5,665,000.00	(880,000.00)	4,785,000.00	1,024,143.75
Certificates of Obligation:					
2014 Series	5,000,000.00	555,000.00	(555,000.00)	-	-
2022 Series	3,365,000.00	3,365,000.00	(100,000.00)	3,265,000.00	251,075.00
2023 Series	27,255,000.00	27,255,000.00	(280,000.00)	26,975,000.00	2,074,125.00
Total General Long-Term Debt	$ 94,650,000.00	$ 80,635,000.00	$ (4,085,000.00)	$ 76,550,000.00	$ 7,456,021.56

Debt service requirements on long-term debt at December 31, 2024, are as follows:

General Debt

Year Ending December 31, 2024	Principal	Interest	Total
2025	$ 4,545,000.00	$ 2,911,021.56	$ 7,456,021.56
2026	4,695,000.00	2,759,544.75	7,454,544.75
2027	4,880,000.00	2,578,279.00	7,458,279.00
2028	4,370,000.00	2,388,200.00	6,758,200.00
2029	4,555,000.00	2,196,818.75	6,751,818.75
2030-2034	20,060,000.00	8,586,475.00	28,646,475.00
2035-2039	21,645,000.00	4,293,840.63	25,938,840.63
2040-2044	11,800,000.00	1,036,075.00	12,836,075.00
Totals	$ 76,550,000.00	$ 26,750,254.69	$ 103,300,254.69

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Mourning Dove Blvd Street Dedication Section 1

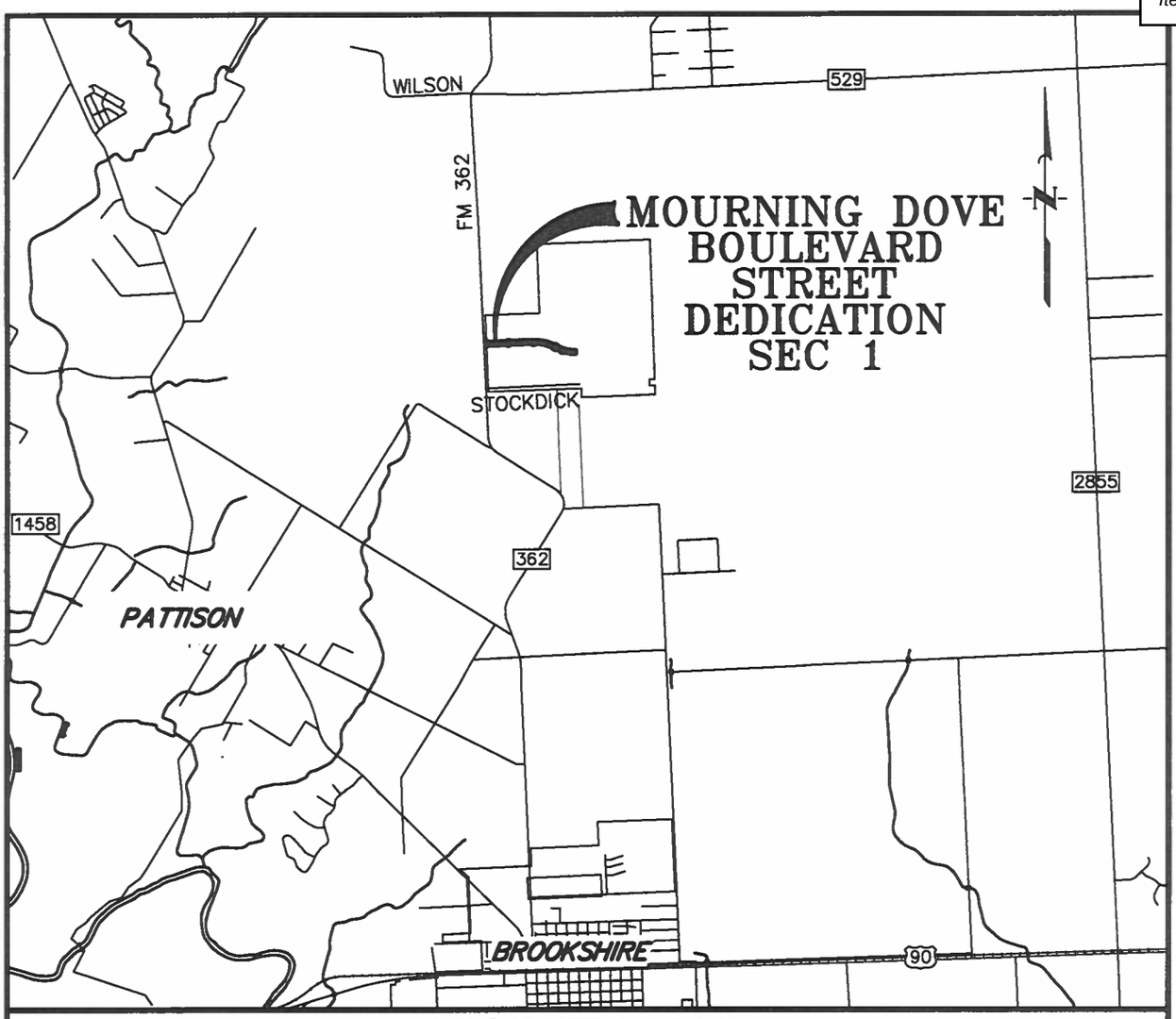
Date: April 30, 2025

Background

Final Plat of Mourning Dove Blvd Street Dedication Section 1 which consists of 6.24 acres in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.
KEY MAP 401Z

FINAL PLAT OF
MOURNING DOVE BOULEVARD STREET DEDICATION
SEC 1

A SUBDIVISION OF 6.24 ACRES OF LAND
OUT OF THE
J. G. BENNET SURVEY, A-288 &
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS
FEBRUARY 2025

BKDD PERMIT No. 2024–141

DATE: FEBRUARY 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I – Collector A\2 Design Phase\Planning\Collector A – PLAT.dwg Feb 14, 2025 – 10:37am cls

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 6.24 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, being out of and a part of the residue of that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the lower northwest corner of the residue of said called 639.96 acre tract, same being the southwest corner of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Public Records, Waller County, Texas, and being a point in the east right-of-way line of F.M. Highway 362 (100-foot wide), from which point a reentry corner of said called 639.96 acre tract bears North 87 degrees 51 minutes 57 seconds East, 1,956.64 feet;

Thence South 02 degrees 09 minutes 47 seconds East along the lower west line of the residue of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide), 956.77 feet to the northwest corner and **Place of Beginning** of the herein described tract, being in a non-tangent curve to the left;

Thence establishing the north line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing South 47 degrees 09 minutes 47 seconds East, 49.50 feet;

North 87 degrees 50 minutes 13 seconds East, 697.28 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 89 degrees 57 minutes 03 seconds, an arc length of 39.25 feet, a radius of 25.00 feet, and a chord bearing North 42 degrees 48 minutes 44 seconds East, 35.34 feet;

North 87 degrees 50 minutes 13 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 47 degrees 09 minutes 47 seconds East, 35.36 feet;

North 87 degrees 50 minutes 13 seconds East, 889.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 27 degrees 22 minutes 51 seconds, an arc length of 688.15 feet, a radius of 1,440.00 feet, and a chord bearing South 78 degrees 28 minutes 22 seconds East, 681.62 feet;

South 64 degrees 46 minutes 57 seconds East, 81.45 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 92 degrees 44 minutes 13 seconds, an arc length of 40.46 feet, a radius of 25.00 feet, and a chord bearing North 68 degrees 50 minutes 57 seconds East, 36.19 feet;

South 67 degrees 31 minutes 09 seconds East, 60.00 feet to a point in a non-tangent curve to the right;

Thence with said non-tangent curve to the right, having a central angle of 00 degrees 19 minutes 58 seconds, an arc length of 5.11 feet, a radius of 880.00 feet, and a chord bearing South 22 degrees 38 minutes 50 seconds West, 5.11 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 35 minutes 46 seconds, an arc length of 38.22 feet, a radius of 25.00 feet, and a chord bearing South 20 degrees 59 minutes 04 seconds East, 34.61 feet;

South 64 degrees 46 minutes 57 seconds East, 68.82 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 24 degrees 08 minutes 57 seconds, an arc length of 573.21 feet, a radius of 1,360.00 feet, and a chord bearing South 76 degrees 51 minutes 25 seconds East, 568.98 feet to the northeast corner of the herein described tract;

Thence South 01 degree 04 minutes 07 seconds West establishing the east line of the herein described tract, crossing the residue of said called 639.96 acre tract, 80.00 feet to the southeast corner of the herein described tract, being in a non-tangent curve to the right;

Thence establishing the south line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

Thence with said non-tangent curve to the right, having a central angle of 15 degrees 20 minutes 59 seconds, an arc length of 385.78 feet, a radius of 1,440.00 feet, and a chord bearing North 81 degrees 15 minutes 24 seconds West, 384.63 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing South 62 degrees 29 minutes 38 seconds West, 34.69 feet;

North 71 degrees 25 minutes 49 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 87 degrees 50 minutes 54 seconds, an arc length of 38.33 feet, a radius of 25.00 feet, and a chord bearing North 25 degrees 21 minutes 16 seconds West, 34.69 feet the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 04 degrees 29 minutes 47 seconds, an arc length of 113.00 feet, a radius of 1,440.00 feet, and a chord bearing North 67 degrees 01 minute 50 seconds West, 112.98 feet;

North 64 degrees 46 minutes 57 seconds West, 68.02 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 70 degrees 13 minutes 03 seconds West, 35.36 feet;

North 64 degrees 46 minutes 57 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 19 degrees 46 minutes 57 seconds West, 35.36 feet;

North 64 degrees 46 minutes 57 seconds West, 82.36 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 25 degrees 53 minutes 12 seconds, an arc length of 614.46 feet, a radius of 1,360.00 feet, and a chord bearing North 77 degrees 43 minutes 32 seconds West, 609.24 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 91 degrees 29 minutes 39 seconds, an arc length of 39.92 feet, a radius of 25.00 feet, and a chord bearing South 43 degrees 35 minutes 02 seconds West, 35.81 feet;

South 02 degrees 09 minutes 47 seconds East, 4.93 feet;

South 87 degrees 50 minutes 13 seconds West, 60.00 feet;

North 02 degrees 09 minutes 47 seconds West, 5.38 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 09 minutes 47 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 814.33 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 50 minutes 13 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 09 minutes 47 seconds West, 35.36 feet;

South 87 degrees 50 minutes 13 seconds West, 697.26 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing South 42 degrees 50 minutes 13 seconds West, 49.50 feet to the southwest corner of the herein described tract, being in the lower west line of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide);

Thence North 02 degrees 09 minutes 47 seconds West along the west line of the herein described tract, same being the lower west line of the residue of said called 639.96 acre tract and the east right-of-way line of F.M. Highway 362 (100-foot wide), 150.00 feet to the **Place of Beginning and containing** 6.24 acres of land, more or less.

DATE: FEBRUARY 2025 SCALE NTS SHEET 1B OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 10:38am cls

LEGEND:

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
IRF . . . . . ."Found 5/8–inch Iron Rod with cap stamped "Quiddity Eng. Property Corner"
No . . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right–of–Way"
STM SE . . . . . "Storm Sewer Easement"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
VOL.___, PG.___ . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
• . . . . . "Set 3/4–inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as Per Certification"
① . . . . . ."Block Number"

GENERAL NOTES:

1. One–foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
3. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
4. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
5. 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 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 lots 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 with new fencing.
6. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
7. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0375, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
8. Right–of–way easements for widening streets or improving drainage shall be maintained by the landowner 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, improvement or maintenance.
9. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The 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 public 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. Flood plain 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 Astro Sunterra West, L.P., a Delaware 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.
10. Tract is subject to Grant of Telecommunication Easement recorded under C.C.F. No. 2409049, O.P.R.W.C.T.
11. This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218A, Effective Date January 17, 2025. The surveyor has not abstracted the property.
12. TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract.
    Coordinates – N: 13868903.09 E: 2934378.97
    Elevation: 183.86' (NAVD 88)

DATE: MARCH 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

K:\28745\28745-0001-01 Sunterra West Phase I – Collector A\2 Design Phase\Planning\Collector A – PLAT.dwg Apr 10, 2025 – 1:47pm cls

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	90°00'00"	54.98'	S47°09'47"E	49.50'	35.00'
C2	25.00'	89°57'03"	39.25'	N42°48'44"E	35.34'	24.98'
C3	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C4	1,440.00'	27°22'51"	688.15'	S78°28'22"E	681.62'	350.78'
C5	25.00'	92°44'13"	40.46'	N68°50'57"E	36.19'	26.22'
C6	880.00'	0°19'58"	5.11'	N22°38'50"E	5.11'	2.56'
C7	25.00'	87°35'46"	38.22'	S20°59'04"E	34.61'	23.97'
C8	1,360.00'	24°08'57"	573.21'	S76°51'25"E	568.98'	290.93'
C9	1,440.00'	15°20'59"	385.78'	N81°15'24"W	384.63'	194.05'
C10	25.00'	87°50'54"	38.33'	S62°29'38"W	34.69'	24.08'
C11	25.00'	87°50'54"	38.33'	N25°21'16"W	34.69'	24.08'
C12	1,440.00'	4°29'47"	113.00'	S67°01'50"E	112.98'	56.53'
C13	25.00'	90°00'00"	39.27'	S70°13'03"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N19°46'57"W	35.36'	25.00'
C15	1,360.00'	25°53'12"	614.46'	N77°43'32"W	609.24'	312.56'
C16	25.00'	91°29'39"	39.92'	S43°35'02"W	35.81'	25.66'
C17	25.00'	90°00'00"	39.27'	N47°09'46"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C20	35.00'	90°00'00"	54.98'	S42°50'13"W	49.50'	35.00'
C21	1,400.00'	27°22'51"	669.04'	N78°28'22"W	662.69'	341.03'
C22	850.00'	2°44'13"	40.60'	N23°50'57"E	40.60'	20.30'
C23	1,400.00'	24°08'57"	590.07'	S76°51'25"E	585.72'	299.48'

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 18, 2025 - 12:53pm cjs

DATE: FEBRUARY 2025

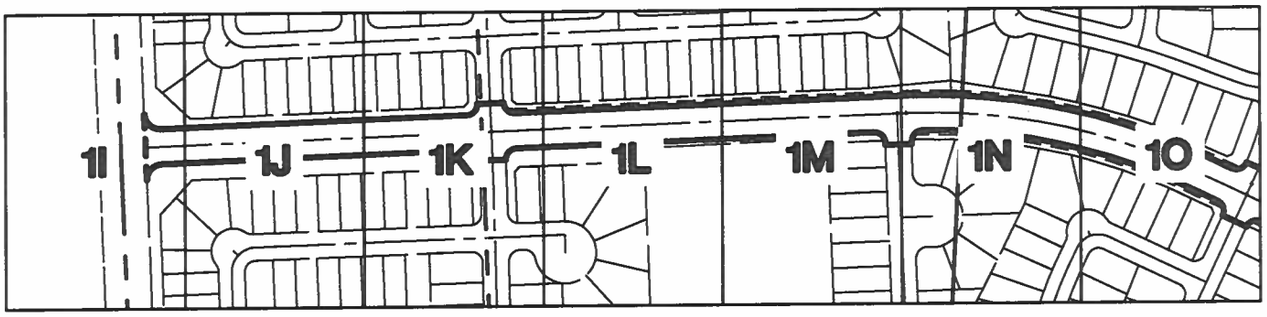
SCALE NTS

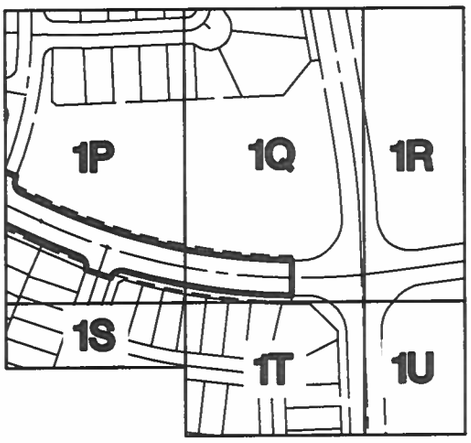
SHEET 1D OF 1

FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1

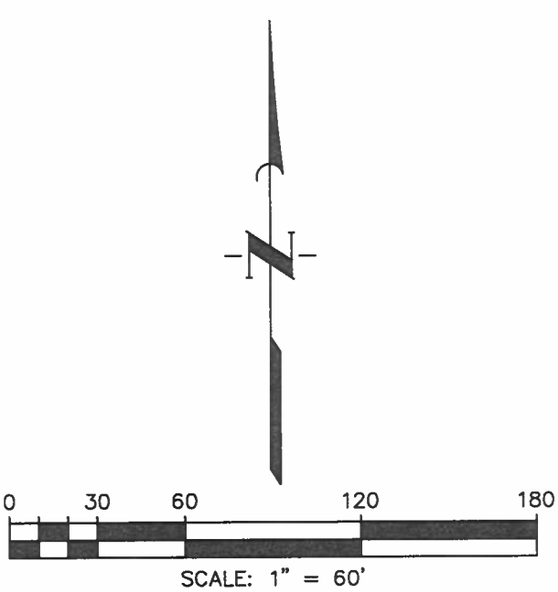
OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°09'47"W	150.00'
L2	N87°50'13"E	60.00'
L3	S64°46'57"E	81.45'
L4	S67°31'09"E	60.00'
L5	S64°46'57"E	68.82'
L6	S01°04'07"W	80.00'
L7	N71°25'49"W	60.00'
L8	N64°46'57"W	68.02'
L9	N64°46'57"W	60.00'
L10	N64°46'57"W	82.36'
L11	S02°09'47"E	4.93'
L12	S87°50'13"W	60.00'
L13	N02°09'47"W	5.38'
L14	S87°50'13"W	60.00'
L15	S87°50'13"W	1,731.78'
L16	S02°09'47"E	130.00'
L17	S02°09'47"E	70.38'
L18	S64°46'57"E	260.38'
L19	S25°13'03"W	92.04'
L20	N18°34'11"E	63.97'



DATE: FEBRUARY 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 10:50am cis

BS

STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 6.24 acre tract described in the above and foregoing map of Mourning Dove Boulevard Street Dedication Sec 1, 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 purpose 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 the 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 purpose 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 easement totals thirty feet (30' 0") in width.

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:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra West, L.P., a Delaware Limited Partnership, has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 21st day of March 2025

Astro Sunterra West, L.P.,
a Delaware Limited Partnership,

By: Astro Sunterra West GP, L.L.C.,
a Delaware Limited Liability Company, its General Partner

Brian Stidham
Authorized Signer

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, 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 21st day of March 2025

Hope Allday
Notary Public in and for the State of Texas

Hope Allday
Print Name

My commission expires: 11-6-2028

HOPE ALLDAY
Notary ID #135160965
My Commission Expires
November 6, 2028

DATE: MARCH 2025 SCALE NTS SHEET 1F OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST. L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Mar 17, 2025 - 10:05am CKJ

BS

Certificate of Surveyor

This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100–year) floodplain as delineated on Waller County Community Panel #480640, under FIRM Map Number 48473C0350E, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500–year) floodplain as delineated on Waller County Community Panel #480640 under FIRM Map Number 48473C0350E, dated 2/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, J. Ross McCall, PE, 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

J. Ross McCall, PE
County Engineer

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT No. 2024–141

APPROVED BY THE BOARD OF SUPERVISORS ON

11.25.2024
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.

DATE: FEBRUARY 2025	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

K:\28745\28745-0001-01 Sunterra West Phase I – Collector A\2 Design Phase\Planning\Collector A – PLAT.dwg Feb 14, 2025 – 10:50am cjs

STATE OF TEXAS §

COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ , 202_, at _____ o'clock ___M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

_____
Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202_.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

NOTE: 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 current Waller County Subdivision and Development Regulations, in this regard.

DATE: FEBRUARY 2025 SCALE NTS SHEET 1H OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 10:51am cis

F.M. HIGHWAY 362
(100' ROW)
(NO DEED OF RECORD FOUND)

CHRISTIANNA WOODS
CALLED 94.838 AC.
C.C.F. No. 2201408
O.P.R.W.C.T.

H. & T. C. RAILROAD COMPANY SURVEY
SECTION 21, ABSTRACT 185

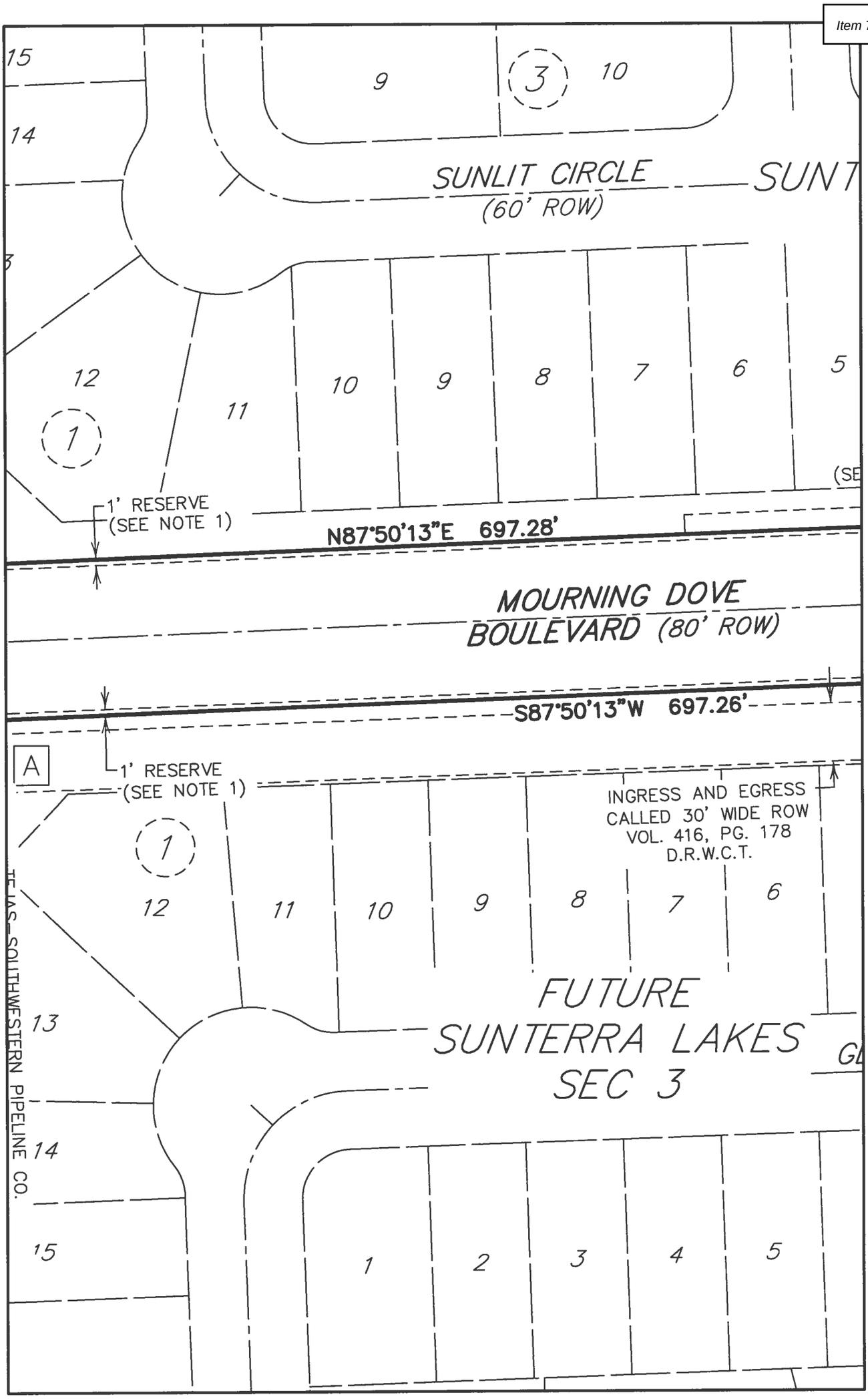
J. G. BENNET SURVEY,
ABSTRACT 288

TEJAS-SOUTHWESTERN PIPELINE CO.
CALLED 20' WIDE EASEMENT (EX. "A")
VOL. 373, PG. 181
D.R.W.C.T.

15
14
13
E
C1
75.00'
L1
75.00'
C20
A
13
14
15

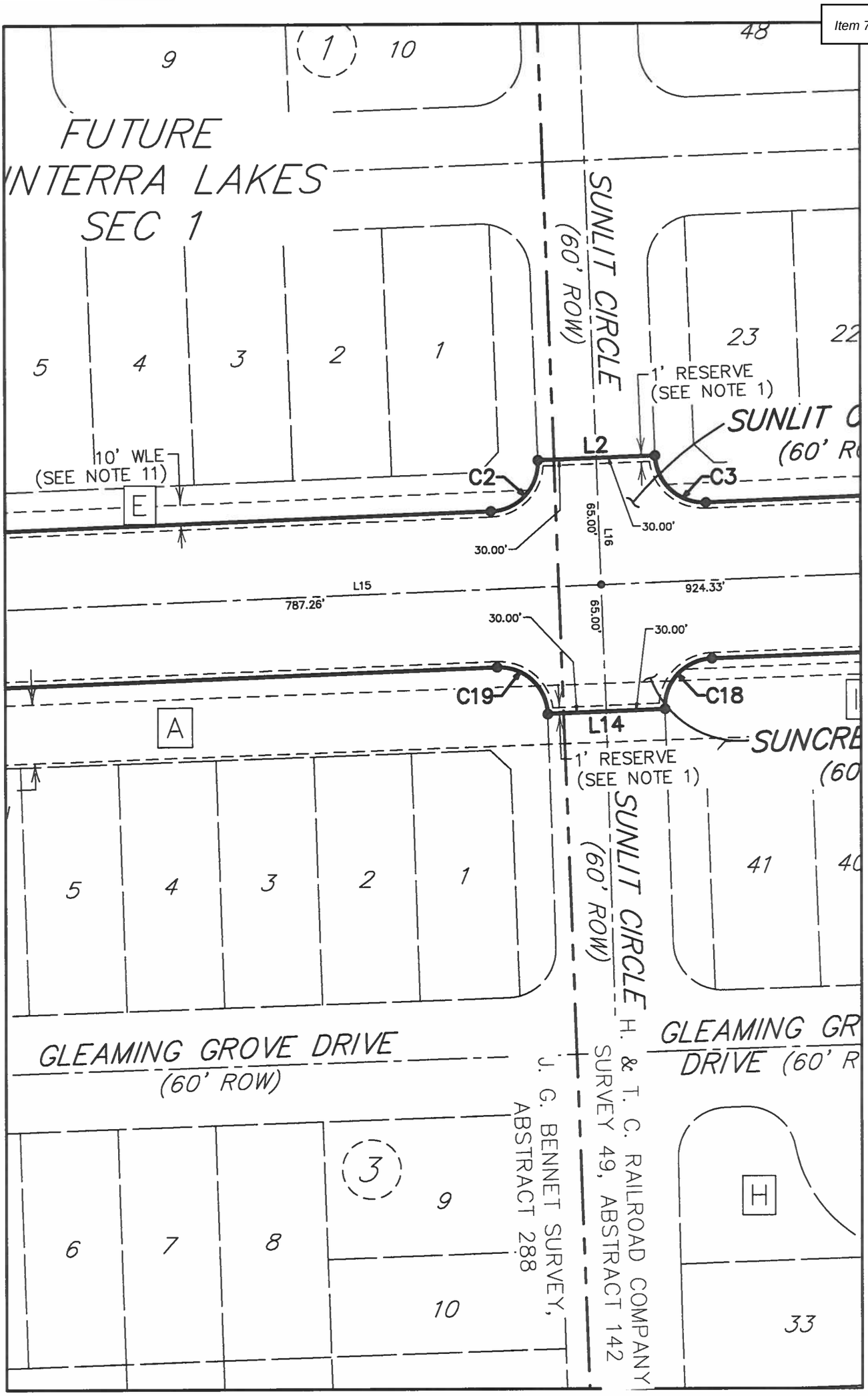
K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 11:12am cls

DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 11 OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com



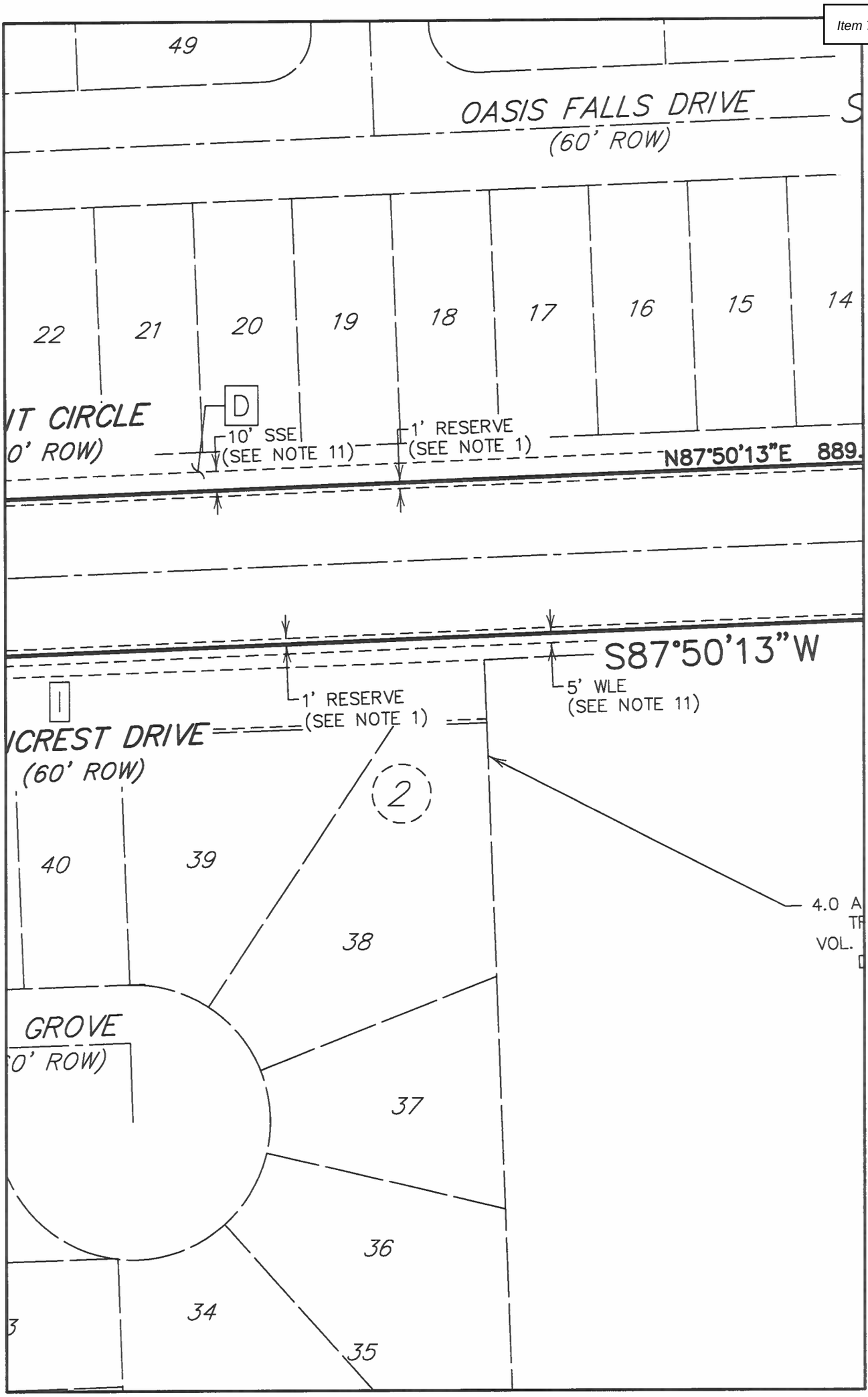
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 11:12am cjs



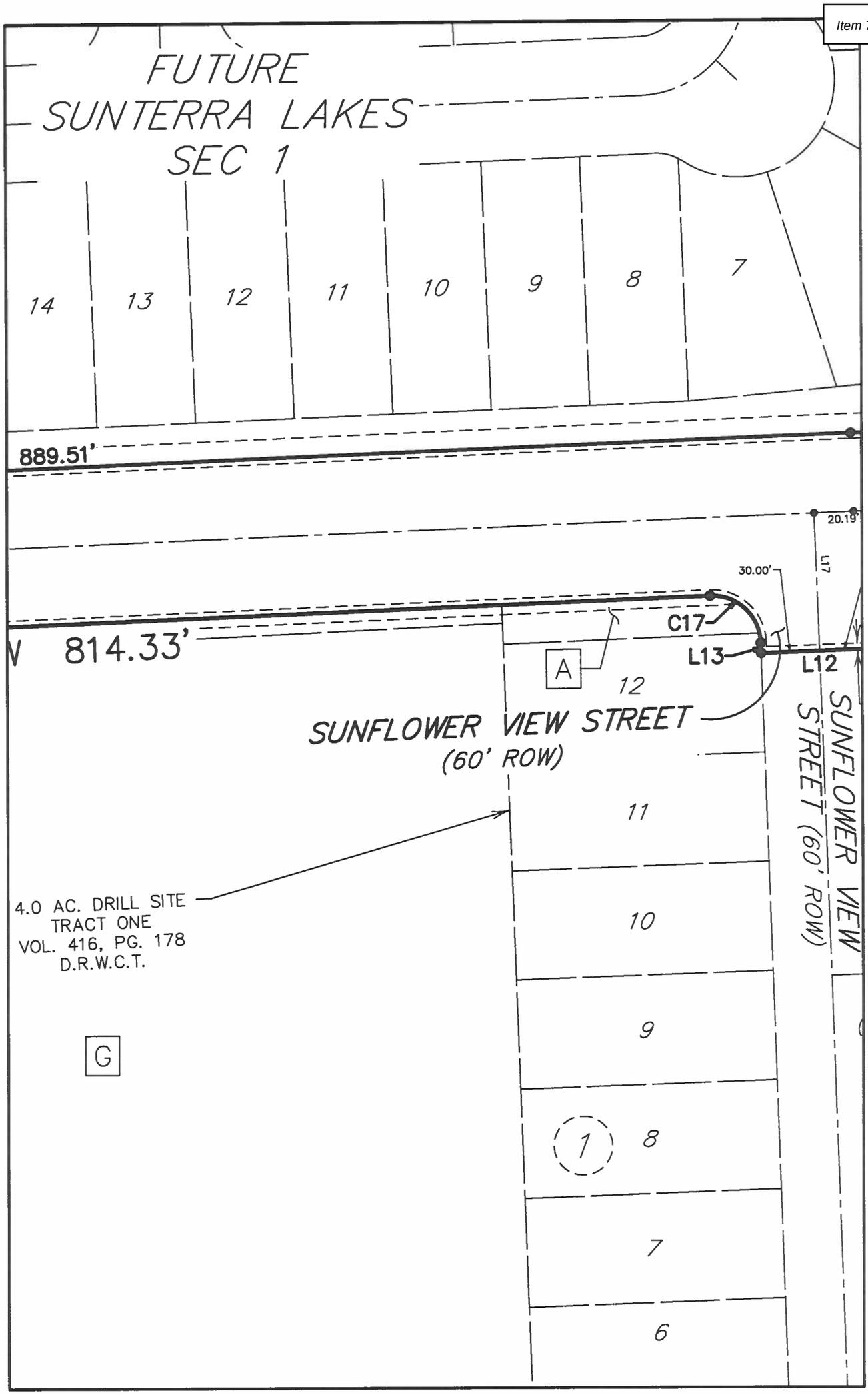
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 11:13am cls



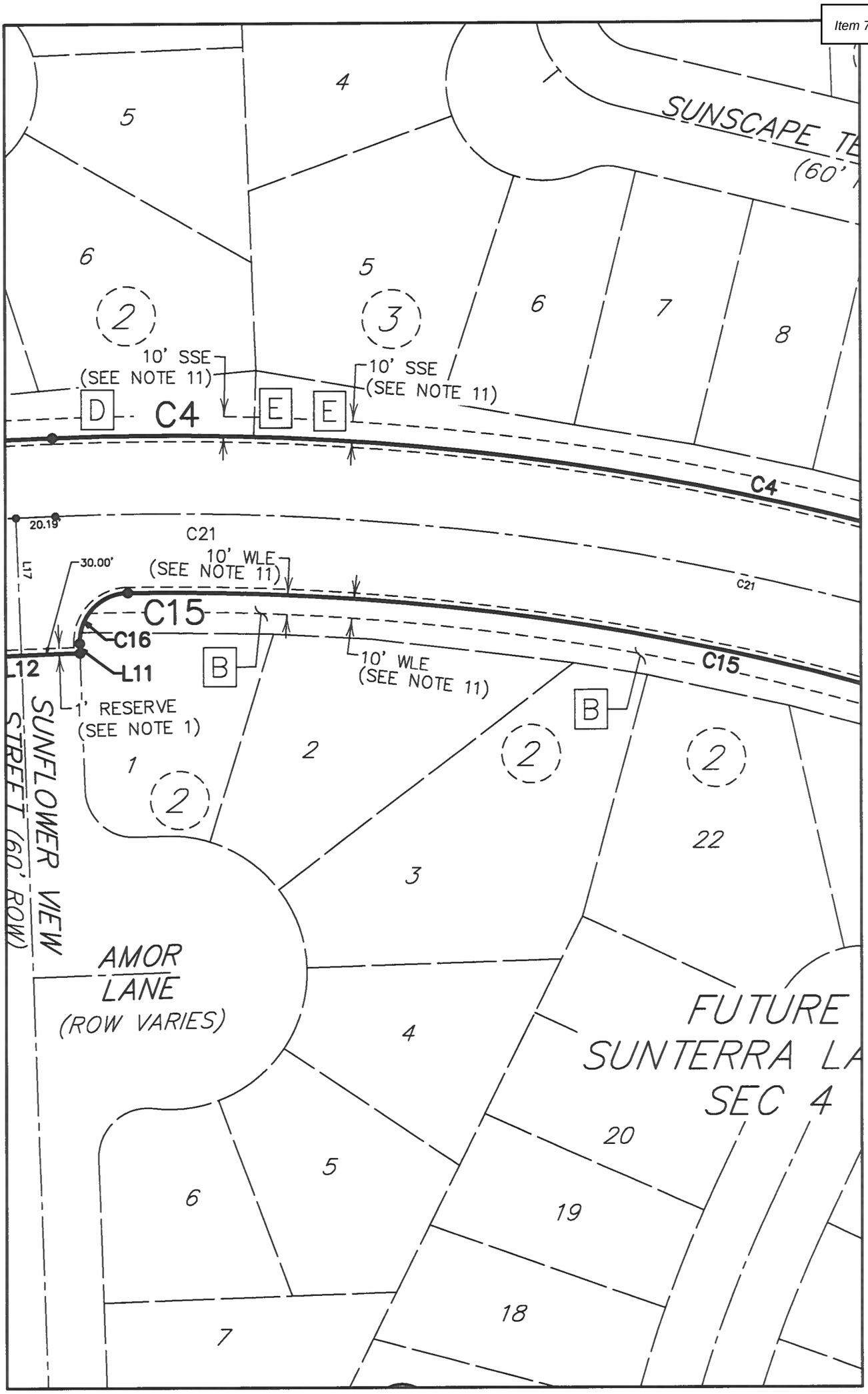
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1L OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I – Collector A\2 Design Phase\Planning\Collector A – PLAT.dwg Feb 14, 2025 – 11:14am cjs



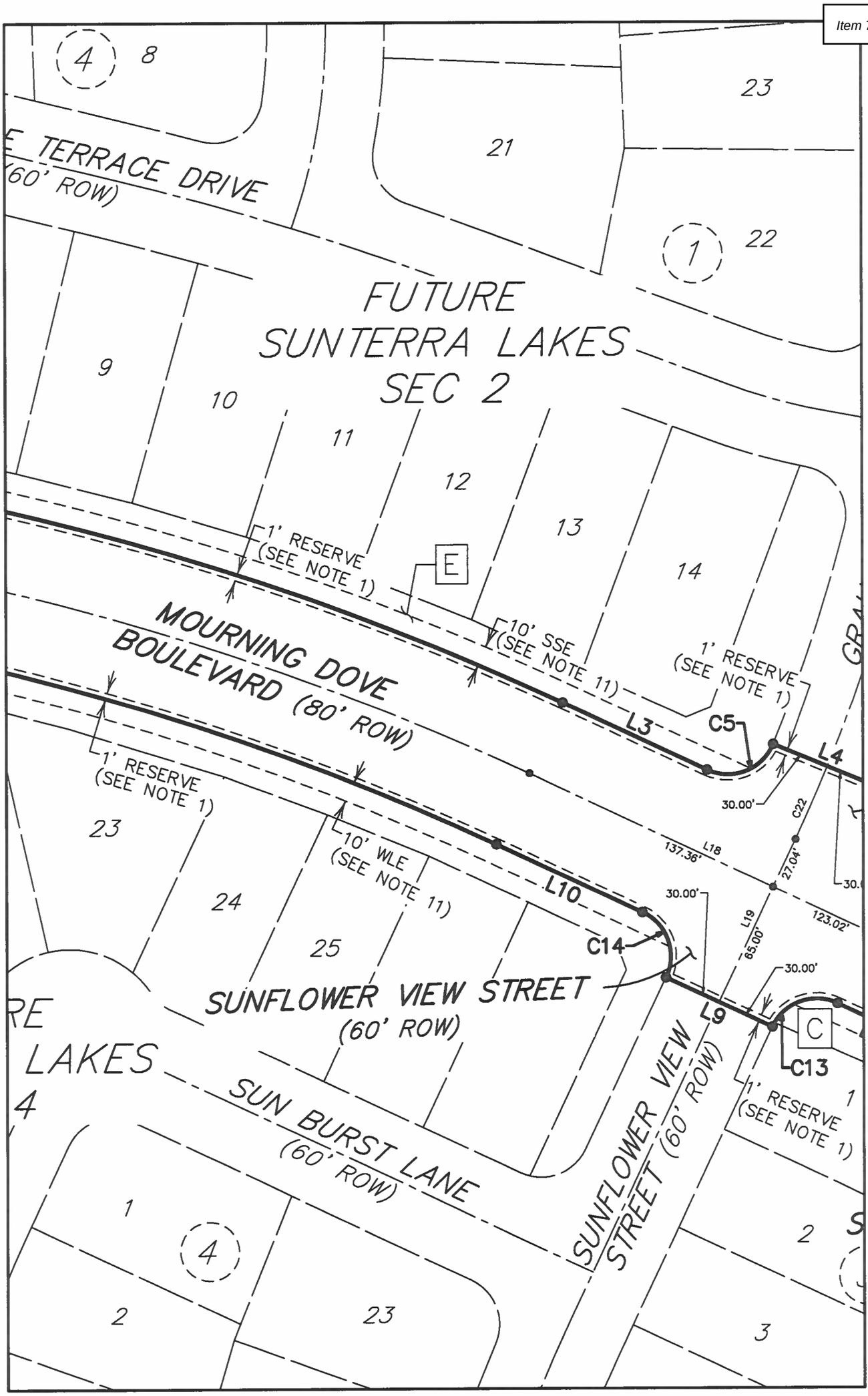
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:06pm cls



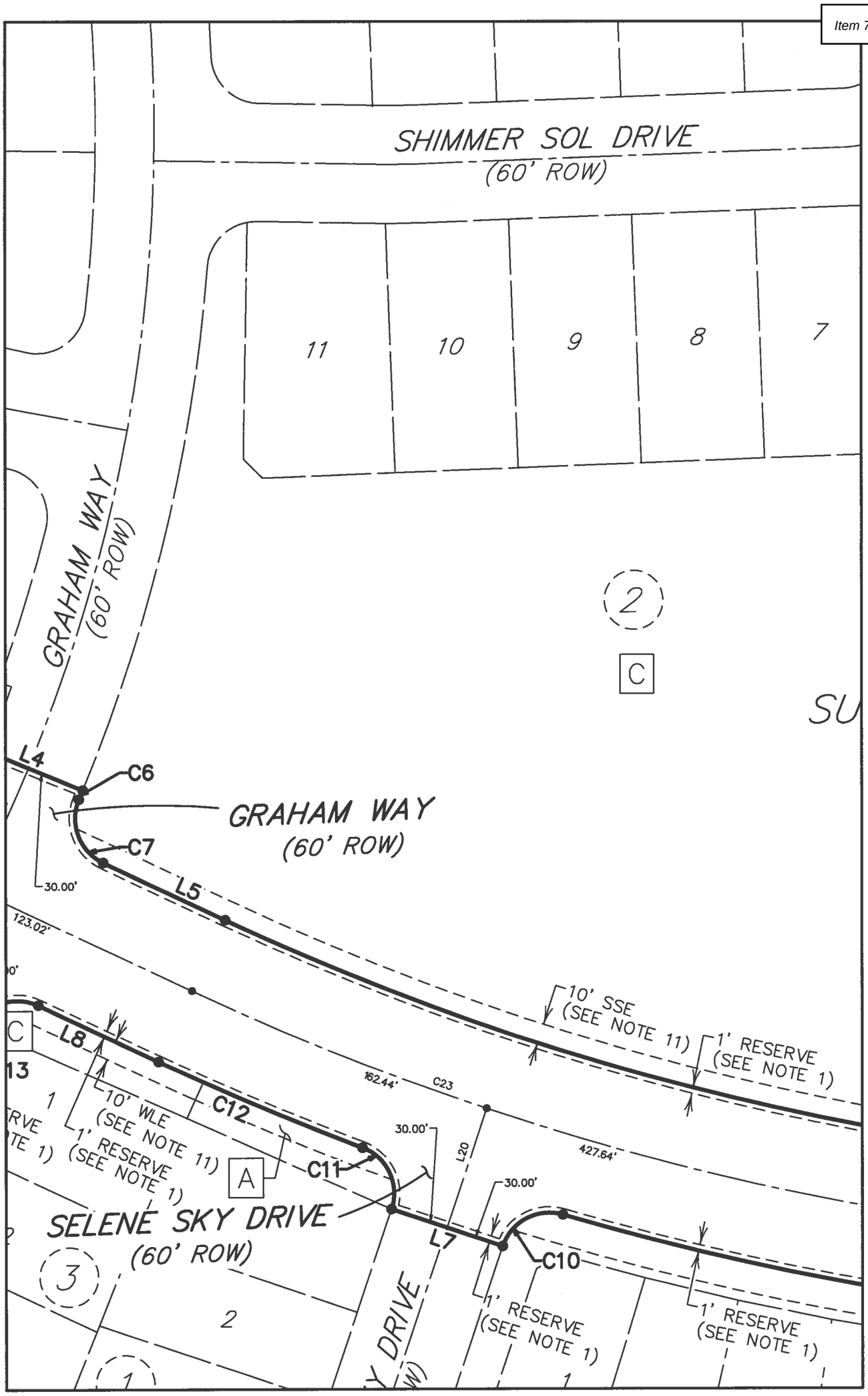
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:37pm cls



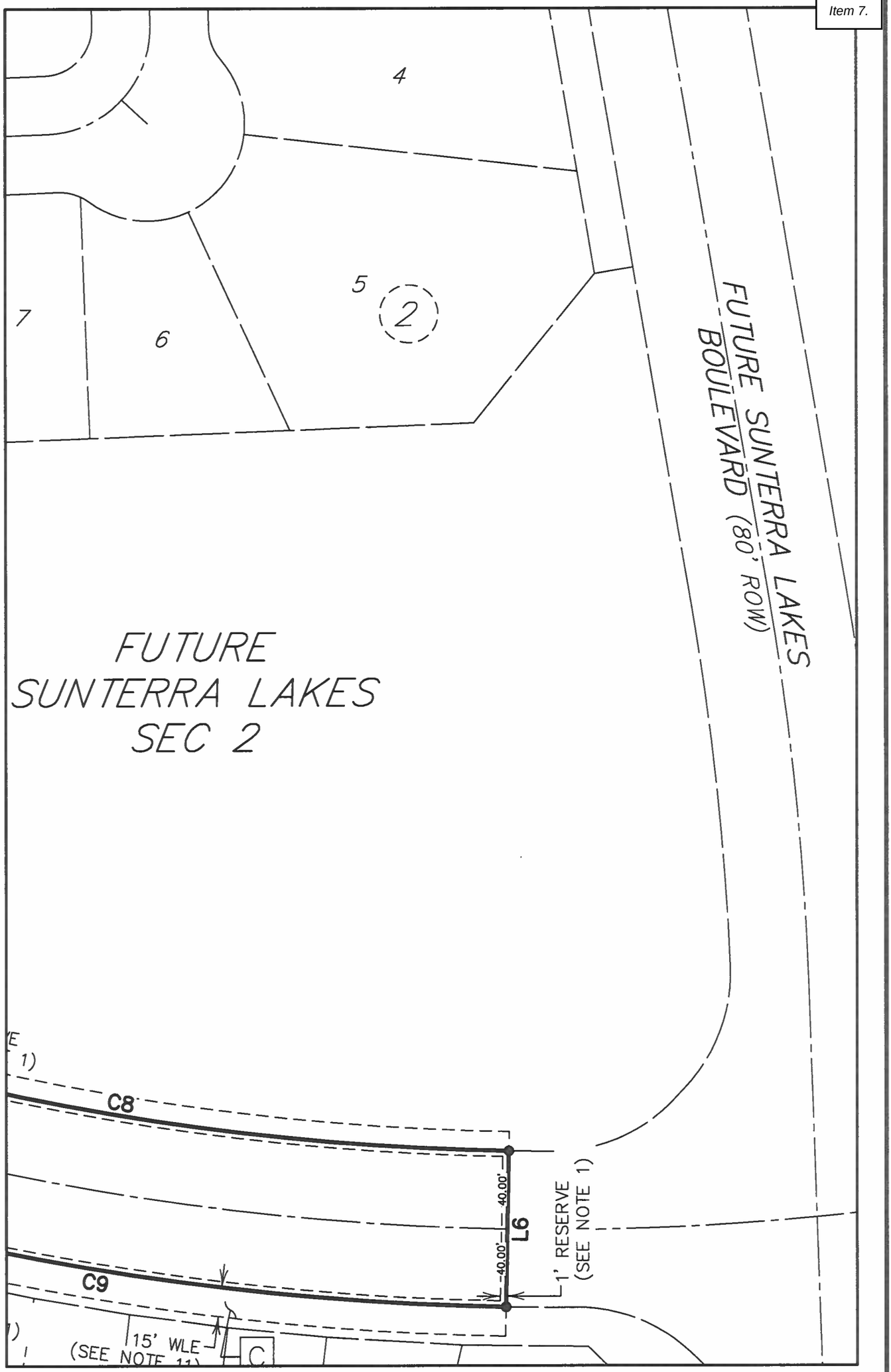
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:38pm cjs



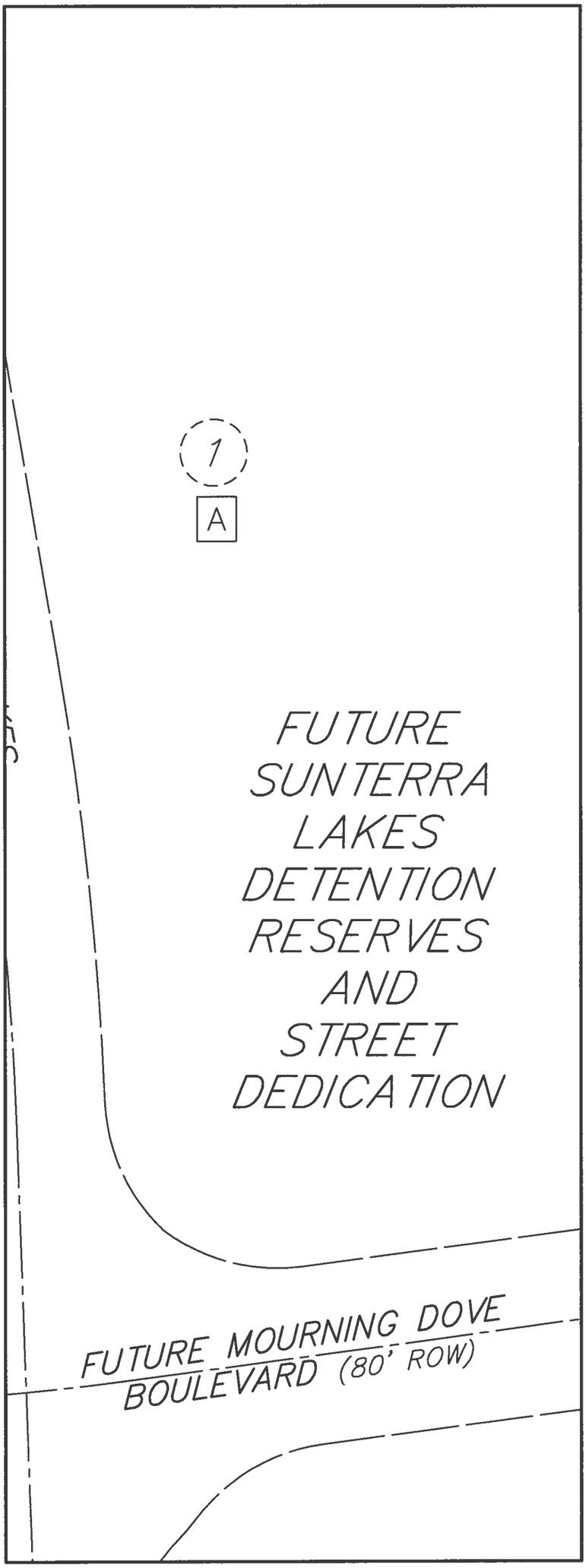
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1P OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I – Collector A\2 Design Phase\Planning\Collector A – PLAT.dwg Feb 14, 2025 – 2:38pm cls



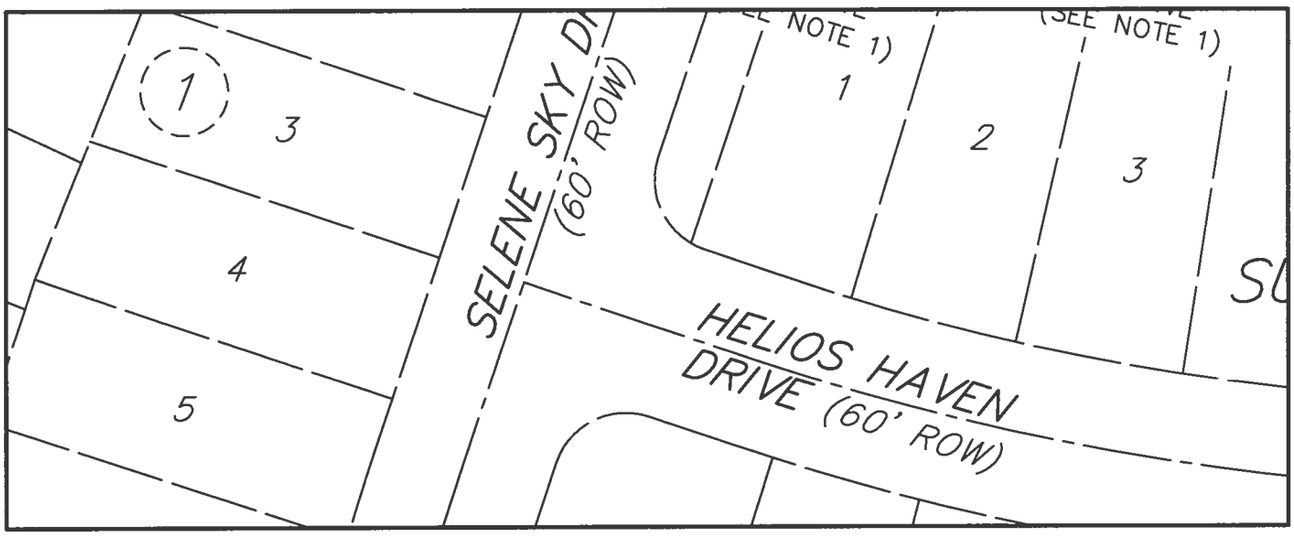
DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

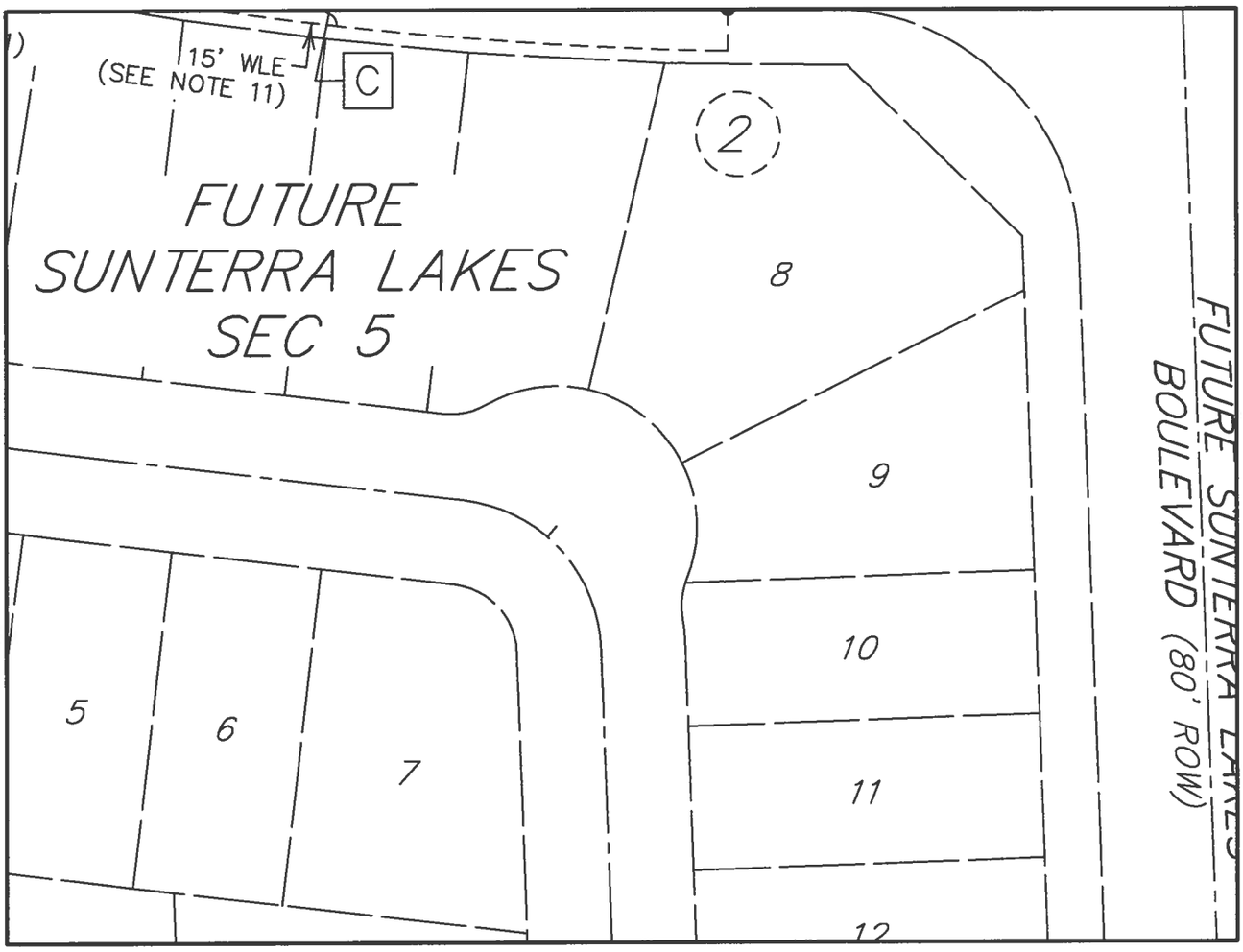
K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:39pm cls



DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1R OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

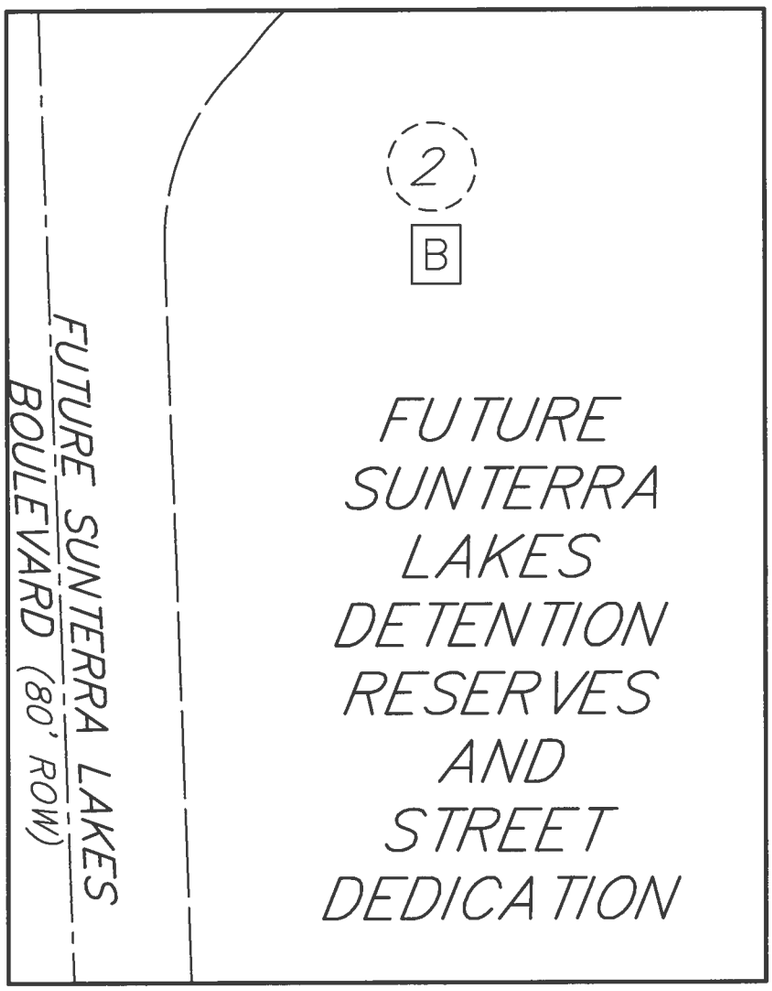
K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:39pm cls





DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1S & 1T OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:40pm cls



DATE: FEBRUARY 2025 SCALE 1"=60' SHEET 1U OF 1	FINAL PLAT OF MOURNING DOVE BOULEVARD STREET DEDICATION SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0001-01 Sunterra West Phase I - Collector A\2 Design Phase\Planning\Collector A - PLAT.dwg Feb 14, 2025 - 2:41pm cls

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 1

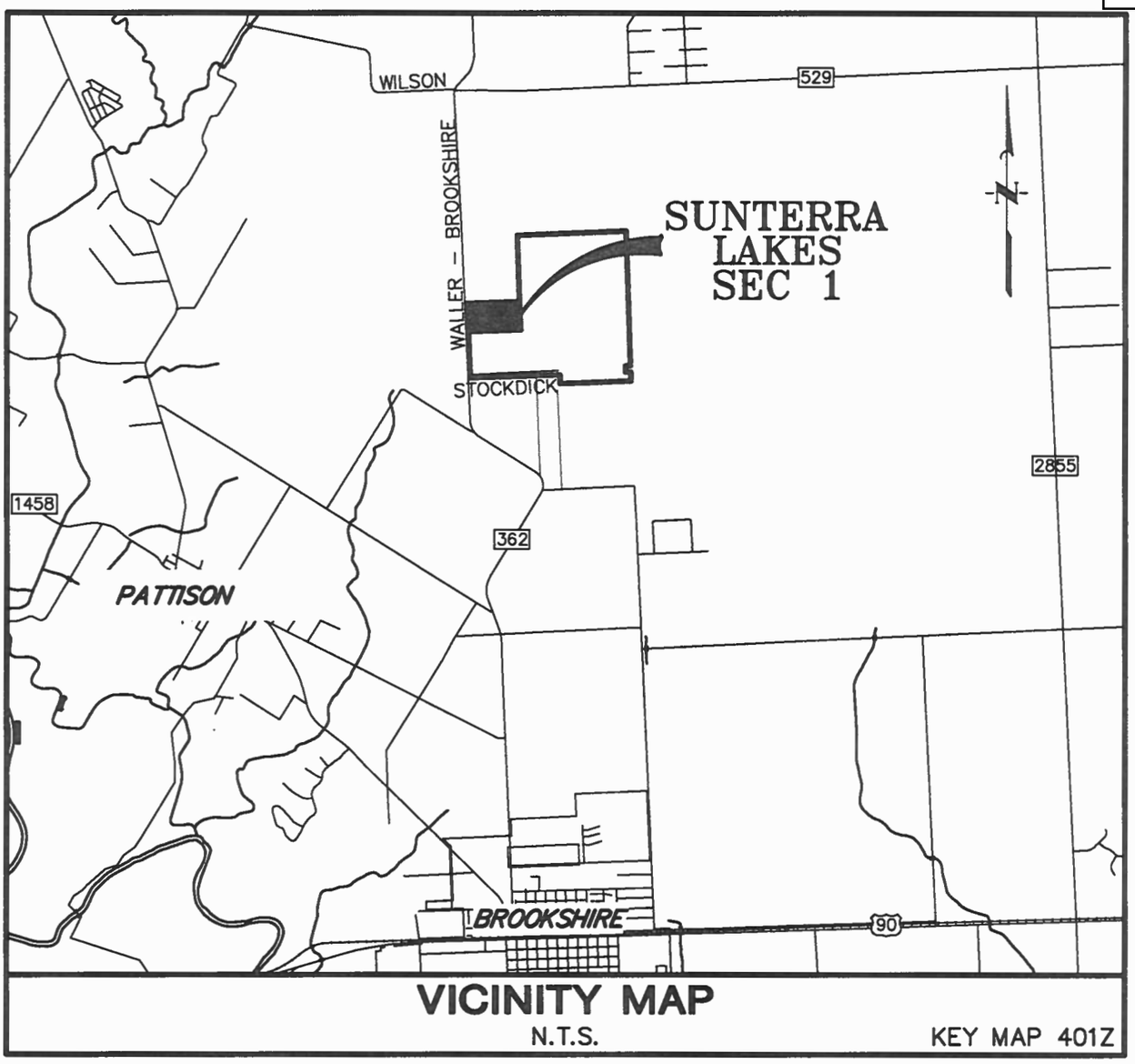
Date: April 30, 2025

Background

Final Plat of Sunterra Lakes Section 1 which consists of 41.77 acres will include 172 Lots, 5 Reserves and 6 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S. KEY MAP 401Z

FINAL PLAT OF
SUNTERRA LAKES
SEC 1

A SUBDIVISION OF 41.77 ACRES OF LAND
OUT OF THE
J. G. BENNETT SURVEY, A-288 &
H. & T. C. RAILROAD COMPANY SURVEY SECTION 49, A-142
WALLER COUNTY, TEXAS

172 LOTS 5 RESERVES 6 BLOCKS

MARCH 2025

BKDD PERMIT No. 2024–137

DATE: MARCH 2025 SCALE NTS SHEET 1A OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I – SF A\2 Design Phase\Planning\Sunterra West Sec A – PLAT.dwg Apr 07, 2025 – 10:49am cls

BS

STATE OF TEXAS §

COUNTY OF WALLER §

A **METES & BOUNDS** description of a 41.77 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, being out of and a part of the residue of that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the lower northwest corner of said called 639.96 acre tract, same being the lower southwest corner of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Public Records, Waller County, Texas, for the northwest corner and **Place of Beginning** of the herein described tract, being a point in the east right–of–way line of F.M. Highway 362 (100–foot wide);

Thence North 87 degrees 51 minutes 57 seconds East along the north line of the herein described tract, same being the lower north line of the residue of said called 639.96 acre tract and the lower south line of said adjoining called 824.80 acre tract, 1,837.25 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract, crossing said called 639.96 acre tract with the following courses and distances:

South 02 degrees 09 minutes 47 seconds East, 960.84 feet;

South 01 degree 56 minutes 27 seconds West, 33.78 feet to the southeast corner of the herein described tract, being a point in a non–tangent curve to the left;

Thence establishing the south line of the herein described tract, crossing said called 639.96 acre tract with the following courses and distances:

Thence with said non–tangent curve to the left, having a central angle of 04 degrees 06 minutes 14 seconds, an arc length of 103.14 feet, a radius of 1,440.00 feet, and a chord bearing South 89 degrees 53 minutes 20 seconds West, 103.12 feet;

South 87 degrees 50 minutes 13 seconds West, 889.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing North 47 degrees 09 minutes 47 seconds West, 35.36 feet;

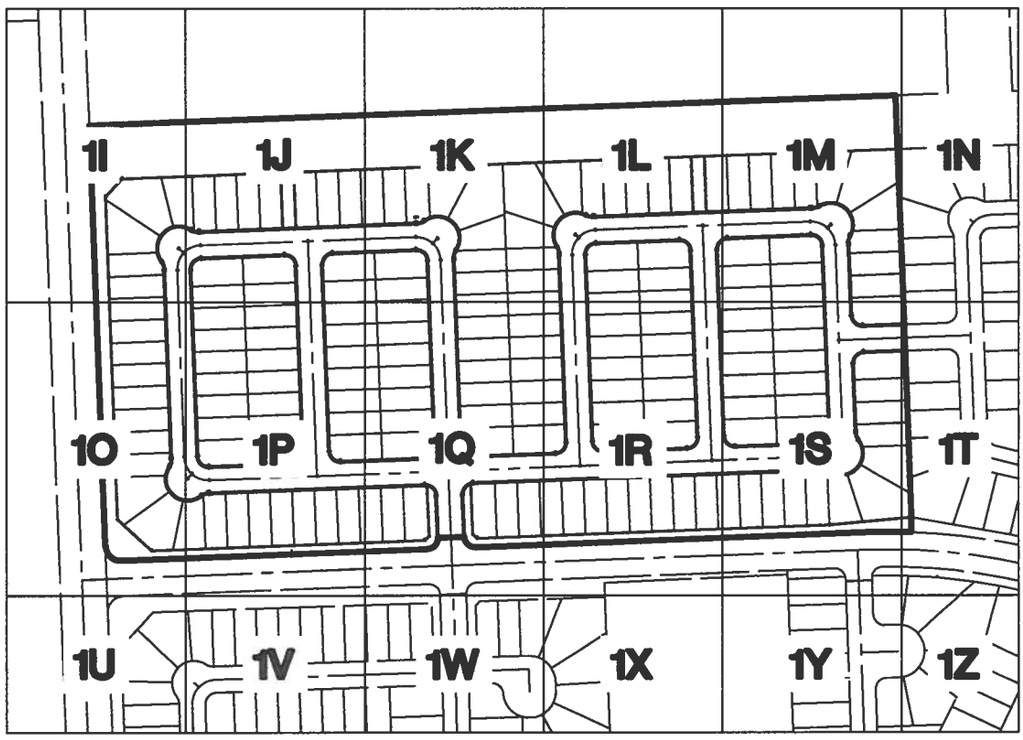
South 87 degrees 50 minutes 13 seconds West, 60.00 feet to a point in a non–tangent curve to the right;

Thence with said non–tangent curve to the right, having a central angle of 89 degrees 57 minutes 03 seconds, an arc length of 39.25 feet, a radius of 25.00 feet, and a chord bearing South 42 degrees 48 minutes 44 seconds West, 35.34 feet;

South 87 degrees 50 minutes 13 seconds West, 697.28 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 54.98 feet, a radius of 35.00 feet, and a chord bearing North 47 degrees 09 minutes 47 seconds West, 49.50 feet to the southwest corner of the herein described tract, being in the west line of said called 639.96 acre tract and the east right–of–way line of F.M. Highway 362 (100–foot wide);

Thence North 02 degrees 09 minutes 47 seconds West along the west line of the herein described tract, same being a west line of said called 639.96 acre tract and the east right–of–way line of F.M. Highway 362 (100–foot wide), 956.77 to the **Place of Beginning** and containing 41.77 acres of land, more or less.



DATE: MARCH 2025 SCALE NTS SHEET 1B OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:49pm cis

BS

LEGEND:

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
D.R.W.C.T. . . . . "Deed Records, Waller County, Texas"
No . . . . . "Number"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
O.R.W.C.T. . . . . "Official Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
STM SE . . . . . "Storm Sewer Easement"
SSE . . . . . ."Sanitary Sewer Easement"
Sq. Ft. . . . . ."Square Feet"
UE . . . . . "Utility Easement"
VOL. _, PG. _ . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
IRF . . . . . ."Found 5/8-inch Iron Rod with cap stamped "Quiddity Eng Property Corner""
• . . . . . "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as Per Certification"
① . . . . . ."Block Number"
. . . . . "Street Name Break"

GENERAL NOTES:

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single-family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
5. All coordinates shown are grid based on the Texas Coordinate System of 1983, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
7. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
8. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
9. 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 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 lots 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 with new fencing.
10. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
11. No structure in this subdivision shall be occupied until connected to a public sewer system.
12. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
13. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0350, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
14. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner 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, improvement or maintenance.
15. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The 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 public 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. Flood plain 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 Astro Sunterra West, L.P., a Delaware 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.
16. There are pipeline easements within the platted area.
17. This plat was prepared from information furnished by Charter Title Company, Order G.F. No. 1076602100218A, Effective Date February 18, 2025. The surveyor has not abstracted the above property.
18. Tract is subject to Grant of Telecommunications Easement recorded under C.C.F. No. 2409049, O.P.R.W.C.T.
19. TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract.
    Coordinates – N: 13868903.09 E: 2934378.97
    Elevation: 183.86' (NAVD 88)

DATE: MARCH 2025	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:45pm cls

BS

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1440.00'	4°06'14"	103.14'	S89°53'20"W	103.12'	51.59'
C2	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C3	25.00'	89°57'03"	39.25'	S42°48'44"W	35.34'	24.98'
C4	35.00'	90°00'00"	54.98'	N47°09'47"W	49.50'	35.00'
C5	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C6	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C7	55.00'	90°00'00"	86.39'	S47°09'47"E	77.78'	55.00'
C8	55.00'	90°00'00"	86.39'	N42°50'13"E	77.78'	55.00'
C9	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C10	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C11	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C12	25.00'	38°59'28"	17.01'	S70°57'22"W	16.69'	8.85'
C13	50.00'	162°45'09"	142.03'	S47°09'47"E	98.87'	329.69'
C14	25.00'	38°59'28"	17.01'	N14°43'03"E	16.69'	8.85'
C15	25.00'	38°59'18"	17.01'	N19°02'31"W	16.69'	8.85'
C16	50.00'	162°44'46"	142.02'	S42°50'13"W	98.87'	329.56'
C17	25.00'	38°59'18"	17.01'	S75°17'03"E	16.69'	8.85'
C18	25.00'	38°59'23"	17.01'	N70°57'19"E	16.68'	8.85'
C19	50.00'	162°43'51"	142.01'	N47°10'12"W	98.87'	329.27'
C20	25.00'	38°59'19"	17.01'	S14°42'16"W	16.68'	8.85'
C21	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C22	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C23	25.00'	35°05'48"	15.31'	N16°16'21"W	15.08'	7.91'
C24	50.00'	153°18'55"	133.79'	S42°50'13"W	97.30'	210.82'
C25	25.00'	35°05'48"	15.31'	S78°03'14"E	15.08'	7.91'
C26	25.00'	35°05'48"	15.31'	N73°43'39"E	15.08'	7.91'
C27	50.00'	153°18'55"	133.79'	N47°09'47"W	97.30'	210.82'
C28	25.00'	35°05'48"	15.31'	S11°56'46"W	15.08'	7.91'

RESTRICTED RESERVE [A]
Restricted to Drainage Purposes Only
5.20 AC
226,547 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.55 AC
23,753 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
1.07 AC
46,485 Sq. Ft.

RESERVE TOTALS
7.00 AC
304,405 Sq. Ft.

DATE: MARCH 2025
SCALE NTS
SHEET 1D OF 1

SUNTERRA LAKES
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, L.P.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

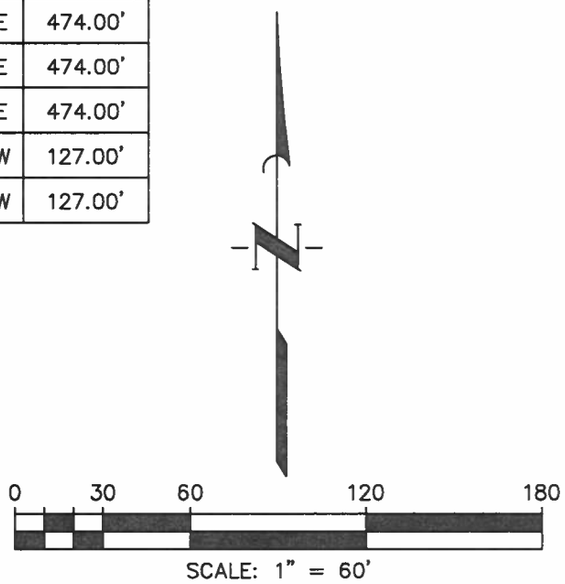
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:53pm cjs

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C29	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C30	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C31	25.00'	38°36'07"	16.84'	S18°47'05"E	16.53'	8.76'
C32	50.00'	161°50'42"	141.24'	N42°50'13"E	98.75'	312.95'
C33	25.00'	38°36'07"	16.84'	N75°32'30"W	16.53'	8.76'
C34	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C35	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C36	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C37	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C38	25.00'	90°01'39"	39.28'	N42°51'02"E	35.36'	25.01'
C39	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C40	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C41	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C42	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C43	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°56'27"W	33.78'
L2	S87°50'13"W	60.00'
L3	S02°09'47"E	631.00'
L4	S42°50'13"W	14.99'
L5	N87°50'13"E	490.01'
L6	S47°09'47"E	15.00'
L7	S02°09'47"E	424.00'
L8	N42°50'13"E	15.00'
L9	S02°09'47"E	534.00'
L10	S87°50'13"W	1,390.00'
L11	N47°09'47"W	14.50'
L12	S02°09'47"E	424.00'
L13	S87°50'13"W	150.00'
L14	S42°50'13"W	10.00'
L15	N87°50'13"E	490.00'
L16	S47°09'47"E	10.00'
L17	S02°09'47"E	479.00'
L18	S02°09'47"E	534.00'
L19	N02°09'47"W	116.50'
L20	N42°50'13"E	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N87°50'13"E	622.00'
L22	N47°01'22"W	106.33'
L23	S42°50'13"W	56.57'
L24	S02°09'47"E	661.00'
L25	N84°47'02"E	187.77'
L26	N87°50'13"E	802.50'
L27	S47°09'47"E	14.14'
L28	S02°09'47"E	116.49'
L29	S02°09'47"E	474.00'
L30	S02°09'47"E	474.00'
L31	S02°09'47"E	474.00'
L32	S02°09'47"E	474.00'
L33	N02°09'47"W	127.00'
L34	N02°09'47"W	127.00'



DATE: MARCH 2025

SCALE NTS

SHEET 1E OF 1

SUNTERRA LAKES
SEC 1

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST, LP.
a Delaware Limited Partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:53pm cls

STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra West, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, owner hereinafter referred to as Owners of the 41.77 acre tract described in the above and foregoing map of Sunterra Lakes Sec 1, 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 purpose 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 the 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 purpose 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 easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra Lakes Sec 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1–1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip–style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra West, L.P., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 21st day of March, 2025.

Astro Sunterra West LP
a Delaware Limited Partnership

By: Astro Sunterra West GP L.L.C.
a Delaware Limited Liability Company,
Its General Partner

By: _____
Brian Stidham
Authorized Signer

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer, 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 21st day of March, 2025.

_____
Notary Public in and for the State of Texas

Hope Allday
Print Name

My commission expires: 11-6-2028

HOPE ALLDAY
Notary ID #135160965
My Commission Expires
November 6, 2028

DATE: MARCH 2025 SCALE NTS SHEET 1F OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: **ASTRO SUNTERRA WEST. L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783–6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I – SF A\2 Design Phase\Planning\Sunterra West Sec A – PLAT.dwg Mar 17, 2025 – 10:09am CKJ

BS

Certificate of Surveyor

This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640, under FIRM Map Number 48473C0350E, dated 2/18/2009.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640 under FIRM Map Number 48473C0350E, dated 2/18/2009.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, J. Ross McCall, PE, 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

J. Ross McCall, PE
County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT No. 2024-137

APPROVED BY THE BOARD OF SUPERVISORS ON

12.09.2024
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.

DATE: FEBRUARY 2025	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Feb 18, 2025 - 12:31pm cjs

STATE OF TEXAS §

COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, Texas do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ , 202_, at _____ o'clock ___M in File No. _____ of the Plat Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

_____
Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202_.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

_____
Kendric D. Jones
Commissioner, Precinct 3

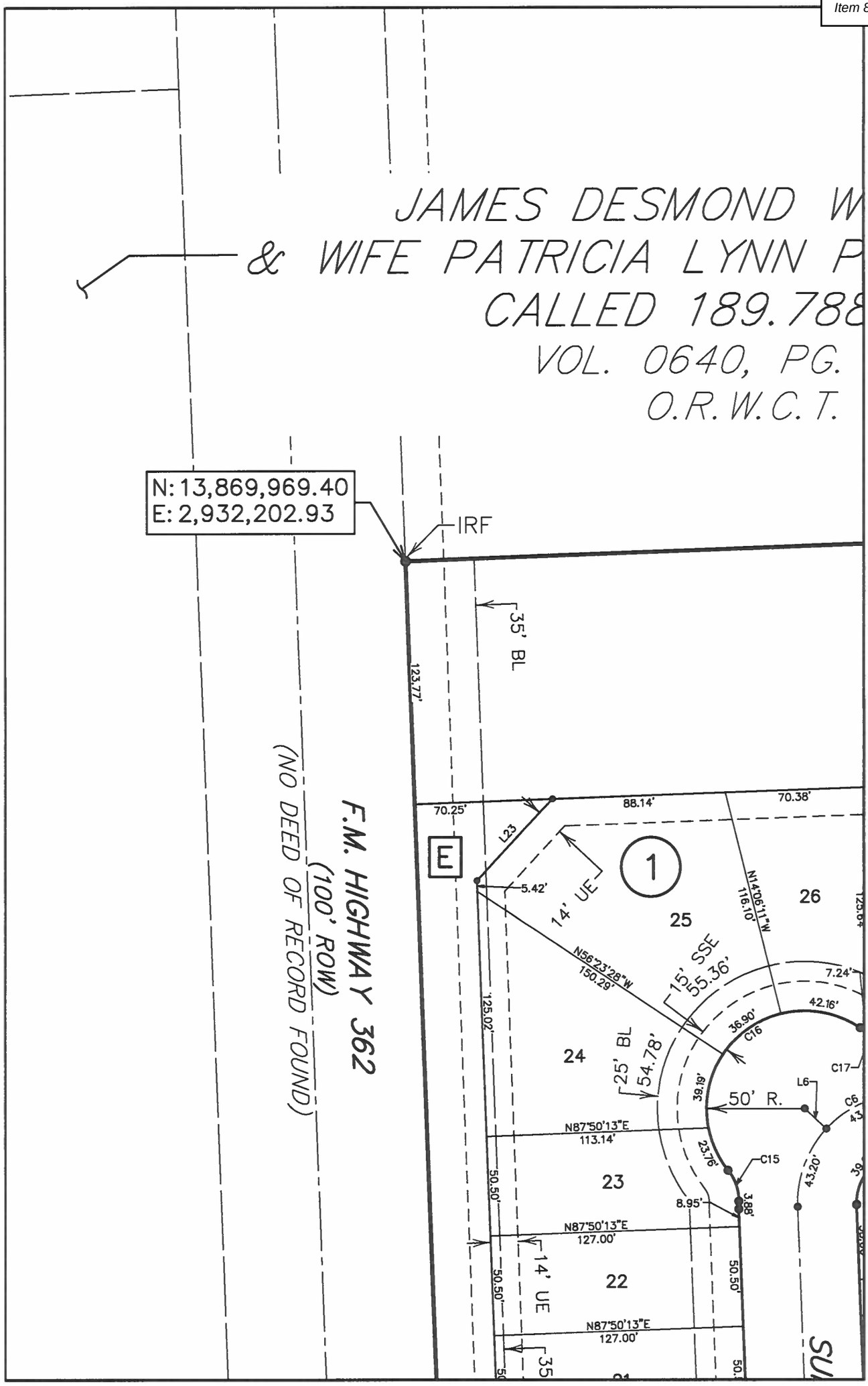
_____
Justin Beckendorff
Commissioner, Precinct 4

NOTE: 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 current Waller County Subdivision and Development Regulations, in this regard.

DATE: MARCH 2025 SCALE NTS SHEET 1H OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:53pm cls

BS

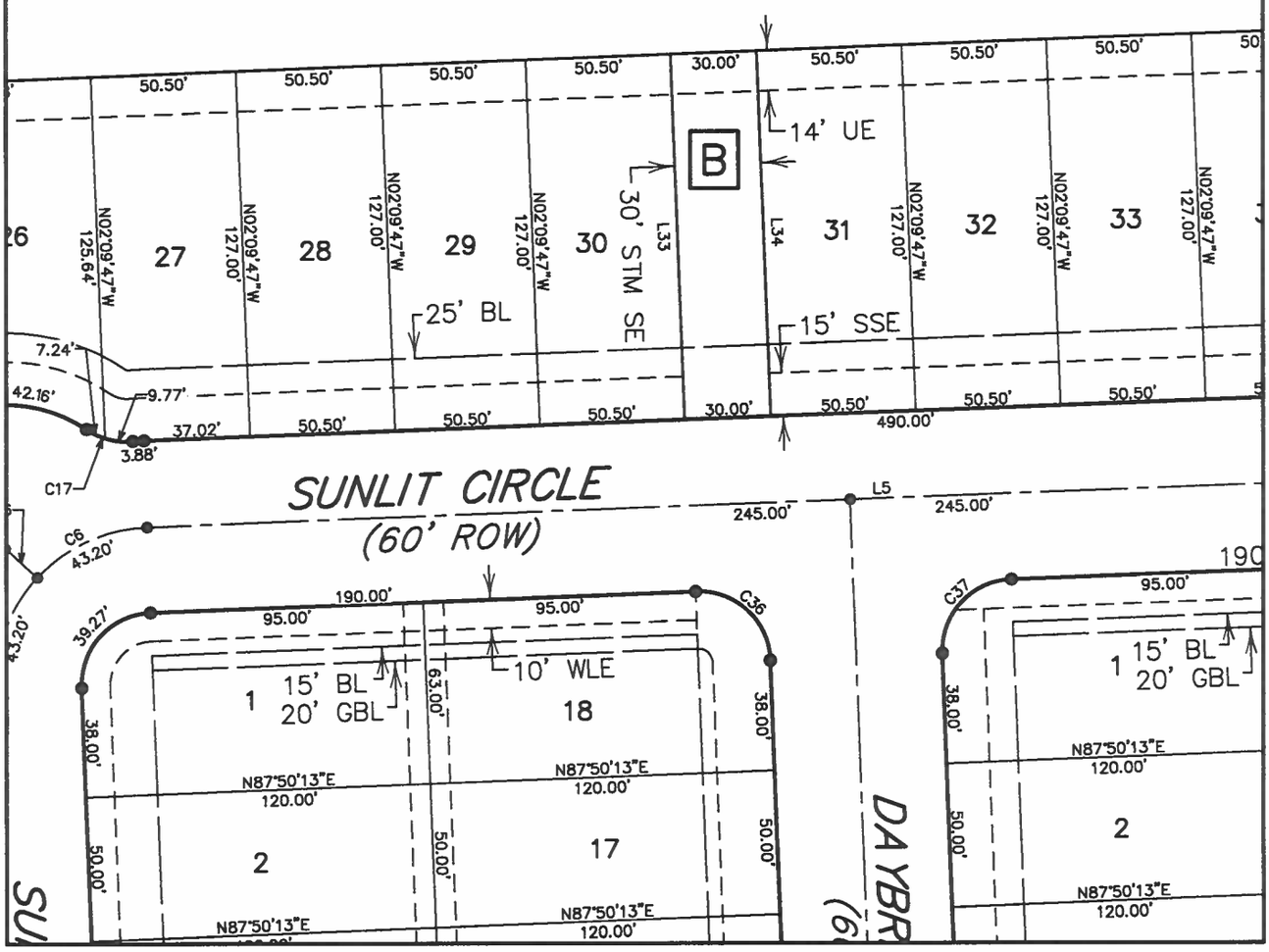


DATE: MARCH 2025 SCALE 1"=60' SHEET 1I OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:54pm cls

BS

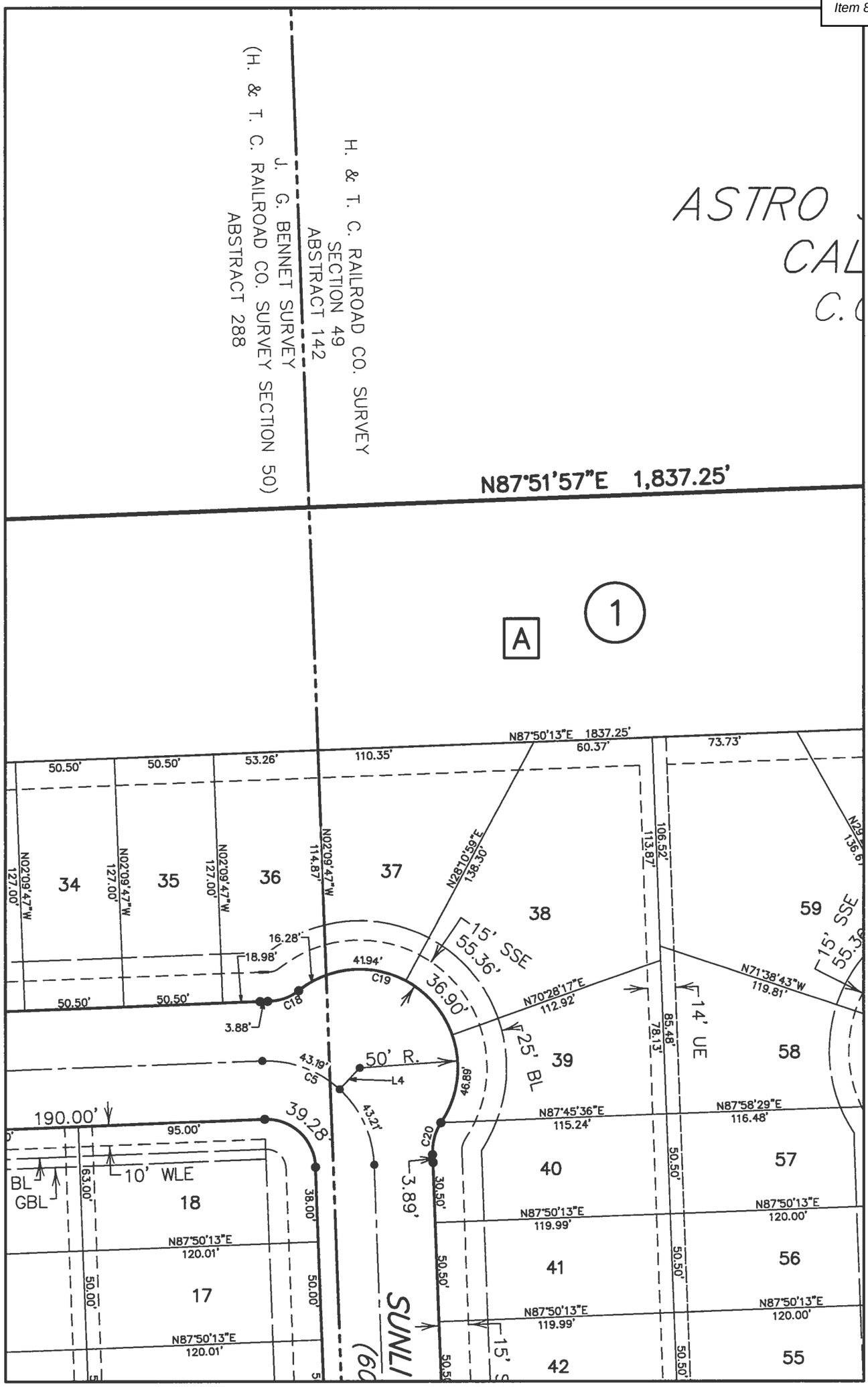
WOODS, JR.
POLLARD WOODS
7888 AC.
G. 224
T.



DATE: MARCH 2025 SCALE 1"=60' SHEET 1J OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:54pm cls

BS

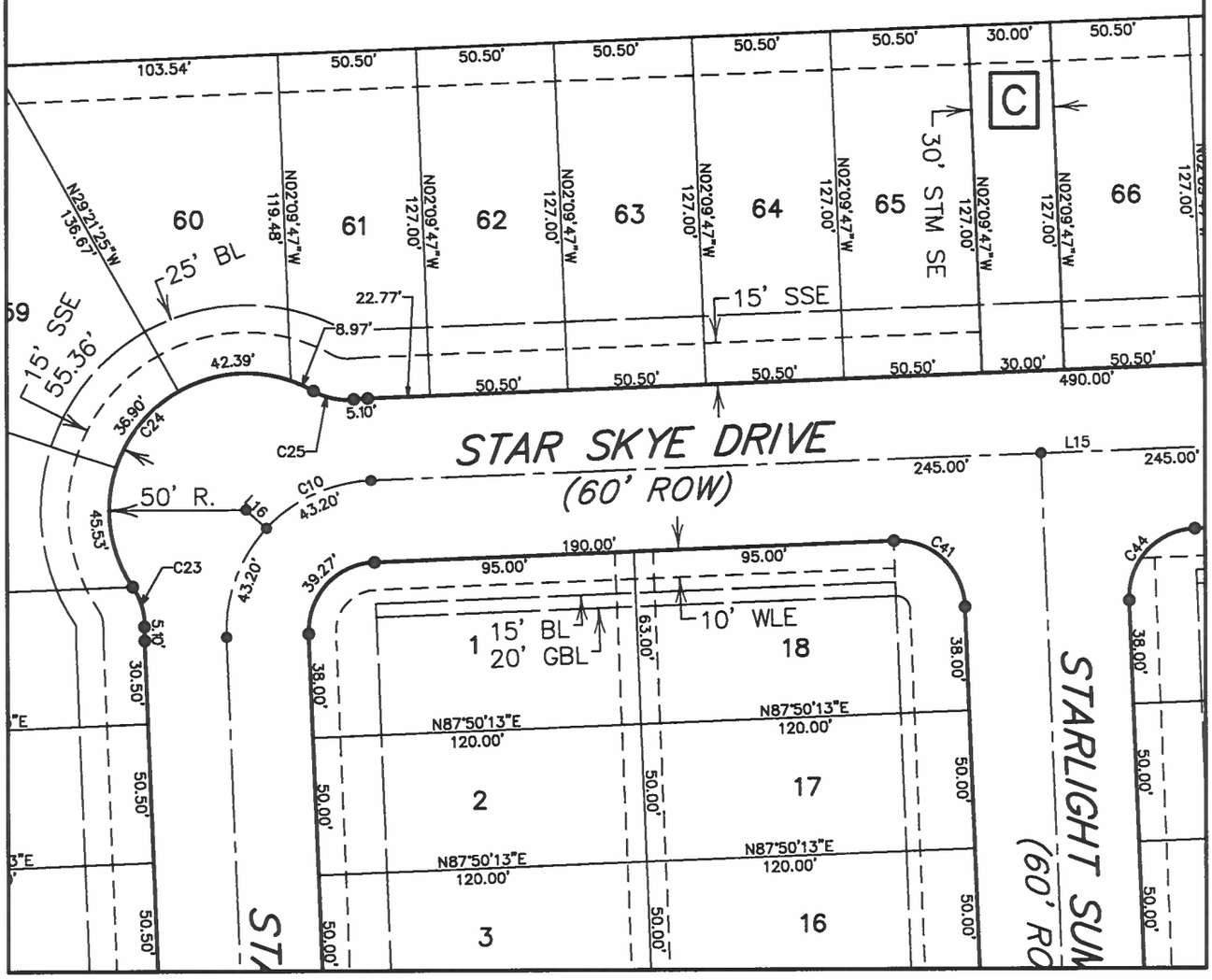


DATE: MARCH 2025 SCALE 1"=60' SHEET 1K OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:54pm cls

BS

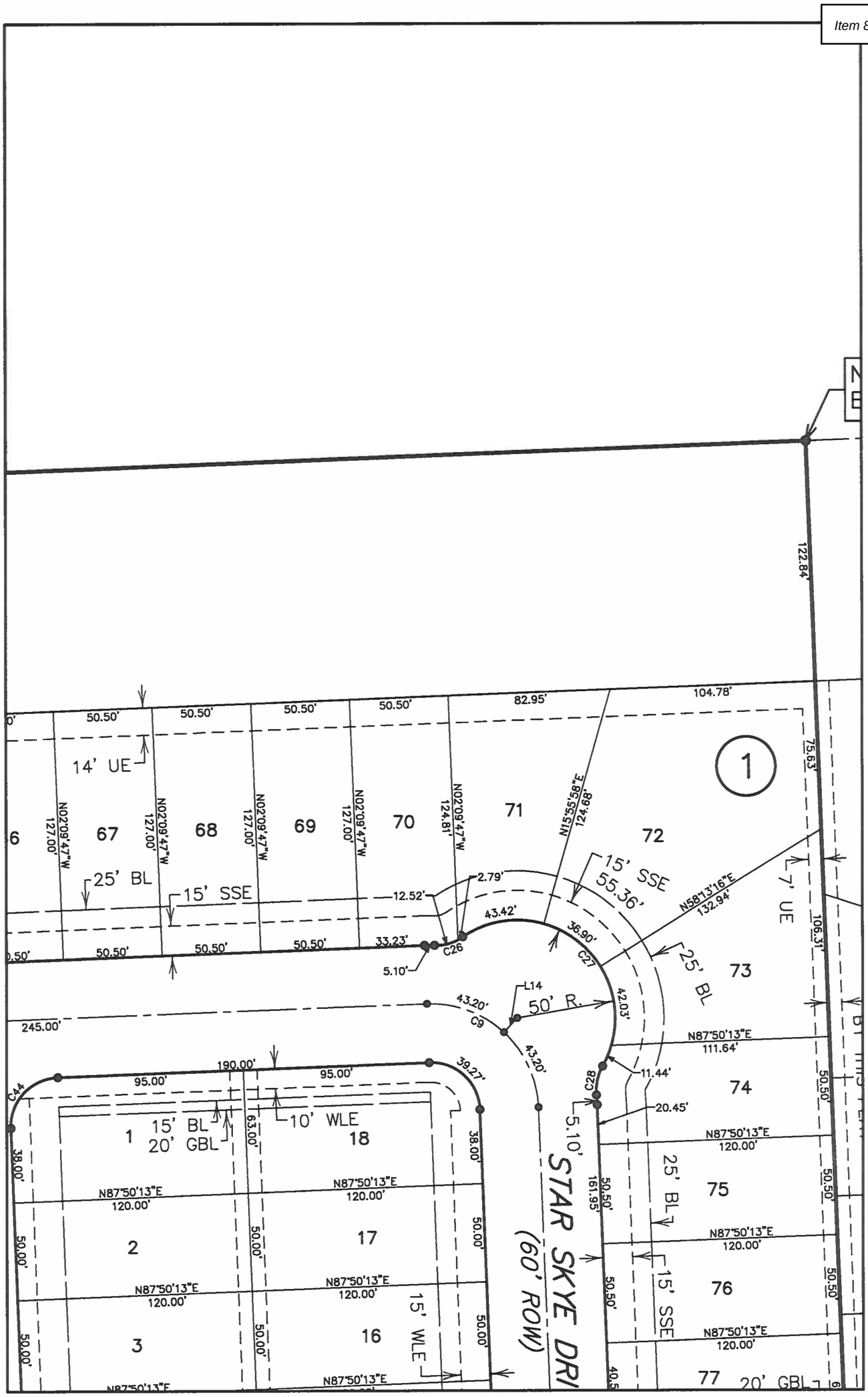
O SUNTERRA WEST, LP.
CALLED 824.80 AC.
C.C.F. No. 2411877
O.P.R.W.C.T.

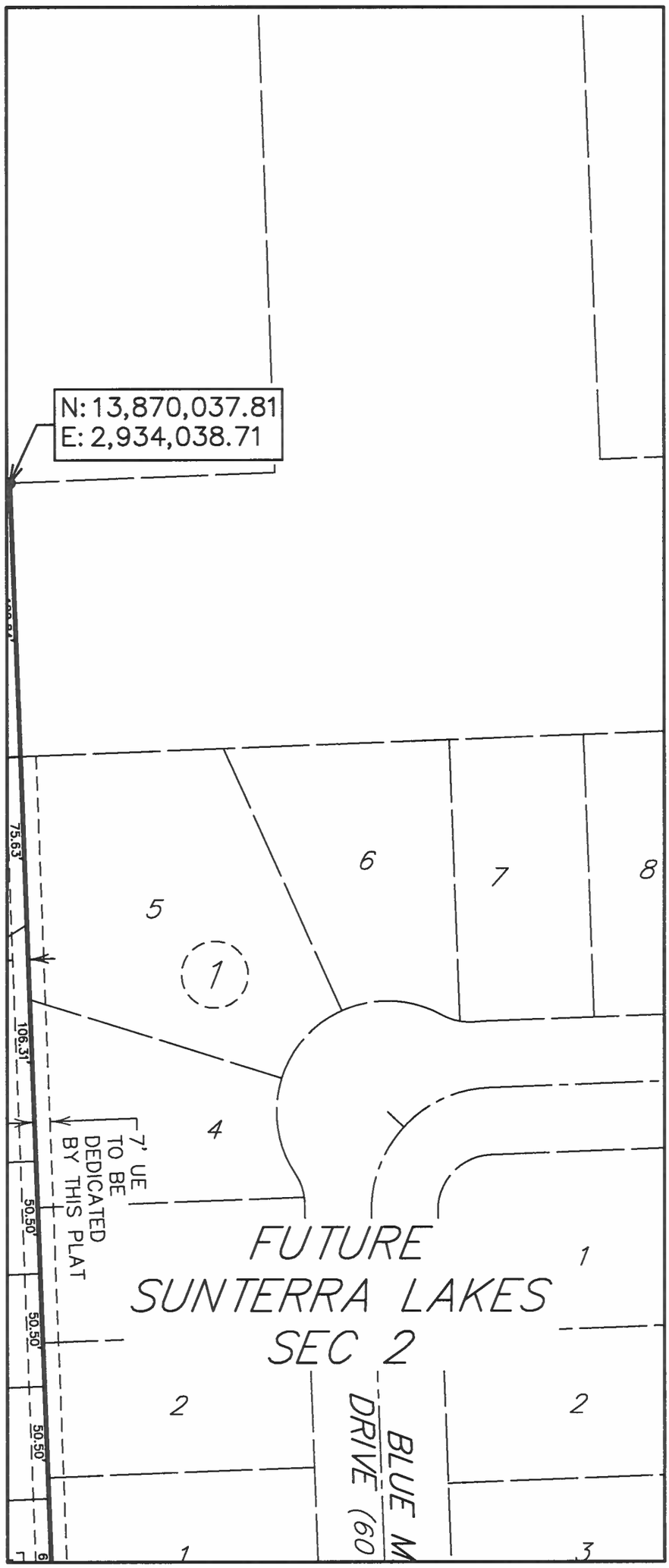


DATE: MARCH 2025 SCALE 1"=60' SHEET 1L OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:55pm cls

BS

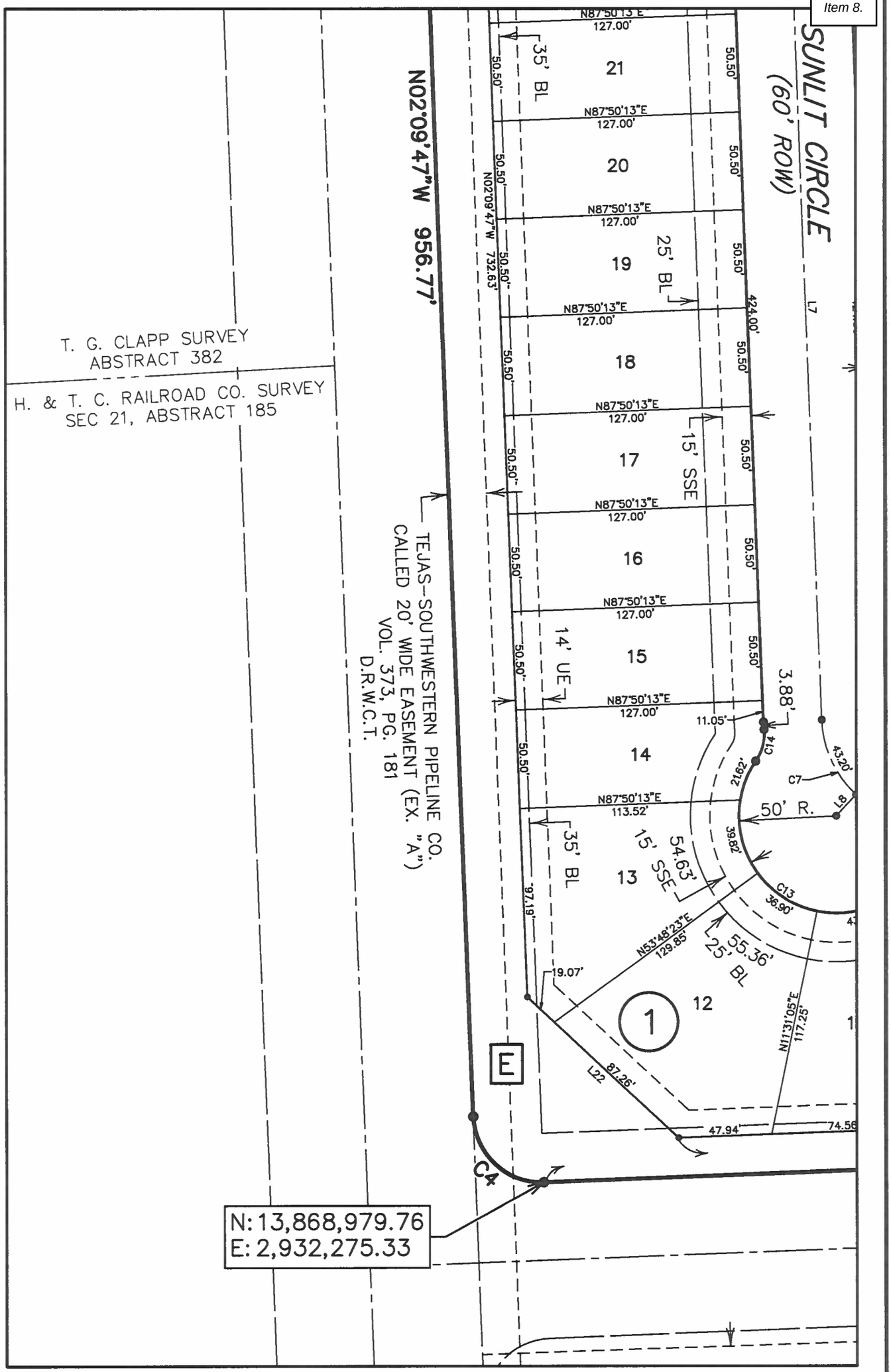

14' UE
25' BL
15' SSE
15' SSE
55.36'
7' UE
15' BL
20' GBL
10' WLE
15' WLE
25' BL
25' BL
15' SSE
20' GBL
50' R.
STAR SKYE DRI
(60' ROW)
122.84'
104.78'
82.95'
50.50'
50.50'
50.50



DATE: MARCH 2025 SCALE 1"=60' SHEET 1N OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

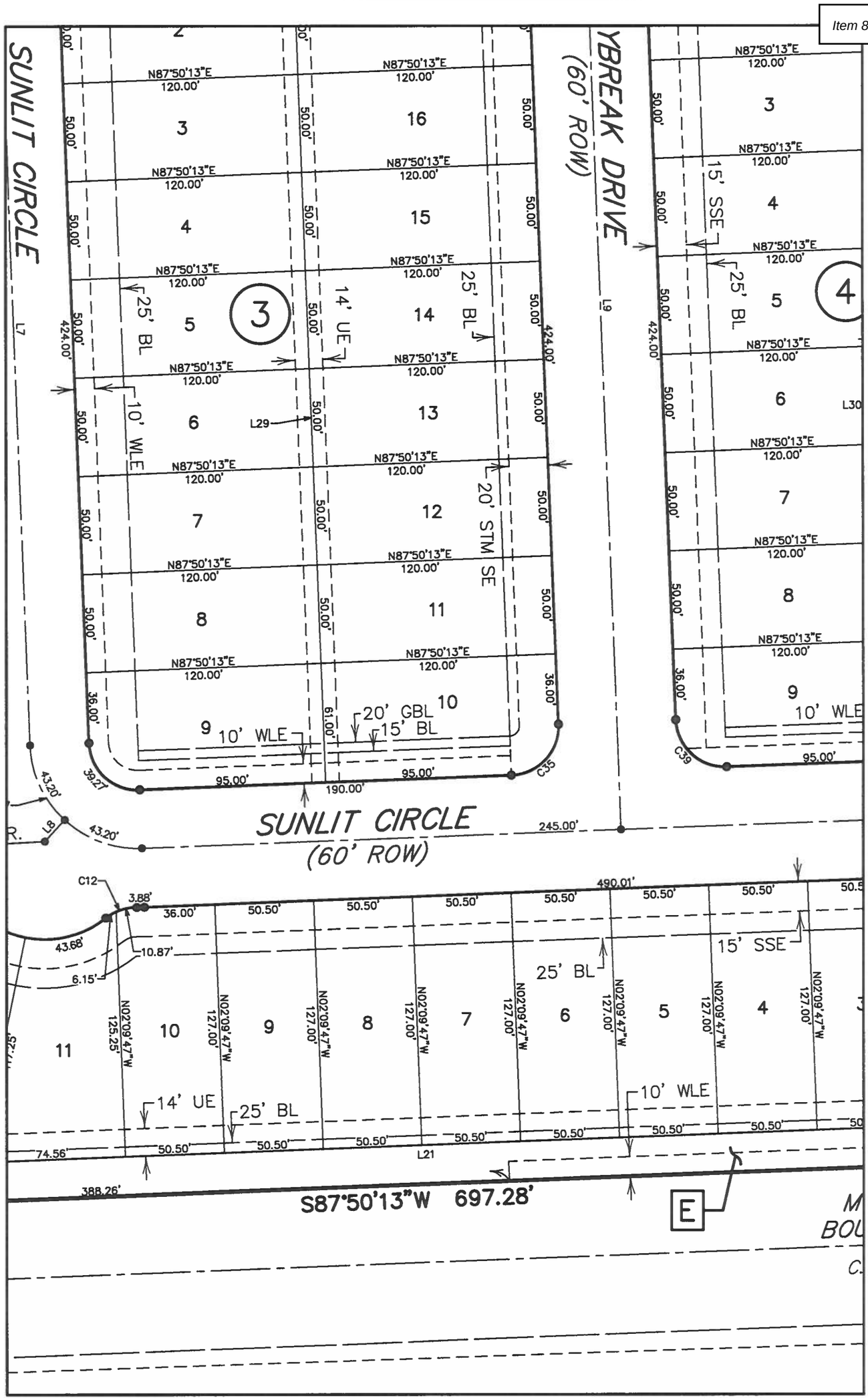
K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:55pm cls

BS



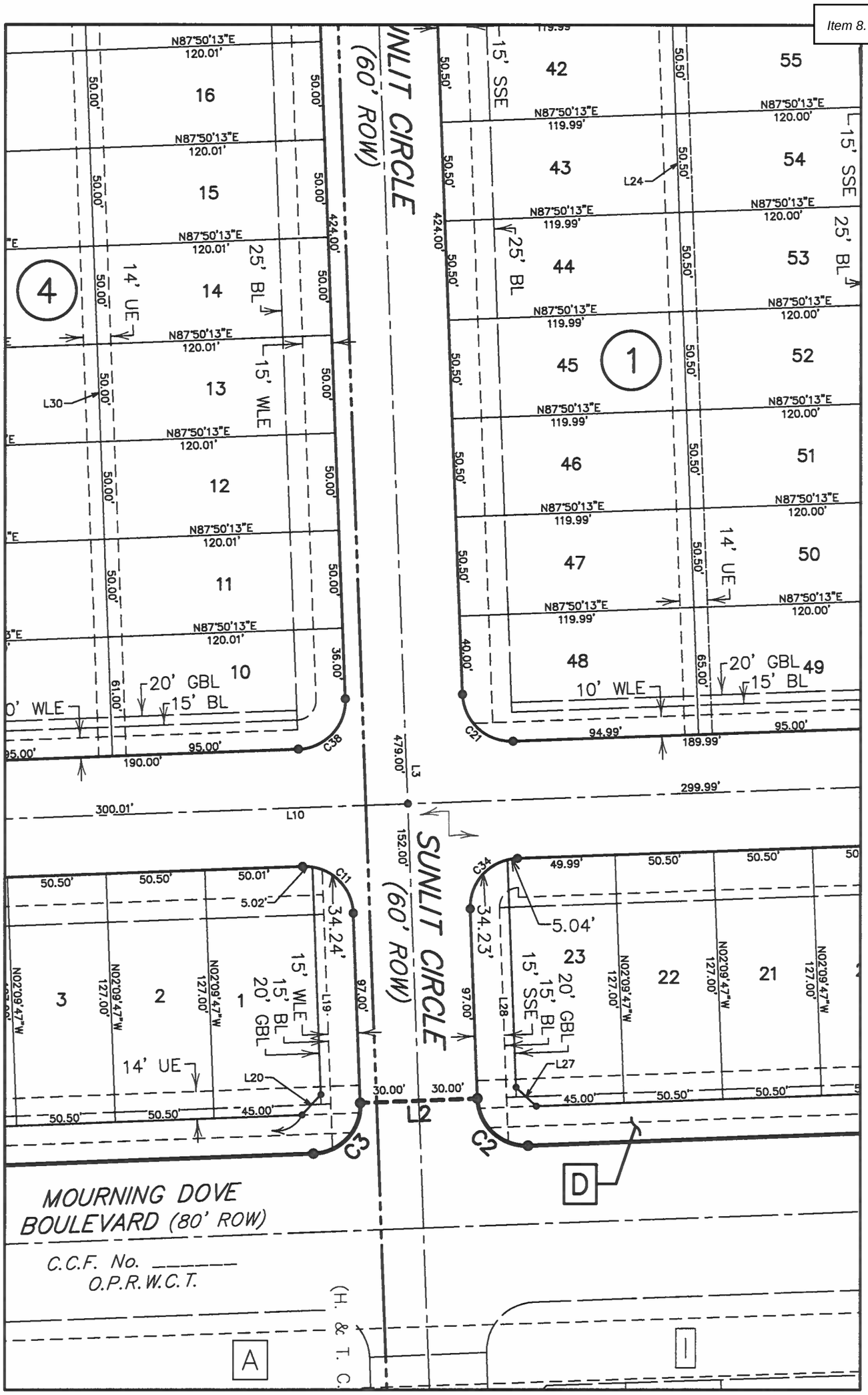
DATE: MARCH 2025 SCALE 1"=60' SHEET 10 OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:02pm cls



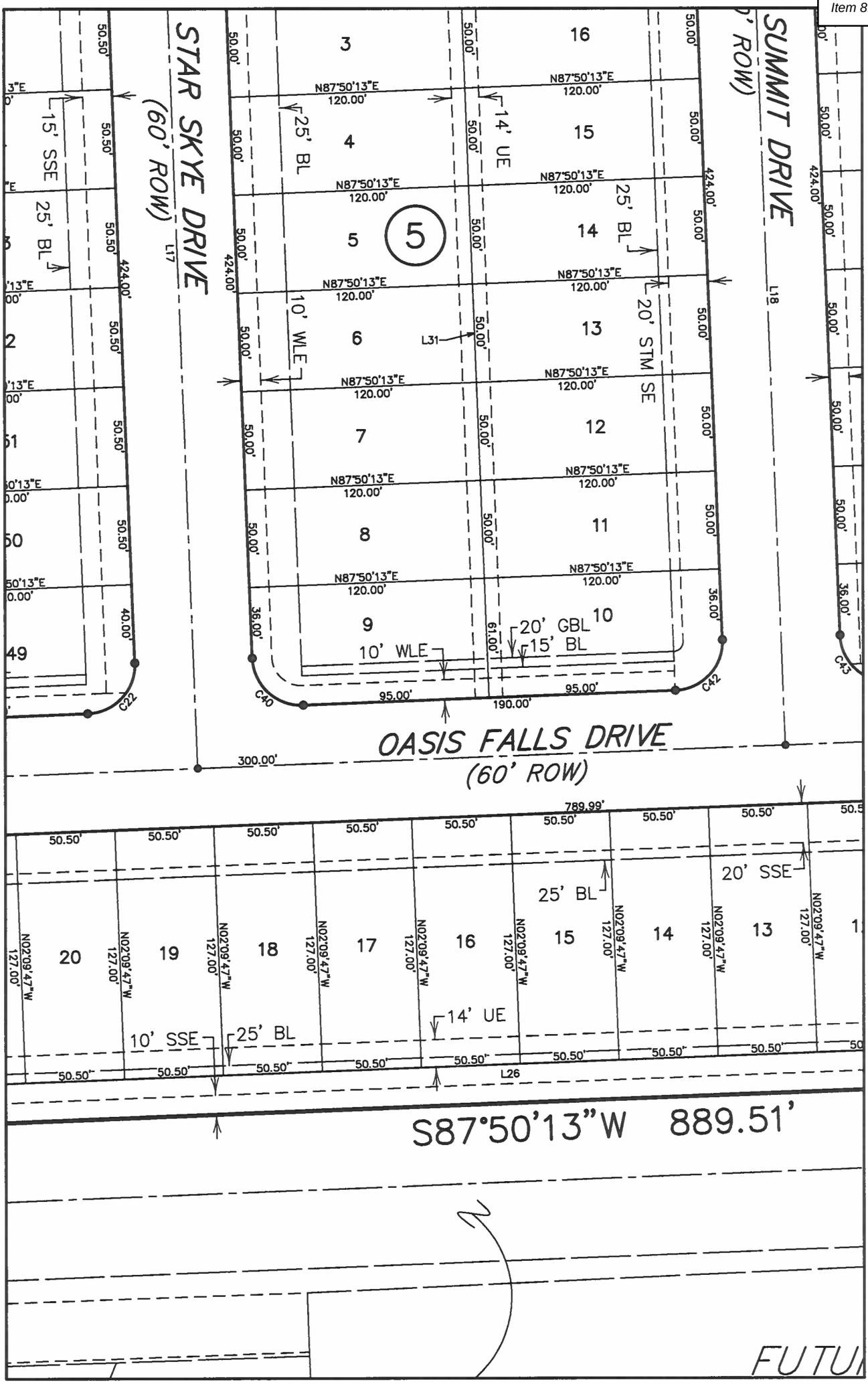
DATE: MARCH 2025 SCALE 1"=60' SHEET 1P OF 1	SUNTERRA LAKES SEC 1	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:02pm cls



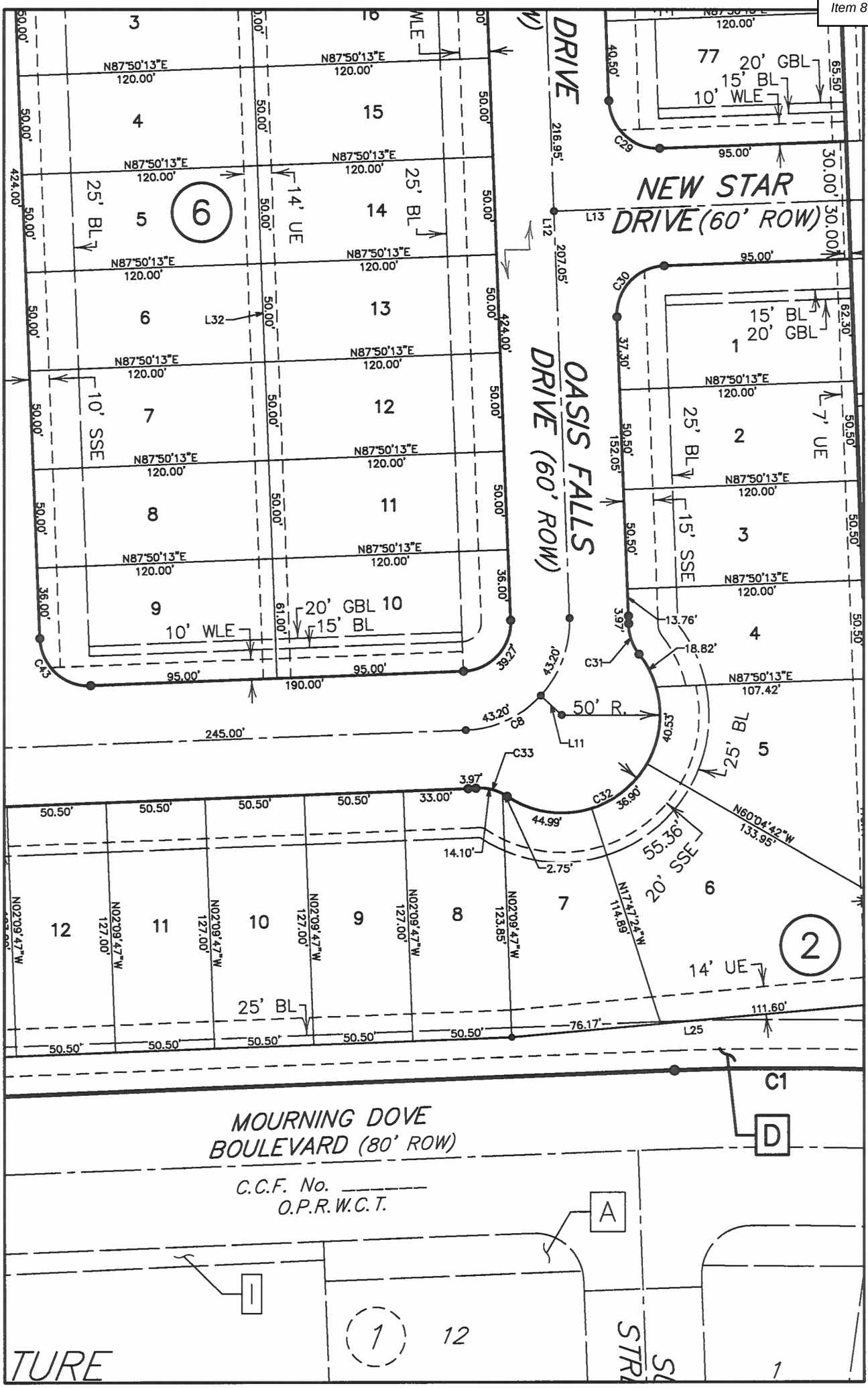
DATE: MARCH 2025 SCALE 1"=60' SHEET 10 OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:04pm cjs



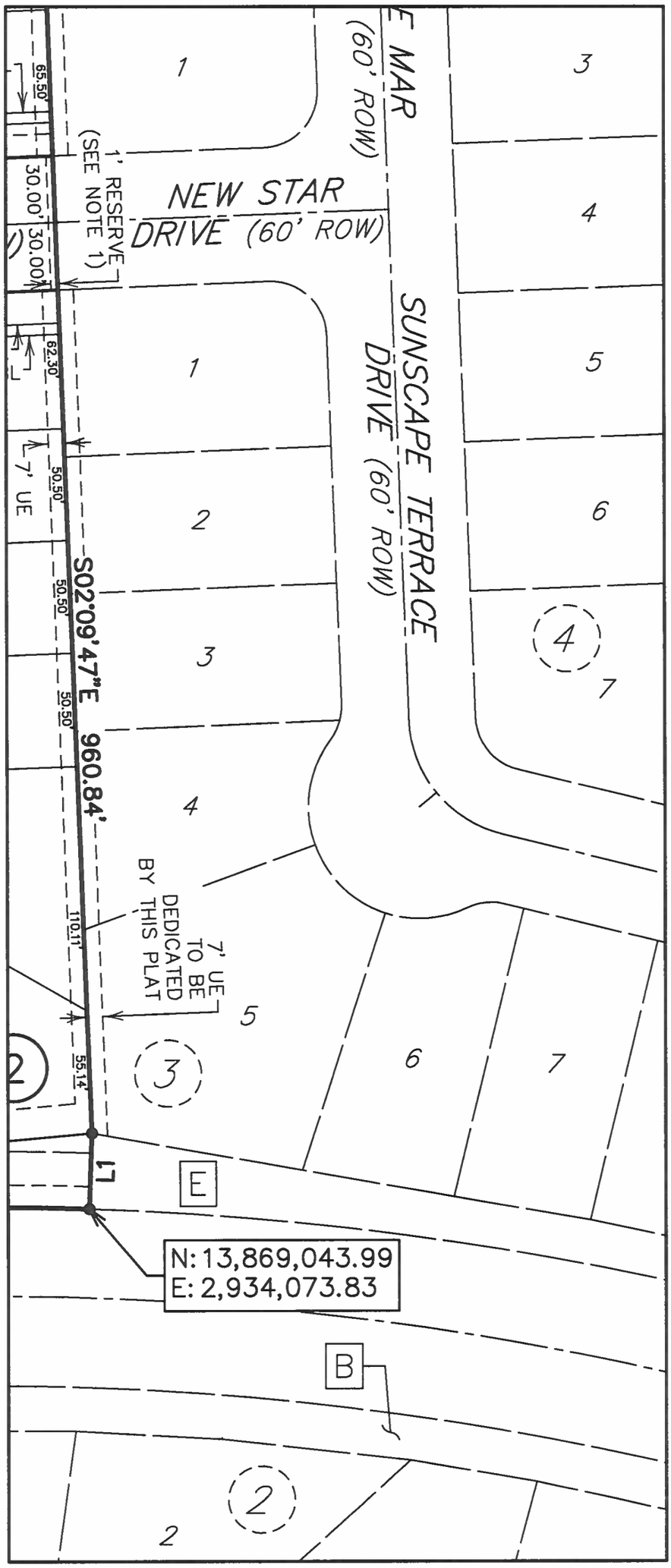
DATE: MARCH 2025 SCALE 1"=60' SHEET 1R OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:04pm cjs



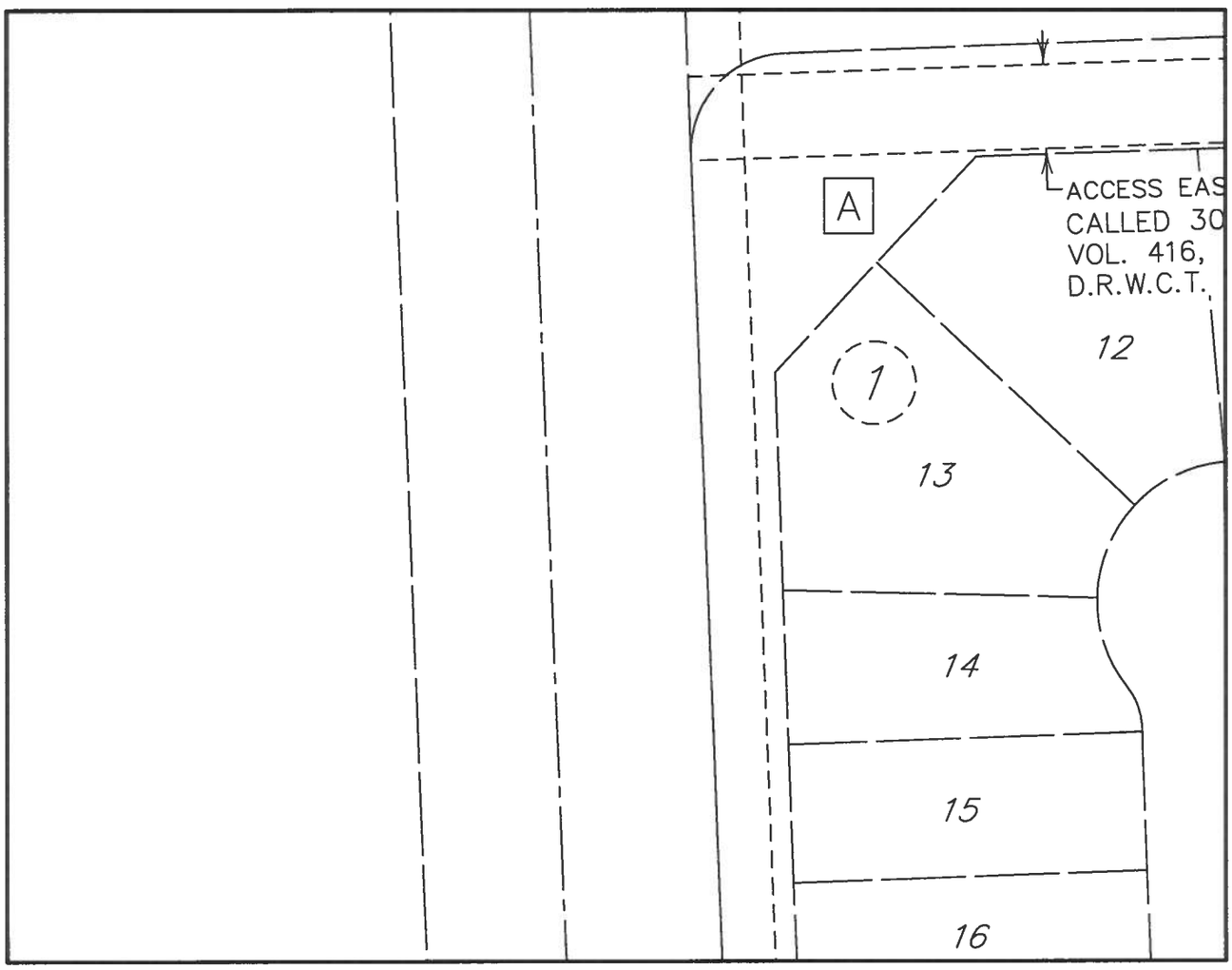
DATE: MARCH 2025 SCALE 1"=60' SHEET 1S OF 1	SUNTERRA LAKES SEC 1	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST, L.P.** **a Delaware Limited Partnership** 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I – SF A\2 Design Phase\Planning\Sunterra West Sec A – PLAT.dwg Apr 10, 2025 – 1:04pm cjs



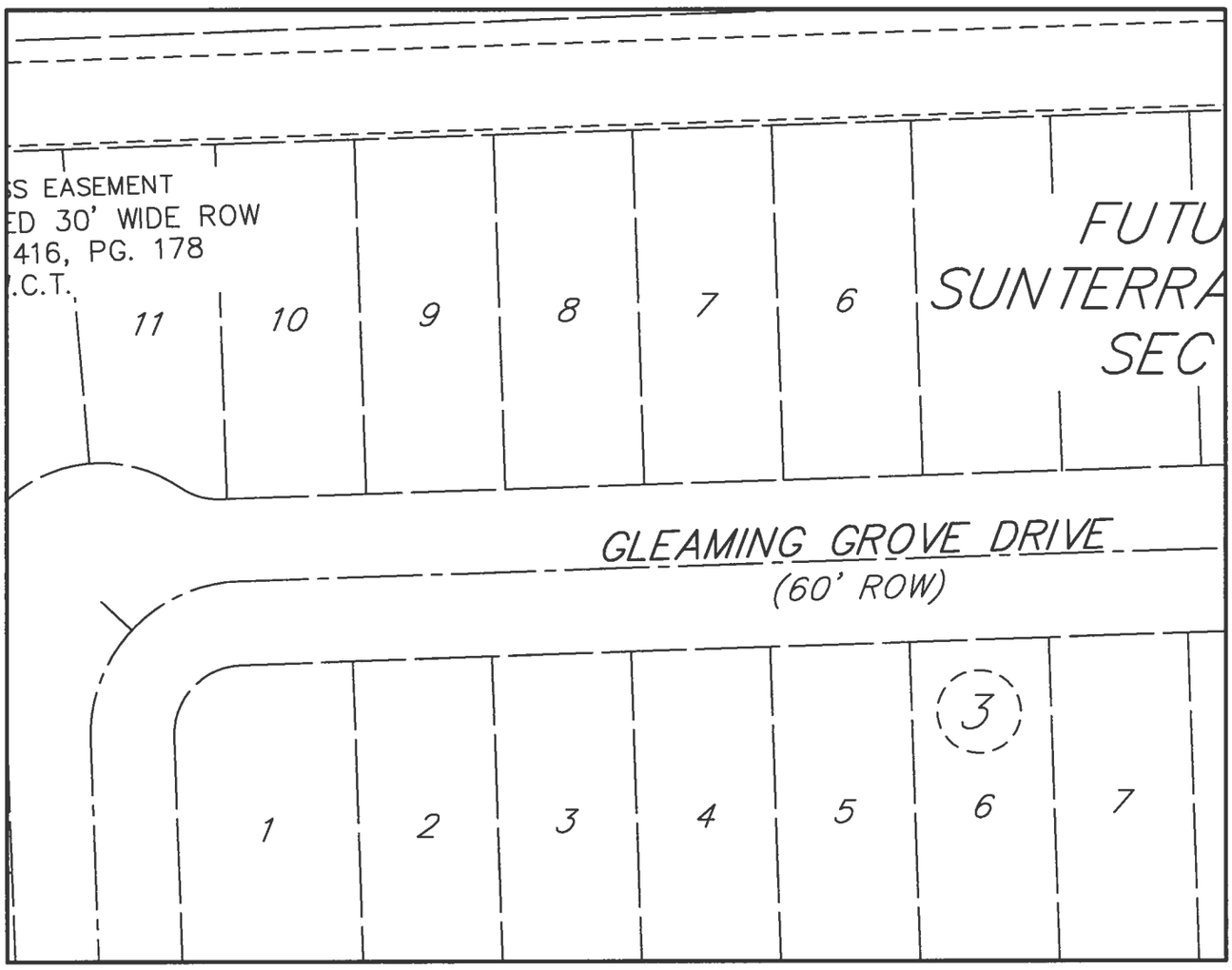
DATE: MARCH 2025 SCALE 1"=60' SHEET 1T OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 10, 2025 - 1:05pm cjs



DATE: MARCH 2025 SCALE 1"=60' SHEET 1U OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

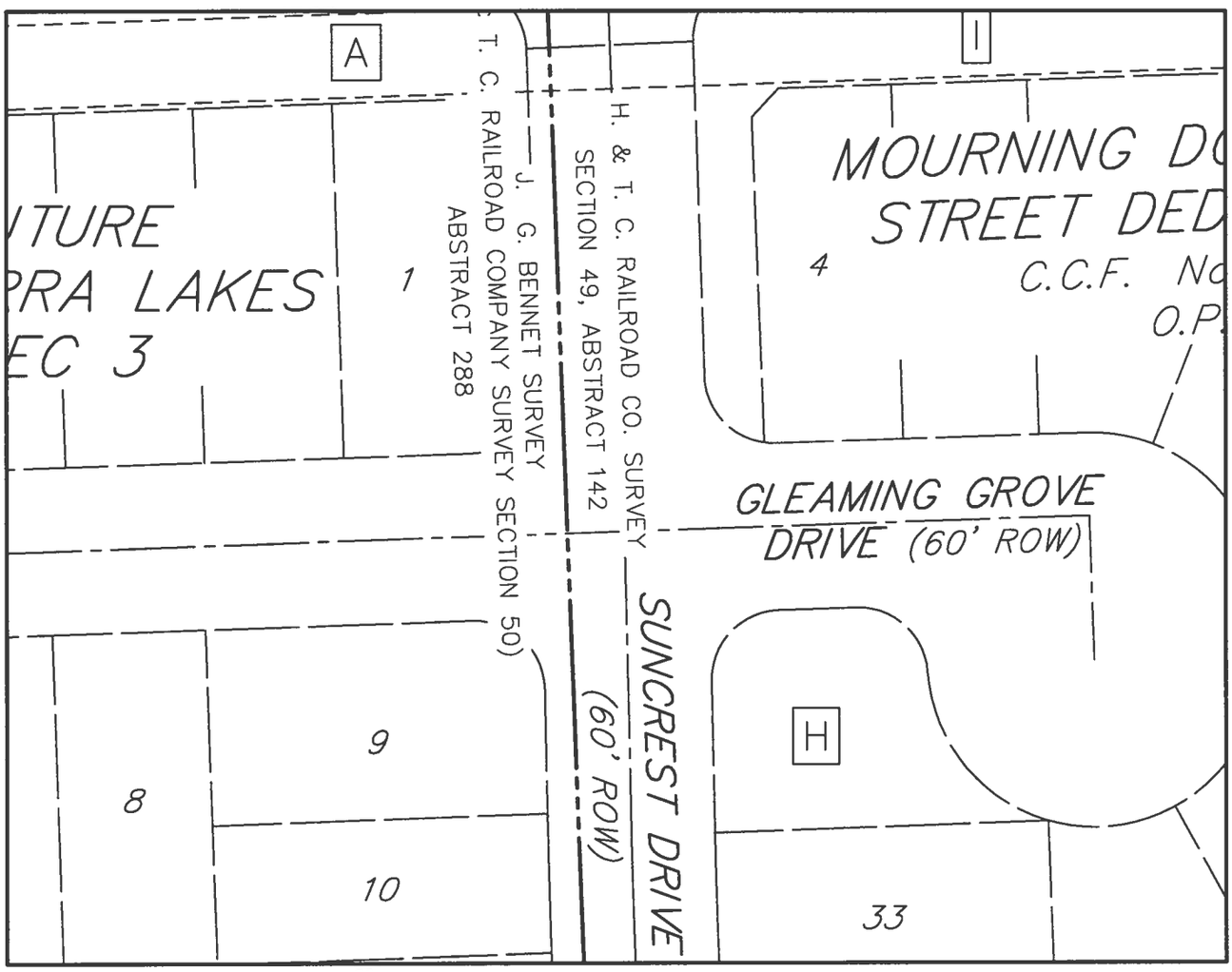
K:\28745\28745-0006-01 Sunterra West Phase 1 - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:57pm cls



DATE: MARCH 2025 SCALE 1"=60' SHEET 1V OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

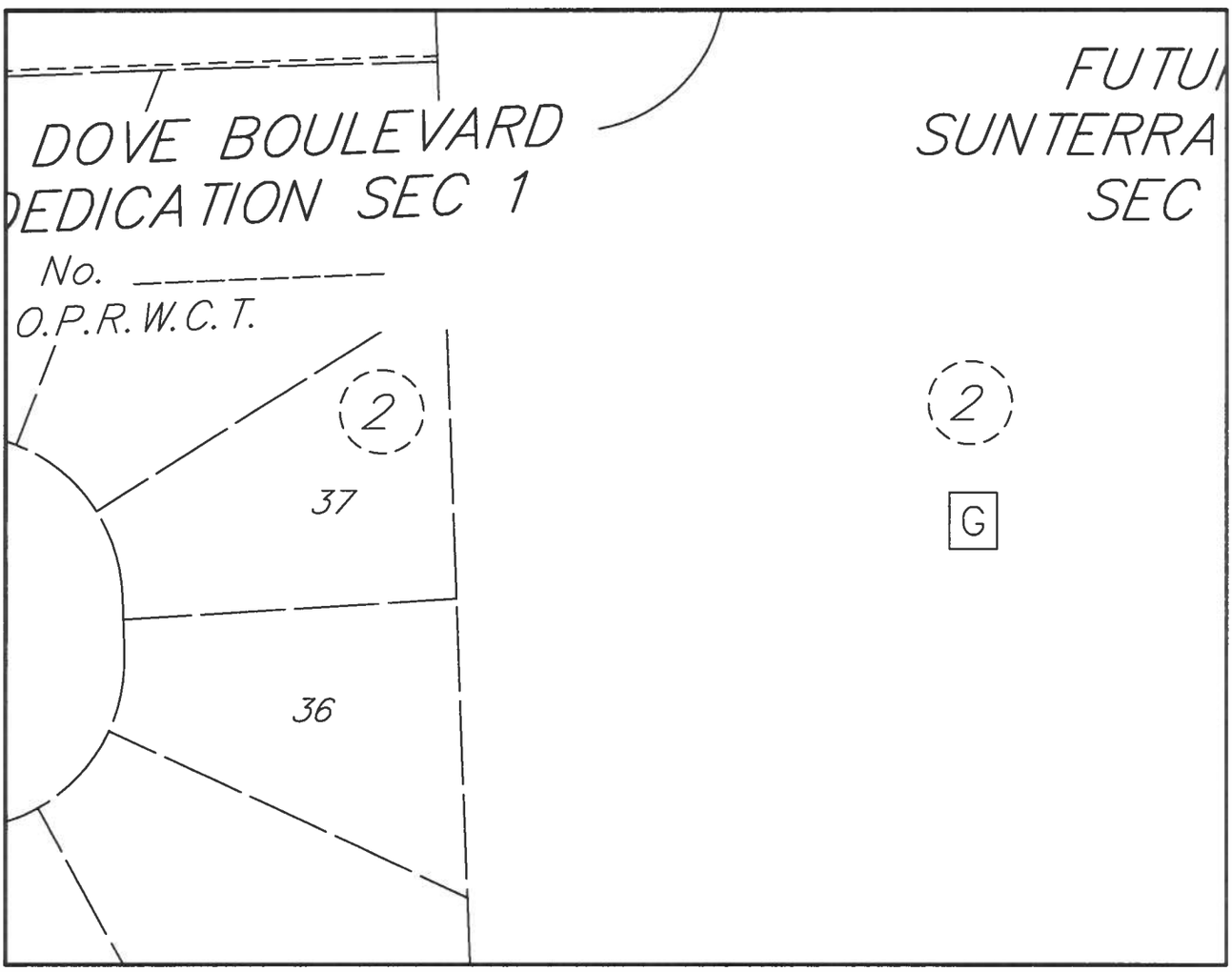
K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:57pm cls

BS



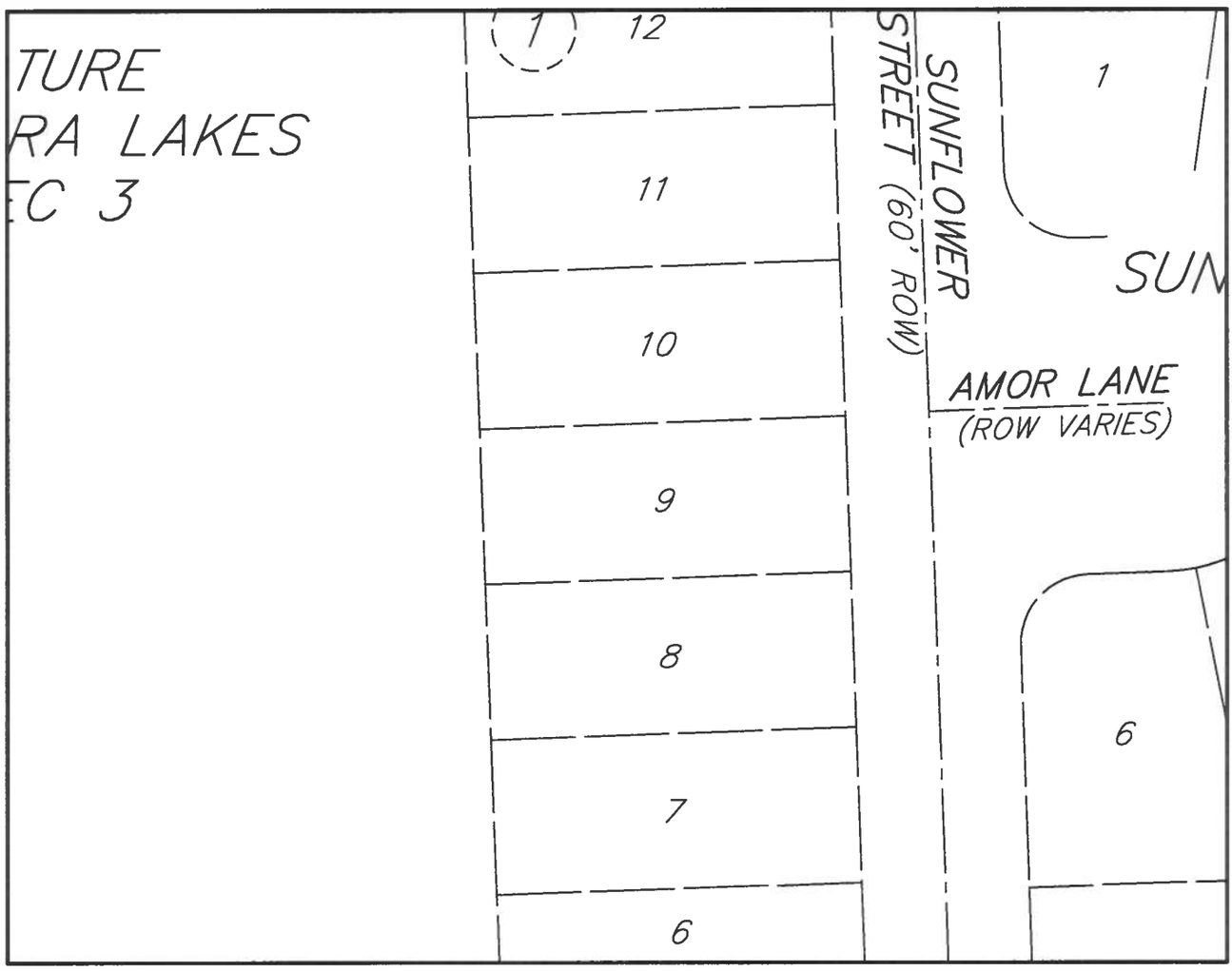
DATE: MARCH 2025 SCALE 1"=60' SHEET 1W OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:58pm cls



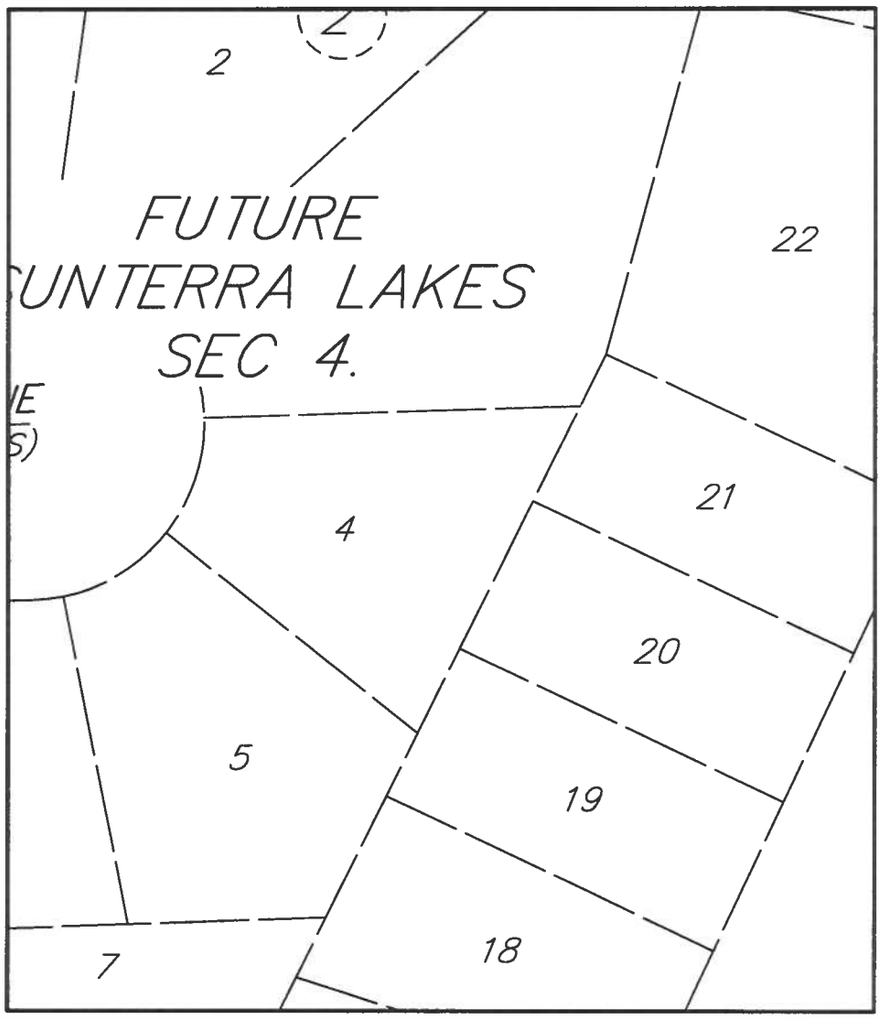
DATE: MARCH 2025 SCALE 1"=60' SHEET 1X OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:58pm cis



DATE: MARCH 2025 SCALE 1"=60' SHEET 1Y OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:58pm cls



DATE: MARCH 2025 SCALE 1"=60' SHEET 1Z OF 1	SUNTERRA LAKES SEC 1	OWNER/DEVELOPER: ASTRO SUNTERRA WEST, L.P. a Delaware Limited Partnership 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 CSchoelzel@quiddity.com

K:\28745\28745-0006-01 Sunterra West Phase I - SF A\2 Design Phase\Planning\Sunterra West Sec A - PLAT.dwg Apr 03, 2025 - 12:58pm cls

BS

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sunterra Lakes Section 2

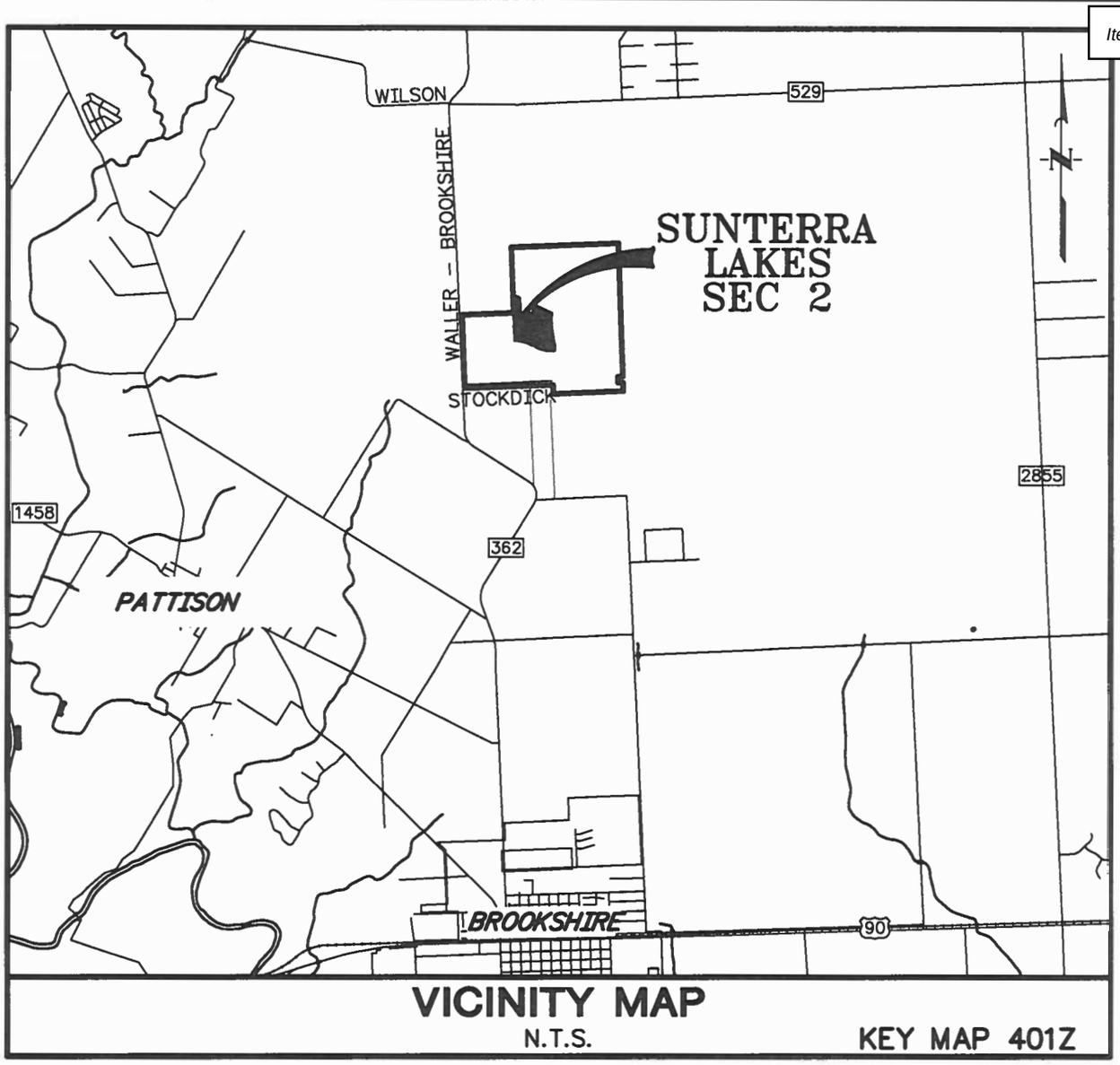
Date: April 30, 2025

Background

Final Plat of Sunterra Lakes Section 1 which consists of 44.11 acres will include 105 Lots, 6 Reserves and 5 Blocks in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP
N.T.S.
KEY MAP 401Z

FINAL PLAT OF SUNTERRA LAKES SEC 2

A SUBDIVISION OF 44.11 ACRES OF LAND
OUT OF THE
H. & T. C. RR. CO. SURVEY
SECTION 49, A-142
WALLER COUNTY, TEXAS
105 LOTS 6 RESERVES 5 BLOCKS
MARCH 2025

BKDD PERMIT NO. 2024-132

DATE: MARCH 2025 SCALE NTS SHEET 1A OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 11:29am rvl

BS

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a 44.11 acre tract of land in the H. & T. C. Railroad Company Survey Section 49, Abstract 142, Waller County, Texas, and the J. G. Bennett Survey, Abstract 288, being out of and a part of the residue that certain called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1/2-inch iron pipe (bent) found in the east right-of-way line of F. M. Highway 362 (100-feet wide) for a southwest corner of said called 639.96 acre tract, same being the northwest corner of an adjoining called 20.00 acre tract recorded under County Clerk's File Number 1909882, Official Public Records, Waller County, Texas, said point also being in the apparent occupied south right-of-way line of Stockdick Road (width varies), from which point a Texas Department of Transportation (TxDOT) disk found along said right-of-way bears South 02 degrees 09 minutes 47 seconds East, 623.97 feet;

Thence North 02 degrees 09 minutes 47 seconds West along the east right-of-way line of F. M. Highway 362 (100-feet wide), same being the west line of the residue of said called 639.96 acre tract, 1,791.96 feet;

Thence North 87 degrees 50 minutes 13 seconds East crossing the residue of said called 639.96 acre tract, 1,834.83 feet to the southwest corner and Place of Beginning of the herein described tract;

Thence establishing the lower west line of the herein described tract, crossing the residue of said called 639.96 acre tract with the following courses and distances:

North 01 degree 56 minutes 27 seconds East, 33.78 feet;

North 02 degrees 09 minutes 47 seconds West, 960.84 feet to the lower northwest corner of the herein described tract, being in the lower north line of said called 639.96 acre tract, same being the lower south line of an adjoining called 824.80 acre tract recorded under County Clerk's File Number 2411877, Official Records, Waller County, Texas;

Thence North 87 degrees 51 minutes 57 seconds East along the lower north line of the herein described tract, being the lower north line of said called 639.96 acre tract and the lower south line of said adjoining called 824.80 acre tract, 119.39 feet to a reentry corner of the herein described tract, being a reentry corner of said called 639.96 acre tract and the lower southeast corner of said adjoining called 824.80 acre tract;

Thence North 02 degrees 00 minutes 31 seconds West along the upper west line of the herein described tract, same being the upper west line of said called 639.96 acre tract and the lower east line of said adjoining called 824.80 acre tract, 611.90 feet to the upper northwest corner of the herein described tract;

Thence South 64 degrees 43 minutes 15 seconds East establishing the northeast line of the herein described tract, crossing said called 639.96 acre tract, 185.28 feet;

Thence South 02 degrees 12 minutes 47 seconds East establishing an interior line of the herein described tract, 426.36 feet;

Thence North 87 degrees 47 minutes 13 seconds East establishing an interior line of the herein described tract, 419.71 feet;

Thence North 02 degrees 12 minutes 47 seconds West establishing an interior line of the herein described tract, 207.95 feet to the north corner of the herein described tract;

Thence South 64 degrees 43 minutes 15 seconds East establishing the northeast line of the herein described tract, 767.63 feet to the northeast corner of the herein described tract;

Thence establishing the east line of the herein described tract, crossing said called 639.96 acre tract with the following courses and distances:

South 09 degrees 25 minutes 32 seconds West, 15.07 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 17 degrees 21 minutes 07 seconds, an arc length of 466.39 feet, a radius of 1,540.00 feet, and a chord bearing South 00 degrees 44 minutes 59 seconds West, 464.61 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 95 degrees 06 minutes 00 seconds, an arc length of 49.79 feet, a radius of 30.00 feet, and a chord bearing South 39 degrees 37 minutes 25 seconds West, 44.27 feet;

South 02 degrees 09 minutes 46 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 01 degree 15 minutes 22 seconds, an arc length of 13.81 feet, a radius of 630.00 feet, and a chord bearing North 86 degrees 36 minutes 32 seconds East, 13.81 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 84 degrees 18 minutes 34 seconds, an arc length of 44.14 feet, a radius of 30.00 feet, and a chord bearing South 51 degrees 51 minutes 52 seconds East, 40.27 feet;

South 09 degrees 42 minutes 35 seconds East, 507.51 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 07 degrees 18 minutes 41 seconds, an arc length of 186.31 feet, a radius of 1,460.00 feet, and a chord bearing South 06 degrees 03 minutes 14 seconds East, 186.18 feet to the beginning of a compound curve to the right;

Thence with said compound curve to the right, having a central angle of 46 degrees 24 minutes 02 seconds, an arc length of 68.84 feet, a radius of 85.00 feet, and a chord bearing South 20 degrees 48 minutes 07 seconds West, 66.97 feet to the beginning of a reverse curve to the left;

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60' SCALE NTS			
SHEET 1B OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 02,2025 - 12:48pm rvl

Thence with said reverse curve to the left, having a central angle of 02 degrees 45 minutes 56 seconds, an arc length of 4.59 feet, a radius of 95.00 feet, and a chord bearing South 42 degrees 37 minutes 10 seconds West, 4.58 feet to the beginning of a reverse curve to the right;

Thence with said reverse curve to the right, having a central angle of 48 degrees 51 minutes 37 seconds, an arc length of 72.49 feet, a radius of 85.00 feet, and a chord bearing South 65 degrees 40 minutes 01 second West, 70.31 feet to the southeast corner of the herein described tract, being at the beginning of a compound curve to the right;

Thence establishing the south line of the herein described tract, crossing said called 639.96 acre tract with the following courses and distances:

Thence with said compound curve to the right, having a central angle of 25 degrees 07 minutes 14 seconds, an arc length of 596.28 feet, a radius of 1,360.00 feet, and a chord bearing North 77 degrees 20 minutes 34 seconds West, 591.51 feet;

North 64 degrees 46 minutes 57 seconds West, 64.04 feet to the beginning of a curve to the right;

Thence with said curve to the right, having a central angle of 87 degrees 17 minutes 39 seconds, an arc length of 45.71 feet, a radius of 30.00 feet, and a chord bearing North 21 degrees 08 minutes 07 seconds West, 41.41 feet to the beginning of a reverse curve to the left;

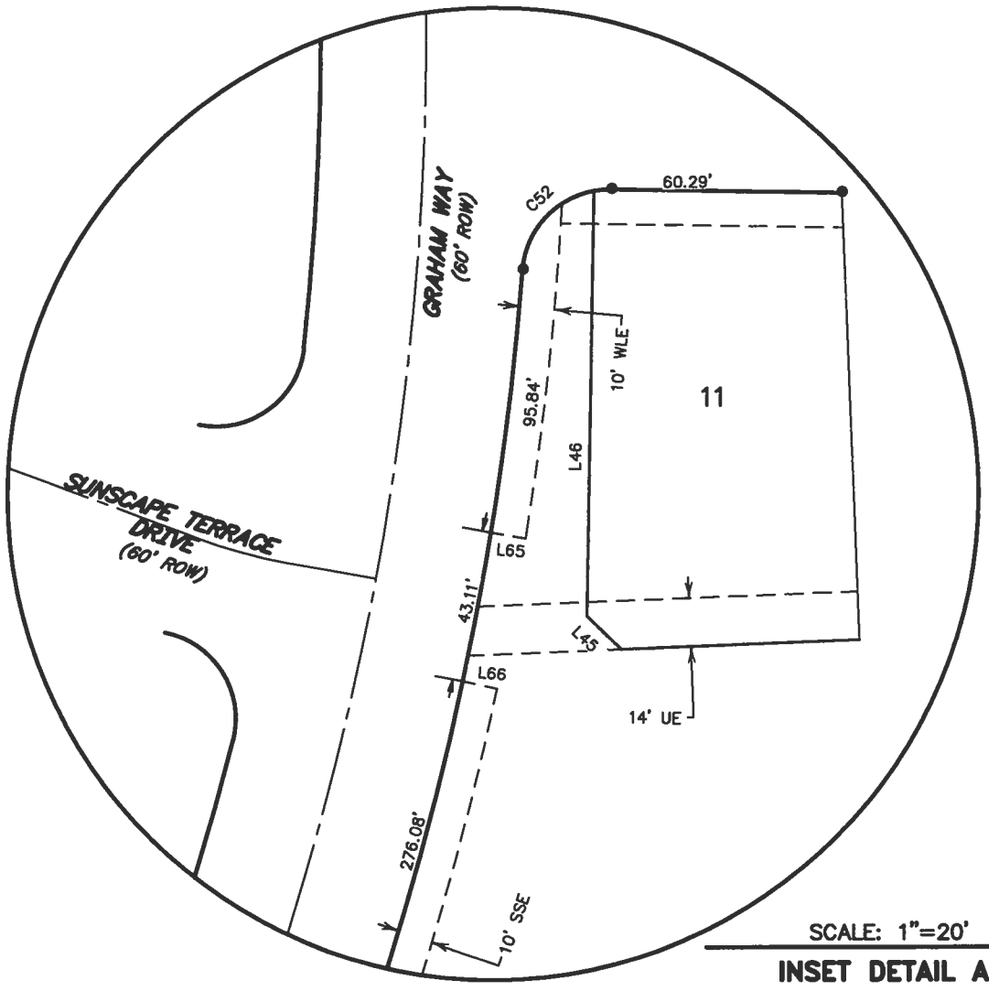
Thence with said reverse curve to the left, having a central angle of 00 degrees 24 minutes 41 seconds, an arc length of 6.32 feet, a radius of 880.00 feet, and a chord bearing North 22 degrees 18 minutes 22 seconds East, 6.32 feet;

North 67 degrees 53 minutes 59 seconds West, 60.00 feet to a point in a non–tangent curve to the right;

Thence with said non–tangent curve to the right, having a central angle of 93 degrees 07 minutes 02 seconds, an arc length of 48.76 feet, a radius of 30.00 feet, and a chord bearing South 68 degrees 39 minutes 32 seconds West, 43.56 feet;

North 64 degrees 46 minutes 57 seconds West, 76.19 feet to the beginning of a curve to the left;

Thence with said curve to the left, having a central angle of 23 degrees 16 minutes 36 seconds, an arc length of 585.01 feet, a radius of 1,440.00 feet, and a chord bearing North 76 degrees 25 minutes 15 seconds West, 580.99 feet to the Place of Beginning and containing 44.11 acres of land, more or less.



SCALE: 1"=20'

INSET DETAIL A

DATE: MARCH 2025 SCALE 1"=60' SHEET 1B2 OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713–783–6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase 1 – SF B\2 Design Phase\Planning\Sunterra West Sec B – PLAT.dwg Apr 02,2025 – 12:49pm rvl

General Notes

1. One–foot (1' RESERVE) reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a recorded plat, the one–foot reserve shall thereupon become vested in the public for street right–of–way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This subdivision is proposed for single–family residential, detention and other related uses.
3. The radius on all block corners is 25 feet, unless otherwise noted.
4. All easements are centered on lot lines unless otherwise shown. All 14 foot utility easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
5. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by the representative Charter Title Company, GF NO.1076602100218A dated February 18, 2025.
6. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99989432.
7. Elevations shown hereon are based upon GPS observations taken May 3, 2023, and processed using the NGS OPUS program adjusting to CORS stations ROD 1, TXWH and ZHU1. NAVD88 (Geoid 12B)
8. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
9. A minimum of ten (10) feet shall be provided between sides of residential dwellings.
10. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
11. 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 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 lots 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 with new fencing.
12. Structures built on lots in the designated floodplain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
13. No structure in this subdivision shall be occupied until connected to a public sewer system.
14. No structure in this subdivision shall be occupied until connected to an individual water supply or a state – approved community water system.
15. This tract lies within Unshaded Zone "X" with no defined BFE, of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0350E, Panel 0350, suffix "E" dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X"; is defined as areas determined to be outside the 0.2% annual chance floodplain.
16. Right–of–way easements for widening streets or improving drainage shall be maintained by the landowner 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, improvement or maintenance.
17. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The 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 public 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. Flood plain 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 ASTRO SUNTERRA WEST LP, 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.
18. There are no pipeline easements within the platted area.
19. These offsite Utility Easements were recorded with the Final Plat of Sunterra Lakes Sec 1.
20. Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2409048, O.P.R.W.C.T.
21. TBM 555545: Being a 3/4" iron rod with cap marked "Quiddity Eng. Control" located approximately 2,423 feet southeast from a 5/8" Iron Rod with cap marked "Quiddity" found for the lower northwest corner of a called 639.96 acre tract recorded under County Clerk's File Number 2311587, Official Public Records, Waller County, Texas, also being approximately 1,161 feet southeast from a 5/8" Iron rod with cap marked "Quiddity" found for the lower northeast corner of said called 639.96 acre tract, being also being approximately 2,692 feet northeast from a 1/2" Iron pipe found for the southwest corner of said called 639.96 acre tract.
    Coordinates – N: 13868903.09 E: 2934378.97 Elevation: 183.86' (NAVD 88)

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713–783–6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE NTS			
SHEET 1C OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I – SF B\2 Design Phase\Planning\Sunterra West Sec B – PLAT.dwg Apr 10,2025 – 3:15pm rv1

Legend

AC . . . . . "Acre"
BL. . . . . "Building Line"
Esmt . . . . . ."Easement"
C.C.F. . . . . ."County Clerk's File"
I.R.F . . . . . ."Found 5/8" iron rod with cap stamped "Quiddity""
No . . . . . "Number"
O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
O.R.W.C.T.. . . ."Official Records, Waller County, Texas
ROW . . . . . "Right-of-Way"
Sq. Ft. . . . . ."Square Feet"
SSE . . . . . ."Sanitary Sewer Easement"
STM SE . . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL. . . . . "Volume"
Pg. . . . . "Page"
WLE . . . . . ."Waterline Easement"
1 . . . . . ."Block Number"
● . . . . . .Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner")
. . . . . Street Name Break

RESTRICTED RESERVE A
Restricted to Drainage and Detention Purposes Only
9.48 AC
412,997 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.09 AC
3,810 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
5.35 AC
233,045 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.23 AC
9,887 Sq. Ft.

RESTRICTED RESERVE E
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.45 AC
19,493 Sq. Ft.

RESTRICTED RESERVE F
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.30 AC
13,091 Sq. Ft.

RESERVE TOTALS
15.90 AC
692,323 Sq. Ft.

DATE: MARCH 2025 SCALE NTS SHEET 1D OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:41am rvl

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°43'15"E	185.28'
L2	S09°25'32"W	15.07'
L3	S02°09'46"E	60.00'
L4	N64°46'57"W	68.82'
L5	N67°31'09"W	60.00'
L6	N64°46'57"W	81.45'
L7	N01°56'27"E	33.78'
L8	N02°09'47"W	960.84'
L9	N87°51'57"E	119.39'
L10	S79°39'24"E	51.17'
L11	S69°29'33"E	140.29'
L12	N76°16'06"W	153.31'
L13	N50°47'04"E	10.00'
L14	S02°09'47"E	445.94'
L15	S87°50'13"W	150.00'
L16	S47°09'47"E	10.00'
L17	N87°50'13"E	190.00'
L18	S42°50'13"W	10.00'
L19	S02°09'47"E	457.44'
L20	S05°46'32"E	202.40'
L21	S02°09'47"E	132.12'
L22	S47°09'47"E	15.00'
L23	N87°50'13"E	315.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S42°50'13"W	10.00'
L25	N02°09'47"W	500.24'
L26	N87°50'13"E	223.02'
L27	N47°09'47"W	18.00'
L28	S87°50'13"W	217.66'
L29	N88°58'43"W	113.62'
L30	S02°09'47"E	127.00'
L31	S02°09'47"E	127.00'
L32	S11°09'19"W	65.42'
L33	S02°09'47"E	747.81'
L34	N70°30'01"W	79.94'
L35	N37°23'44"W	93.07'
L36	N02°09'47"W	122.81'
L37	N02°35'57"W	60.50'
L38	N04°49'15"W	60.57'
L39	N06°56'47"W	55.26'
L40	N39°36'48"E	13.32'
L41	S50°56'11"E	15.04'
L42	S09°42'35"E	328.48'
L43	N80°17'25"E	19.99'
L44	S39°03'49"W	98.86'
L45	S45°34'15"E	13.74'
L46	N01°01'17"E	120.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N20°30'27"E	131.48'
L48	S67°51'45"W	13.55'
L49	S65°22'09"E	120.35'
L50	S68°21'09"E	61.96'
L51	S70°45'48"E	60.89'
L52	S73°09'10"E	60.88'
L53	S75°32'46"E	61.09'
L54	S77°57'44"E	62.03'
L55	S80°23'57"E	62.16'
L56	S80°04'01"E	165.37'
L57	S02°09'47"E	523.99'
L58	N62°54'18"E	16.61'
L59	N87°50'13"E	216.02'
L60	N02°09'47"W	310.24'
L61	S87°50'13"W	242.41'
L62	N70°22'26"W	36.51'
L63	S87°50'13"W	75.00'
L64	S84°29'56"E	88.12'
L65	S80°36'05"E	10.00'
L66	S77°28'08"E	9.99'

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1E OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 2

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec 8 - PLAT.dwg Apr 03,2025 - 10:41am rvl

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1540.00'	17°21'07"	466.39'	S00°44'59"W	464.61'	234.99'
C2	30.00'	95°06'00"	49.79'	N39°37'25"E	44.27'	32.80'
C3	630.00'	1°15'12"	13.78'	N86°36'37"E	184.86'	6.89'
C4	30.00'	84°18'11"	44.14'	N51°51'53"W	40.27'	27.16'
C5	1460.00'	7°18'54"	186.40'	N06°03'21"W	262.07'	93.33'
C6	85.00'	46°24'02"	68.84'	N20°48'07"E	66.97'	36.43'
C7	95.00'	2°45'56"	4.59'	S42°37'10"W	4.58'	2.29'
C8	85.00'	48°51'37"	72.49'	N65°40'01"E	70.31'	38.61'
C9	1360.00'	25°07'14"	596.28'	S77°20'34"E	591.51'	303.01'
C10	25.00'	87°35'46"	38.22'	S20°59'04"E	34.61'	23.97'
C11	880.00'	0°19'58"	5.11'	N22°38'50"E	5.11'	2.56'
C12	25.00'	92°44'13"	40.46'	N68°50'57"E	36.19'	26.22'
C13	1440.00'	23°16'36"	585.01'	N76°25'15"W	580.99'	296.60'
C14	850.00'	28°15'23"	419.19'	N08°21'09"E	414.96'	213.95'
C15	300.00'	10°09'51"	53.22'	S74°34'28"E	53.15'	26.68'
C16	1617.00'	6°46'33"	191.23'	N72°52'49"W	191.11'	95.72'
C17	55.00'	74°06'18"	71.14'	S39°12'56"E	66.28'	41.52'
C18	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C19	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C20	300.00'	21°57'28"	114.97'	N08°48'57"E	114.27'	58.20'
C21	1800.00'	3°36'45"	113.49'	S03°58'10"E	113.47'	56.76'
C22	55.00'	90°00'00"	86.39'	S42°50'13"W	77.78'	55.00'
C23	55.00'	90°00'00"	86.39'	N47°09'47"W	77.78'	55.00'
C24	55.00'	90°00'00"	86.39'	N42°50'13"E	77.78'	55.00'
C25	400.00'	3°11'05"	22.23'	N89°25'45"E	22.23'	11.12'

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:42am rvl

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1F OF 1

FINAL PLAT OF
SUNTERRA
LAKES
SEC 2

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C26	25.00'	93°02'20"	40.60'	N32°12'45"W	36.28'	26.36'
C27	25.00'	39°11'44"	17.10'	S84°08'03"W	16.77'	8.90'
C28	50.00'	152°29'46"	133.08'	S39°12'56"E	97.13'	204.30'
C29	25.00'	39°11'44"	17.10'	N17°26'05"E	16.77'	8.90'
C30	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C31	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C32	25.00'	35°05'48"	15.31'	N16°16'21"W	15.08'	7.91'
C33	50.00'	153°18'55"	133.79'	S42°50'13"W	97.30'	210.82'
C34	25.00'	35°05'48"	15.31'	S78°03'14"E	15.08'	7.91'
C35	25.00'	35°05'48"	15.31'	N73°43'39"E	15.08'	7.91'
C36	50.00'	153°18'55"	133.79'	N47°09'47"W	97.30'	210.82'
C37	25.00'	35°05'48"	15.31'	S11°56'46"W	15.08'	7.91'
C38	25.00'	81°41'43"	35.65'	S30°13'28"E	32.70'	21.62'
C39	25.00'	95°18'50"	41.59'	N54°01'42"E	36.96'	27.43'
C40	1830.00'	3°36'45"	115.38'	S03°58'10"E	115.36'	57.71'
C41	25.00'	38°59'18"	17.01'	N19°02'31"W	16.69'	8.85'
C42	50.00'	162°44'46"	142.02'	S42°50'13"W	98.87'	329.56'
C43	25.00'	38°59'18"	17.01'	S75°17'03"E	16.69'	8.85'
C44	25.00'	35°05'48"	15.31'	N73°43'39"E	15.08'	7.91'
C45	50.00'	153°18'55"	133.79'	N47°09'47"W	97.30'	210.82'
C46	25.00'	35°05'48"	15.31'	S11°56'46"W	15.08'	7.91'
C47	25.00'	90°00'00"	39.27'	S47°09'47"E	35.36'	25.00'
C48	25.00'	90°00'00"	39.27'	S42°50'13"W	35.36'	25.00'
C49	25.00'	41°17'57"	18.02'	S20°30'22"E	17.63'	9.42'
C50	50.00'	167°59'06"	146.59'	N42°50'13"E	99.45'	475.13'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C51	25.00'	41°17'57"	18.02'	N73°49'13"W	17.63'	9.42'
C52	25.00'	86°30'57"	37.75'	S47°45'49"W	34.26'	23.52'
C53	25.00'	97°23'47"	42.50'	N56°25'31"E	37.56'	28.46'
C54	25.00'	74°06'18"	32.33'	S39°12'56"E	30.13'	18.87'
C55	25.00'	86°30'57"	37.75'	S45°43'14"E	34.26'	23.52'
C56	25.00'	90°00'00"	39.27'	N42°50'13"E	35.36'	25.00'
C57	60.00'	180°00'00"	188.50'	S02°09'47"E	120.00'	INFINITY'
C58	25.00'	90°00'00"	39.27'	N47°09'47"W	35.36'	25.00'
C59	600.00'	0°37'47"	6.60'	N87°31'18"E	6.60'	3.30'

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec 8 - PLAT.dwg Apr 03,2025 - 10:42am rv1

DATE: MARCH 2025

SCALE 1"=60'

SHEET 1G OF 1

FINAL PLAT OF SUNTERRA LAKES SEC 2

OWNER/DEVELOPER:
ASTRO SUNTERRA WEST L.P.
a Delaware Limited Liability Company
2450 FONDREN RD, STE 210
HOUSTON, TEXAS 77036
713-783-6702
BSTIDHAM@STARWOODLAND.COM

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23790 & 10046100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

STATE OF TEXAS §

COUNTY OF WALLER §

We, Astro Sunterra West LP a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signer, being an officer of Astro Sunterra GP LLC, a Delaware Limited Liability Company, its General Partner, owner hereinafter referred to as Owners of the 44.11 acre tract described in the above and foregoing map of Sunterra Lakes Sec 2, 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 purpose 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 the 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 purpose 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 easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Sunterra Lakes Sec 2 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Astro Sunterra West LP., a Delaware Limited Partnership has caused these presents to be signed by Brian Stidham, Authorized Signer, thereunto authorize, this 25th day of March 2025

Astro Sunterra West LP
a Delaware Limited Partnership

By: Astro Sunterra West GP L.L.C.
a Delaware Limited Liability Company,
Its General Partner

By: _____
Brian Stidham
Authorized Signer

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer 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 25th day of March 2025.

Hope Allday
Notary Public in and for the State of Texas

Hope Allday
Print Name

My commission expires: 11-6-2028

HOPE ALLDAY
Notary ID #135160965
My Commission Expires
November 6, 2028

DATE: MARCH 2025 SCALE 1"=60' SHEET 1H OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 7322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase 1 - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Mar 17,2025 - 10:12am CKJ

BS

Certificate of Surveyor
This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100–year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E dated 2/18/2009.

No portion of this subdivison lies within the boundaries of the 0.2% annual chance (500–year) floodplain as delineated on Waller County Community Panel #480640 of FIRM Map No. 48473C0350E, dated 2/18/2009.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–132

APPROVED BY THE BOARD OF SUPERVISORS ON 12.23.2024
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.

DATE: FEBRUARY 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713–783–6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1I OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Feb 18,2025 - 10:43am rvl

I, J. 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

_____
J. Ross McCall, PE,
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__, at o'clock __M in File No. _____ of the Official public Records of Waller County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

_____
Debbie Hollan
Waller County, Texas

By:_____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the 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, PE, RPLS
Commissioner, Precinct 2

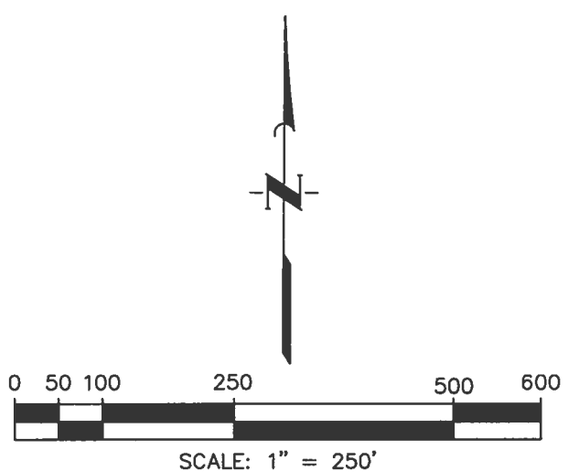
_____
Kendric D. Jones
Commissioner, Precinct 3

_____
Justin Beckendorff
Commissioner, Precinct 4

NOTE: 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 current Waller County Subdivision and Development Regulations, in this regard.

DATE: MARCH 2025 SCALE 1"=60' SHEET 1J OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 07,2025 - 10:16am rvl

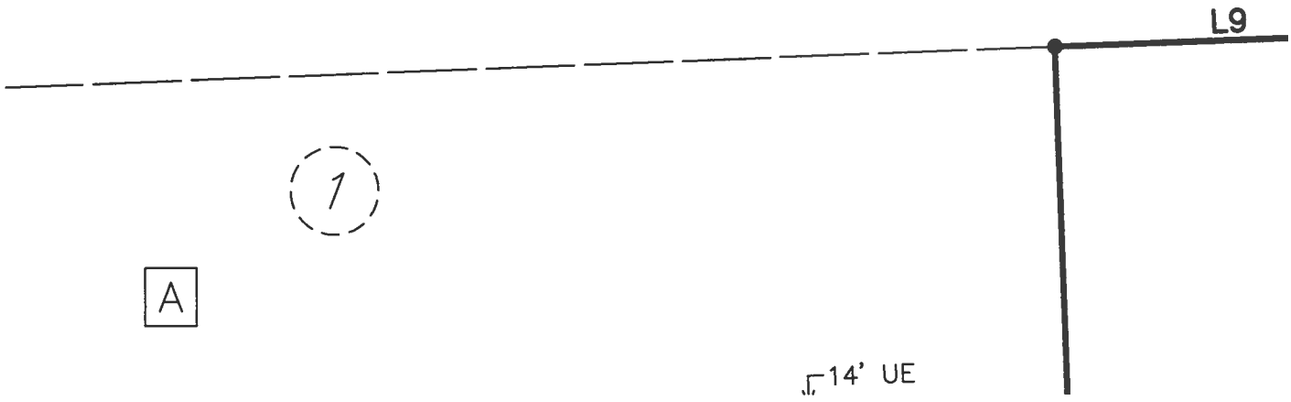


SCALE: 1" = 250'

DATE: MARCH 2025 SCALE 1"=60' SHEET 1K OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000

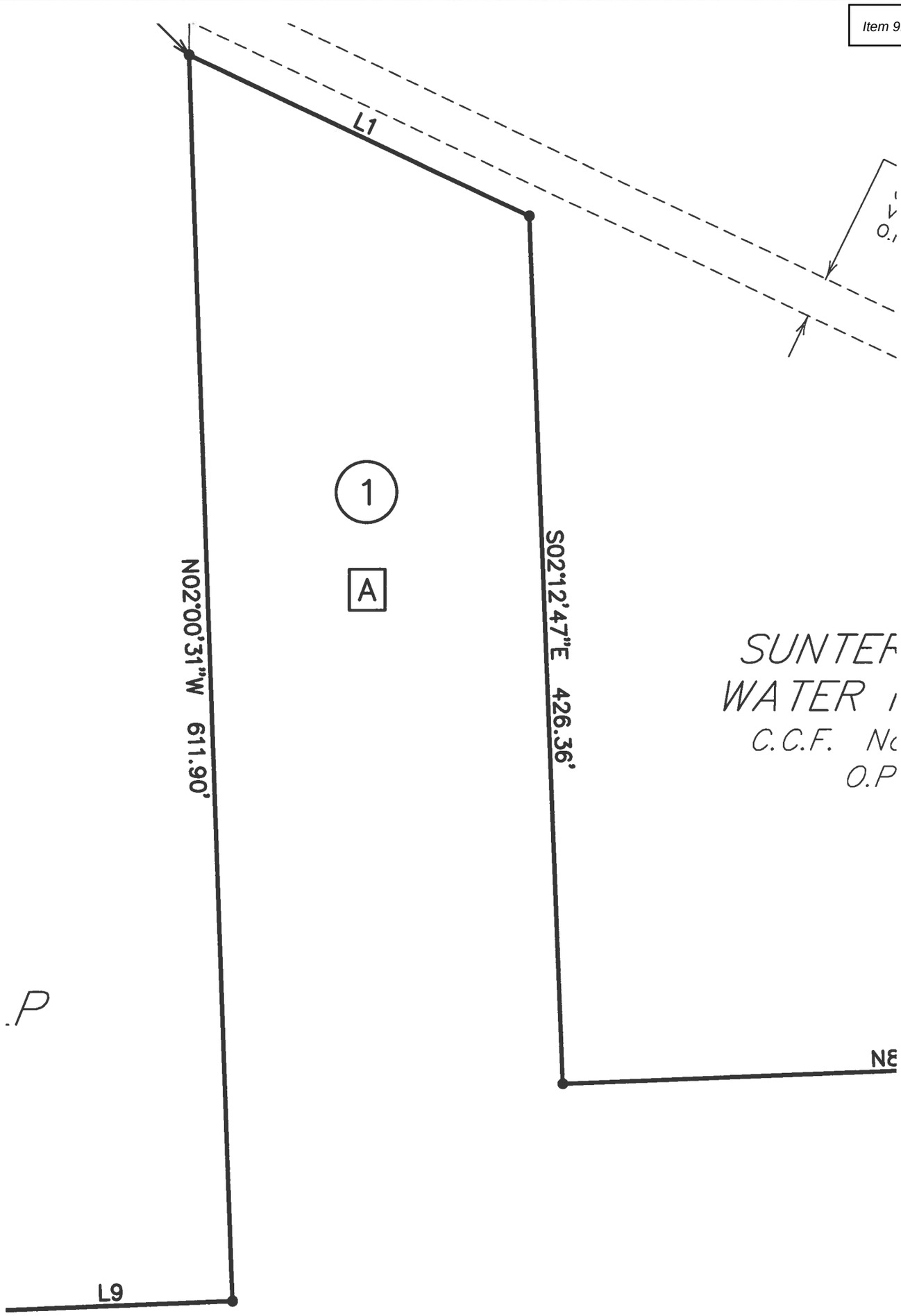
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:42am rvl

ASTRO SUNTERRA WEST, LP
CALLED 824.80 AC.
C.C.F. NO. 2411877
O.R.W.C.T.



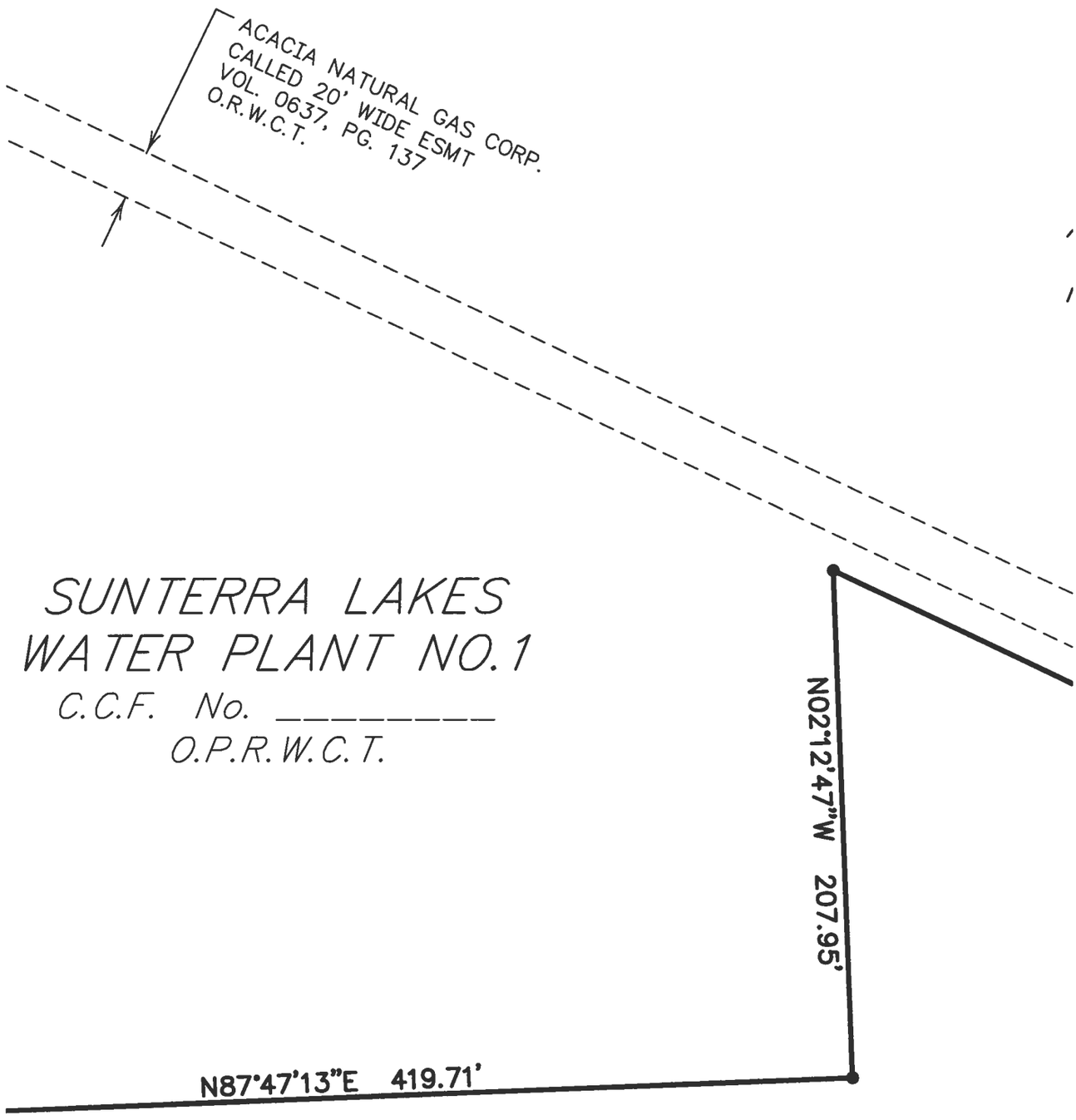
DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1L OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:43am rv1



DATE: MARCH 2025 SCALE 1"=60' SHEET 1M OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:44am rv1

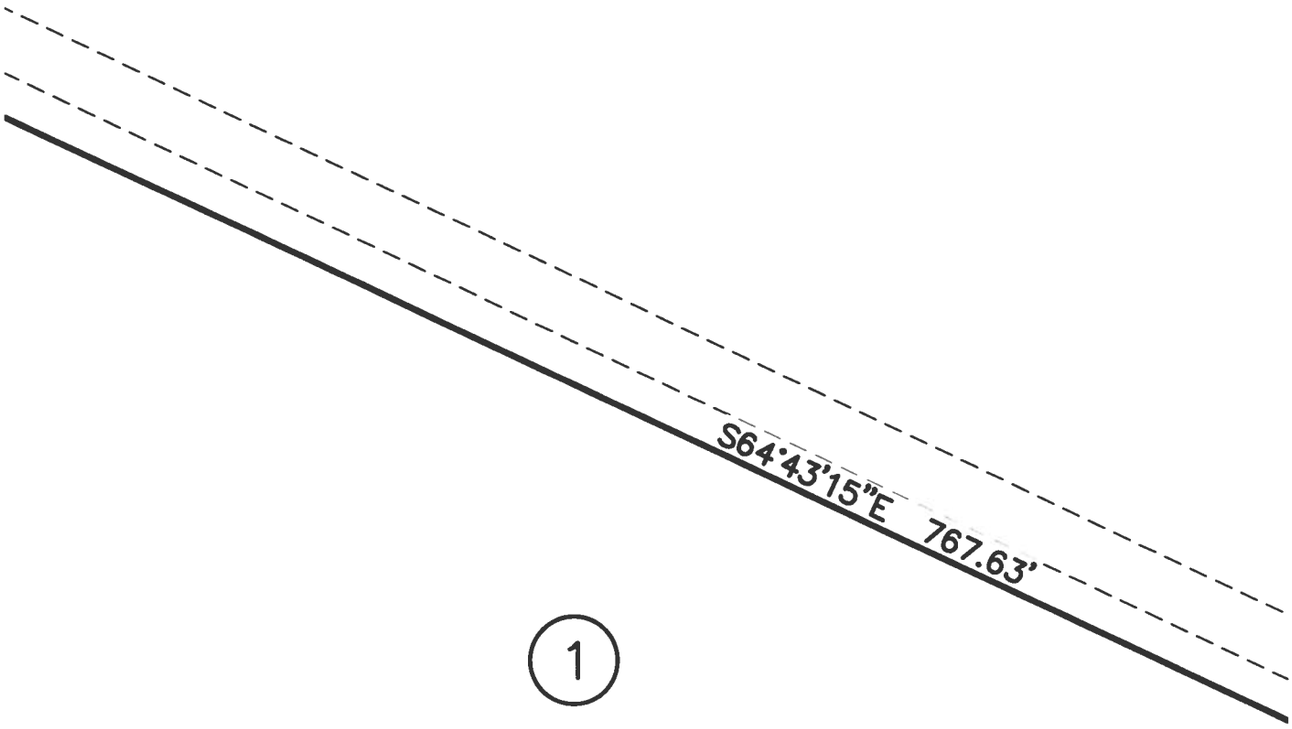


N87°50'13"E 1204.35'
R4.32'
103.59'

DATE: MARCH 2025 SCALE 1"=60' SHEET 1N OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

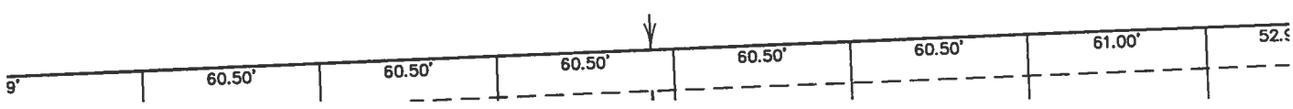
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:45am rv1

ASTRO SUNTERRA WEST, LP.
RESIDUE CALLED 639.96 AC
C.C.F. NO. 2311587
O..P.R.W.C.T.



1

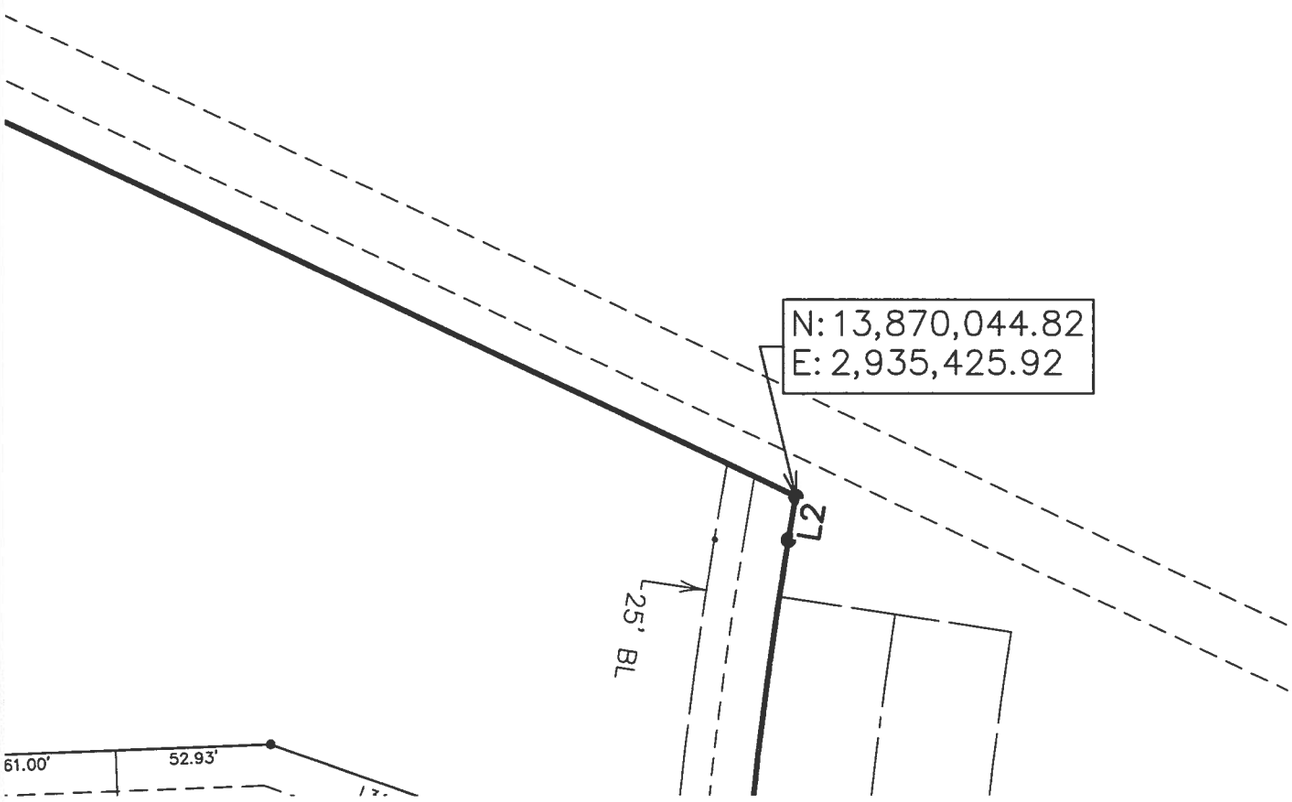
A



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 10 OF 1			

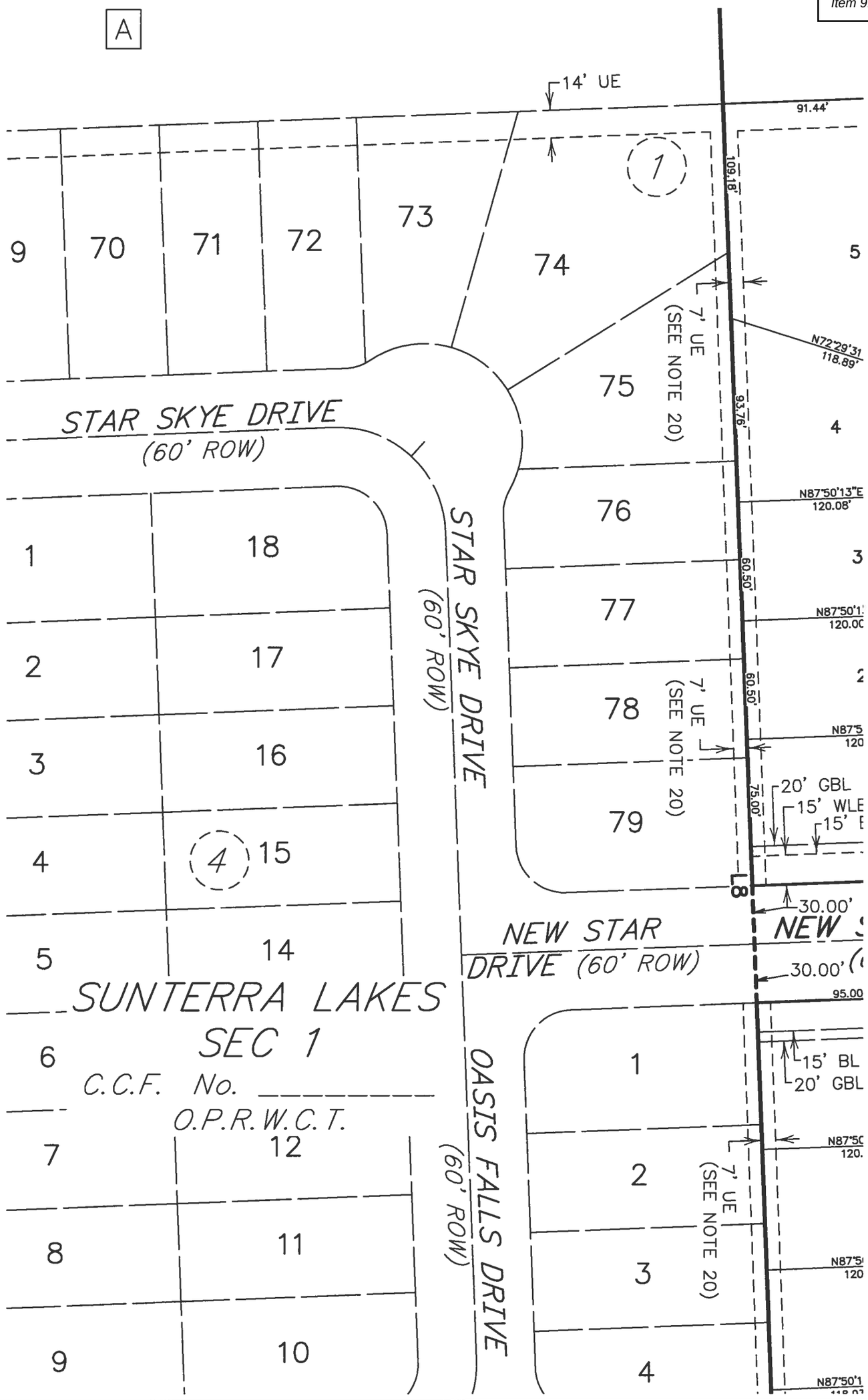
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:45am rv1

'P.
4C



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2727 West Grand Parkway North, Suite 350 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1P OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:53pm rv1



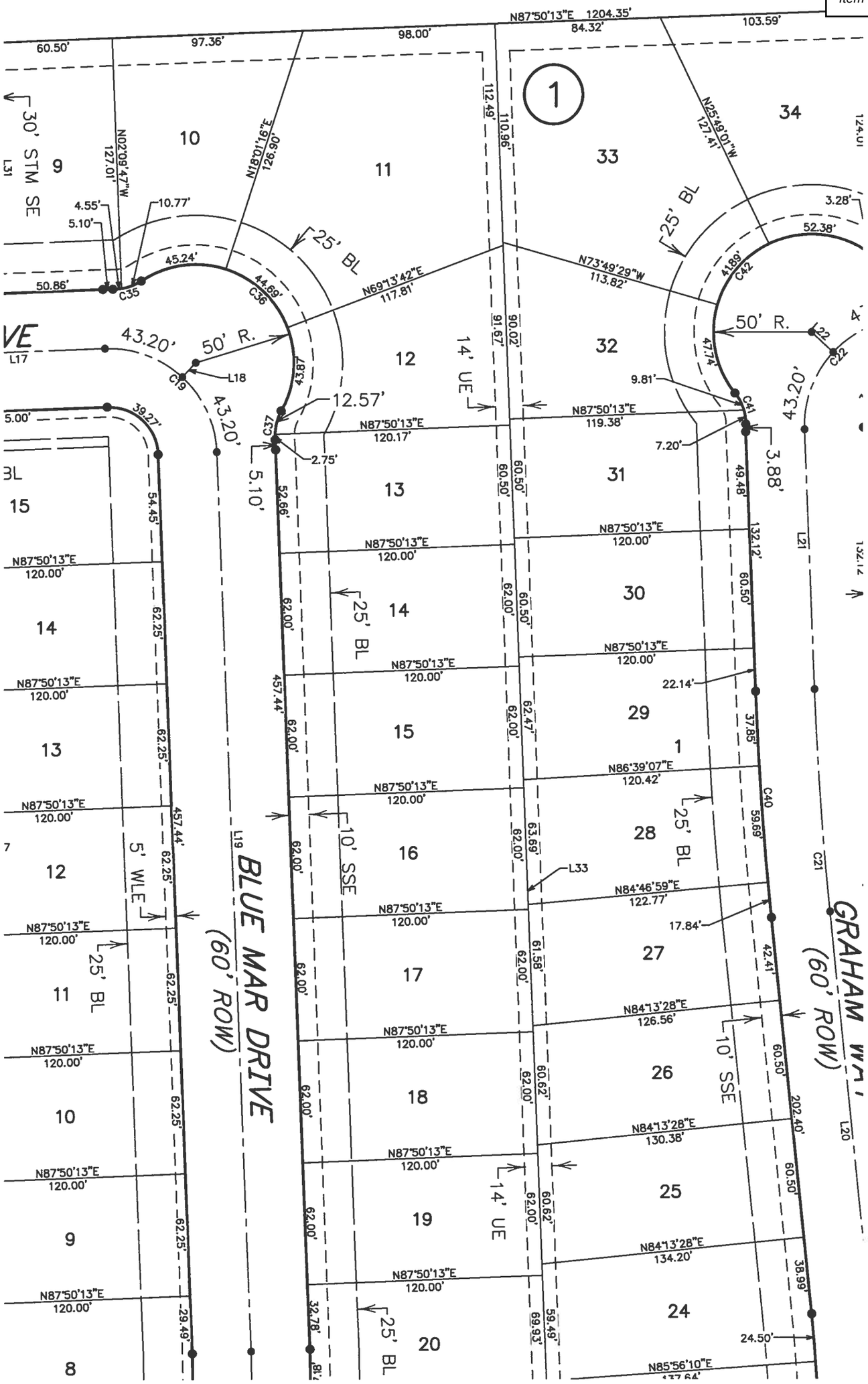
DATE: MARCH 2025 SCALE 1"=60' SHEET 10 OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:46am rv1

DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1R OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:46am rvl

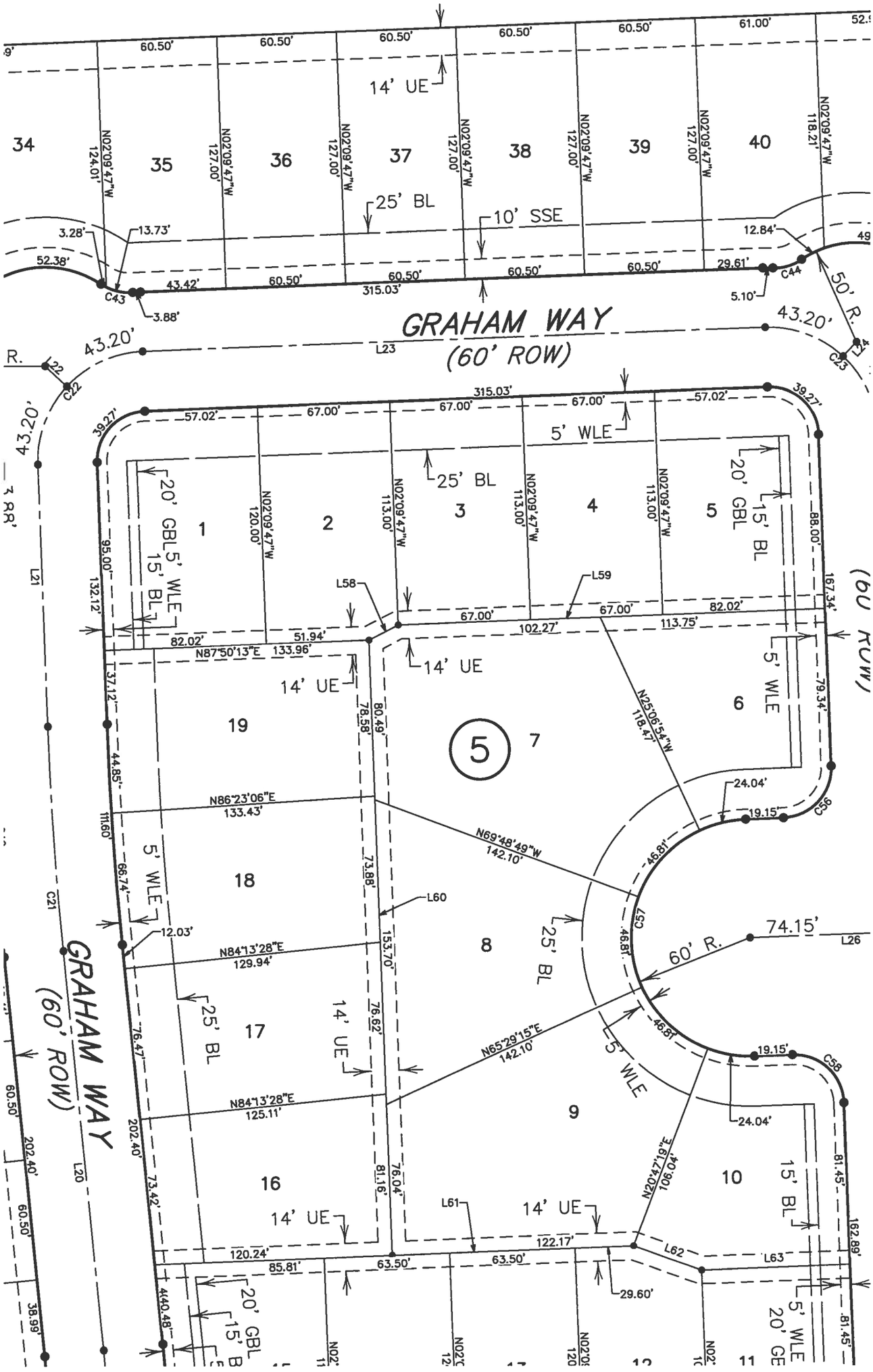
BS



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** **ASTRO SUNTERRA WEST L.P.** **a Delaware Limited Liability Company** 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33790 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1S OF 1			

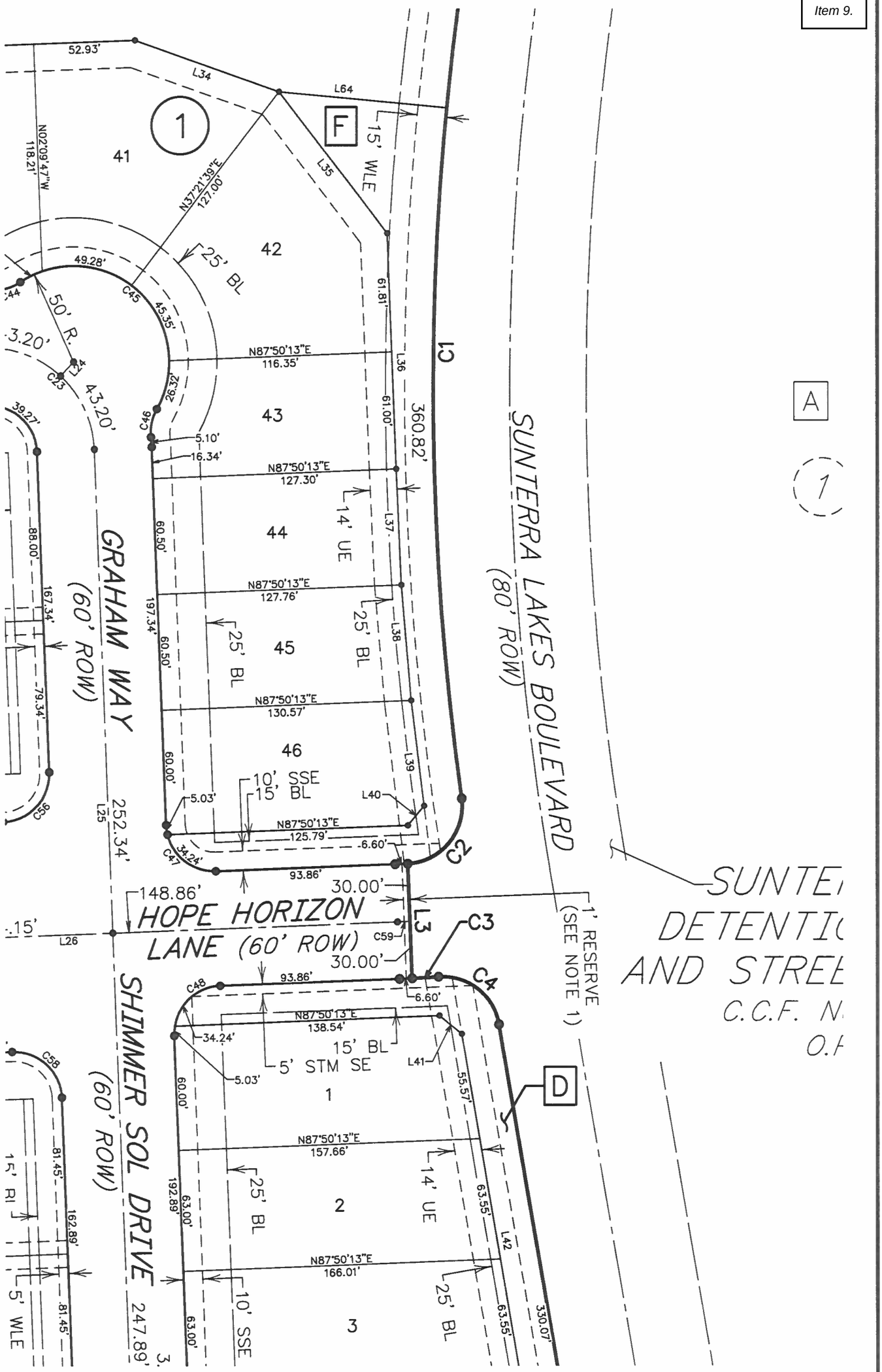
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:46am rvl

BS



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	**ENGINEER/PLANNER/SURVEYOR:** QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1T OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 03,2025 - 10:47am rvi



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1U OF 1			

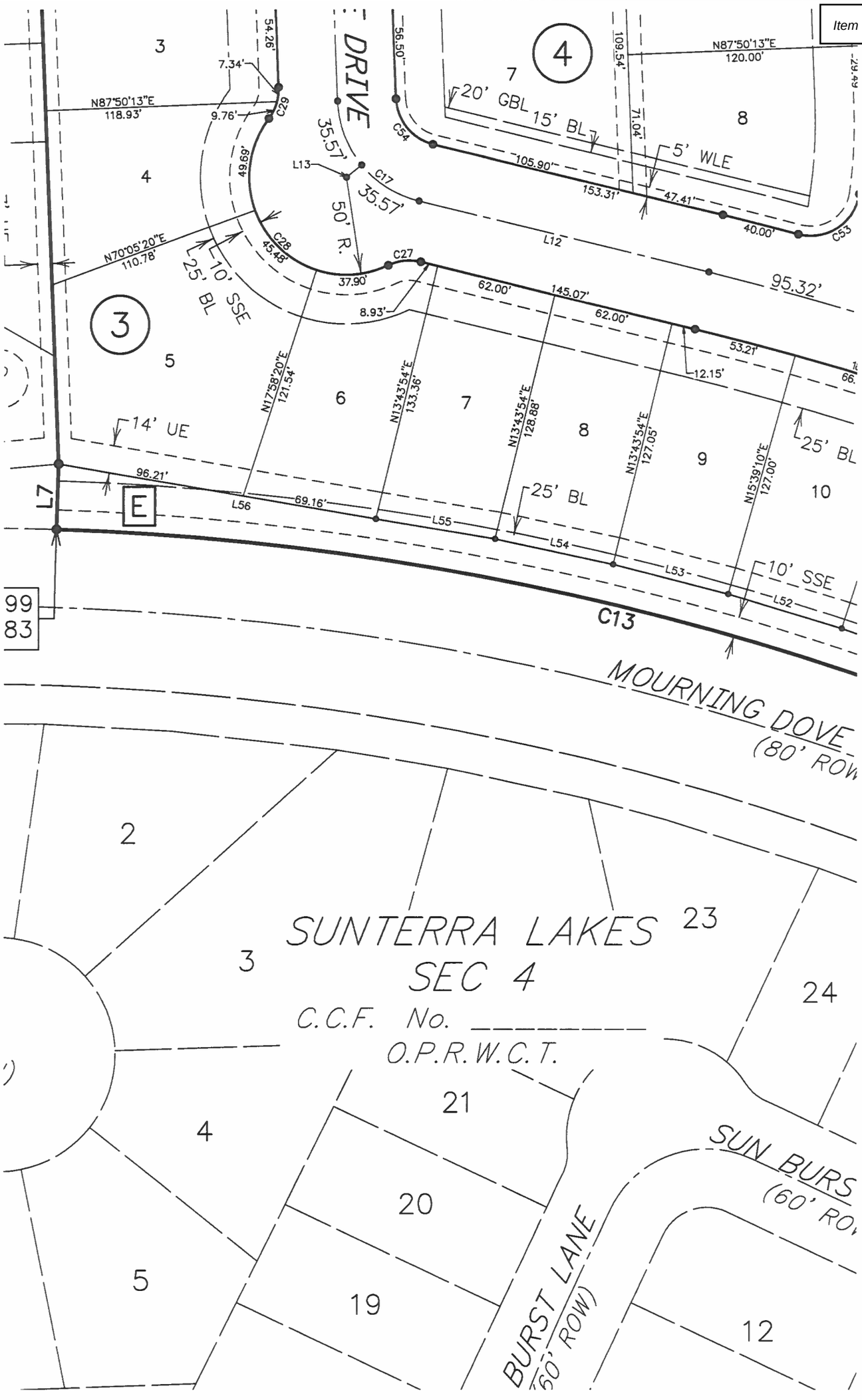
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:54pm rvl

BS

DATE: MARCH 2025 SCALE 1"=60' SHEET 1V OF 1	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2727 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:55pm rvl

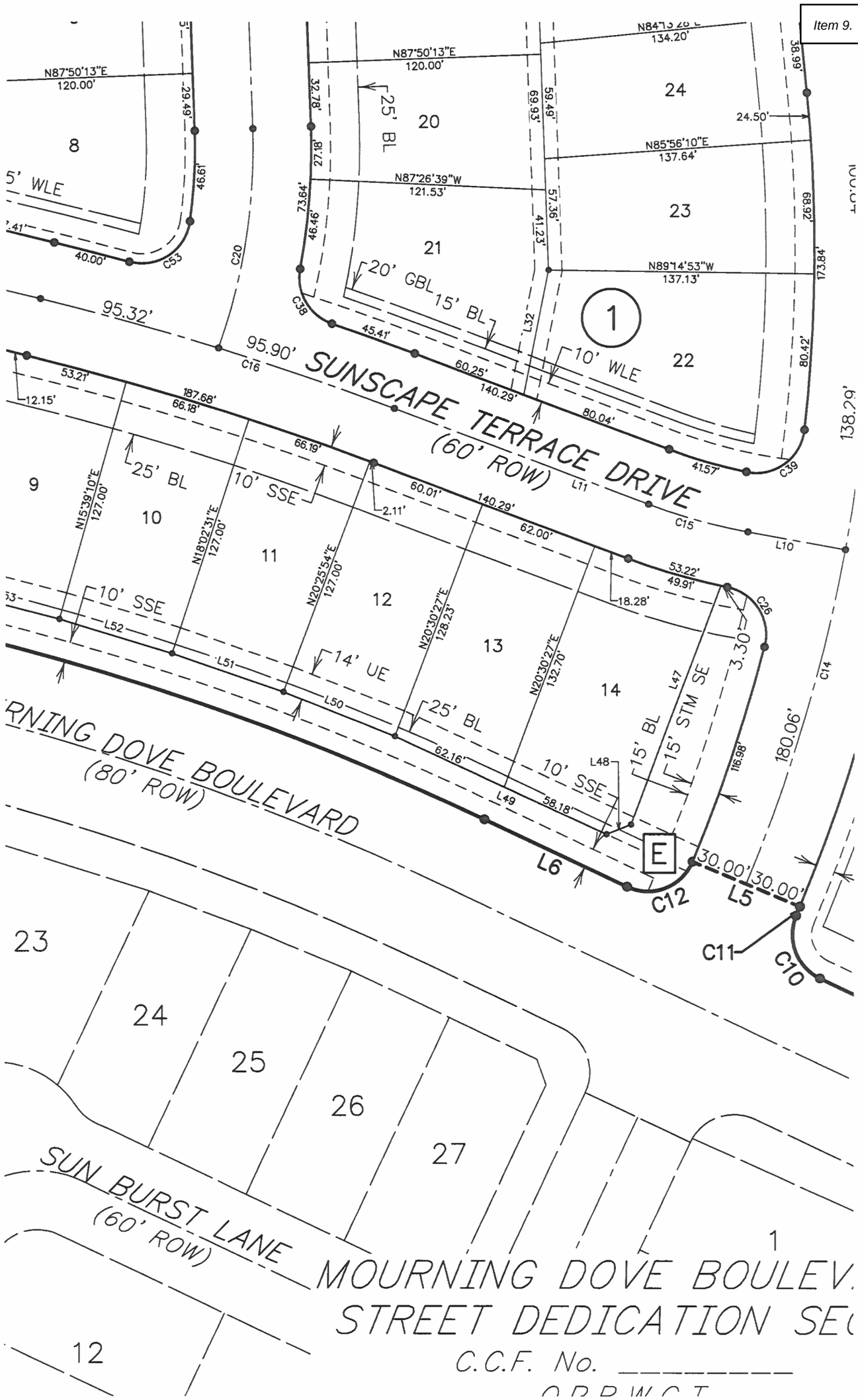
BS



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2122 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1W OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:55pm rvl

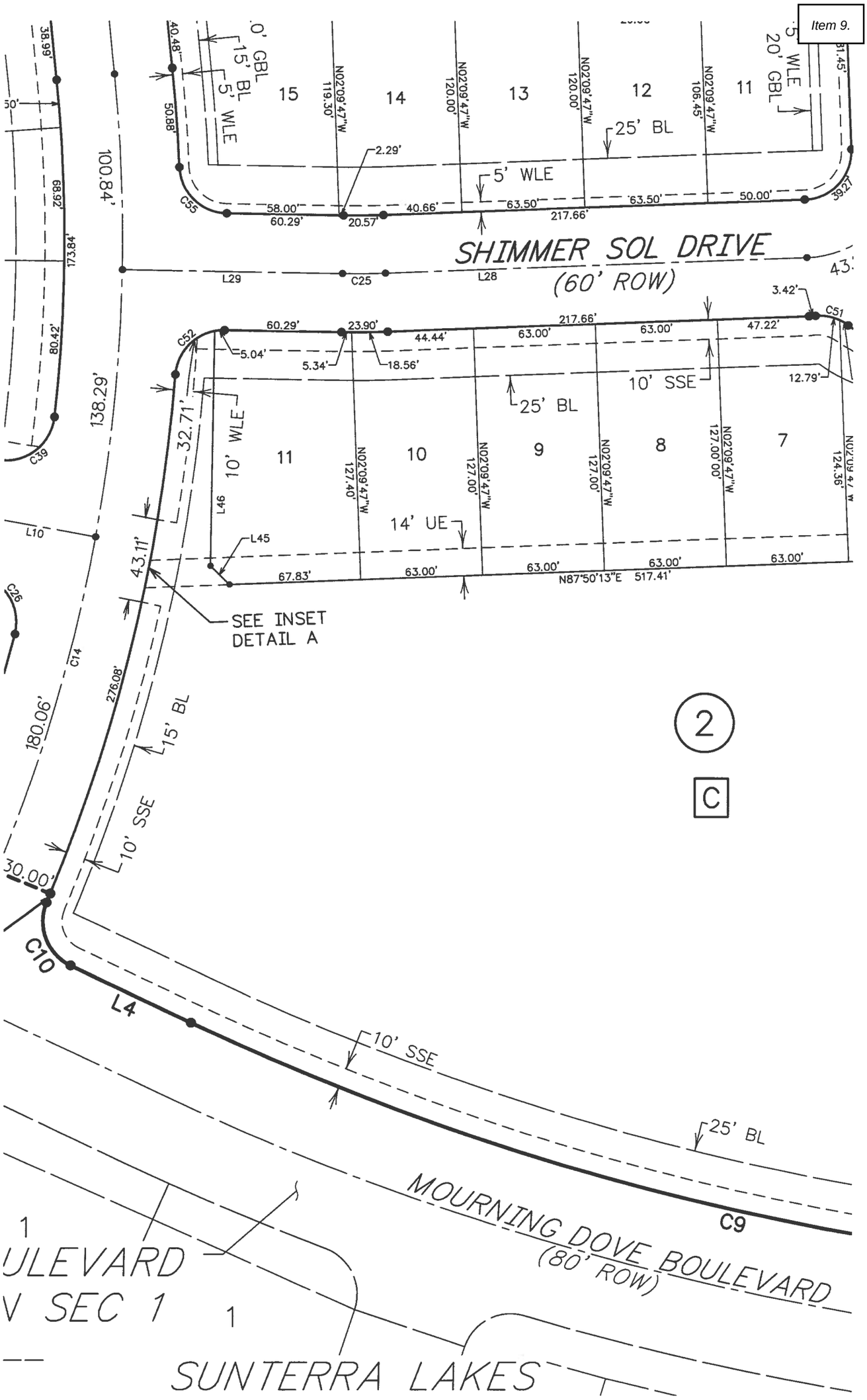
BS



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2727 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
SCALE 1"=60'			
SHEET 1X OF 1			

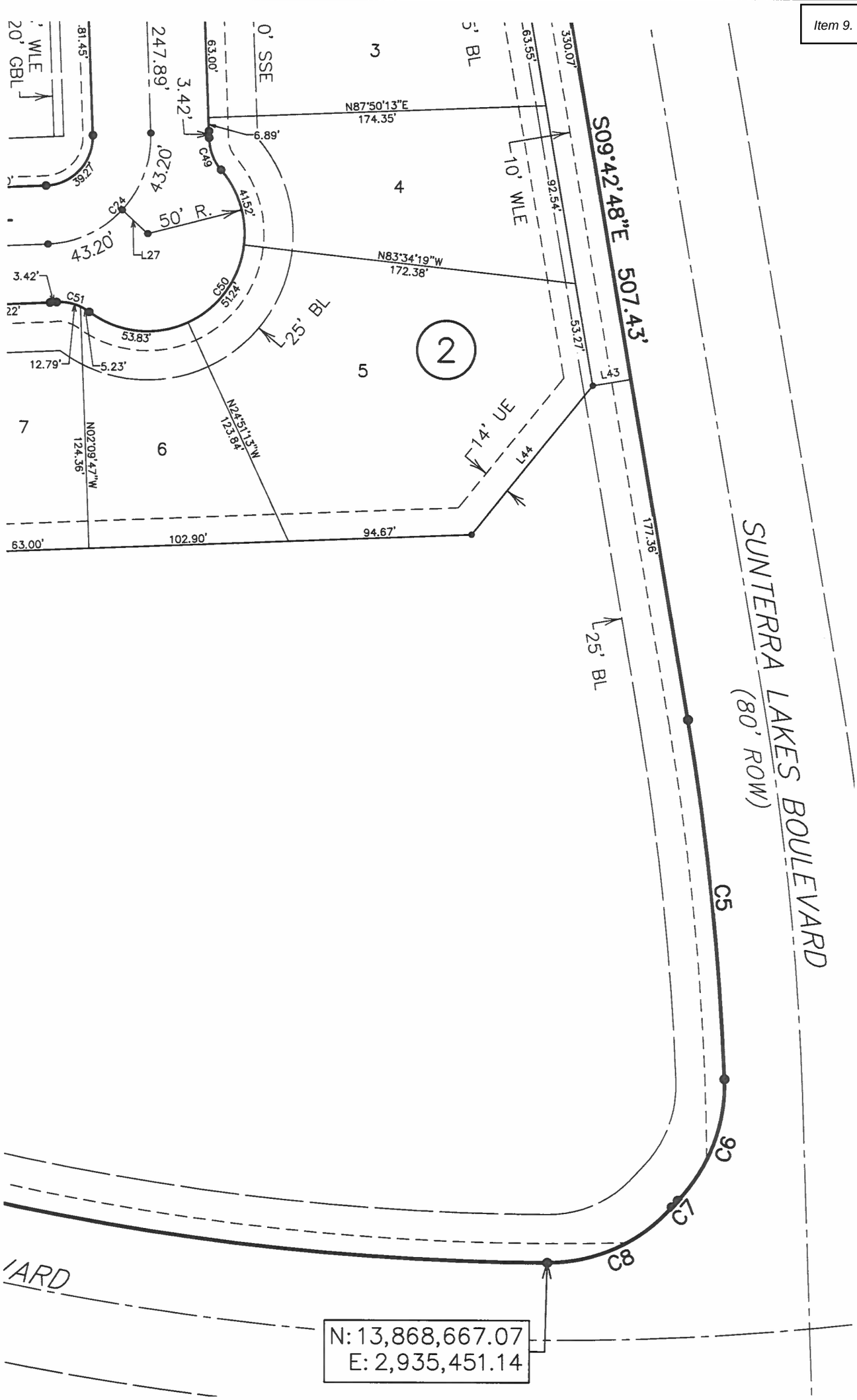
K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:56pm rvl

BS



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2727 West Grand Parkway North, Suite 150 Katy, TX 77449 832 913 4000
SCALE 1"=60'			
SHEET 1Y OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:56pm rv1



DATE: MARCH 2025	FINAL PLAT OF SUNTERRA LAKES SEC 2	**OWNER/DEVELOPER:** ASTRO SUNTERRA WEST L.P. a Delaware Limited Liability Company 2450 FONDREN RD, STE 210 HOUSTON, TEXAS 77036 713-783-6702 BSTIDHAM@STARWOODLAND.COM	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-21290 & 10046100 2327 West Grand Parkway North, Suite 150 Katy, TX 77449 832-913-4000
SCALE 1"=60'			
SHEET 1Z OF 1			

K:\28745\28745-0007-01 Sunterra West Phase I - SF B\2 Design Phase\Planning\Sunterra West Sec B - PLAT.dwg Apr 10,2025 - 1:57pm rv1

BS

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

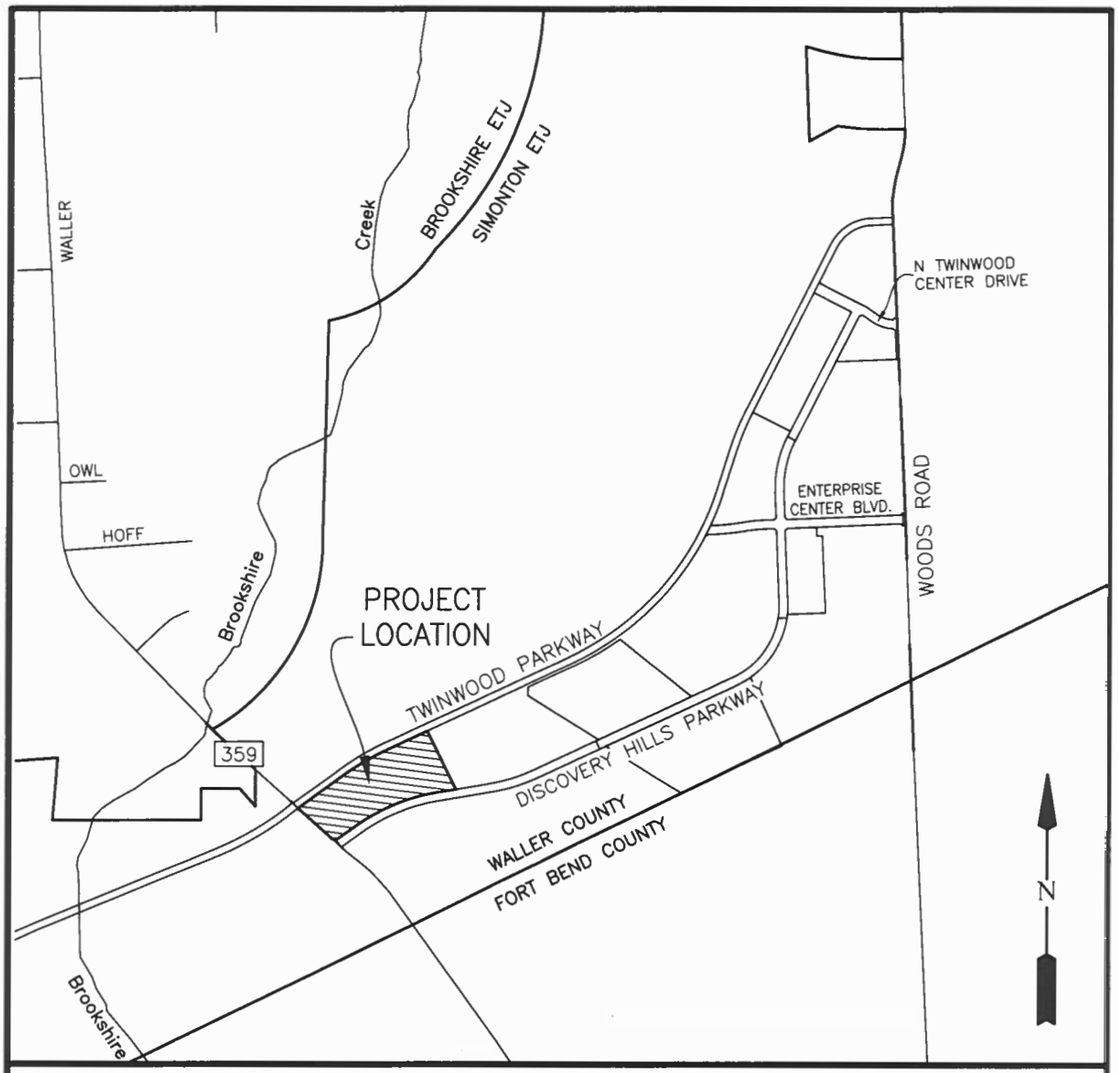
To: Honorable Commissioners' Court

Item: Final Plat Approval-TMEIC Twinwood

Date: April 30, 2025

Background
Final Plat of TMEIC Twinwood which consists of 20.00 acres will include 1 Block and 1 Commercial Reserve in Precinct 4.

Staff Recommendation
Approve Plat



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 482 J&N

FINAL PLAT OF TMEIC TWINWOOD

A SUBDIVISION OF 20.00 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS.

1 COMMERCIAL RESERVE (20.00 ACRES) 1 BLOCK

MARCH 26, 2025 JOB NO. 6062-0001.308

OWNER/DEVELOPER:

TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION

15810 PARK TEN PLACE, SUITE 370, HOUSTON, TEXAS 77084

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
ahutchison@lja.com
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
aferguson@ljasurvey.com
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

STATE OF TEXAS
COUNTY OF WALLER

WE, TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS AND DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL, RESPECTIVELY OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF TMEIC TWINWOOD, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE 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 PURPOSE 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 THE 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 EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A B3 NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1–1/4) SQUARE FEET (15" 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, ALTHOUGH DIP–STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE _____ VOLUME _____ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY, HERETO, THE TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, HAS CAUSED TO BE SIGNED BY WESLEY POFF, ITS DIRECTOR – STRATEGIC PROJECTS, ATTESTED BY ITS ASSOCIATE GENERAL COUNSEL, DIEGO PACHECO, AND ITS SEAL, THIS 28th DAY OF MARCH, 2025.

TMEIC CORPORATION AMERICAS,
A DELAWARE CORPORATION

BY: _____
WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS

ATTEST: _____
DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Botetourt

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WESLEY POFF, DIRECTOR – STRATEGIC PROJECTS OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF March, 2025.

Savanah Hare
SIGNATURE OF NOTARIAL OFFICER

SAVANAH HARE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #00294361
My Commission Expires December 31,2028

NOTARY REGISTRATION NUMBER: 00294361

MY COMMISSION EXPIRES: December 31, 2028

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIEGO PACHECO, ASSOCIATE GENERAL COUNSEL, OF TMEIC CORPORATION AMERICAS, A DELAWARE CORPORATION, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31st DAY OF March, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

YESSICA ALEJANDRA CARRIZALES
My Notary ID # 131877931
Expires April 18, 2027

THIS IS TO CERTIFY THAT I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

4/7/25

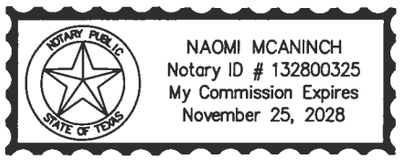
AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON G. FERGUSON, 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 7th DAY OF April, 2025.

Naomi McAninch
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, ADAM M. HUTCHISON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

ADAM M. HUTCHISON, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 102128

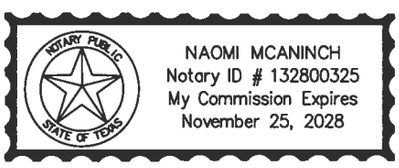
4-2-25
TBPE F-1386

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM M. HUTCHISON, 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 2nd DAY OF APRIL, 2025.

Naomi McAninch
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



1. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY THE DISTRICT DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSED DEVELOPMENT BY THE DISTRICT BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE FINAL DRAINAGE PANS AND PLAT.

2. THE APPLICANT SHALL NOT USE THIS PRELIMINARY APPROVAL TO COMMENCE ANY CONSTRUCTION ACTIVITIES UNTIL THE FINAL DRAINAGE PLANS AND PLAT HAVE BEEN APPROVED AND ACCEPTED IN OFFICIAL ACTIONS BY THE DISTRICT AND FROM ANY GOVERNING ENTITY WITH JURISDICTION.

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. ~~0[illegible]~~ 2025-01

APPROVED BY THE BOARD OF SUPERVISORS ON April 14, 2025
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.

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

J. ROSS MCCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS _____ DAY OF _____, 20___.

_____
CARBETT "TREY" J. DUHON III
COUNTY JUDGE

_____
JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

_____
KENDRIC D. JONES
PRECINCT 3, COUNTY COMMISSIONER

_____
WALTER E. SMITH, P.E., R.P.L.S.
PRECINCT 2, COUNTY COMMISSIONER

_____
JUSTIN BECKENDORFF
PRECINCT 4, COUNTY COMMISSIONER

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.

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 _____ 20___, AT _____ O'CLOCK _____. M, IN INSTRUMENT NUMBER _____, 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

BEING 20.00 ACRES (871,200 SQUARE FEET) OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 512.81 ACRE TRACT DESCRIBED IN THE DEED TO NBI PROPERTIES, INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1272, PAGE 838, IN THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID NBI PROPERTIES, INC. NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1330, PAGE 240, W.C.O.P.R., SAID 20.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2001 ADJUSTMENT):

BEGINNING AT A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE NORTH END OF THE NORTHEAST CUT–BACK CORNER AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF DISCOVERY HILLS PARKWAY (CALLED 100–FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2201674, W.C.O.P.R. AND THE NORTHEAST RIGHT–OF–WAY LINE OF FARM–TO–MARKET HIGHWAY (F.M.) 359 (CALLED 100–FEET WIDE), AS DESCRIBED IN VOLUME 114, PAGE 312 AND VOLUME 114, PAGE 313 OF THE DEED RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.D.R.), SAID POINT BEING IN A SOUTHWEST LINE OF SAID 512.81 ACRE TRACT

THENCE, NORTH 35° 56' 35" WEST, ALONG SAID NORTHEAST RIGHT–OF–WAY LINE, COMMON TO SAID SOUTHWEST LINE, 497.38 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 54° 03' 40" EAST, DEPARTING SAID COMMON LINE, 500.28 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 611.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3,130.00 FEET, A CENTRAL ANGLE OF 11° 11' 21", AND A CHORD WHICH BEARS NORTH 59° 39' 21" EAST, 610.28 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 65° 15' 01" EAST, 454.95 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 25° 47' 35" EAST, 704.02 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH RIGHT–OF–WAY LINE OF THE AFOREMENTIONED DISCOVERY HILLS PARKWAY;

THENCE, ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID DISCOVERY HILLS PARKWAY, THE FOLLOWING FOUR (4) COURSES:

1) SOUTH 80° 15' 10" WEST, 225.91 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

2) 973.69 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,130.00 FEET, A CENTRAL ANGLE OF 26° 11' 30", AND A CHORD WHICH BEARS SOUTH 67° 09' 25" WEST, 965.24 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

3) SOUTH 54° 03' 40" WEST, 262.06 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

4) NORTH 80° 56' 27" WEST, 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES (871,200 SQUARE FEET) OF LAND.

NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.

2. BENCHMARK: NGS HGCSD 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCSD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
   ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM

3. TEMPORARY BENCHMARK: RRP1-CP_09: 1/2-INCH IRON ROD WITH CAP STAMPED LJA SURVEY SET ALONG THE NORTHEAST SIDE OF FARM-TO-MARKET(FM) 359. THE POINT IS LOCATED +/- 90 FEET NORTH OF THE INTERSECTION OF FM 359 AND TWINWOOD PARKWAY.
   ELEVATION = 147.45 FEET NAVD88 (2001) FBC LIDAR DATUM

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2009 AND MAP NO. 48473C0425F WITH A REVISED DATE OF MAY 16, 2019, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN AND AREA OF MINIMAL FLOOD HAZARD). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.

6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.

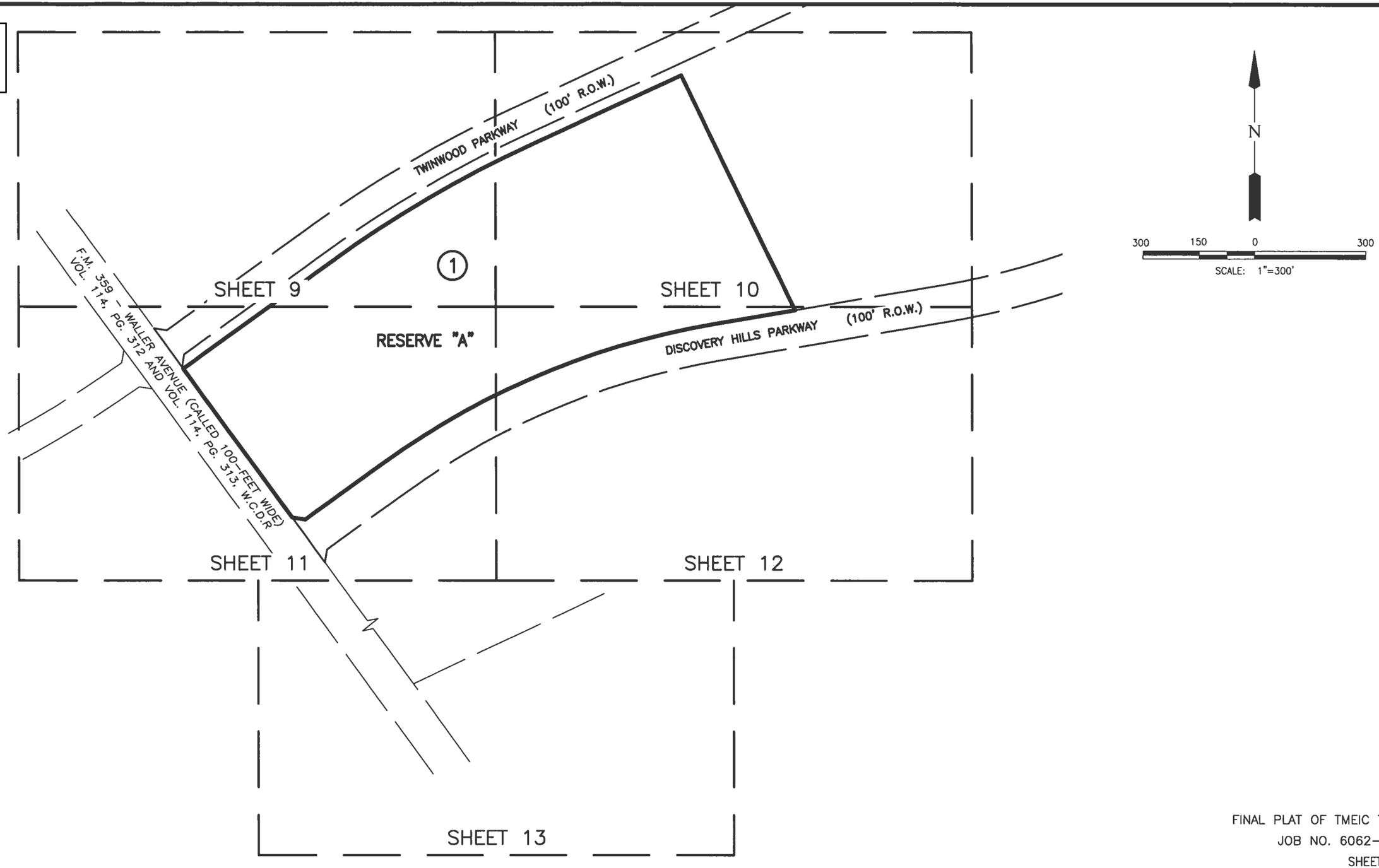
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.

9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.

10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.

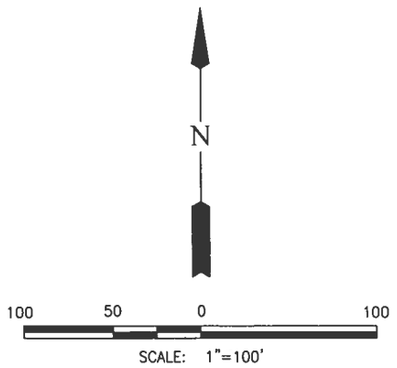
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.

12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.



FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 9 OF 14

LJA ENGINEERING, INC.



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	3,130.00'	11°11'21"	611.25'	N 59°39'21" E	610.28'
C2	2,130.00'	26°11'30"	973.69'	S 67°09'25" W	965.24'

CALLED 512.81 ACRES
NBI PROPERTIES, INC.
VOL. 1272, PG. 838, O.P.R.W.C.T.
NOW KNOWN AS
TWINWOOD (U.S.), INC.
VOL. 1330, PG. 240, O.P.R.W.C.T.

TWINWOOD PARKWAY (80'
INSTRUMENT NO. 1807098
O.P.R.W.C.T

10'PAVING SETBACK

C1

25'B.L.

TEMPORARY ACCESS AND UTILITY EASEMENT
INSTRUMENT NO. 2501602
O.P.R.W.C.T.

5' TELECOMMUNICATION EASEMENT
INSTRUMENT NO. 2500324
O.P.R.W.C.T.

(S)

151

1

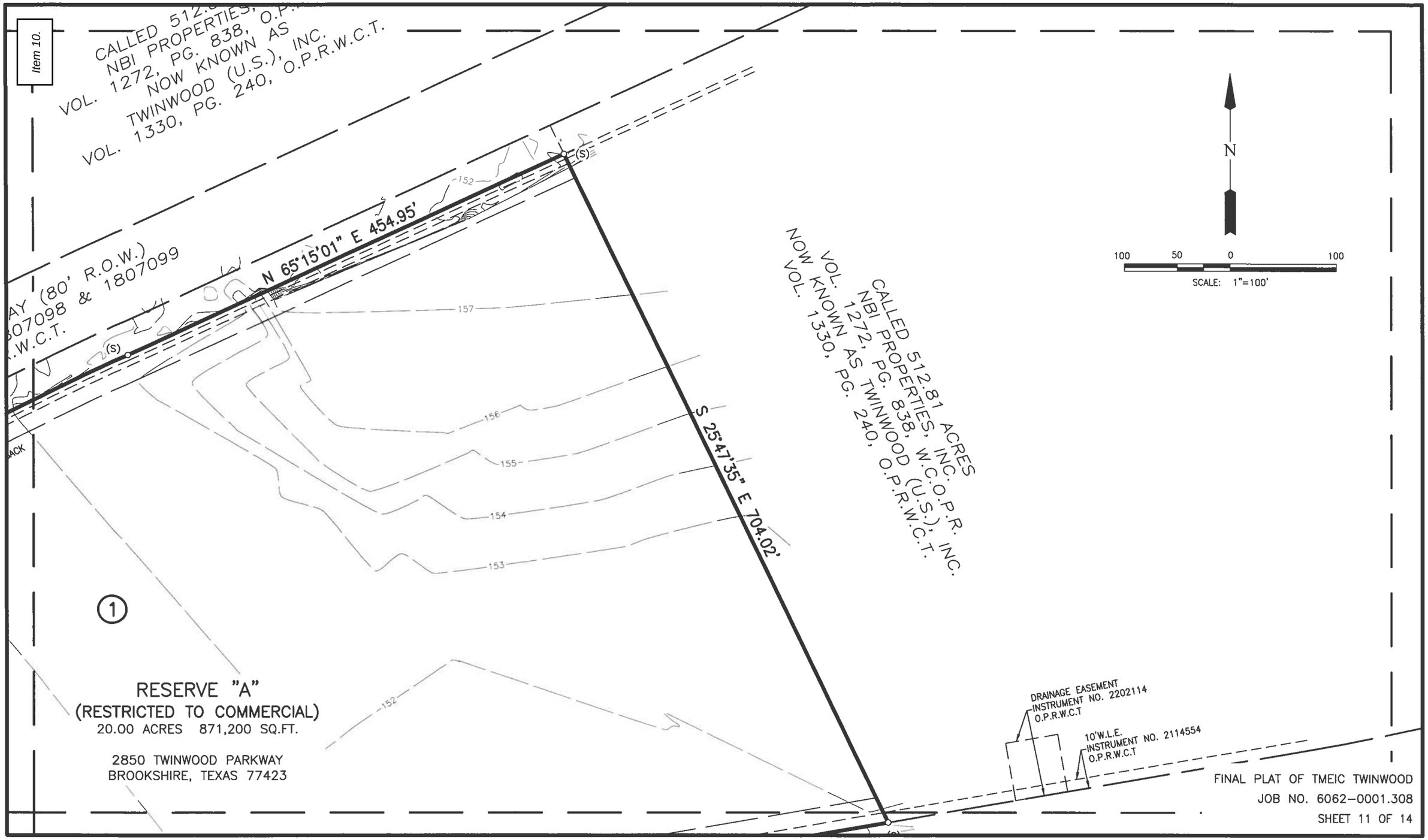
RESERVE "A"
(RESTRICTED TO COMMERCIAL)
20.00 ACRES 871,200 SQ.FT.

2850 TWINWOOD PARKWAY
BROOKSHIRE, TEXAS 77423

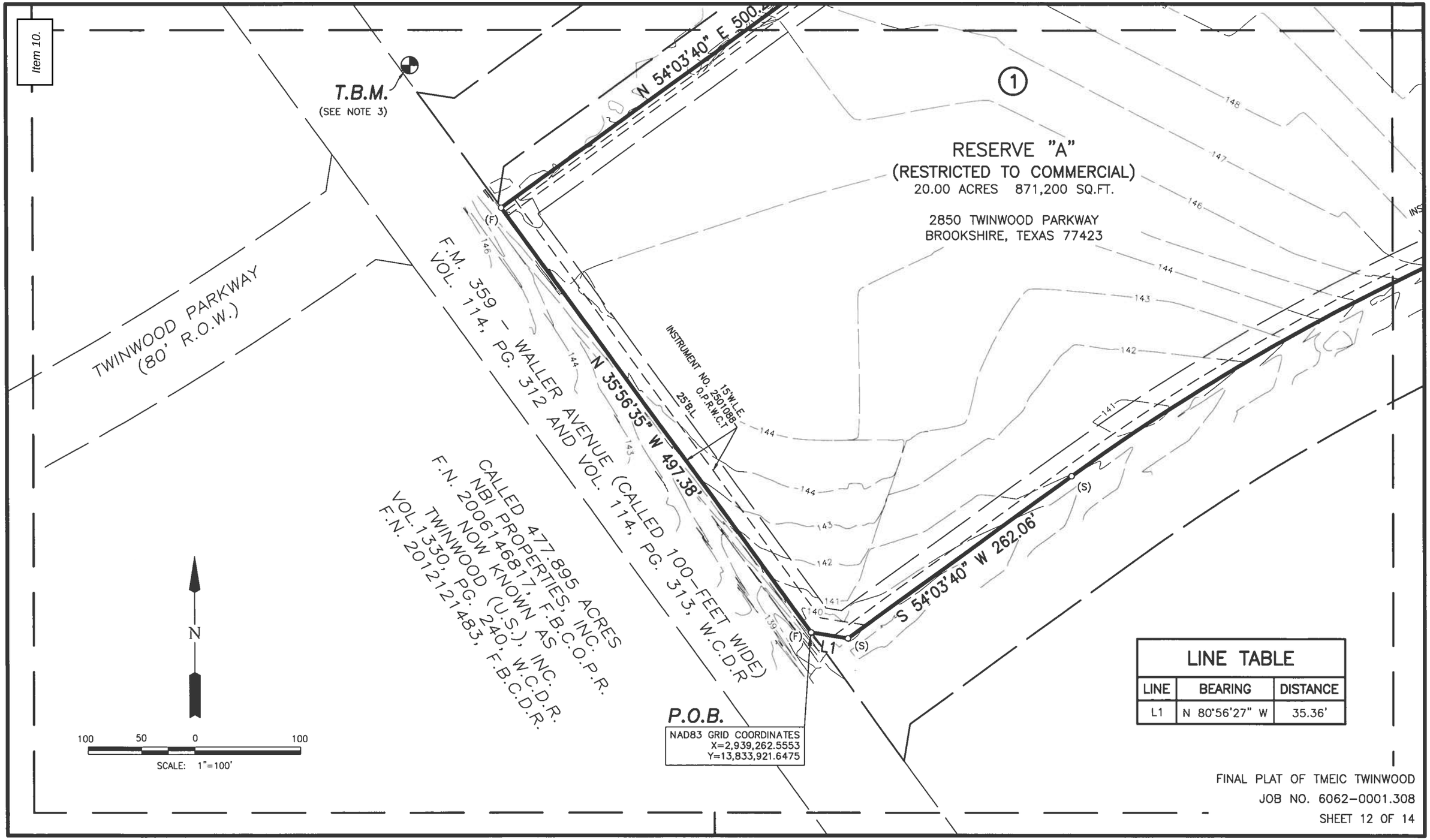
0" E 500.28'

FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 10 OF 14

LJA ENGINEERING, INC.



FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 11 OF 14



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°56'27" W	35.36'

FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 12 OF 14

RESERVE "A"
(RESTRICTED TO COMMERCIAL)
20.00 ACRES 871,200 SQ.FT.

2850 TWINWOOD PARKWAY
BROOKSHIRE, TEXAS 77423

10'W.L.E.
INSTRUMENT NO. 2114554
O.P.R.W.C.T.

25'B.L.

10'PAVING SETBACK

(S) S 80°15'10" W 225.91' (S)

C2

DISCOVERY HILLS PARKWAY
(100' R.O.W.)
INSTRUMENT NO. 2201674
O.P.R.W.C.T.

CALLED 512.81 ACRES
NBI PROPERTIES, INC.
VOL. 1272, PG. 838, W.C.O.P.R.
NOW KNOWN AS TWINWOOD (U.S.), INC.
VOL. 1330, PG. 240, O.P.R.W.C.T.

LEGEND

B.L.	INDICATES BUILDING LINE
W.L.E.	INDICATES WATERLINE EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
T.B.M.	INDICATES TEMPORARY BENCHMARK
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
(S)	INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"
(F)	INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	3,130.00'	11°11'21"	611.25'	N 59°39'21" E	610.28'
C2	2,130.00'	26°11'30"	973.69'	S 67°09'25" W	965.24'

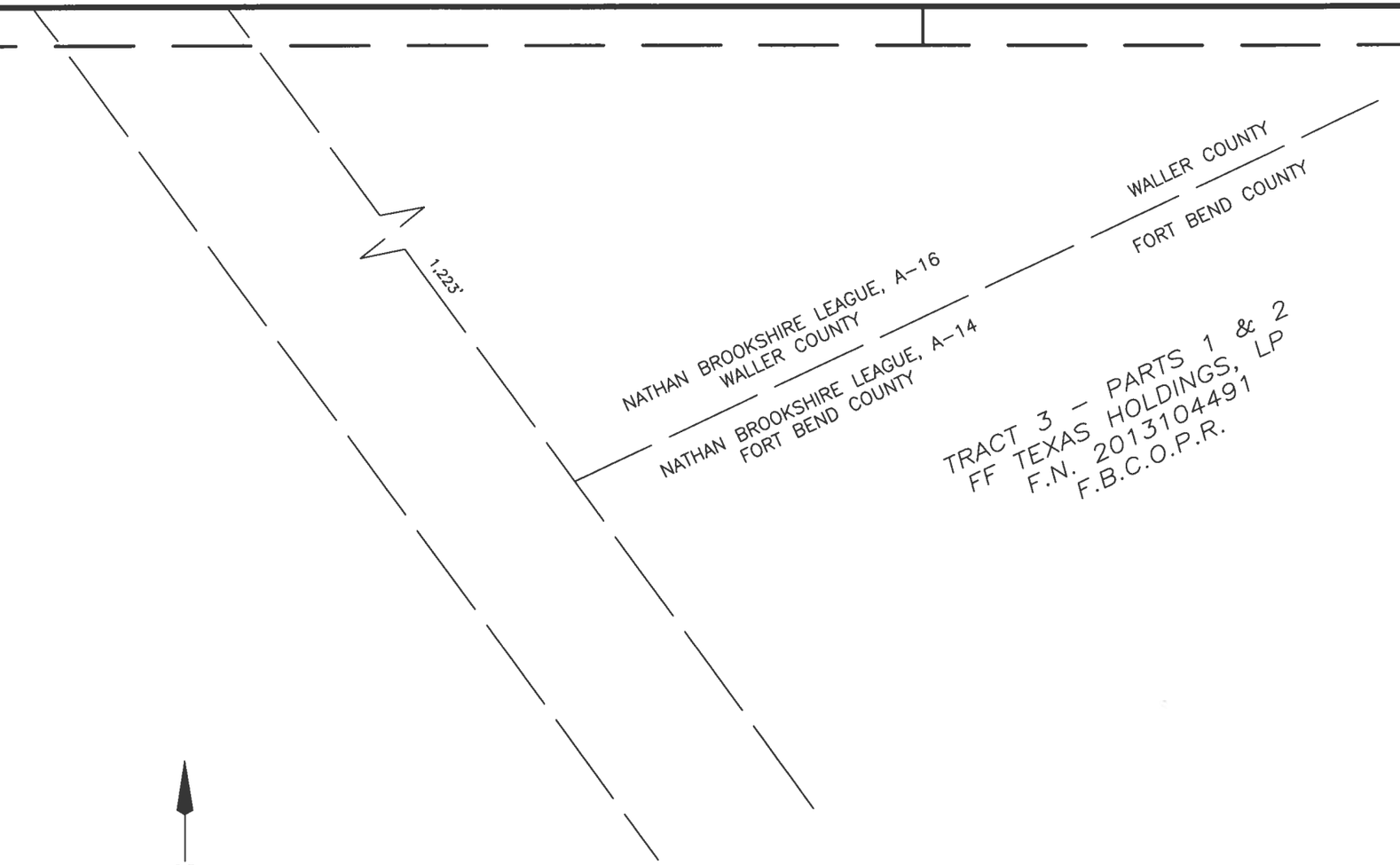
N

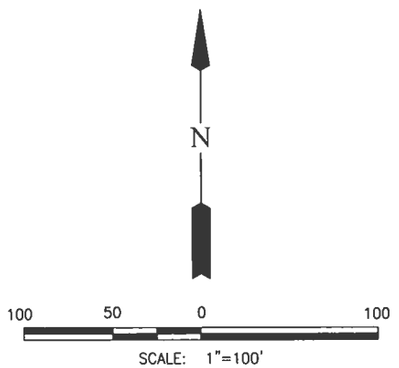
100 50 0 100

SCALE: 1"=100'

FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 13 OF 14

LJA ENGINEERING, INC.





FINAL PLAT OF TMEIC TWINWOOD
JOB NO. 6062-0001.308
SHEET 14 OF 14

LJA ENGINEERING, INC.

WALLER COUNTY TAX OFFICE

WALLER COUNTY, TEXAS

CAROLYN MIEDKE
Tax Assessor-Collector

(979) 826-7620
(979) 826-7619 Fax

730 9th Street
Hempstead, Texas 77445

Tax Office Refunds for 04/30/2025

Over $500 Refunds

Account #	Recipient	Amount
M185146	VASQUEZ TOMASA	837.62
P304927	PEDERSON BUSINESS INC	2,892.92
P304928	SWAD FOOD INC	601.78
R104031	SOUTH SAM VENTURE	3,412.90
R15247	MARTINEZ RAFAEL	1,000.00
R168628	GARZA JUAN D	1,078.55
R177682	PALACIOS MARGARITO	5,214.09
R183351	MITSCHKE LARRY	3,092.64
R189564	BENNATTE STEPHEN	1,825.21
R20268	BENNATTE STEPHEN	2,488.49
R20537	BENNATTE STEPHEN	3,970.34
R21808	BENNATTE STEPHEN	623.48
R22030	DEWALT VANESSA	1,177.18
R22337	TX2 INVESTMENTS LLC	2,737.48
R24198	229 RIDGE WOOD LLC	1,079.15
R26950	EDMONDS PARKER	513.16
R345858	STOKES JESSICA MURPHREE	1,434.03
R372195	KRAMER GLENWOOD	814.43
R7652	BUCKMASTER NICOLE	550.76

M301757	ORDUNA ELEAZAR	882.70
R11809	CORELOGIC	1,122.57
R12864	AYALA DANIEL	932.23
R12864	AYALA DANIEL	529.84
R13981	WAGNER THORNTON ESTATE	3,210.11
R14865	BAKER LEAH DENISE	666.26
R14865	DEVAUGHN LEAH	2,118.62
R156884	SIMON WILLIAM	1,629.19
R179453	BRANDT UNLIMITED	657.43
R179455	BRANDT UNLIMITED	3,268.67

R179456	BRANDT UNLIMITED	616.27
R179458	BRANDT UNLIMITED	1,514.88
R179459	BRANDT UNLIMITED	1,641.20
R186946	PARKER HELEN FAUSTINE	3,058.14
R188610	MEDRANO ARMANDO G	1,181.90
R19282	DIVIN RICHARD JAKE	2,352.39
R20462	CORELOGIC	4,295.69
R21338	CORELOGIC	1,168.70
R21543	WELLS FARGO REAL ESTATE	623.37
R21543	WELLS FARGO	1,884.80
R21543	CORELOGIC	1,342.59
R216109	LERETA LLC	2,303.92
R222123	FRANCISCO STEVE J	983.28
R222127	CORELOGIC	1,589.39
R22832	CERRITOS NELSON	857.85
R240783	ALVAREZ MARIA	613.53
R24125	CORELOGIC	795.45
R24313	CORELOGIC	777.54
R24505	CORTES ASUNCION VERONICA	4,588.66
R24809	LERETA LLC	2,617.47
R25324	ERMEL YOUN MEE	516.59
R28339	RUIZ ALEJANDRO SALAS	679.48
R28587	BRANDON BARBARA	730.90
R29970	SANDERS MITCHELL	793.77
R30524	BRANDT HOLDINGS UNLIMITED	1,436.82
R327137	COMPTROLLER OF PUBLIC	2,633.42
R334452	HURTADO LUIS M	1,418.24
R340296	CARRANZA RODRIGUEZ J	2,242.63
R357576	CORELOGIC	1,233.85
R364137	LERETA LLC	4,139.48
R365183	CORELOGIC	639.63
R378792	SL5 WEST 10 LP	43,040.19
R378974	CORELOGIC	972.33
R380012	CORELOGIC	3,335.29
R380197	CORELOGIC	1,855.64
R380223	BOTNICK HEATHER	986.49
R384791	KATIE EAKIN HOLT	1,629.27
R387187	CORELOGIC	554.75
R387489	CORELOGIC	940.64
R387517	CAMPOS JAKOBO	1,359.04
R388065	CORELOGIC	2,613.56
R388202	CORELOGIC	3,079.49
R388578	MARTINEZ ELIANA	2,359.53
R388752	CORELOGIC	1,576.54

R389257	RAHMAN HAITHAM	733.24
R389261	RICARDO ICTECH NENO	545.75
R389889	CORELOGIC	717.28
R389905	DIVIN RICHARD JAKE	717.28
R397964	CORELOGIC	1,051.89
R398163	LERETA LLC	528.51
R398642	CORELOGIC	1,782.58
R398735	CORELOGIC	1,223.32
R398739	CORELOGIC	772.93
R398743	CORELOGIC	562.31
R398771	CORELOGIC	677.73
R399031	PENA EDUARDO GOMEZ	1,354.53
R399191	CORELOGIC	1,406.20
R399273	CORELOGIC	1,181.32
R399346	CORELOGIC	512.70
R399643	LERETA LLC	933.74
R399744	CORELOGIC	570.33
R408601	LISENBE SUE ELAINE	778.37
R45050	WILKINSON JAMES	707.29
R45929	VERN GUINN	950.29
R5652	WOMBLE JOHN	29,807.63

R10314	DALWADI KIAHORKUMAR N	1,858.83
R11399	SUN NG JELLY-LONE STAR TX RV LLC	7,408.30
R15624	CORELOGIC	6,551.15
R17481	THEISS RYAN	1,543.83
R23473	WILSON JOHN C	855.15
R234880	GOFORTH LOUISE	3,620.31
R237664	BHAKTI DHARAMA LLC	5,041.92
R28303	ARDEN FAMILY TRUST	2,221.58
R345356	HUTSON ROBERT	6,959.35
R351289	CORELOGIC	1,126.37
R357257	PV APARTMENTS INC	74,879.84
R364088	CORELOGIC	3,092.98
R364817	LERETA LLC	3,933.03
R378876	CORELOGIC	1,352.81
R398533	MORE TRAVIS	1,860.11
R399019	HARRIS HANNAN	910.72
R399235	HEAD DARRIUS MCGINNIS TYSHAWN	1,650.38
R399277	CORELOGIC	3,855.65
R409022	KRISTIE MILLAN	645.83
R44573	CORELOGIC	1,285.67
R6844	CORELOGIC	3,244.23
R8159	MARY OBOIS	1,472.78

R8159	FRONTIER TITLE	1,900.31
R8159	MARY OBOIS	995.78

CapRisk CONSULTING GROUP

Better Information. Better Decisions. Better Results.

Integrity Client Services, LLC d/b/a
CapRisk Consulting Group
111 Congress Avenue, Suite 400
Austin, Texas 78701
Tel/Fax: 877.747.5238
EIN: 20-1335057

Registration # 022358
Joan Sargent Waller Co. Treasurer
Deputy JG Date 4-8-25

INVOICE

APR 8 '25 PM 2:47 TREASURER

Bill To:

Joan Sargent
County Treasurer
Waller County
836 Austin Street, Suite 316
Hempstead, Texas 77445

Tel: (979) 826-7707
Fax: (979) 826-7709

Ship To:

Joan Sargent
County Treasurer
Waller County
836 Austin Street, Suite 316
Hempstead, Texas 77445

Tel: (979) 826-7707
Fax: (979) 826-7709

Comments or Special Instructions:

INVOICE	DATE	PROJECT	CONTACT	TERMS
25040801	4/8/2025	WallerCoTX-2401	Jim Owen	Due upon receipt

DESCRIPTION	AMOUNT
Actuarial Valuation for GASB 75 reporting:	
Postemployment Benefits Other than Pensions for FY2024	5,950.00
Retainer fee with engagement	-
Balance due with initial report	5,950.00
Payment(s) received to date	-
Currently Due	**$ 5,950.00**

Please mail payment to: **CapRisk Consulting Group**
111 Congress Avenue, Suite 400
Austin, Texas 78701

If you have any questions regarding this invoice, please contact us:

Jim Owen, Managing Principal
Tel/Fax: 877.747.5238, Ext. 411
Email: JOwen@CapRiskGroup.com

APR 9 '25 AM 11:48 AUDITOR

THANK YOU for choosing CapRisk!

Invoice

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

4/2/2025 09368

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

CIHC Dues Covers Periods 04/01/2025 thru 06/30/2025 3rd QTR FY25

Customer ID CIHC-WALCOU
Customer Name WALLER COUNTY

Invoice ID 09368
Invoice Date 4/2/2025

Charge Date	Charge Code	Description	Fixed Charge	Quantity	Unit Price	Amount	Sales Tax
4/2/2025	948	Waller County CIHC Quarterly Contribution	$7,500.00	0.00	0.00	$7,500.00	

Registration # 022259
Joan Sargent Waller Co. Treasurer
Deputy JG Date 4-7-25

APR 3'25 PM 4:35 TREASURER

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 #*: 09368

*Helps ensure posting to correct invoice

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
04/02/2025

Due Date
05/09/2025

Invoice Number
0000053

Reference
Bus. Node-New CH pay app#29, Mod Bldgs pay app #13

Amount Due (USD)
$2,000.69

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to WC on April 1, 2025 with observation of New CH and Modular Bldg @ County Jail Facility, 1 hour for review of Pay App #29 and Pay App #13 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
Travel Expense, lunch	$0.00	0	$0.00

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

Thank You!

HISCOX
encourage courage®

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 #0000053
4.2.25

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.

Underwritten by Hiscox Insurance Company Inc., 104 South Michigan Avenue, Suite 600, Chicago, IL 60603, as administered by Hiscox Inc., a licensed insurance producer in all states and DC. In California, Hiscox Inc. does business as Hiscox Insurance Agency (License no.: 0F09668). This information is provided to assist you in understanding how renewals work and does not modify the terms and conditions of any current or future Insurance policy, nor does it imply that any claims is covered. Coverage is subject to underwriting, terms conditions, and limits of the policy.

PROCLAMATION

SEXUAL ASSAULT AWARENESS AND PREVENTION MONTH

APRIL 2025

WHEREAS, sexual assault, a violent and devastating crime affects men, women and children of all races, ages and economic situations, and

WHEREAS, the consequences of sexual assault are often severe and long lasting, and the risk of developing post-traumatic stress disorder, depression and many other psychological of physical ailments increases dramatically for victims of sexual assault, and

WHEREAS, each year Focusing Families and many other rape crisis centers across the State designate the month of April for an educational campaign to promote awareness and build upon the network of support that has been mobilized to address the issue of sexual assault, and

WHEREAS, Focusing Families provides training to rape crisis and law enforcement personnel, as well as to volunteers and staff of Focusing Families and to community groups. Outreach is also provided to schools and information on topical issues related to sexual assault.

NOW, THEREFORE, BE IT PROCLAIMED that I Carbett "Trey" J Duhon III, County Judge, on behalf of Commissioners Court of Waller County, Texas do hereby declare April 2025 as

SEXUAL ASSAULT AWARENESS AND PREVENTION MONTH

And ask all residents of Waller County to increase their awareness and work to prevent sexual assault in their communities and across the great State. Together, united in this effort, we can continue to make a difference.

SIGNED this day 30th of April 2025, in Waller County, Texas, by:

_____

Carbett "Trey" J. Duhon III
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

Cellebrite Inc.
8065 Leesburg Pike,
Suite T3-302
Vienna, VA 22182
USA

Tel. +1 800 942 3415
Fax. +1 201 848 9982
Tax ID#: 22-3770059
DUNS: 033095568
CAGE: 4C9Q7
Company Website:
http://www.cellebrite.com

Cellebrite | Justice Accelerated

Quote

Quote# Q-447792-1
Date: 3/13/2025

Billing Information
Waller County Sheriff's Office
100 Sheriff R Glenn Smith Dr
Hempstead, Texas 77445
United States

Contact: John Garner
Phone: 979.826.8282 ext 4124

Delivery Information
John Garner
100 Sheriff R Glenn Smith Dr
Hempstead, TX 77445
United States

Contact: John Garner
Phone: 979.826.8282 ext 4124

Wire To:
Bank Routing Number: 021000021
Account Number: 761020590
Account Name: Cellebrite Inc.

Check Remittance (Only for NA):
Cellebrite Inc. ,
PO BOX 23551
New York, NY, 10087-3551

End Customer: Waller County Sheriff's Office

Customer ID	Good Through	Payment Terms	Currency	Sales Rep
SF-00094803	Apr 12, 2025	Net 30	USD	Megan Daigle

Product Code	Product Name	Qty	Start Date	End Date	Net Price\Unit	Net Price
B-CNR-05-003	Upgrade to Inseyets Online Pro	1	Apr 16, 2025	Apr 15, 2026	10,150.00	10,150.00
S-UFD-20-003	Inseyets Pro UFED Subscription	1	Apr 16, 2025	Apr 15, 2026	0.00	0.00
S-UFD-20-006	Inseyets Pro PA Subscription	1	Apr 16, 2025	Apr 15, 2026	0.00	0.00
F-UFD-06-005	Inseyets upgrade kit	1			0.00	0.00
U-AIS-05-001	2 Promotional Unlocks for Inseyets	1	Apr 16, 2025	Apr 15, 2026	0.00	0.00
S-UFD-04-059	Smart Translator (3 languages translation Promotion)	1	Apr 16, 2025	Apr 15, 2026	0.00	0.00
S-AIS-20-001	Inseyets Online Limited Unlocks subscription	40	Apr 16, 2025	Apr 15, 2026	325.00	13,000.00

SubTotal	USD 23,150.00
Shipping & Handling	USD 0.00
Sales Tax	USD 0.00
Total	USD 23,150.00

Comments:

DRAFT

Terms and Conditions:

- This Quote/Proforma Invoice/Tax Invoice, together with the terms and conditions and license agreement listed below that are incorporated by reference to this Quote/Proforma Invoice (together, the "Agreement"), constitute an offer by Cellebrite. By signing this the Quote/Proforma Invoice, issuing a purchase order (or other ordering document) in connection with this the Quote/Proforma Invoice, or downloading and/or using the products identified in this the Quote/Proforma Invoice/Tax Invoice, the customer agrees to be bound by the terms of this Agreement. Any additional or different terms or conditions contained in any customer document, purchase order or other ordering document will not be binding upon Cellebrite unless expressly accepted in a document signed by a Cellebrite authorized signatory.
- Quote is subject to regulatory approval.

- Freight Terms: FCA (NJ)
- General: The following terms shall apply to any product at http://legal.cellebrite.com/us/index.html
- EULA: All Cellebrite Software is licensed subject to the end user license agreement available at https://legal.cellebrite.com/End-User-License-Agreement.html
- Advanced Services (CAS): The following terms apply to Cellebrite Advanced Services at https://legal.cellebrite.com/CB-us-us/index.html
- Premium: The following terms shall apply only to Cellebrite Premium at http://legal.cellebrite.com/intl/PremiumUS.htm
- Pathfinder: The following terms apply to Cellebrite Pathfinder at https://legal.cellebrite.com/PF-Addendum.htm
- Training Services: The following terms apply to Cellebrite Training Services at http://legal.cellebrite.com/intl/Training.htm
- SaaS: The following terms apply to Cellebrite SaaS Services at https://legal.cellebrite.com/SaaS.htm
- Endpoint SaaS: The following terms apply to Cellebrite Cellebrite Endpoint SaaS at https://legal.cellebrite.com/Endpoint-SAAS.html

In the event of any dispute as to which terms apply, Cellebrite shall have the right to reasonably determine which terms apply to a given purchase order.
Please indicate the invoice number when remitting payment

*SALES TAX DISCLAIMER: Cellebrite Inc. is required to collect Sales and Use Tax for purchases made from the following certain U.S. States. Orders are accepted with the understanding that such taxes and charges shall be added, as required by law. Where applicable, Cellebrite Inc. will charge sales tax unless you have a valid sales tax exemption certificate on file with Cellebrite Inc. Cellebrite Inc. will not refund tax amounts collected in the event a valid sales tax certificate is not provided. If you are exempt from sales tax, you must provide us with your sales tax exempt number and fax a copy of your sales tax exempt certificate to Cellebrite Inc.
Please include the following information on your PO for Cellebrite UFED purchase:
- Please include the ORGINAL QUOTE NUMBER (For example - Q-XXXXX) on your PO
- CONTACT NAME & NUMBER of individual purchasing and bill to address
- E-MAIL ADDRESS of END USER for monthly software update as this is critical for future functionality

I, the undersigned, hereby confirm that I am authorized to sign this Quote/Proforma Invoice on behalf the customer identified above , and I hereby approve that my signature is legally binding upon the customer identified above.

Customer Name: Waller County Sheriff's Office

Signature: _____ **Effective Date:**

Name (Print): _____ **Title:** _____

Please sign and email to Danielle Reilly at danielle.reilly@cellebrite.com

DRAFT

OFFICE OF THE SHERIFF WALLER COUNTY

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

SHERIFF TROY GUIDRY

Date: February 26, 2025

From: Sergeant Jeffrey Schillinger

To: Sheriff Troy Guidry

Thru: Sergeant Dale Park (acting C/O Lieutenant P. Lillibridge) DP

Captain Nick Covarrubias N.C.

Chief Deputy Robert Schields OK MRJ 1.2.25
LT. TURNER - FUNDS AVAIL 125-516-581700 - EQUIP

Re: IT Help Desk Software Renewal

In March of 2024, WCSO deployed GoToResolve, a cloud-based IT help desk and remote assistance software platform, agency wide. This application has successfully allowed IT support personnel to enter, track, diagnose and resolve over one thousand help desk requests and projects to date.

Attached is a quotation from the software vendor for a one year renewal of this application and existing licenses which is due at the end of March 2025. The cost details are below. Please advise if there are any questions or further information is needed.

CC APPROVAL - JUDGE'S SIGNATURE FOR NEW CONTRACT

Description	Unit Price	Quantity	Total Cost
GoToResolve Remote Support Licences (Annual)	$480	3	$1,440.00
Total Cost			$1,440.00

Respectfully,

Jeffrey Schillinger

DP

ORDER

GoTo Technologies USA, LLC
333 Summer Street, 5th Floor
Boston, MA 02210-1702

CONTACT INFORMATION.

Customer: Waller County Sheriff's Office **Address**: 100 Sheriff R Glenn Smith Dr, Hempstead, TX United States, 77445-3002 **Main Contact**: Jeffrey Schillinger **Email**: j.schillinger@wallercounty.us **Phone**: +19798268282 **GoTo Account Email:** j.schillinger@wallercounty.us **VAT/TVA/ABN Number:**	**GoTo Representative**: **Name**: Jacob Eddy **Email**: jacob.eddy@goto.com **Phone**: **Fax:** **QUOTE OR OID #**: 00423745 **UID #**: 6031808878 **GOTO Opp ID #**: 2502247972534 **Quote Date:** Feb-24-2025 **Quote Expiration Date:** Mar-28-2025

TERM & BILLING INFORMATION.

Term and Billing Frequency: Annual Annual

Payment Method: Invoice

AGREEMENT.

This Order Form is governed by the terms of the Terms of Service found at https://www.goto.com/company/legal/terms-and-conditions unless: Customer has a written agreement mutually agreed upon by GoTo for such Services, in which case such written agreement will govern; or (ii) to the extent otherwise set forth in the Supplemental Terms below. The foregoing shall exclude any terms and conditions referenced on a Customer purchase order and will incorporate the Contracting Entities Table and the Service Descriptions.

Supplemental Terms: Notwithstanding anything to the contrary in the Agreement, the following supplemental Terms apply:

- The effective date of this Order Form is Mar-29-2025.

SIGNATURES. By signing below, the signatory represents it is legally authorized to enter into the Agreement and agrees to be bound to all terms contained in the Agreement.

CUSTOMER: Waller County Sheriff's Office		If Billing Contact is different than above, please provide:
Signature:		**Billing Address**:
Name:		**Billing/Invoicing Contact**: **Telephone**: **Email**:
Title:	Customer Authorized Signatory	
Date:		

SERVICES & FEE SUMMARY. The table below reflects the revised Services purchased. If you subscribe to other Services not stated below, such subscriptions shall continue in accordance with the terms of the applicable Services Order and the Agreement. You agree to use the Services in accordance with the applicable Use Levels below. All fees are exclusive of VAT, GST and any other applicable taxed and/or fees.

Service	Number of Users			User Type	Tier	Contract Term (Months)	Monthly Subscription Fee per User	New Total Subscription Fee
	Increase/ Decrease/ Remains	Existing	New Total					
ResolveAdhocSupportNamed	Remains	3	3	NAU		12	40.00	USD 1,440.00
							TOTAL AMOUNT	USD 1,440.00

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
PSAWARE
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **PSAware**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

PSAware Annual Support $9,983.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (PSAWARE)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
OPS VIEW
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **Ops View**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items* not *covered under this annual support agreement

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

Ops View Annual Support $420.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (OPS VIEW)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
ALPHA-NUMERIC PAGING
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **Paging**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items **not** ***covered under this annual support agreement***

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

Paging Annual Support $787.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (PAGING)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
NCIC Interface for Mobile (MDIS)
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **NCIC for MDIS**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items* not *covered under this annual support agreement

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

NCIC for MDIS Annual Support $1,334.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (NCIC FOR MDIS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
NCIC Interface for CAD
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **NCIC for CAD**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

NCIC for CAD Annual Support $1,313.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (NCIC FOR CAD)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
BIOMETRIC SCANNING
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **Biometric Scanning**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

Biometric Scanning Annual Support $630.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (BIOMETRIC SCANNING)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
JMS PRE-BOOKING
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **JMS Pre-booking**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

JMS Pre-booking Annual Support $0.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (JMS PRE-BOOKING)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
MAPPING SOFTWARE (MDS)
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **MDS**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

MDS Annual Support $4,203.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (MDS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
JAIL MANAGEMENT SYSTEM (JMS)
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **JMS**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items* not *covered under this annual support agreement

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

JMS Annual Support $4,729.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (JMS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
Detention Center Network (DCN)
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **DCN**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

DCN Annual Support $893.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (DCN)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
Records Management System & Rambler (DSN)
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **RMS & DSN**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items* not *covered under this annual support agreement

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

RMS & DSN Annual Support $8,011.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (RMS & DSN)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
MOBILE DATA (MDIS)
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **MDIS**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

MDIS Annual Support $4,718.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (MDIS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
Backup & Recovery Plan
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **Backup & Recovery Plan**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

Backup & Recovery Plan Annual Support $1,873.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (BACKUP & RECOVERY PLAN)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
JMS ANALYTICS
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **JMS Analytics**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

JMS Analytics Annual Support $262.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (JMS ANALYTICS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
COMPUTER AIDED DISPATCH (CAD)
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **CAD**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

CAD Annual Support $7,460.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (CAD)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
CAD/DE ANALYTICS
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **CAD/DE Analytics**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items* not *covered under this annual support agreement

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

CAD/DE Analytics Annual Support $262.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (CAD/DE ANALYTICS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
AVL Standard 24/7
24/7

This support agreement covers 24 hours a day, seven days a week support.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **AVL Standard 24/7**, 24 hours a day, seven days a week. This period includes holidays and weekends. This Agreement does not constitute a warranty but provides for mission critical problem resolutions at any time and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. This Agreement is not intended to provide around-the-clock assistance for problems not deemed to be operation critical. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- Telephone response within one hour of notification of the problem after 5:00 p.m., EST and during holidays that fall on a normal work day. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, seven days a week, 24 hours a day including holidays.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

AVL Standard 24/7 Annual Support $525.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (AVL STANDARD 24/7)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
RMS ANALYTICS
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **RMS Analytics**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

RMS Analytics Annual Support $262.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (RMS ANALYTICS)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
JMS MOBILE
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **JMS Mobile**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items **not** ***covered under this annual support agreement***

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

JMS Mobile Annual Support $0.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (JMS MOBILE)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
QUARTERMASTER
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **QM**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

QM Annual Support $946.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (QM)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

SOUTHERN SOFTWARE'S
ANNUAL SOFTWARE SUPPORT AGREEMENT
PSInform
8:30 a.m., EST to 5:00 p.m., EST

This support agreement covers support from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday.

Problem Resolution

Southern Software will provide customer support for mission critical operation of **PSInform**, from 8:30 a.m. to 5:00 p.m., EST, Monday through Friday. This Agreement does not constitute a warranty but provides for mission critical problem resolutions and non-mission critical problem resolutions of repeatable errors during normal business hours, EST. Southern Software cannot warrant the product will operate free of problems in perpetuity. Southern Software does not warrant third party software applications used in programs provided to customers, i.e., Microsoft® Word. The purpose of this Agreement is to provide the necessary technical assistance to ensure a timely problem resolution and to minimize downtime. Mission critical is defined as "any problem that renders the entire system unstable or inoperable".

For problems covered under this Agreement, Southern Software will provide the following:

- Telephone response within five hours of notification of the problem. During this initial response, support personnel will determine the nature of the problem and severity. An attempt to resolve the problem will be made by giving instructions to the customer.
- If this is unsuccessful or the severity too great, then Southern Software will escalate to a Level 2 response. A Level 2 response involves a support technician connecting remotely to the customer's network using industry standard secure remote diagnostic methods to attempt to resolve the problem.
- If the problem is unable to be detected or resolved with a Level 2 response, then a technician will be scheduled for an onsite visit. There is no cost to the customer for the onsite visit as long as the problem is with a Southern Software product or equipment covered by a Southern Software support contract and as long as the problem is not due to a virus or negligent actions/treatment.

The user understands support staff may provide a temporary fix. A permanent fix will be provided at a later date.

Program Updates

Southern Software will provide program updates to support customers as new updates, fixes and features are added. Updates will be made universally to all supported customers at one time. No custom programming will be performed.

Third Party

If, at any time, an update to a third party's software is required, Southern Software will not incur the cost of such upgrade.

System Administrator

The customer agrees to have a designated administrator (primary contact for support and update issues). It is highly desirable that the administrator be knowledgeable in networking and Windows® operating systems.

Data Backup Statement

The customer understands that it is the customer's responsibility to ensure data backups are being made daily and verified for accuracy.

Virus Statement

The customer agrees to have virus protection software loaded on each machine and agrees to update it weekly. (Southern Software recommends updating your virus protection software on each machine daily.) This support DOES NOT cover assistance in the recovery of damage caused by viruses or ransomware. *Southern Software will charge a fee for virus recovery assistance*

Items not *covered under this annual support agreement*

- **Installation and setup of new equipment.**
- **Transferring of data.**
- **Moving equipment from one site to another.**
- **On-site installation/reinstallation of Southern Software products or installation/reinstallation of third party software/products.**
- **Virus damage/recovery repair work.**
- **Recovery/repair work related to natural disasters such as lightning, floods, etc..**
- **Replacement of equipment that is out of warranty.**
- **Cost of upgrades to third party software including but not limited to Microsoft products (i.e. Office, SQL, etc.), Anti-virus software, remote connectivity products, etc. or cost of updates to operating systems.**
- **On-site Training.**
- **Interfaces with third party products.**
- **Data conversions**
- **Data loss due to drive crashes, machine failures, etc..**
- **Installation, Training and Data Conversions for Software Re-architecture.**

Benefits

- **The Software Support Agreement only covers software developed by Southern Software.**
- **Toll-free telephone support, Monday through Friday, 8:30 a.m. to 5:00 p.m., EST.**
- **Software Updates for Southern Software products.**
- **Remote System Support.**
- **Annual User's Conference.**
- **Free hardware/network assessments for upgrades.**
- **Free follow-up/new employee training at Southern Software's office.**
- **Free web training.**

System Access/Customer Responsibility

The customer agrees to provide a dedicated computer capable of remote access for support purposes. The computer designated for remote connectivity shall allow access to all computers on the network requiring support.

This Annual Software Support Agreement provides coverage that begins September 1, 2025 and ends August 31, 2026.

PSInform Annual Support $630.00

By signing this document, you are confirming that you have read and understand the terms and conditions of the annual support agreement.

Important - Support Renewal Clause

A lapse in support renewal will require that all outstanding support balances be paid in full prior to reinstatement of support. Support fees are non-refundable.

_____ _____

Customer Representative Signature Date

WALLER COUNTY SHERIFFS OFFICE, TX - (PSINFORM)

Name of Department

NOTE: IF A PURCHASE ORDER NUMBER IS REQUIRED ON THE SUPPORT INVOICE PLEASE ENTER HERE_____. IF THE NUMBER IS NOT AVAILABLE AT THIS TIME, PLEASE FAX THE PURCHASE ORDER TO (910)695-0251 WHEN IT IS AVAILABLE.

☐ NO PURCHASE ORDER NUMBER WILL BE REQUIRED.

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

ROBERT SCHIELDS
Chief Deputy

JAMES FLYNT
Chief Deputy

03/31/2025

To: Sheriff Troy Guidry

Thru: Chief Deputy Robert Schields,
Law Enforcement Command

Thru: Lieutenant Angela Turner,
Budgeting

RENEWAL $650.00
FUNDS AVAIL 125-516-563350-CID

From: Lieutenant John Garner
Detective Bureau

#515
3-31-25

Re: User Agreement Request – Southwest Solutions Group

I am requesting approval to renew the user agreement between the Waller County Sheriff's Office and Southwest Solutions Group. Southwest Solutions Group provides the software that operates and manages the Waller County Sheriff's Office Evidence Lockers. This software is utilized to secure evidence that is being placed in the custody of the Waller County Sheriff's Office Property Room and accurately tracks the users who access the evidence lockers.

The importance of this software cannot be understated as maintaining chain of custody is required for the successful prosecution of the cases. Your attention to this matter is greatly appreciated. If you have any additional questions or need additional information, please contact me.

ADD TO CC AGENDA TO SIGN CONTRACT

SOUTHWESTSOLUTIONSGROUP
business efficiency systems
2535-B E. State Highway 121, Suite 110 • Lewisville, TX 75056
800.803.1083 • help@southwestsolutions.com

Software Support Subscription Quote

New Subscription # 9239

Waller County
County Courthouse
836 Austin St Suite 217
Hempstead, TX 77445

Support Subscription Details

Southwest Solutions Group support subscription provides the following:

Standard Support

- SSG priority help desk access via email help@southwestsolutions.com, southwestsolutions.com/support, or our toll-free 800-803-1083.
- Access to program engineers for advanced tier II support when needed.
- Standard Support hours 8am-5pm CST Monday-Friday.

Software Upgrades

- Access to software updates as they become available.

***Non-subscription customers who request updates will be charged the amount of a 1-year support subscription.**

Support Subscription Renewal Package For ControLoc

Standard Support Package

- **New Subscription Coverage Dates: 10/05/2024 thru 10/04/2025**
- 8:00am - 5:00pm CST Monday-Friday
- Help Desk Access: 800-803-1083 & remote web support: support.southwestsolutions.com

Renewal Cost: $650.00

Previous Agreement

Agreement #	8255
Serial #	B10001
Type	ControLoc
Status	**Valid Contract**
Expires On	**10/04/2024**
Subscription Length	12 Months

Agreement Contact _____ Subscription Total **$650.00**

Auth Signature _____ Date _____

PO # _____ **Click to Add Payment Method** **Quote Expires: 11/14/2024**

- Software support plans do not include repairing corruption to data tables. Support does not include troubleshooting printer issues.
- Standard support does not include 3rd party applications such as Excel or Access. It is the responsibility of the customer to get training on these tools and train their internal staff.
- Price subject to change based on current sell price of software. Quote valid for 90 days from submission.
- In some cases not renewing subscription may result in loss of access to product.

Submitted Friday, August 16, 2024

Safe Software

Company Address	Safe Software Inc Suite 1200 - 9639 137A Street Surrey, BC V3T 0M1 Canada	Quote Number	00022619
		Expiration Date	5/11/2025
Prepared By	Konor Schulze	Contact Name	John Murrell
Email	konor.schulze@safe.com	Phone	970-826-7670
		Email	j.murrell@wallercounty.us
Bill To Name	Waller County Road and Bridge		
Bill To	United States		

Product	Unit Price	Quantity	Total Price	Use Type
FME Form Floating	USD 9,500.00	1.00	USD 9,500.00	Production

Description

Annual Maintenance and software updates for FME Form and FME Flow are included for the first year.
Maintenance starting in year two will be 25% of the standard list price.

What are the benefits of FME Annual Maintenance?
http://www.safe.com/amc

Grand Total* USD 9,500.00

*Exclusive of applicable taxes

FME Software is a Commercial Off-the-Shelf ("COTS") product and is subject to the FME Software License Agreement at www.safe.com/sla. For FME Cloud purchasers, the terms at www.safe.com/cloudterms will apply.

ISO/IEC 27001 Information Security Management certified by BSI under certificate number IS722991

ENGINEERING SERVICES AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

THIS AGREEMENT is made and entered into by and between **WALLER COUNTY, TEXAS**, a public body corporate and politic of the State of Texas acting by and through the Waller County Commissioners Court (hereinafter referred to as "County"), and TEDSI Infrastructure Group, INC.**,** hereinafter called the "Engineer" or "Company".

W I T N E S S E T H:

WHEREAS, the County proposes to hire the Engineer to perform design services to reconstruct Stockdick Road from approximately FM 2855 to Schlipf Road in Waller County, Texas, hereinafter called the "Project;"

WHEREAS, the Engineer has represented to the County that it is qualified and prepared to perform all of the services described in the Scope of Services, Appendices A, attached hereto and incorporated herein by reference as if copied herein verbatim (Scope of Services), and has submitted a proposal to provide professional engineering services for the Project;

WHEREAS, the County is satisfied that the Engineer is capable of performing the necessary services required for the Project and desires to contract with the Engineer to perform the services described in the Scope of Services;

WHEREAS, the provisions of Chapter 252, Texas Local Government Code, Competitive Bidding Law do not apply to the proposed agreement because the contract is for professional engineering services and the services were procured pursuant to Chapter 2254, Texas Government Code;

WHEREAS, the County has determined and found that it would be in the best interest of the County to delegate to LJA Engineering, Inc. ("LJA") supervisory and management authority over the Engineer; and

WHEREAS, the Engineer will control the methods and means in performing the work set out in the Scope of Services;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the parties agree as follows:

1. General

   a. In performing professional engineering services under this Agreement, the Engineer will function solely and exclusively for the benefit of the County and not for the benefit of the Engineer for the Project or any other party. All services rendered by the Engineer

under this Agreement shall be performed under the supervision of LJA. The Engineer shall render services in accordance with generally accepted professional standards of competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license and use that degree of care and skill to comply with all applicable laws and regulations.

b. The Engineer shall be responsible for the professional quality, technical accuracy and the coordination of all deliverable documents and services furnished by the Engineer under this Agreement. The Engineer shall, without additional compensation, correct or revise all errors and omissions in its documents. Reuse of the documents and deliverables for any purpose other than that for which such deliverables were originally prepared, or alteration of such documents or deliverables without the written verification or adaptation by Engineer for the specific purpose intended, shall be at County's risk. All title blocks and engineer's seal, if applicable, shall be noted and made according to Texas Administrative Code.

c. At the County's request, the Engineer will collaborate with LJA and County personnel to facilitate the implementation of a Project Database within the County's Electronic Document Management System. The Electronic Document Management System will provide electronic management that shall govern the distribution and file copies of all Project related correspondence, reports, plans, and technical data. The County and the Engineer will use this system to facilitate the effective electronic exchange of Project information and documents with members of the design team and other interested stakeholders.

d. The Engineer will collaborate with LJA and County personnel to facilitate the maintenance of the Project Database. Project files shall be entered into the database by the Engineer on a timely basis and made available by LJA and the County at all times for performance of daily Project activities. Other documents, including those used for legal review, audit requests/requirements, and open records request purposes, shall be entered by the County staff assisting the Engineer team. The Engineer shall also ensure that all Project files are appropriately entered into the database:

    1. At all critical milestones;
    2. At established periodic intervals; and
    3. Following completion of the work as a final Project record, including applicable record drawings.

e. County may provide information, reports, studies, site characterizations, advice, instructions, and similar information in its possession relating to the Project ("County Data"). Engineer may reasonably and in good faith rely upon the accuracy of County Data provided by County or any third party designated by County. However, Engineer will not ignore the implications of information furnished to Engineer and shall make reasonable inquiries if County Data as furnished appears to be incorrect or incomplete. Engineer makes no representations or warranties as to the quality, accuracy, usefulness, or completeness of any Services to the extent Engineer relies on County Data. Engineer, its officers, directors, and employees shall have no liability whatsoever with respect to the use of unreliable, inaccurate, or incomplete County Data.

2. Scope of Services

The services to be provided herein in regard to the Project are defined in Appendices A ("Scope of Services").

3. Compensation and Payment

a. The Engineer shall be entitled to payment of the lump sum amount of **$1,466,532.75** for services to perform the tasks delineated in Appendix A-1. Development of the plans for the Project will be the responsibility of the Engineer. The Engineer shall submit plans for County review at 30%, 60%, 90% and 100% completion, unless modified in writing by County. The County shall review and provide the Engineer comments to the submittals within 20 working days of receipt. The County will pay the Engineer commensurate to the plan submittal completion based upon the County's assessment. The Engineer will not receive further payment until the County is satisfied with the Engineer's responses to the review comments. The services necessary to perform the tasks delineated in Appendix A-2 shall be paid based on hourly rates and the County shall not be obligated to pay in excess of **$96,519.56** for the services described in Appendix A-2. The Engineer shall not be obligated to perform further services hereunder once the Scope of Services delineated in Appendices A-1 and A-2 have been performed.

(1) All hourly billing for the services defined in Appendix A-2 and any additional services not included in the Scope of Services under this Agreement, including changes in the contractual scope of work and revision of work satisfactorily performed, will be performed only when approved in advance and authorized by the County, and will be reimbursed at the raw salary rates in effect at that time, times a multiplier as set forth below, to the extent that such direct salary costs and subcontracts are reasonable and necessary for the performance of such services. The reimbursable hourly raw salary rates cannot exceed those set forth in Appendix B. The Engineer shall also be entitled to expense reimbursement as set forth in Appendix B, provided that miscellaneous expenses, if any, may be reimbursed hereunder only when LJA determines that incurring such expenses is not required as part of the original Scope of Services and provides written approval of such expense in advance of it being incurred. Payment will be made on the basis of certified time and expense records and in accordance with those payment procedures set forth in subparagraph b., below. Billing rates will have a 3.00 multiplier on raw salary rates.

(2) Where Subconsultants are employed by the Engineer to perform additional services not within the original Scope of Services, the Engineer will be reimbursed for Subconsultants' salaries and hourly rates, including overtime rates, on the same basis as described for the Engineer's own personnel in subparagraph a. (1), of this Paragraph. Reimbursement to the Subconsultant for non-salary costs incurred by Subconsultants will be on the same basis as if the costs were incurred by the Engineer. Total contract amounts shall include Subconsultant fees.

b. It is understood and agreed that monthly payments will be made to the Engineer by the

County based on the following procedures: On or about the fifteenth day of each month during the performance of services hereunder and on or about the fifteenth day of the month following completion of all services hereunder, the Engineer shall submit to the County the invoice electronically showing the amounts due for services performed during the previous month, set forth separately for work under this Agreement and for additional services (accompanied by supporting certified time and expense records of such charges in a form acceptable to the County Auditor). The fee, as determined by the methods described herein, includes out-of-pocket costs of Engineer for delivery services, parking, mileage at IRS rate and document printing. Travel expenses submitted for reimbursement must be incurred in accordance with County's travel policy. All expenses submitted by Engineer shall be subject to approval by County prior to reimbursement.

LJA shall review such invoices and approve them within ten (10) calendar days with such modifications as are consistent with this Agreement and forward same to the County Engineer, who will forward to the County Auditor. The County shall pay each such invoice as approved by the County Auditor within twenty (20) calendar days after the County Auditor's approval of same. Invoices are due and payable net 30 days from receipt.

c. It is expressly understood and agreed that the County has available the total maximum sum of **$1,563,052.31** as hereinafter certified available for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement. The County shall not be liable under any circumstances or any interpretations hereof for any costs under the Agreement except for those certified available for this Agreement by the Waller County Auditor, as evidenced by the issuance of a purchase order by Waller County for the certified amount. Once the funds are expended for the purpose of satisfying the County's obligations under the terms and provisions of this Agreement, the County shall have no further obligations nor shall the Engineer be required to perform further services hereunder.

4. Time of Performance

It is understood and agreed that time is of the essence for performance of the Engineer's services under this Agreement and services shall be performed as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

5. The County's Option to Terminate

a. The County has the right to terminate this Agreement at its sole option at any time, with or without cause, by providing written notice of such intention to terminate and by stating in said notice the "Termination Date." Upon such termination, the County shall compensate the Engineer in accordance with Paragraph 3., above, for those services that were provided under this Agreement prior to its termination and that have not been previously invoiced to the County. The Engineer's final invoice for said services will be presented to and paid by the County in the same manner set forth in Paragraph 3. b., above.

b. Termination of this Agreement and payment in settlement as described in subparagraph a. of this Paragraph shall extinguish all rights, duties, obligations, and liabilities of the County and the Engineer under this Agreement and this Agreement shall be of no further force and effect; provided, however, such termination shall not act to release the Engineer from liability for any previous default either under this Agreement or under any standard of conduct set by law. No termination of this Agreement shall have the effect of terminating the Engineer's obligations under Sections 7 (Delays and Damages), 8 (Inspection of the Engineer's Books and Records), 12 (Appearance as Witness), or 15 (Indemnification).

c. If the County shall terminate this Agreement as provided in this Paragraph, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to the Engineer.

d. The County's rights and options to terminate this Agreement, as provided in any provision of this Agreement shall be in addition to, and not in lieu of, any and all rights, actions and privileges otherwise available under law or equity to the County by virtue of this Agreement or otherwise. Failure of the County to exercise any of its rights, actions, options or privileges to terminate this Agreement as provided in any provision of this Agreement shall not be deemed a waiver of any rights, actions or privileges otherwise available under the law or equity with respect to any continuing or subsequent breaches of this Agreement or of any other standard of conduct set by law.

e. Copies of all completed and partially completed documents prepared under this Agreement shall be delivered to the County upon the Engineer's receipt of termination payment when and if this Agreement is terminated.

6. Source of Fee Payments

The County intends to pay for design and construction with the proceeds from the sale and issuance of bonds. It is expressly acknowledged that all payments owing for Engineering services performed under this Agreement shall be made solely from this source of funds for financing design and construction of the Project. The County shall be under no liability under this Agreement to make payment to the Engineer from any other source. In addition, the County reserves the right, at its sole discretion, at any time prior to issuance by the County of the written notice to proceed, to terminate this Agreement and in the event of such termination, the Engineer shall not be entitled to any payment, nor have any claim for compensation or damages resulting from such cancellation. In no event shall the liability of the County under this Agreement exceed the amount hereunder certified as available by the County Auditor.

7. Delays and Damages

Except as otherwise provided herein, the Engineer agrees that no other charges or claims for damage shall be made by it against the County for any delays or hindrances occurring during the progress of the Engineer in providing to the County the services specified in this Agreement.

8. Inspection of the Engineer's Books and Records

County shall have the right, during normal business hours, to inspect, copy and audit at any time, and from time to time, all of Engineer's files, books, records, costs, and expenses pertaining to the Program. The County will conduct an audit on an annual basis, or more frequently at its sole discretion. If County elects to audit Engineer's files, books, records, costs, and expenses pertaining to the Program, and the audit discloses a discrepancy of one percent (1%) or more from the payment applications or invoices, then, in addition to repaying County all sums owing, Engineer shall pay the cost of the audit. Any such audit or examination may be undertaken by County or its contracted representative at reasonable times during normal business hours and in conformance with generally accepted auditing standards upon five (5) business days' notice to Engineer.

9. Personnel, Equipment, and Material

a. The Engineer represents that it presently has, or is able to obtain, adequate qualified personnel in its employment for performance of the services required under this Agreement and that the Engineer shall furnish and maintain, at its own expense, adequate and sufficient personnel and equipment, in the opinion of LJA, to perform the services when and as required and without delays. It is understood that LJA will approve assignment and release of all key engineering personnel and that the Engineer shall submit written notification of all key engineering personnel changes monthly for LJA's approval prior to the implementation of such changes. Services described in this Agreement shall be performed under the direction of an engineer licensed to practice professional engineering in the State of Texas.

b. All employees of the Engineer or Subconsultants hired by the Engineer shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of the Engineer or Subconsultant of the Engineer who, in the opinion of LJA, is incompetent or by his conduct becomes detrimental to the Project shall, upon request of LJA, immediately be removed from association with the Project.

c. Except as otherwise specified, the Engineer shall furnish all equipment, transportation, supplies, and materials required for its operations under this Agreement.

10. Subletting

The Engineer shall not sublet, assign, or transfer all or any part of the services in this Agreement without the prior written approval of the County. Even in the case of a permitted sublet, Engineer shall remain responsible under this Agreement for the work.

11. Conferences

At the request of LJA, the Engineer shall provide appropriate personnel for conferences at its offices, or attend conferences at the various offices of LJA, or at the site of the Project. LJA and the County are permitted to inspect the Engineer site Project offices.

12. Appearance as Witness

If requested by the County, or on its behalf, the Engineer shall prepare such engineering exhibits and plats as may be requested for all hearings and trials related to the Project and, further, it shall prepare for and appear at conferences and shall furnish competent expert engineering witnesses to provide such oral testimony and to introduce such demonstrative evidence as may be needed throughout all trials and hearings with reference to any litigation relating to the Project. Compensation for trial preparation and appearance by the Engineer in courts regarding litigation matters will be made in accordance with the provisions of Paragraph 3. a. (1), above.

13. Compliance with Laws

The Engineer shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, the Engineer shall furnish the County with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees specified above.

The Engineer shall strictly comply with Section 2251.022 Texas Government Code, and shall require that its Subconsultants fully comply with Section 2251.023 Texas Government Code.

14. Insurance

The Engineer shall obtain, keep and maintain any and all insurance that may be required by law or that may be required by any agreement the County has with any other party concerning the Project as contained in Attachment C.

15. Indemnification

TO THE EXTENT ALLOWED BY LAW, THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COUNTY, ITS COMMISSIONERS, OFFICERS, EMPLOYEES, AND AGENTS FROM LIABILITY, LOSSES, EXPENSES, DEMANDS, REASONABLE ATTORNEYS' FEES, AND CLAIMS FOR BODILY INJURY (INCLUDING DEATH) AND PROPERTY DAMAGE TO THE EXTENT CAUSED BY THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT OF THE ENGINEER (INCLUDING THE ENGINEER'S AGENTS, EMPLOYEES, VOLUNTEERS, AND SUBCONSULTANTS/CONSULTANTS UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE ENGINEER EXERCISES CONTROL) IN THE PERFORMANCE OF THE SERVICES DEFINED IN THIS AGREEMENT. THE ENGINEER SHALL ALSO SAVE THE COUNTY HARMLESS FROM AND AGAINST ANY AND ALL EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, IN PROPORTION TO THE ENGINEER'S LIABILITY, THAT MIGHT BE INCURRED BY THE COUNTY, IN LITIGATION OR OTHERWISE RESISTING SUCH CLAIMS OR LIABILITIES.

16. Delivery of Notices, Etc.

a. All routine written notices, invoices, change orders, etc. are to be delivered to the County Engineer J. Ross McCall, P.E., 775 Business US 290 East, Hempstead, TX 77445, or at such other place or places as the County may designate by written notice delivered to the Engineer.

All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 425 FM 1488, Hempstead, TX 77445.

b. All written notices, demands, and other papers or documents to be delivered to the Engineer under this Agreement shall be delivered to Paul Bright, TEDSI Infrastructure Group, INC., 738 S Texas 6 # 430, Houston, TX 77079, or at such other place or places as the Engineer may designate by written notice delivered to the County.

17. Reports of Accidents, Etc.

Within 24 hours of Engineer becoming aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of the Engineer), whether or not it results from or involves any action or failure to act by the Engineer or any employee or agent of the Engineer and which arises in any manner from the performance of this Agreement, the Engineer shall send a written report of such accident or other event to the County, setting forth a full and concise statement of the facts known to Engineer pertaining thereto. The Engineer shall also immediately send the County a copy of any summons, subpoena, notice, or other documents served upon the Engineer, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from the Engineer's performance of work under this Agreement.

18. The County's Acts

Anything to be done under this Agreement by the County may be done by such persons, corporations, or firms as the County may designate.

19. Limitations

Notwithstanding anything herein to the contrary, all covenants and obligations of the County under this Agreement shall be deemed to be valid covenants and obligations only to the extent authorized by the Act creating the County and permitted by the laws and the Constitution of the State of Texas.

20. Captions Not a Part Hereof

The captions or subtitles of the several sections and divisions of this Agreement constitute no part of the content hereof but are only labels to assist in locating and reading the provisions hereof.

21. Controlling Law, Venue

This Agreement shall be governed and construed in accordance with the laws of the State of Texas. This Agreement shall be performed entirely in Waller County, Texas and the parties hereto acknowledge that venue is proper in Waller County, Texas, for all disputes arising hereunder and waive the right to sue or be sued elsewhere.

22. Successors and Assigns

The County and the Engineer bind themselves and their successors, executors, administrators and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement.

23. Independent Engineer

Notwithstanding any provision of this Agreement, the Engineer shall at all times act as an independent Engineer, and not as an employee of the County, and the Engineer shall be responsible for the means and methods employed in performing services hereunder.

24. Certificate of Interested Parties (Form 1295)

Texas law requires all parties who enter into any contract with the County that must be approved by Commissioners Court to disclose all Interested Parties. Texas Ethics Commission Form 1295 must be completed in its entirety. If changes to this Form are necessary during this Agreement, the Engineer will notify and send the County an updated and complete version.

25. Additional Statutory Requirements. Certain State Law Requirements for Contracts. For purposes of section 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Engineer hereby verifies that Engineer and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

a. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

b. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. “Boycott Israel” has the meaning provided in section 808.001 of the Texas Government Code.

c. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. “Boycott energy company” has the meaning provided in section 809.001 of the Texas Government Code.

d. If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Engineer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. “Discriminate against a firearm entity or firearm trade association” has the meaning provided in section 2274.001(3) of the Texas Government Code. “Firearm entity” and “firearm trade association” have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code.

BY ACCEPTANCE OF AGREEMENT, ENGINEER ACKNOWLEDGES THAT THE COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, County and Engineer have caused their respective duly authorized representatives to execute, seal and deliver this Agreement, all as of the day and year first above written.

COUNTY:	ENGINEER:
WALLER COUNTY	TEDSI Infrastructure Group, INC.
_____	_____
Carbett "Trey" J. Duhon III, County Judge	Paul Bright
_____	_____
Date	Date

ATTEST:

_____
Debbie Hollan, County Clerk

Approved:

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

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in an amount not to exceed $1,563,052.31 to accomplish and pay the obligation of Waller County in the foregoing matter.

_____
Alan R. Younts, County Auditor

APPENDIX A-1
Scope of Services (Lump Sum)

Scope of Services
Stockdick Road – FM 2855 to Schlipf Road

Existing Conditions

The proposed roadway improvements are from FM 2855 to Schlipf Road, approximately one mile. The existing Stockdick Road is a two-lane roadway with roadside ditches. Drainage of the area is from west to east towards Cane Island Branch, a tributary of Buffalo Bayou. The current right-of-way width is 60 feet. Land development is occurring rapidly in the area with new development raised above natural ground elevation. According to the flood insurance rate map panels 48473C0350E and 48473C0375E, the project site is not within the effective floodplain.

Proposed Conditions

The proposed improvements include constructing a new 4-lane concrete curb and gutter road with a boulevard section with sidewalks to replace the existing two-lane asphalt roadway. The proposed right-of-way (ROW) width will be 100 feet. Proposed drainage improvements will be designed according to the guidelines of the Waller County Engineering Design Manual, September 2024. The proposed storm sewer system will need to connect to Cane Island Branch on the east end of the project. Mitigation for the roadway and storm sewer improvements will be necessary and may require additional ROW. There are limited undeveloped sites along the project corridor that will need to be considered. Three options for mitigation include storm sewer mitigation within the road ROW, an offsite detention basin, or merging an offsite detention basin with a private development detention basin. The proposed analyses and design will be modeled in accordance with Atlas 14 rainfall rates for the 2-, 10-, and 100-year storm events.

Work not specifically listed below will be provided by others.

1. General

- The Engineer will collect all available land plans, existing as-built plans, drainage studies, survey data, and all other data pertaining to the design of the project.
- Attend periodic progress meetings with the County, their consultants, and other stakeholders as required to present a status report on design development.
- The engineer shall coordinate with and prepare a permit application for TxDOT approval.
- The engineer shall coordinate with the governing drainage district and water authorities.
- The engineer shall coordinate with local permitting agencies.
- The engineer shall coordinate with existing and future development.
- The Engineer shall coordinate with utilities, pipelines, LIDS, HOAs, POAs, and MUDs, to analyze impacts and obtain Letters of No Objections (LONOs) or have utilities relocate.
- The Engineer shall perform QA/QC at all levels. For each deliverable, the Engineer shall have some evidence of their internal review and mark-up of that deliverable. A

milestone submittal is not considered complete unless the associated internal red-line mark-ups are submitted.

- The Engineer shall coordinate all subconsultant activity to include quality of and consistency of plans and administration of the invoices and monthly progress reports.
- The Engineer shall develop a detailed project schedule and prepare invoicing and progress reports for each month.
- County projects will follow the Waller County Engineering Design Manual, and Fort Bend County standard details.

2. Preliminary Engineering

- Perform detailed field survey for the detailed design phase.
- Perform detailed SUE QL A-D for the detailed design phase.
- Perform geotechnical evaluation for pavement or structural design in the final design phase.
- Perform an environmental constraints evaluation and identify any required approvals to proceed to the final design phase.
- Present a schematic roll plot for each alternative with horizontal and vertical alignments.
- Evaluate intersections for sight triangles and analyze need for Unobstructed Visibility Easements (UVE).
- *Evaluate ROW requirements for roadway based on preliminary cross sections.*
- Perform a review of the utilities along the corridor and provide a utility conflict list which includes all correspondence with utility companies to the Program Manager.
- *Perform a Drainage Analysis in the preliminary design stage to include the following:*
  - *Identify the ultimate project outfalls*
  - *Define drainage boundaries for the project*
  - *Size crossing using HEC-RAS and/or HY-8*
  - *Provide existing vs proposed flows. If existing road has inlets (curb and gutter), analyze existing street ponding.*
- *Provide Drainage Report.*
- Provide updated construction cost estimates based on the preliminary design.
- Provide Preliminary Engineering Report (PER, draft and final).
- Attend PER meeting at Waller County facility.

Scope of Services
Stockdick Road – FM 2855 to Schlipf Road

- *Provide M&Bs for ROW taking after design is finalized at PER meeting.*

3. Final Design

- Construction drawings will be prepared on 11”x17” sheets.
- Assist Program Manager in obtaining LONOs from utilities or Assist Program Manager with coordination for utilities to be relocated prior to bidding.
- Obtain final permitting approvals from TxDOT and all Cities with the project limits prior to bidding.
- Obtain environmental permit approvals prior to project bidding. (if required, this will be included in a supplemental scope of work)
- Prepare project title sheet and index sheet
- Prepare horizontal alignment data
- Prepare typical sections
- Prepare roadway plan and profile sheets to include existing topo at 1”=40’.
- Prepare Earthwork cross sections (including proposed roadway section) based on survey information. Includes slopes and critical elevations on proposed roadway section.
- *Prepare storm sewer plan and profiles with hydrologic and hydraulic data.*
- Prepare culvert layouts sheets with hydrologic and hydraulic data.
- Prepare drainage and roadway details.
- Prepare drainage area maps.
- Prepare signing and striping details.
- Prepare traffic control plans.
- *Prepare air bridge or Zero load slab details for projects crossing pipelines.*
- Prepare erosion control details.
- Other Miscellaneous items. Prepare survey control maps, driveway details, intersection layout details.

Scope of Services
Stockdick Road – FM 2855 to Schlipf Road

- Include construction standards.
- Provide updated construction cost estimates based on the final design.
- Prepare the complete package for letting including project manual with general notes, specification list, summary of work, utility adjustment summary, geotechnical report (if applicable) and bid form.

4. Construction/Bid Phase Services (Hourly)

- Provide administrative documents.
- Attend pre-bid meeting
- Respond to questions from bidders.
- Attend preconstruction meeting
- Attend field meetings and make visits to site
- Calculate quantities and assist the County engineer in preparing change orders
- Review and approval of shop drawings
- Review and approval of forming details
- Respond to requests for information (RFIs)
- Answer general questions
- Provide record drawings.

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Prime Consultant	**TEDSI Infrastructure Group, Inc.**
Project No.	**23305**

SUMMARY BASIC SERVICES - PRIME & SUBCONSULTANTS

TASK DESCRIPTION	CONSULTANT	TOTAL LABOR HRS. & COSTS
GENERAL		
PRIME	TEDSI Infrastructure Group, Inc.	$ 97,661.59
DRAINAGE	Gauge	$ 46,330.00
BRIDGE	B2Z	$ 6,289.95
ENVIRONMENTAL	Terracon	$ -
GEOTECHNICAL	Ninyo & Moore	$ -
SURVEY	Weisser	$ -
SUE	BBI	$ -
	SUBTOTAL GENERAL	**$ 150,281.54**
PRELIMINARY ENGINEERING		
PRIME	TEDSI Infrastructure Group, Inc.	$ 184,348.14
DRAINAGE	Gauge	$ 75,240.00
BRIDGE	B2Z	$ -
ENVIRONMENTAL	Terracon	$ 33,940.00
GEOTECHNICAL	Ninyo & Moore	$ 9,888.00
SURVEY	Weisser	$ 18,740.00
SUE	BBI	$ -
	SUBTOTAL PRELIMINARY ENGINEERING	**$ 322,156.14**
FINAL DESIGN		
PRIME	TEDSI Infrastructure Group, Inc.	$ 468,215.39
DRAINAGE	Gauge	$ 93,475.00
BRIDGE	B2Z	$ 12,158.13
ENVIRONMENTAL	Terracon	$ -
GEOTECHNICAL	Ninyo & Moore	$ -
SURVEY	Weisser	$ 35,880.00
SUE	BBI	$ 26,288.00
	SUBTOTAL FINAL DESIGN	**$ 636,016.52**
	TOTAL BASIC SERVICES	**$ 1,108,454.20**

SUMMARY OTHER DIRECT EXPENSES - PRIME & SUBCONSULTANTS

TASK DESCRIPTION	CONSULTANT	TOTAL LABOR HRS. & COSTS
PRIME	TEDSI Infrastructure Group, Inc.	$ 525.00
DRAINAGE	Gauge	$ 140.00
BRIDGE	B2Z	$ 70.00
ENVIRONMENTAL	Terracon	$ 675.00
GEOTECHNICAL	Ninyo & Moore	$ 20,816.00
SURVEY	Weisser	$ 131,975.00
SUE	BBI	$ 178,237.55
	TOTAL OTHER DIRECT EXPENSES	**$ 332,438.55**

CONSTRUCTION PHASE SERVICES - T&M		
PRIME	TEDSI Infrastructure Group, Inc.	$ 96,519.56
DRAINAGE	Gauge	$ 25,640.00
BRIDGE	B2Z	$ -
ENVIRONMENTAL	Terracon	$ -
GEOTECHNICAL	Ninyo & Moore	$ -
SURVEY	Weisser	$ -
SUE	BBI	$ -
	SUBTOTAL CONSTRUCTION PHASE SERVICES	**$ 122,159.56**

PROJECT SUMMARY		
TOTAL BASIC SERVICES	$	1,108,454.20
TOTAL OTHER DIRECT EXPENSES	$	332,438.55
TOTAL CONSTRUCTION PHASE SERVICES	$	122,159.56
TOTAL	**$**	**1,563,052.31**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Consultant	**TEDSI Infrastructure Group**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION	4		16		40	16				76	NA	NA	NA
PROJECT MEETINGS (2 hrs per month for 18 months)	36		36			8				80	NA	NA	NA
TXDOT PERMIT at FM 2855	4	4	16			16		8	8	56	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	40		40					8		88	NA	NA	NA
PROJECT ADMINISTRATION	40		8						40	88	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
FIELD SURVEYING COORDINATION	4	4	8	8		8				32	NA	NA	NA
SUE COORDINATION	8	8	16	16		32				80	NA	NA	NA
GEOTECH COORDINATION	2	2	4	4						12	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION	2	2	4	4						12	NA	NA	NA
BRIDGE COORDINATION	2	2	4	4						12	NA	NA	NA
PREPARE SCHEMATIC ROLL PLOT	8	8	16	16	24	40		80		192	NA	NA	NA
EVALUTE INTERSECTION SIGHT TRIANGLES	2		4		8	8		16		38	NA	NA	NA
EVALUATE ROW REQUIREMENTS	4	4	8	8	16			16		56	NA	NA	NA
UTILITY COORDINATION	8	8	16	16		32				80	NA	NA	NA
DRAINAGE ANALYSIS COORDINATION	8	8	8	8						32	NA	NA	NA
DRAINAGE REPORT COORDINATION	8	8	8	8						32	NA	NA	NA
CONSTRUCTION COST ESTIMATES	4		8	16	24	8		8		68	NA	NA	NA
PREPARATION OF PER	8	16	24	40	24	8				120	NA	NA	NA
PER MEETING	8		8	4						20	NA	NA	NA
PREPARATION OF M&B FOR ROW COORDINATION	4	4	8	16						32	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
TITLE SHEET	1	1	2			4		8		16	SHEET	1	16
HORIZONTAL ALIGNMENT DATA / PROJECT LAYOUT	1	2	4	8		16		24		55	SHEET	3	18
EXISTING TYPICAL SECTIONS	2	4	16			16		16		54	SHEET	2	27
PROPOSED TYPICAL SECTIONS	2	4	16			24		24		70	SHEET	2	35
ROADWAY PLAN & PROFILE SHEETS (400 LF/Sheet)(40 SCALE)	16	24	40	80	40	80		120		400	SHEET	13	31
INTERSECTION LAYOUTS (2)	2	4	16			24		24		70	SHEET	2	35
ROADWAY DETAILS	2	4	4	8		60		24		102	SHEET	4	26
EARTHWORK/DESIGN CROSS SECTIONS (EVERY 50')	2	4	8	120	8	24		40		206	SHEET	30	7
DRAINAGE DETAILS COORDINATION	4		8	8		16				36	NA	NA	NA
SIGNING AND STRIPING LAYOUTS (400 LF/Sheet)(40 SCALE)	16	24	40	80	40	80		120		400	SHEET	13	31
TCP LAYOUTS (40 SCALE DOUBLE BANK)	16	24	40	80	40	80		120		400	SHEET	13	31
SW3P LAYOUTS (40 SCALE DOUBLE BANK)	4	8	24	40	24	40		60		200	SHEET	7	29
MISCELLENAEOUS DETAILS	2	4	8	16	16	24		24		94	SHEET	3	31
PREPARATION OF STANDARDS	1		2	8	8			12		31	SHEET	30	1
DETAILED CONSTRUCTION COST ESTIMATE	2	4	16	24	40					86	NA	NA	NA
PRODUCE PROJECT MANUAL	8	16	16	16	24					80	NA	NA	NA
HOURS SUB-TOTALS	285	205	520	656	376	664	0	752	48	3,506		123	
CONTRACT RATE PER HOUR	$350.91	$314.92	$256.44	$215.96	$175.46	$184.45	$160.00	$155.22	$130.46			# OF SHEETS	
TOTAL LABOR COSTS	$100,010.38	$64,558.03	$133,346.30	$141,667.66	$65,971.76	$122,476.92	$0.00	$116,723.64	$6,262.27	$751,016.96			
LUMP SUM LABOR SUBTOTAL										**$751,016.96**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	500	mile	$0.700							$350.00
Overnight mail - letter size		each								$0.00
Overnight mail - oversized box		each								$0.00
Photocopies B/W (8.5 x 11)	500	each	$0.10							$50.00
Photocopies B/W (11 x 17)	500	each	$0.25							$125.00
SUBTOTAL DIRECT EXPENSES										**$525.00**

SUMMARY	
TOTAL LUMP SUM LABOR COSTS	$751,016.96
OTHER DIRECT EXPENSES	$525.00
TOTAL	**$751,541.96**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Consultant	**TEDSI Infrastructure Group**
Project No.	**23305**

FEE SCHEDULE

TEDSI CONSTRUCTION PHASE SERVICES

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
CONSTRUCTION PHASE SERVICES										0	NA	NA	NA
ADMINSTRATIVE DOCUMENTS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
ATTEND PRE-BID MEETING	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
RESPOND TO QUESTIONS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
PRECONSTRUCTION MEETING	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
PREPARATION OF CHANGE ORDERS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
RESPOND TO RFIS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
ANSWER GENERAL QUESTIONS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
PROVIDE RECORD DRAWINGS	2	2	4	4	4	4	4	4	4	32	NA	NA	NA
HOURS SUB-TOTALS	22	22	44	44	44	44	44	44	44	352		0	
CONTRACT RATE PER HOUR	$350.91	$314.92	$256.44	$215.96	$175.46	$184.45	$160.00	$155.22	$130.46			# OF SHEETS	
TOTAL LABOR COSTS	$7,720.10	$6,928.18	$11,283.15	$9,502.10	$7,720.10	$8,115.94	$7,040.00	$6,829.57	$5,740.42	$70,879.56			
HOURLY LABOR SUBTOTAL										**$70,879.56**			

GAUGE CONSTRUCTION PHASE SERVICES

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
CONSTRUCTION PHASE SERVICES									0	NA	NA	NA
RESPOND TO QUESTIONS	1	2	2	2	4	4	4	4	23	NA	NA	NA
ATTEND FIELD MEETINGS AND SITE VISITS	1	2	2	2	4	4	4	4	23	NA	NA	NA
PREPARATION OF CHANGE ORDERS	1	2	2	2	4	4	4	4	23	NA	NA	NA
REVIEW AND APPROVE SHOP DRAWINGS	1	2	2	2	4	4	4	4	23	NA	NA	NA
REVIEW AND APPROVE FORMING DETAILS	1	2	2	2	4	4	4	4	23	NA	NA	NA
RESPOND TO RFIS	1	2	2	2	4	4	4	4	23	NA	NA	NA
ANSWER GENERAL QUESTIONS	1	2	2	2	4	4	4	4	23	NA	NA	NA
PROVIDE RECORD DRAWINGS	1	2	2	2	4	4	4	4	23	NA	NA	NA
HOURS SUB-TOTALS	8	16	16	16	32	32	32	32	184		0	
CONTRACT RATE PER HOUR	$275.00	$205.00	$160.00	$160.00	$135.00	$140.00	$110.00	$85.00			# OF SHEETS	
TOTAL LABOR COSTS	$2,200.00	$3,280.00	$2,560.00	$2,560.00	$4,320.00	$4,480.00	$3,520.00	$2,720.00	$25,640.00			
LABOR SUBTOTAL									**$25,640.00**			

TOTAL HOURLY CONSTRUCTION PHASE SERVICES	
TEDSI	$70,879.56
GAUGE	$25,640.00
TOTAL	**$96,519.56**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**Gauge Engineering**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL												
DATA COLLECTION	2		12		12				26	NA	NA	NA
PROJECT MEETINGS	24		24						48	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES	40		40						80	NA	NA	NA
PROJECT ADMINISTRATION	40							40	80	NA	NA	NA
PRELIMINARY ENGINEERING									0	NA	NA	NA
DRAINAGE ANALYSIS	4	16	120		160				300	NA	NA	NA
DRAINAGE REPORT	4	16	16		32		40		108	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES			24						24	NA	NA	NA
ASSIST WITH PREPARATION OF PER			24		24				48	NA	NA	NA
ASSIST WITH PER MEETING	8		8						16	NA	NA	NA
FINAL DESIGN									0	NA	NA	NA
Plan and Profile Sheet (500 LF/Sheet) - Drainage Only	8	32	32		40			120	224	NA	11	20
Overall Drainage Area Map	2	4	4		4			12	26	NA	1	26
Interior Drainage Area Map	2	8	8		8			48	74	NA	6	12
Hydrologic Data Sheets	2	4			4			12	22	NA	1	22
Hydraulic Data Sheets	2	16			24			16	58	NA	3	19
Ditch Hydraulic Data Sheets	2	2	8		8			10	30	NA	1	30
Compute And Tabulate Drainage Quantities	2	8	8		8			16	42	NA	2	21
Temporary Drainage Shown On TCP Sheets	2	8	32		40			4	86	NA	N/A	
Detention Pond Layout	6	8	10		32			56	112	NA	4	28
Detention Pond and Storm Sewer Details	1	6			6			12	25		3	8
HOURS SUB-TOTALS	151	128	370	0	402	0	40	346	1,429		#REF!	
CONTRACT RATE PER HOUR	$275.00	$205.00	$160.00	$160.00	$135.00	$140.00	$110.00	$85.00			# OF SHEETS	
TOTAL LABOR COSTS	$41,525.00	$26,240.00	$59,200.00	$0.00	$54,270.00	$0.00	$4,400.00	$29,410.00	$215,045.00			
LUMP SUM LABOR SUBTOTAL									**$215,045.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT						
Mileage	200	mile	$0.700						$140.00
Overnight mail - letter size		each							$0.00
Overnight mail - oversized box		each							$0.00
Photocopies B/W (8.5 x 11)		each							$0.00
Photocopies B/W (11 x 17)		each							$0.00
SUBTOTAL DIRECT EXPENSES									**$140.00**

SUMMARY	
TOTAL LABOR COSTS	$215,045.00
OTHER DIRECT EXPENSES	$140.00
TOTAL	**$215,185.00**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**B2Z**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION	1		4							5	NA	NA	NA
PROJECT MEETINGS	6		6							12	NA	NA	NA
PROJECT ADMINISTRATION	4								4	8	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
GEOTECH COORDINATION										0	NA	NA	NA
ASSIST IN CONSTRUCTION COST ESTIMATES										0	NA	NA	NA
ASSIST WITH PREPARATION OF PER										0	NA	NA	NA
ASSIST WITH PER MEETING										0	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
ROADWAY DETAILS										0	NA	NA	NA
PIPELINE STRUCTURAL DETAILS	4	18	6		24	3				55	NA	NA	NA
MISCELLENAEOUS DETAILS										0	NA	NA	NA
PREPARATION OF STANDARDS										0	NA	NA	NA
ASSIST WITH DETAILED CONSTRUCTION COST ESTIMATE										0	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL										0	NA	NA	NA
HOURS SUB-TOTALS	15	18	16	0	24	3	0	0	4	80		0	
CONTRACT RATE PER HOUR	$319.17	$298.03	$234.62	$181.77	$150.08	$169.09	$125.12	$118.36	$108.22			# OF SHEETS	
TOTAL LABOR COSTS	$4,787.55	$5,364.54	$3,753.92	$0.00	$3,601.92	$507.27	$0.00	$0.00	$432.88	$18,448.08			
LABOR SUBTOTAL										**$18,448.08**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT							
Mileage	100	mile	$0.700							$70.00
Overnight mail - letter size		each								$0.00
Overnight mail - oversized box		each								$0.00
Photocopies B/W (8.5 x 11)		each								$0.00
Photocopies B/W (11 x 17)		each								$0.00
SUBTOTAL DIRECT EXPENSES										**$70.00**

SUMMARY	
TOTAL LABOR COSTS	$18,448.08
OTHER DIRECT EXPENSES	$70.00
TOTAL	**$18,518.08**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**Terracon**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	EIT	SENIOR ENGR TECH	ENGR TECH	CADD OPERATOR	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	UNIT	NO OF UNITS	HOURS PER UNIT
GENERAL													
DATA COLLECTION										0	NA	NA	NA
PROJECT MEETINGS										0	NA	NA	NA
COORDINATION WITH LOCAL AGENCIES										0	NA	NA	NA
PROJECT ADMINISTRATION										0	NA	NA	NA
PRELIMINARY ENGINEERING										0	NA	NA	NA
ENVIRONMENTAL CONTRAINTS EVALUATION										0	NA	NA	NA
PREPARATION OF PER										0	NA	NA	NA
PER MEETING										0	NA	NA	NA
FINAL DESIGN										0	NA	NA	NA
ASSIST WITH PRODUCTION OF PROJECT MANUAL										0	NA	NA	NA
										0			
Task 1 - Desktop Environmental Review			4	20			6	2	2	34			
Task 2 - Waters of the U.S. Desktop Review	2	2		26	12		20	2	2	66			
Task 3 - Cultural Desktop Review		4			12				2	18			
Task 4 - Optional USACE Permitting	4	4		40	40		40	2	2	132			
										0			
HOURS SUB-TOTALS	6	10	4	86	64	0	66	6	8	250		0	
CONTRACT RATE PER HOUR	$220.00	$210.00	$180.00	$150.00	$130.00	$110.00	$110.00	$100.00	$90.00			# OF SHEETS	
TOTAL LABOR COSTS	$1,320.00	$2,100.00	$720.00	$12,900.00	$8,320.00	$0.00	$7,260.00	$600.00	$720.00	$33,940.00			
LABOR SUBTOTAL										**$33,940.00**			

OTHER DIRECT EXPENSES	# OF UNITS	UNIT	COST/UNIT	
Database/Historical Resources Package (Desktop Environmental Review)	1	each	$ 675.00	$675.00
Mileage		mile		$0.00
Overnight mail - letter size		each		$0.00
Overnight mail - oversized box		each		$0.00
Photocopies B/W (8.5 x 11)		each		$0.00
Photocopies B/W (11 x 17)		each		$0.00
SUBTOTAL DIRECT EXPENSES				**$675.00**

SUMMARY	
TOTAL LABOR COSTS	$33,940.00
OTHER DIRECT EXPENSES	$675.00
TOTAL	**$34,615.00**

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**Ninyo & Moore**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT	ENGINEER DESIGN	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	ENGINEERING TECHNICIAN SENIOR	ENGINEERING TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
GEOTECH INVESTIGATION												
Coordinate Soil Bore Locations/Mark/Utility Call-ins			2			2				4	N/A	N/A
Field Personnel and Management During Drilling			2			2				4	N/A	N/A
Sample Classification, Laboratory Coordination and Boring Log Generation						24				24	N/A	N/A
Preliminary Geotechnocal Report with Bridge Reccomendations		2	4			16			1	23	N/A	N/A
Final Geotechincal Report with Bridge Reccomendations		2	2			8			1	13	N/A	N/A
Prepare Boring Log Sheets, Stamp and Seal									2	2	N/A	N/A
HOURS SUB-TOTALS	0	4	10	0	0	52	0	0	4	70	#REF!	
CONTRACT RATE PER HOUR	$100.00	$266.00	$218.00	$100.00	$100.00	$122.00	$100.00	$100.00	$75.00			
TOTAL LABOR COSTS	$0.00	$1,064.00	$2,180.00	$0.00	$0.00	$6,344.00	$0.00	$0.00	$300.00	$9,888.00		
% DISTRIBUTION OF STAFFING	0.00%	5.71%	14.29%	0.00%	0.00%	74.29%	0.00%	0.00%	5.71%			
SUBTOTAL FC 102 (110)										**$9,888.00**		

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT SENIOR	ENGINEER PROJECT	ENGINEER DESIGN	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	GEOLOGIST JUNIOR	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
GEOTECH INVESTIGATION	0	4	10	0	0	52	0	0	4	70	$9,888.00
SUBTOTAL LABOR EXPENSES	0	4	10	0	0	52	0	0	4		$9,888.00

UNIT COSTS	# OF UNITS	Test Code	COST/UNIT	UNIT					
Unconfined Compressive Strength (Soil)		ASTM D2166		each					$0.00
Unconfined Compressive Strength (Rock)		ASTM D2938		each					$0.00
Soil Boring/Rock Coring without TCP (< 60 ft.) - Continuous (0-20')	165	N/A	$27.00	LF					$4,455.00
Soil Boring/Rock Coring without TCP (< 60 ft.) - Intermittent	55	N/A	$24.00	LF					$1,320.00
Soil Boring/Rock Coring without TCP (> 60 ft.)		N/A		LF					$0.00
Asphalt Coring (4"Dia. to 6" Thickness)	11		$113.00	each					$1,243.00
Asphalt Coring (4"Dia. over 6" Thickness)	66		$11.00	inch					$726.00
Borehole Grouting - Bentonite Chips	220	N/A	$13.00	LF					$2,860.00
Determining Moisture Content in Soil Materials	27	Tex-103-E	$12.00	each					$324.00
Determining Liquid Limits of Soils		Tex-104-E		each					$0.00
Determining Plastic Soil Limits		Tex-105-E		each					$0.00
Calculating the Plasticity Index of Soils	25	Tex-106-E	$76.00	each					$1,900.00
OMD Standard Compaction	1	ASTM D698	$246.00	each					$246.00
California Bearing Ratio	1	ASTM D1883	$259.00	each					$259.00
Particle Size Analysis of Soils		Tex-110-E		each					$0.00
Determining the Amount of Material in Soils Finer than the 75 micrometer (No. 200) Sieve	25	Tex-111-E	$59.00	each					$1,475.00
Determining Sulfate Content in Soils - Colorimetric Method		Tex-145-E		each					$0.00
SUBTOTAL UNIT COSTS									**$14,808.00**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT					
Mileage	24		$13.000	mile					$312.00
Mobilization and Demobilization of Drilling Rig (Trips over 100 miles from office to site)	1		$746.00	mile					$746.00
Traffic Control Services, Arrow Boards and Attenuator trucks - (Includes labor, equipment and fuel)	2		$2,475.00	day					$4,950.00
SUBTOTAL DIRECT EXPENSES									**$6,008.00**

SUMMARY	
TOTAL COSTS FOR GEO ONLY	$9,888.00
NON-SALARY (UNIT COSTS) FOR GEO ONLY	$14,808.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR GEO ONLY	$6,008.00
GRAND TOTAL	$30,704.00

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**Weisser**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR FIELD COORDINATOR	CADD TECHNICIAN	SURVEY TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
RIGHT-OF-WAY SURVEY									
RIGHT-OF-WAY MAPPING - TRADITIONAL ROW MAP (25 PARCELS)		24	4	45	75	3	151		
ABSTRACTING/PREPARE ABSTRACT MAP							0	N/A	N/A
PREPARE PRELIMINARY RIGHT-OF-WAY SHEETS							0	N/A	N/A
PREPARE PARCEL PLATS AND FIELD NOTES							0		
PREPARE FINAL RIGHT-OF-WAY SHEETS							0	N/A	N/A
HOURS SUB-TOTALS	0	24	4	45	75	3	151	0	
CONTRACT RATE PER HOUR	$100.00	$175.00	$110.00	$100.00	$125.00	$75.00			
TOTAL LABOR COSTS	$0.00	$4,200.00	$440.00	$4,500.00	$9,375.00	$225.00	$18,740.00		
% DISTRIBUTION OF STAFFING	0.00%	15.89%	2.65%	29.80%	49.67%	1.99%			
SUBTOTAL FC 145							**$18,740.00**		

TASK DESCRIPTION	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR FIELD COORDINATOR	CADD TECHNICIAN	SURVEY TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
DESIGN SURVEY									
ROE LETTERS, TRACKING, REPORTS							0	N/A	N/A
ESTABLISH CONTROL AND DIGITAL LEVEL LOOP		12	3	40	40	3	98	N/A	N/A
PREPARE CONTROL AND DATA SHEETS							0		
OBSCURED FEATURES, CULVERTS, VISIBLE UTILITIES		40	10	105	30	25	210	N/A	N/A
MERGE AND UPDATE DTM AND TIN FILES							0	N/A	N/A
MERGE AND UPDATE PLANIMETRIC (DGN) FILES							0	N/A	N/A
SECTIONS							0	N/A	N/A
HOURS SUB-TOTALS	0	52	13	145	70	28	308	0	
CONTRACT RATE PER HOUR	$100.00	$175.00	$110.00	$100.00	$125.00	$75.00			
TOTAL LABOR COSTS	$0.00	$9,100.00	$1,430.00	$14,500.00	$8,750.00	$2,100.00	$35,880.00		
% DISTRIBUTION OF STAFFING	0.00%	16.88%	4.22%	47.08%	22.73%	9.09%			
SUBTOTAL FC 160 (150)							**$35,880.00**		

LABOR SUMMARY BY FUNCTION CODE	SUPPORT MANAGER	SURVEYOR RPLS SENIOR	SURVEYOR RPLS	SURVEYOR RPLS JUNIOR	SURVEY TECHNICIAN SIT	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
RIGHT-OF-WAY SURVEY FC 130 (130)	0	24	4	45	75	3	151	$18,740.00
DESIGN SURVEY	0	52	13	145	70	28	308	$35,880.00
SUBTOTAL LABOR EXPENSES	0	76	17	190	145	28		$54,620.00

UNIT COSTS	# OF UNITS	Crew COST/UNIT	UNIT			
ESTABLISH HORIZONTAL AND VERTICAL CONTROL	25	$ 155.00	HOUR			$3,875.00
FIELD SURVEY - LOCATE ROW/PROPERTY CORNERS	35	$ 155.00	HOUR			$5,425.00
FIELD SURVEY - OBTAIN DESIGN SURVEY DATA	105	$ 155.00	HOUR			$16,275.00
CONTROL AND ROW STAKING (3 TIMES)	3	$ 5,935.00	STAKING			$17,805.00
PARCEL SURVEYS	25	$ 2,955.00	PARCEL			$73,875.00
SOIL BORING LOCATIONS	1	$ 3,530.00	TRIP			$3,530.00
LEVEL "A" SUE LOCATING	1	$ 3,730.00	TRIP			$3,730.00
LEVEL "B" SUE LOCATING	2	$ 3,730.00	TRIP			$7,460.00
						$0.00
SUBTOTAL UNIT COSTS	197					**$131,975.00**

OTHER DIRECT EXPENSES	# OF UNITS	COST/UNIT	UNIT			
Mileage			mile			$0.00
Certified Letter Return Receipt			each			$0.00
Standard Postage			each			$0.00
Deed Copies			sheet			$0.00
SUBTOTAL DIRECT EXPENSES						**$0.00**

SUMMARY	
TOTAL COSTS FOR SUR ONLY	$54,620.00
NON-SALARY (UNIT COSTS) FOR SUR ONLY	$131,975.00
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUR ONLY	$0.00
GRAND TOTAL	$186,595.00

Project Name	**Stockdick Road - FM 2855 to Schlipf Road**
Sub-Consultant	**Binkley & Barfield**
Project No.	**23305**

FEE SCHEDULE

TASK DESCRIPTION	PROJECT MANAGER	ENGINEER SENIOR PROJECT	ENGINEER PROJECT	ENGINEER FIELD	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	CADD OPERATOR SENIOR	CADD DESIGNER	CADD TECH	SUE SR. DESIGNATOR	SUE DESIGNATOR	UTILITIES COORDINATOR SENIOR	UTILITIES COORDINATOR	UTILITIES FIELD INSPECTOR SENIOR	UTILITIES FIELD INSPECTOR	PRODUCTION TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
Utility Engineering (Design)																				
Schematic Alignment Risk Assessment																				
Maintain Utility Base File																				
Utility Layouts (30%,70%, 95%, 100% Milestone Submittals)																				
Utility Conflict Matrix (30%,70%, 95%, 100% Milestone)			16									60	60					136		
Proposed Utility Layout																		0	N/A	N/A
Utility Certification / Work Plan																		0	N/A	N/A
Utility Coordination																		0		
Utility Coordination Meetings (30%,70%, 95%, 100% Milestone)																				
Individual Utility Meetings																				
Utility Kick Off Mtg																				
Contact List Maintenance																				
Progress Meetings with County and representatives (Monthly)																				
Project Notification Letters																				
Utility Agreement / AFA Review (Assume 5)																				
Utility Proposed Adjustment Review																				
HOURS SUB-TOTALS	0	0	16	0	0	0	0	0	0	0	0	60	60	0	0	0	0	136	#REF!	
CONTRACT RATE PER HOUR	$263.00	$223.00	$188.00	$205.00	$170.00	$150.00	$184.00	$167.00	$138.00	$143.00	$124.00	$207.00	$181.00	$170.00	$158.00	$116.00	$108.00			
TOTAL LABOR COSTS	$0.00	$0.00	$3,008.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,420.00	$10,860.00	$0.00	$0.00	$0.00	$0.00	$26,288.00		
% DISTRIBUTION OF STAFFING	0.00%	0.00%	11.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	44.12%	44.12%	0.00%	0.00%	0.00%	0.00%			
SUBTOTAL FC 135 (135)																		**$26,288.00**		

LABOR SUMMARY BY FUNCTION CODE	PROJECT MANAGER	ENGINEER SENIOR	ENGINEER PROJECT	ENGINEER UTILITIES	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	CADD OPERATOR SENIOR	CADD OPERATOR	CADD OPERATOR JUNIOR	SUE MANAGER	SUE FIELD MANAGER	UTILITIES COORDINATOR SENIOR	UTILITIES COORDINATOR	UTILITIES FIELD INSPECTOR SENIOR	UTILITIES FIELD INSPECTOR	ENGINEERING SPECIALIST (UTILITY)	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
Utility Engineering (Design)	0	0	16	0	0	0	0	0	0	0	0	60	60	0	0	0	0	136	$26,288.00
SUBTOTAL LABOR EXPENSES	0	0	16	0	0	0	0	0	0	0	0	60	60	0	0	0	0		$26,288.00

TASK DESCRIPTION	PROJECT MANAGER	ENGINEER SENIOR PROJECT	ENGINEER PROJECT	ENGINEER FIELD	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	CADD OPERATOR SENIOR	CADD DESIGNER	CADD TECH	SUE SR. DESIGNATOR	SUE DESIGNATOR	UTILITIES COORDINATOR SENIOR	UTILITIES COORDINATOR	UTILITIES FIELD INSPECTOR SENIOR	UTILITIES FIELD INSPECTOR	PRODUCTION TECHNICIAN	ADMIN/ CLERICAL	TOTAL LABOR HRS. & COSTS	NO OF DWGS	HR / SHT
Utility Engineering (Construction)																				
Utility Conflict Matrix Maintanance																		0	N/A	N/A
																		0	N/A	N/A
Utility Coordination																		0		
Utility Kickoff Meetings																		0		
Utility Monitoring and Verification (6 months)																		0		
Utility Status Meeting (BiWeekly)																		0		
Utility Conflict Adjustment Coordination																		0		
HOURS SUB-TOTALS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#REF!	
CONTRACT RATE PER HOUR	$263.00	$223.00	$188.00	$205.00	$170.00	$150.00	$184.00	$167.00	$138.00	$143.00	$124.00	$207.00	$181.00	$170.00	$158.00	$116.00	$108.00			
TOTAL LABOR COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
% DISTRIBUTION OF STAFFING	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
SUBTOTAL FC 135 (135)																		**$0.00**		

LABOR SUMMARY BY FUNCTION CODE	PROJECT MANAGER	ENGINEER SENIOR PROJECT	ENGINEER PROJECT	ENGINEER FIELD	ENGINEER IN TRAINING II	ENGINEER IN TRAINING I	CADD OPERATOR SENIOR	CADD DESIGNER	CADD TECH	SUE SR. DESIGNATOR	SUE DESIGNATOR	UTILITIES COORDINATOR SENIOR	UTILITIES COORDINATOR	UTILITIES FIELD INSPECTOR SENIOR	UTILITIES FIELD INSPECTOR	PRODUCTION TECHNICIAN	ADMIN/ CLERICAL	TOTAL MH BY FC	TOTAL COSTS BY FC
Utility Engineering (Construction)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00
SUBTOTAL LABOR EXPENSES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$0.00

UNIT COSTS	# OF UNITS		COST/UNIT	UNIT													
SUE Mobilization/Demobilization	165		$6.25	mile													$1,031.25
SUE (Quality Level D)	4,514		$0.80	LF													$3,611.20
SUE (Quality Level C)	16,480		$0.94	LF													$15,491.20
SUE (Quality Level B - Utility Designation)	59,472		$2.00	LF													$118,944.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: 0 to 5 ft	3		$1,450.00	each													$4,350.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 5 to 8 ft	3		$1,775.00	each													$5,325.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 8 to 13 ft	2		$2,400.00	each													$4,800.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 13 to 20 ft	2		$3,150.00	each													$6,300.00
SUE (Quality Level A - Utility Locate, Test Holes) Level A: > 20 ft			$250.00	FT													$0.00
One (1) Designating Person with equipment			$160.00	hour													$0.00
Two (2) Designating Person with equipment	22		$240.00	hour													$5,280.00
Two (2) Person Vacuum Excavation with equipment			$480.00	hour													$0.00
Coring and repairing the pavement includes labor, equipment, and materials	5		$485.00	each													$2,425.00
SUBTOTAL UNIT COSTS																	**$167,557.65**

OTHER DIRECT EXPENSES	# OF UNITS		COST/UNIT	UNIT													
Mileage	580		$0.655	mile													$379.90
Traffic Control Services, Arrow Boards and Attenuator trucks - (Includes labor, equipment and fuel)	2		$5,150.00	day													$10,300.00
SUBTOTAL DIRECT EXPENSES																	**$10,679.90**

SUMMARY	
TOTAL COSTS FOR SUE ONLY	$26,288.00
TOTAL COSTS FOR UC ONLY (CONSTRUCTION)	$0.00
NON-SALARY (UNIT COSTS) FOR SUE ONLY	$167,557.65
NON-SALARY (OTHER DIRECT EXPENSES) FOR SUE ONLY	$10,679.90
GRAND TOTAL	$204,525.55

APPENDIX A-2
Scope of Services (Hourly)

The work to be performed by the Engineer for additional services shall be approved in writing by the County, or LJA, prior to the Engineer starting any work on the task. Prior to initiating any work, the Engineer shall submit a scope of services and a proposed fee for each requested task for the County's review and approval. Tasks may include, but are not limited to, Construction Phase services or any other services deemed necessary by the County for the project.

Appendix B
Maximum Hourly Rates and Expenses

TEDSI

Job Classification	Maximum Raw Salary Rate
Project Manager	$110.00
Senior Engineer	$98.00
Project Engineer	$80.00
Design Engineer	$67.00
EIT	$55.00
Senior Engineering Tech	$58.00
Engineering Tech	$50.00
CADD Operator	$48.00
Admin/Clerical	$41.00

Appendix C
Insurance

Engineer's Insurance Requirements. Throughout the term of this Agreement, Engineer shall carry and maintain in force the insurance described herein.

Commercial General Liability Insurance at least as broad as CG 00 01 (including protective liability coverage on operations of independent Engineers engaged in construction, blanket contractual liability coverage, products liability coverage, and explosion, collapse and underground hazards coverage) for the benefit of Engineer, against claims for personal injury, bodily injury and property damage, with a limit of not less than One Million Dollars ($1,000,000) in the event of personal injury or bodily injury to any number of persons or of damage to property arising out of any one occurrence, and not less than $1,000,000 in the aggregate applicable to this Program.

Workers' compensation insurance covering all employees of Engineer employed in, on or about the Program in order to provide statutory benefits as required by the laws of the State of Texas.

Automobile Liability: $300,000 combined single limit per accident for bodily injury and property damage. County shall be named as Additional Insured for this coverage.

Professional Liability: $1,000,000 aggregate covering Engineer in connection with the services to be provided by Engineer under this Agreement.

Engineer shall, upon County's request, furnish County with appropriate certificates evidencing the insurance required to be maintained by Engineer hereunder.

SUBDIVISION DEVELOPMENT AGREEMENT

This **SUBDIVISION DEVELOPMENT AGREEMENT** (the "Agreement") is made as of _____, 2025 (the"Effective Date"), by and between **FREELAND (HOUSTON) ASLI X, LLC,** a Delaware limited liability company, or its successors or assigns ("Developer"), and **WALLER COUNTY**, **TEXAS**, a political subdivision of the State of Texas (the "County"), the foregoing being sometimes referred to collectively as the "Parties".

A. Developer owns approximately 556.1 acres of real property ("Developer's Property") more particularly described in Exhibit A and which will be development into a master planned community with residential, commercial, recreational, and open space uses.

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

C. The 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.

D. The County desires that the project be developed on Developer's Property and expects to receive a benefit from the development of the Project.

E. 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.

IN CONSIDERATION of the mutual covenants and promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PURPOSE**. The Parties desire to coordinate the development of certain aspects of Developer's Property as detailed in Exhibits A, B, C, D, E, and F. Developer agrees to comply with the terms of this Agreement and its attached exhibits while developing Developer's Property.

2. **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 or commercial builders who may purchase tracts from Developer, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a different developer or other person or entity shall require the written agreement of County. For the purposes of this Section, 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; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

3. **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.

4. **COVENANT RUNNING WITH THE LAND.** 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.

5. **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 written 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.

6. **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
836 Austin Street, Suite 203
Hempstead, Texas 77445

Notices mailed to Developer:

Freeland (Houston) ASLI X, LLC
c/o Avanti Properties Group
923 N. Pennsylvania Avenue
Winter Park, FL 32789
Attn: Houman Samanian
Email: houman@ersagrae.com

with a copy to:
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attn: Katie Sherborne
Email: ksherborne@abhr.com

7. **CONTRACTING AUTHORITY.** The Waller County Commissioners Court is the contracting authority for the County. All amendments, waivers, etc. requiring approval under this Agreement must be approved by the Waller County Commissioners Court on behalf of County.

8. **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 inability 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.

9. **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.

10. **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 exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.

11. **NO JOINT VENTURE.** This Agreement does not create a joint venture or partnership among 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.

12. **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.

13. **LAW ENFORCEMENT**. After full build-out within Waller County Municipal Utility District No. 48 (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.

14. **TRAFFIC SIGNAL.** The County shall design and construct the traffic signal at the intersection of Stockdick Road and FM 2855 (the "Traffic Signal"), and either Developer or the District shall pay 25% ("Developer's Share") of the costs attributable to the acquisition or construction of the Traffic Signal, including design costs, the costs of construction, acquisition, and installation; costs of acquiring necessary interests in real property and/or easements; costs of preparing plans and specifications and observing construction; costs related to storm water management, pollution control and wetlands mitigation; costs of acquiring necessary licenses or permits; costs of engineering and advertising services; costs of material and soil testing; change orders; fiscal, legal, administrative, advertising, and contingencies costs; platting; costs of legal

proceedings or judgment; and all other items and expenses of a similar or different nature reasonably required for the construction or acquisition of the Traffic Signal, including contingencies (collectively, the "Construction Costs"). At least sixty (60) days prior to the approval by the County of the final plat within the current boundaries of Developer's Property, the County shall provide an invoice to Developer setting forth Developer's Share of the Construction Costs, to be due and payable by Developer to the County prior to the recordation of such final plat. It is understood and agreed that payment of Developer's Share shall not be due and payable by Developer to the County prior to the recordation of the final plat within the current boundaries of Developer's Property, even if the Traffic Signal is constructed by the County prior to such date.

15. **MULTIFAMILY/BTR CONSTRUCTION**. Notwithstanding anything to the contrary set forth herein or in the attached exhibits, (i) multifamily buildings may only be constructed within Developer's Property with the prior written approval of the County, not to be unreasonably denied, conditioned, or delayed, and (ii) build-to-rent communities shall be prohibited within Developer's Property.

16. **DONATION OF SITE TO COUNTY**. Within sixty (60) days of a written request from the County, Developer or the District shall donate one of the seven (7) acre drill site (the "Site") located within the boundaries of the District for use as a County regional park, to be selected by Developer. The Site shall be conveyed to the County by special warranty deed, as is, where is, and with all faults and shall either have current access from a County road or future access to a County road to be constructed by the District with funds advanced by Developer. Such deed shall contain restrictions on the use of the Site for parkland and a public recreation area. Further, such deed shall provide that if, at any time after the Site is developed as a park or public recreational area, the County ceases to use the Site for parkland and public recreational purposes for a continuous period of one hundred eighty (180) successive, calendar days, for the benefit of and use by the public, including, without limitation, those members of the public who reside within the boundaries of the District, then, the District shall notify the County in writing of such cessation and provide the County with an opportunity to cure the default within sixty (60) days after receipt of such written notice from the District. If the County fails to cure the default within sixty (60) days after receipt of such written notice from the District, title to the Site shall revert to the District, without further action or cost to the District, and the County shall execute a special warranty deed conveying the Site to the District, which will be recorded in the real property records of Waller County, Texas. The County agrees that any improvements within the Site shall be consistent with Developer's planned amenities as shown on Figure B attached hereto.

17. **DONATION OF FUNDS TO COUNTY**. Upon recordation of final plats that contain a minimum of fifty percent (50%) of the total lots that will be constructed within the Project, Developer will make a payment of $100,000 which funds shall be used by the County for "Community Enhancements" such as park improvements

within the Site. For the purposes of this Agreement, it is understood that the total number of single-family residential lots within the Project is one-thousand five hundred lots (1,500). Minor changes shall be permitted consistent with the Plan of Development as detailed in Exhibit B of this Agreement.

18. **MEMORANDUM OF AGREEMENT**. This Agreement and any amendments hereto shall be recorded by Developer in the Official Public Records of Waller County, Texas.

19. **VERIFICATIONS**.

(a) Foreign Terrorist Organizations. For purposes of Section 2252.152, Texas Government Code, as amended, Developer hereby verifies that it and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate, unless affirmatively declared by the United States government to be excluded from its federal sanction regime relating to Sudan, its federal sanctions regime relating to Iran, or any federal sanctions regime relating to a foreign terrorist organization, are not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201 of the Texas Government Code.

(b) For purposes of Sections 2271.002, 2274.002, and 2276.002, Texas Government Code, as amended, Developer hereby verifies that it does not employ 10 or more full-time employees and, therefore, is not required to make verifications pursuant to Sections 2271.002, 2274.002, and 2276.002, Texas Government Code.

[Signature pages immediately follow]

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement, as of the Effective Date.

FREELAND (HOUSTON) ASLI X, LLC
By: Avanti Strategic Land Investors X, LLC
By: APG ASLI X, LLC
By: Avanti Properties Group III, L.L.L.P.
By: APG III GP, LLC
By: Avanti Management Corporation

By:_____

Andrew Dubill
Executive Vice President

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a _____ corporation, _____ of APG III GP, LLC, a _____ limited liability company, _____ of Avanti Properties Group III, L.L.L.P., a _____ limited liability limited partnership, _____ of APG ASLI X, LLC, a _____ limited liability company, _____ of Avanti Strategic Land Investors X, LLC, a _____ limited liability company, _____ of Freeland (Houston) ASLI X, LLC, a _____limited liability company, on behalf of said corporation, limited liability companies, and limited liability limited partnership.

[S E A L]

_____
Notary Public, State of Texas

WALLER COUNTY, TEXAS,
a political subdivision of the State of Texas

By: _____

Carbett "Trey" J. Duhon III
County Judge

STATE OF TEXAS §
§
COUNTY OF WALLER §

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

[S E A L]

_____
Notary Public, State of Texas

EXHIBITS

Exhibit A – Developer's Property Description
Exhibit B – Plan of Development
Exhibit C – General Land Plan
Exhibit D – Approved Variances
Exhibit E - Memorandum of Agreement

Exhibit A
Developer's Property

WCMUD 48 DISTRICT CREATION REPORT
556.1 ACRES

OCTOBER 5, 2022
JOB NO. 10426-00

DESCRIPTION OF A 556.1 ACRE TRACT OF LAND SITUATED
IN THE H. & T.C. R.R. CO. SURVEY, SECTION 98, ABSTRACT NO. 286,
H. & T.C. R.R. CO. SURVEY, SECTION 81, ABSTRACT NO. 158, &
H. & T.C. R.R. CO. SURVEY, SECTION 82, ABSTRACT NO. 290
WALLER COUNTY, TEXAS

BEING a 556.1 acre (24,222,967 square foot) tract of land situated in the H. & T.C. R.R. Co. Survey, Section 98, Abstract No. 286, the H. & T.C. R.R. Co. Survey, Section 81, Abstract No. 158, and the H. & T.C. R.R. Co. Survey, Section 82, Abstract No. 290 of Waller County, Texas and being all of a called 556.084 acre tract of land as described in an instrument to Freeland (Houston) ASLI X, LLC recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2115429, said 556.1 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 556.084 acre tract as cited herein:

BEGINNING at the Northeast corner of said 556.084 acre tract and the herein described tract, same being the Southeast corner of a called 569.5433 acre tract of land as described in an instrument to Weiss Land and Development, LLC recorded under W.C.C.F. No. 1907427, lying on the West right-of-way line of F.M. 2855 (100 feet wide as occupied), from which a found 5/8-inch iron rod with cap stamped "SURVCON" bears S 81°34' W, a distance of 0.34 feet and a found 5/8-inch iron rod with cap stamped "THOMAS 5736" bears N 02°14' W, a distance of 7.52 feet;

THENCE, S 02°00'51" E, along and with the East line of said 556.084 acre tract and the West right-of-way line of said F.M. 2855, a distance of 1,407.43 feet to the most Easterly Southeast corner of the herein described tract and said 556.084 acre tract, same being the Northeast corner a called 160 acre tract of land as described in an instrument to Dollins Farm Partnership recorded under Vol. 1154, Pg. 184 of the Harris County Deed Records (H.C.D.R.), from which a found 3/4-inch iron rod bears N 59°21' W, a distance of 0.31 feet and a found 5/8-inch iron rod with cap stamped "JONES & CARTER" bears N 09°51' W, a distance of 7.52 feet;

THENCE, S 87°58'30" W, along and with a Southerly line of said 556.084 acre tract and the North line of said 160 acre tract, at a distance of 2,624.18 feet pass the Northwest corner of said 160 acre tract and the Northeast corner of a called 318.743 acre tract of land described as Tract 7 in an instrument to Hilcorp Energy I, LP recorded under W.C.C.F. No. 1909037, continuing along and with the a Southerly line of said 556.084 acre tract and the North line of said 318.743 acre tract, a total distance of 5,249.03 feet to an interior corner of the herein described tract and said 556.084 acre tract, same being the Northwest corner of said 318.743 acre tract, from which a found 2-inch iron pipe with cap bears N 70°18' W, 0.64 feet;

THENCE, S 02°00'26" E, along and with the West line of said 318.743 acre tract and an Easterly line of said 556.084 acre tract, a distance of 5,283.54 feet to a found 1/2-inch iron rod with aluminum cap found for the most Southerly Southeast corner of the herein described tract and said 556.084 acre tract, same being the Southwest corner of said 318.743 acre tract, the Northwest corner of a called 79.794 acre tract described as Tract 8 in an instrument to Hilcorp Energy I, LP recorded under W.C.C.F. No. 1909468, and the Northeast corner of a called 258.270 acre tract of land described as Tract I in an instrument to Freeland (Houston) ASLI X, LLC recorded under W.C.C.F. No. 2115430, from which a found 1/2-inch iron rod bears N 37°22' E, a distance of 5.54 feet;

THENCE, S 87°59'33" W, along and with the South line of said 556.084 acre tract and the North line of said 258.270 acre tract, a distance of 1,717.00 feet to a 5/8-inch iron rod found for the Southwest corner of the herein described tract and said 556.084 acre tract, same being the Northwest corner of said 258.270 acre tract, lying on the West line of a called 706.172 acre tract of land described as Tract I in an instrument to City of Houston, Texas recorded under Vol. 397, Pg. 51 and Vol. 397, Pg. 65 of the W.C.D.R.;

THENCE, N 16°19'33" W, along and with the West line of said 556.084 acre tract and the East line of said 706.172 acre tract, a distance of 6,794.62 feet to a 5/8-inch iron rod found the Northwest corner of the herein described tract and said 556.084 acre tract, same being the Southwest corner of said 569.5433 acre tract, from which a found 5/8-inch iron rod with cap stamped "THOMAS 5736" bears N 15°07' W, a distance of 7.65 feet;

THENCE, along and with the North line of said 556.084 acre tract and a Southerly line of said 569.5433 acre tract, the following courses and distances:

N 87°59'34" E, a distance of 3,397.43 feet to an interior corner of the herein described tract and said 556.084 acre tract, same being a Southerly corner of said 569.5433 acre tract, from which a found 5/8-inch iron rod with cap stamped "JONES & CARTER" bears N 20°37' E, a distance of 0.33 feet and a found 5/8-inch iron rod with cap stamped "THOMAS 5736" bears N 14°34' W, a distance of 7.71 feet;

N 02°00'26" W, a distance of 107.43 feet along and with the East line of said 569.5433 acre tract and the West line of said 556.084 acre tract to a Northerly corner of the herein described tract and said 556.084 acre tract, same being an interior corner of said 569.5433 acre tract, from which a found 5/8-inch iron rod with cap bears S 75°15' W, a distance of 0.27 feet and a found 5/8-inch iron rod with cap bears N 14°21' W, a distance of 7.67 feet;

N 87°58'30" E, a distance of 5,248.84 feet along and with the South line of said 569.5433 acre tract and the North line of said 556.084 acre tract to the **POINT OF BEGINNING** and containing 556.1 acres (24,222,967 square feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Austin Woo RPLS No. 6852
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500

Exhibit B

Plan of Development

Exhibit B

Plan of Development

Sunset Grove

Prepared by:

10777 Westheimer Road #500
Houston, Texas 77042

November 22, 2024

Table of Contents

A. Introduction.....1
1. Description of the Subject Property.....1
2. Description of the Proposed Development.....1
3. Description of the Land.....2
4. Purpose Statement.....2

B. Design Standards Applicable to the Development.....2
1. Lot Size.....3
2. Building Line Requirements.....3
3. Right-of-way Widths.....3
4. Centerline Radius.....3
5. Pavement Widths.....4
6. Compensating Open Space.....4
7. Intersection Spacing Requirements.....5
8. Points of Access.....5
9. Roadway Improvements.....5-6

C. Land Uses.....7

D. Regulatory Review.....7

E. Figures.....8
Figure A - Boundary Exhibit.....9
Figure B - Conceptual Landscaping Amenities Plan.....10
Figure C - Fencing Plan.....11
Figure D - Roadway Network Plan.....12
Figure E - Phasing Plan.....13

F. Addenda to Plan of Development.....14

Addendum A - Definitions.....15-18

Addendum B - Waller County Subdivision and Development Regulations.....19

Addendum C - Waller County Acceptance Criteria for New Construction, Repair, and Replacement of Concrete Roadways.....20

Exhibit B
Plan of Development
Sunset Grove

August 21, 2024

A. Introduction

1. Description of the Subject Property

Sunset Grove (Project) is a ±556.1-acre master planned community in Waller County located north of Morton Road, south of FM 529 (Freeman Road), west of FM 2855, and east of FM 362. The Project is located within the bounds of Waller County Municipal Utility District 48 (WCMUD 48) and is directly bounded by proposed Clay Road to the south, FM 2855 along the eastern boundary, and proposed Stockdick Road, a designated major thoroughfare, along the innermost southern boundary of the tract. The Project is also bounded to the west by City of Houston Airport System owned property currently used as a mitigation bank related to Houston Airport operations and to the east by primarily undeveloped agricultural land.

The Project may have a different name in the future and is referred to as “Sunset Grove” or “Project” within this document and will be referred to as such, until such a time where a development name is chosen. It is understood that this document shall be deemed applicable to the Project in perpetuity, regardless of future naming.

2. Description of the Proposed Development

The Conceptual Master Plan for the property, as shown on Exhibit C, is comprised of predominately single-family residential uses with open space, recreational, and commercial uses. The Plan presents the opportunity to develop a large tract of land as a single, cohesive master planned community. Proposed single family lot sizes are indicative of the current real estate market and desire for a broad range of housing. Residential lots will range in size from approximately 4,200 square feet to over 7,200 square feet. Commercial uses are proposed where appropriate to compliment the development and the area’s surrounding growth.

The proposed development will include the following features:

- Amenitized open space within the community
- A series of amenity lakes providing storm water detention within the community
- A system of sidewalks and trails providing connectivity within the community

3. Description of the Land

As shown on Figure A**,** Sunset Grove is comprised of ±556.1 acres, and is currently undeveloped agricultural land. Legal descriptions for Sunset Grove are provided in Exhibit A of this document. The property is bifurcated in numerous locations by pipeline easements, as well as six (6) separate drill sites.

4. Purpose Statement

The primary purpose of this Plan of Development is to prescribe land use and development regulations that will establish a higher quality master planned community than through the use of conventional subdivision regulations.

Master planned communities, in general, provide tremendous benefits for counties when compared to development that occurs in a disjointed or piece meal fashion. Historically, property values within master planned communities are greater and more stable than property values outside of master planned communities, providing local governments with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowners' associations. Master planned communities provide stability and predictability that enhance a county's long-range planning and financial objectives.

In addition to the standards provided in this Plan of Development and the Waller County Subdivision and Development Regulations, a homeowners' association will be established and made legally responsible for maintenance of common areas and community amenities not dedicated to the public, or responsible for maintenance by WCMUD 48.

B. Design Standards Applicable to the Development

It is the intent the Plan of Development approved herein will be developed in compliance with the below design standards and the Waller County Subdivision and Development Regulations, as amended and adopted on December 6th, 2023, as well as the Waller County Acceptance Criteria for New Construction, Repair, and Replacement of Concrete Roadways, as adopted on December 6th, 2023. If a design standard is not stated below, then regulations contained in the Waller County Subdivision and Development Regulations as amended and adopted on December 6th, 2023, shall be deemed applicable for this Plan of Development.

If there are discrepancies between the text of this document and any figures or addenda attached, the text shall prevail.

The Project shall be developed in accordance with the following design standards:

1. Single-Family Residential Density

a. The total number of single-family residential lots within the Project shall be one-thousand five hundred lots (1,500).
b. The total number of proposed single-family residential lots are approximate and minor changes to the Plan of Development shall be permitted, provided such changes are consistent with the intent and general purpose of the Plan of Development and do not result in an increase in total single-family residential lots of more than ten percent (10%).

2. Lot Size

a. Minimum lot width shall be forty (40) feet measured at the front building line for all lots.
b. Minimum lot area for lots shall be four-thousand two hundred (4,200) square feet.
c. A maximum of thirty percent (30%) of the total number of lots shall be permitted to be a minimum of forty (40) feet in width measured at the front building line.
d. The remaining seventy percent (70%) of the total number of lots shall be at least fifty (50) feet in width measured at the front building line.

3. Building Line Requirements

a. Minimum front building line shall be twenty-five (25) feet for all lots.
b. Minimum side street building line shall be ten (10) feet.
c. Minimum interior side lot building line shall be five (5) feet.
d. Minimum side street garage face building line shall be twenty (20) feet.
e. Minimum building line along an arterial street shall be twenty-five (25) feet.

4. Right-of-way Widths

a. Minimum right-of-way width for local streets shall be sixty (60) feet, with a cul-de-sac right-of-way radius of fifty (50) feet for cul-de-sac right-of-way within Phase I (as illustrated in Figure E). Minimum cul-de-sac right-of-way shall be 60 feet for streets in Phase II (as illustrated in Figure E).
b. Minimum right-of-way width for collector streets shall be sixty (60) feet.

c. Minimum right-of-way width for major thoroughfares shall be one hundred (100) feet, except that when a major thoroughfare is bisected by a property ownership line, a maximum of fifty (50) feet (or one-half of the total right of way width) shall be required to be dedicated.

5. Centerline Radius

a. Minimum centerline radius for local streets shall be one hundred fifty (150) feet.
b. Minimum centerline radius for collector streets shall be six hundred-fifty (650) feet.
c. Minimum centerline radius for major thoroughfares shall be two thousand (2,000) feet.
d. Minimum centerline radius requirements shall not apply in an instance where a local public street changes direction at approximately ninety (90) degrees, i.e. an “elbow” or “ell” (geometry).

6. Pavement Widths

a. Minimum pavement width for local streets shall be twenty-eight (28) feet back of curb to back of curb, with a pavement radius of forty-two and one-half (42.5) feet for cul-de-sacs Located within Phase I (as illustrated in Figure E).
b. Minimum pavement width for local streets shall be twenty-eight (28) feet back of curb to back of curb, with a pavement radius of fifty (50) feet for cul-de-sacs located within Phase II (as illustrated in Figure E).
c. Minimum pavement width for collector streets shall be thirty-two (32) feet from back of curb to back of curb.
d. Minimum pavement width for major thoroughfares shall be twenty-five (25) feet from back of curb to back of curb. A major thoroughfare paving section may contain two twenty-five (25) foot paving sections, except in cases where one half of the total right of way has been dedicated. In the instance of a partial dedication, one twenty-five (25) foot paving section shall be deemed sufficient.

7. Intersection Spacing Requirements

a. The maximum allowable intersection spacing requirement shall be one-thousand four hundred (1,400) feet for local street spacing measured along a blockface.

b. The maximum allowable intersection spacing requirements for collector streets and major thoroughfares shall be two thousand six hundred (2,600) feet measured along a blockface.

c. These requirements do not prohibit Special Exceptions (as defined in Addendum A) being automatically approved for a deviation of a maximum of thirty-three (33) percent (%) of the requirement, nor does this requirement preclude variances to be granted by Waller County Commissioners' Court for a larger deviation from the standard.

8. Points of Access

a. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision. Local street, collector street, or major thoroughfares that provide access to an existing or future major thoroughfare (as designated by the Waller County Major Thoroughfare Plan) shall be sufficient to satisfy the points of access requirements.

9. Roadway Improvements

Roadway improvements shall be constructed in accordance with the approved TIA submitted by BGE, Inc. and Developer shall only be required to contribute a pro-rata share of the recommended improvements as expressed within this Subdivision Development Agreement.

a. Stockdick Road-

1.) Only the portion of Stockdick Road between FM 2855 and Cardiff Road shall be required to be dedicated and constructed per requirements set forth in this document and as illustrated on Figure D, Roadway Network Plan, and as approved by Waller County Commissioners Court effective on the date of approval of this document. This portion of Stockdick Road shall ultimately be four (4) lanes, to be constructed in phases as follows:

i) The northern two (2) lanes of Stockdick Road shall extend only to the intersection of the entry roads to both sections 1 and 2 depicted within Phase I on Figure E and shall be constructed prior to commencement of construction of houses in Section 3 of Phase I as depicted on both Figure E, Phasing Plan and Exhibit C, Conceptual Master Plan. Access to the approximate 7.5 acre detention pond and 4.7

acre water plant as depicted on Exhibit C of this document shall be provided by an all weather temporary access easement until such time a permanent right-of-way is provided.

ii) Construction of the southern two (2) lanes of Stockdick Road and extension of all four (4) lanes of Stockdick Road within the subject property only shall commence upon recordation of the first platted section within Phase II as depicted on Figure E, Phasing Plan.

2.) No further dedication of right-of-way or construction of roadway shall be required for the portion of Stockdick Road west of Cardiff Road to the western Project boundary, except only as illustrated on Figure D, Roadway Network Plan, and as approved by Waller County Commissioners Court effective on the date of approval of this document.

b. Cardiff Road-

1.) Upon platting of 75% of the single-family lots within Phase II, construction of two (2) lanes of Cardiff Road in the area shown on Figure D, Roadway Network Plan, and as approved by Waller County Commissioners Court, effective on the date of approval of this document, shall commence and shall be completed prior to the recordation of the final subdivision plat of the development within the Project. No further dedication of right-of-way or construction of roadway shall be required for the portion of Cardiff Road that will be located outside of the Project.

2.) Upon platting of 100% of the single-family lots within Phase II, construction of four (4) lanes of Cardiff Road in the area shown on Figure D, Roadway Network Plan, more so described as the portion of Cardiff Road between the northern boundary of Phase I and the southern boundary of Phase I, and as approved by Waller County Commissioners Court, effective on the date of approval of this document, shall commence and shall be completed prior to the recordation of the final subdivision plat of the development within the Project.

c. Clay Road-

1.) Upon platting of 100% of the single-family lots within Phase II, construction of two (2) lanes of Clay Road in the area shown on Figure D, Roadway Network Plan, and as approved by

Waller County Commissioners Court on the date of approval of this document, Developer's Clay Road Portion, shall commence and shall be completed prior to the recordation of the final subdivision plat of the development within the Project. No further dedication of right-of-way or construction of roadway shall be required for the portion of Clay Road that will be located outside of the Project.

2.) Notwithstanding the foregoing, at Developer's option and upon request from Waller County, Developer may pay an amount to Waller County that does not exceed the amount that Developer would pay to construct Developer's Clay Road Portion at the time of request by Waller County. If Developer chooses to make such payment in lieu of constructing Developer's Clay Road Portion, Developer shall have no further obligation to construct Developer's Clay Road Portion upon payment of such amount to Waller County, and Waller County shall construct Developer's Clay Road Portion. Commencement of construction shall not be unreasonably delayed by Waller County upon payment by Developer.

C. Land Uses

The following land uses are permitted to be located within the Project:

1. Single-family residential
2. Commercial
3. Open Space
4. Detention and appurtenances
5. Drill Sites
6. Water treatment plants and appurtenances
7. Wastewater treatment plants and appurtenances

D. Regulatory Review

Developer or authorized agent reserves the right to choose a third-party consultant for review and recommendation of approval for all required civil engineering plans per Waller County Subdivision and Development Regulations. It shall be the developer's responsibility to pay for the separately agreed upon submittal fees for review by the third-party consultant. It is understood that this agreement shall be approved by Waller County Commissioner's Court, and that both the Developerand Waller County Commissioner's Court will agree upon the submittal fees and selection of the third-party consultant prior to proceeding with any civil engineering plan reviews pertaining to this Project.

Civil engineering plans and subdivision plats shall be reviewed by Waller County or the designated third-party consultant within 30 days of the filing date of said civil engineering plans or subdivision plats pursuant to Texas Local Government Code, Chapter 212.009.

E. Figures

A. Boundary Exhibit
B. Conceptual Landscaping Amenities Plan
C. Fencing Plan
D. Roadway Network Plan
E. Phasing Plan

The figures provided within this document are conceptual in nature and subject to change.

FIGURE A
Boundary Exhibit

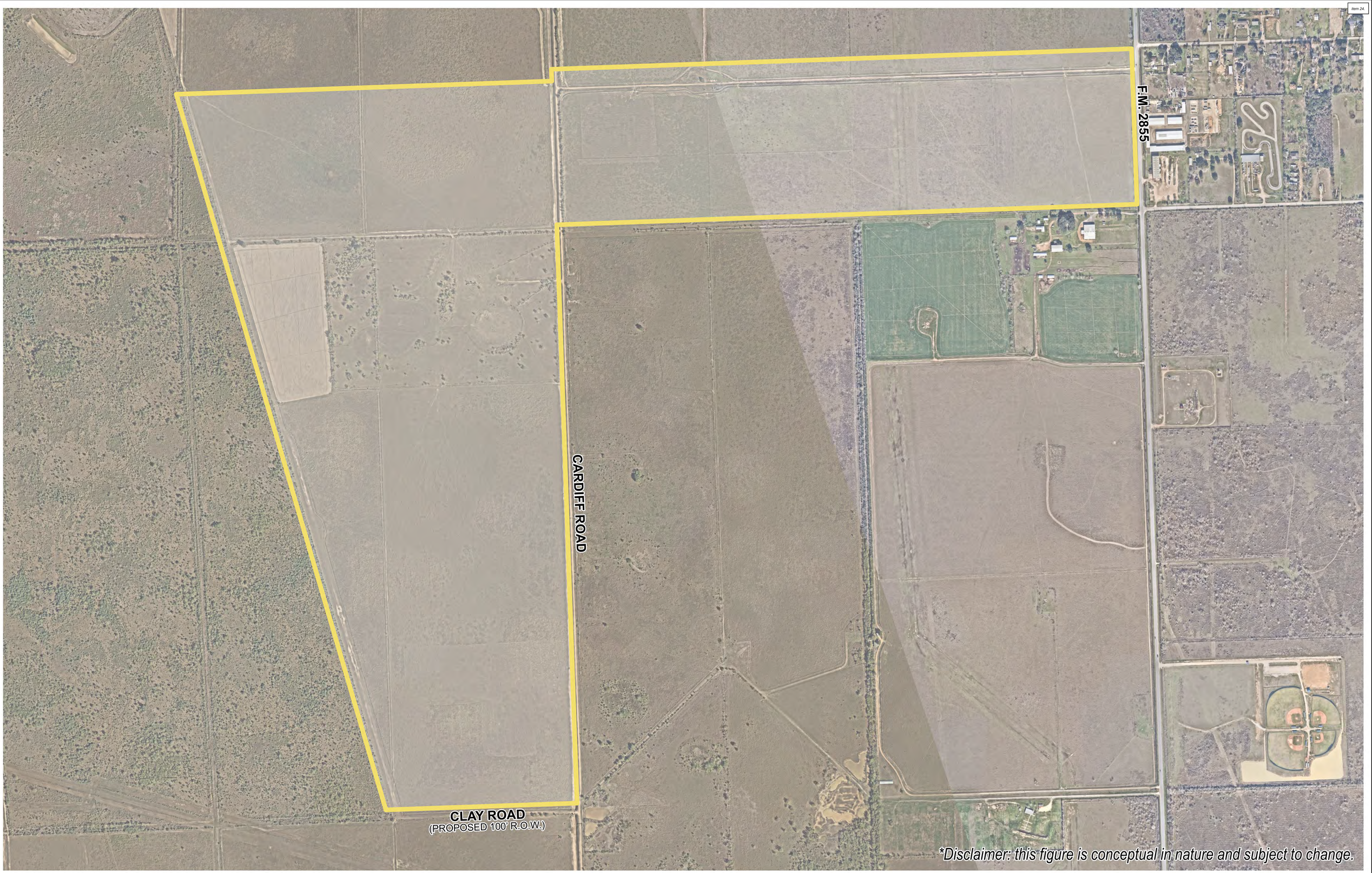


FIGURE A - BOUNDARY EXHIBIT

SUNSET GROVE

±556.1 ACRES OF LAND

WALLER COUNTY, TEXAS

AUGUST 9, 2024

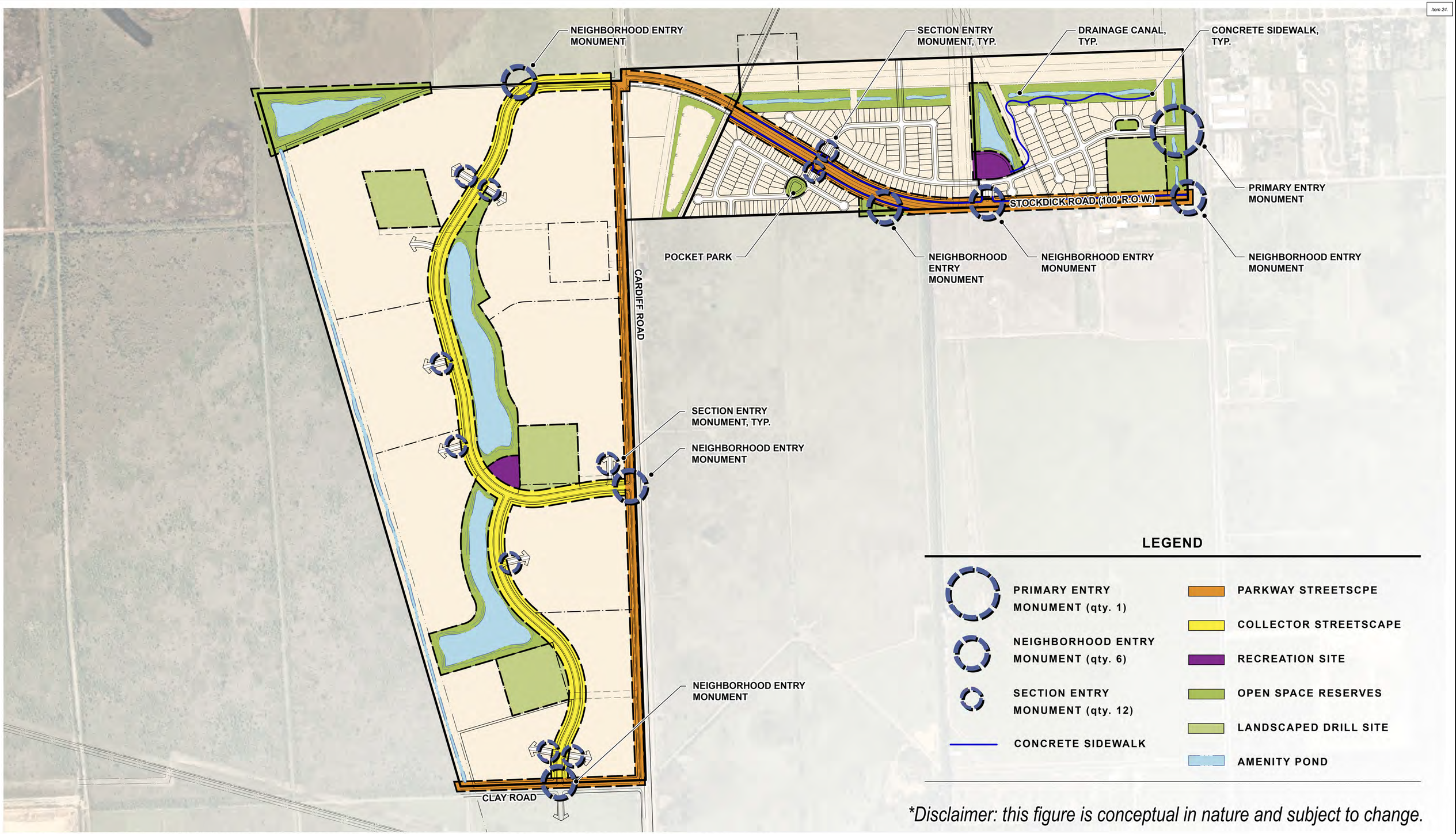
BGE #10504

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 150 300 600

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2024 BGE, INC. ALL RIGHTS RESERVED

FIGURE B
Conceptual Landscaping Amenities Plan



*Disclaimer: this figure is conceptual in nature and subject to change.

FIGURE B - CONCEPTUAL LANDSCAPING AMENITIES PLAN

SUNSET GROVE

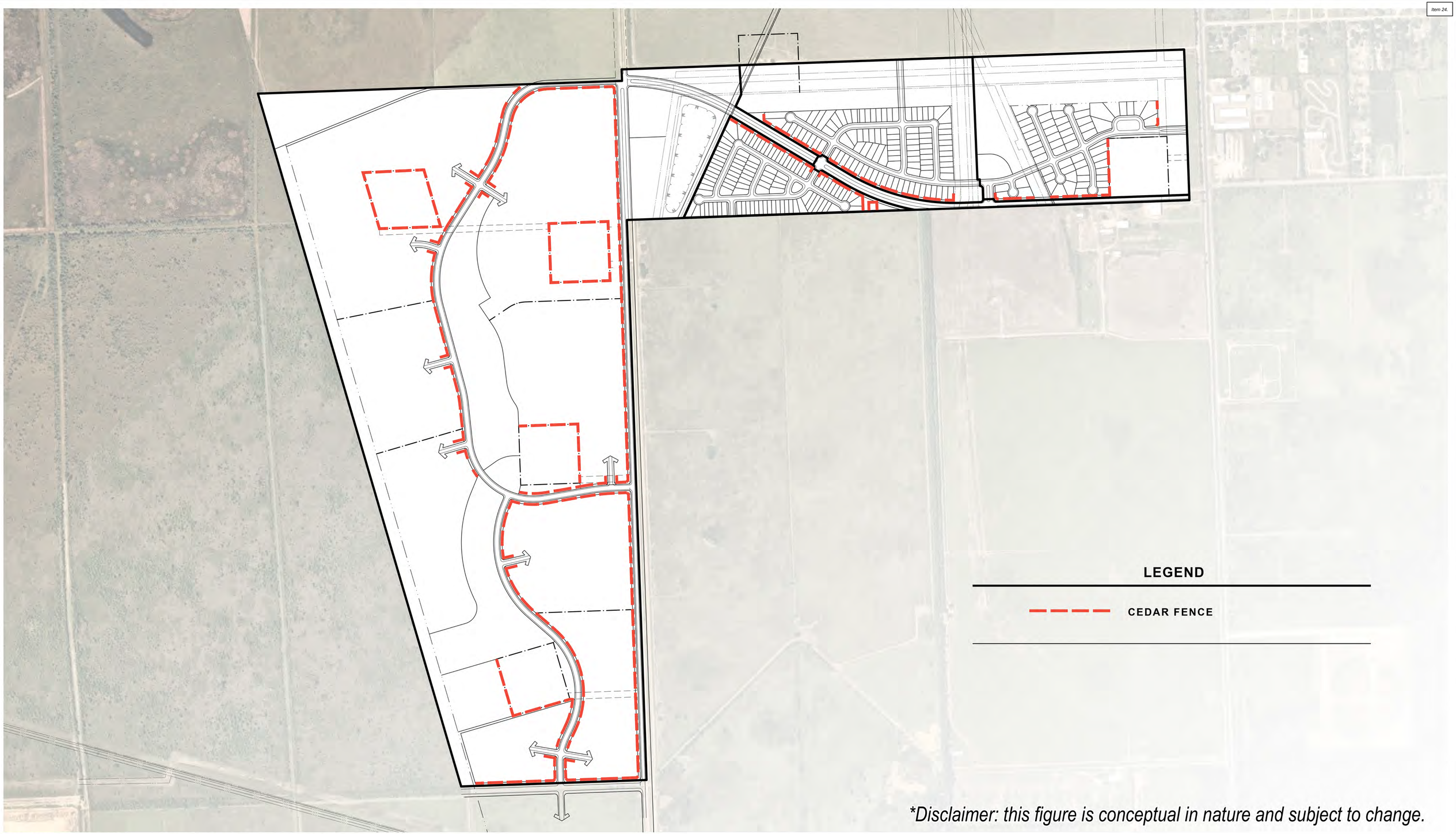
WALLER COUNTY, TEXAS
AUGUST 9, 2024
BGE #10504-00

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

NTS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2020 BGE, INC., ALL RIGHTS RESERVED

FIGURE C
Fencing Plan



*Disclaimer: this figure is conceptual in nature and subject to change.

FIGURE C - FENCING PLAN

SUNSET GROVE

WALLER COUNTY, TEXAS
AUGUST 21, 2024
BGE #10504-00

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

NTS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2020 BGE, INC., ALL RIGHTS RESERVED

FIGURE D
Roadway Network Plan

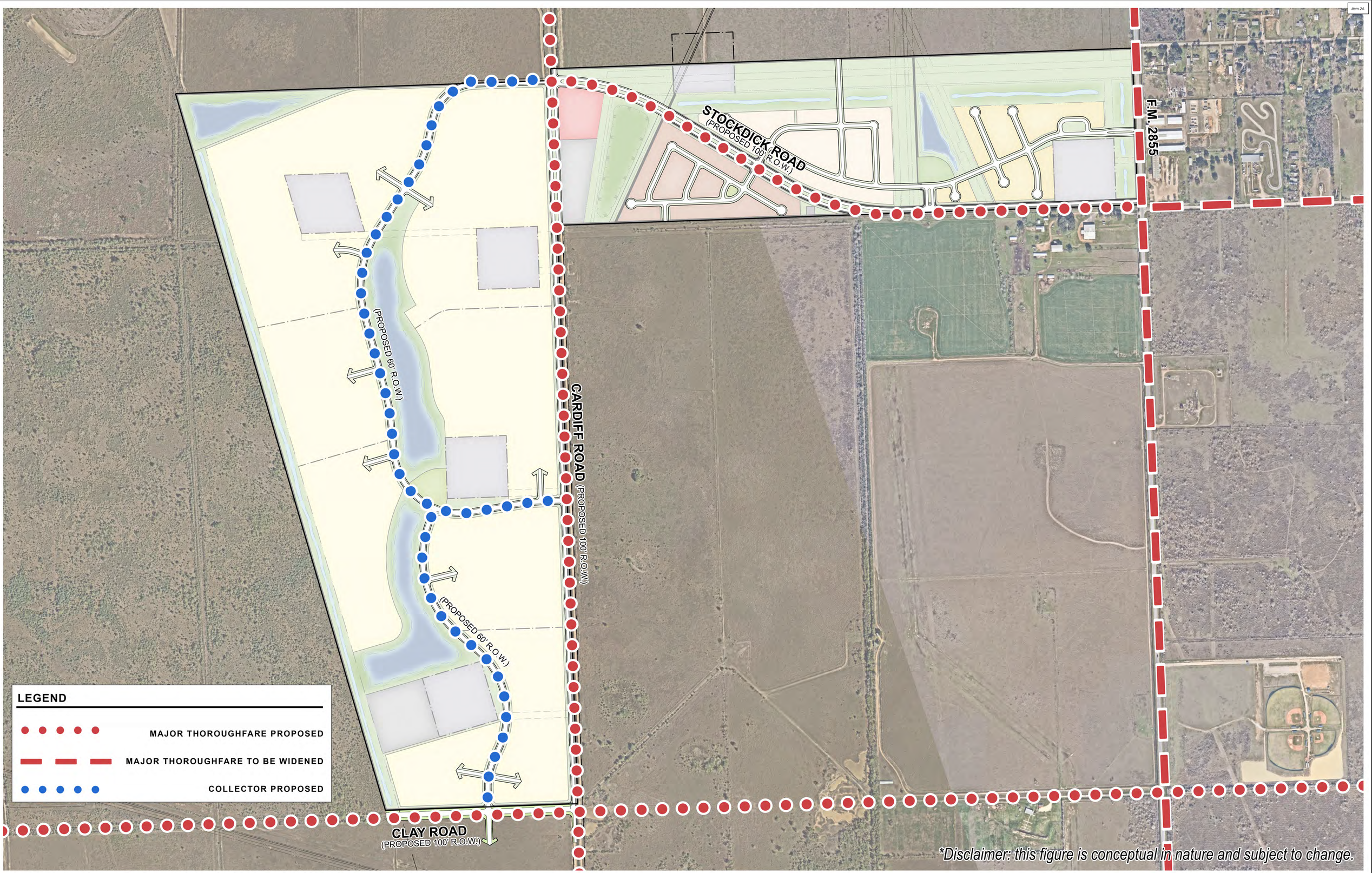


FIGURE D - ROADWAY NETWORK PLAN

SUNSET GROVE

±556.1 ACRES OF LAND

WALLER COUNTY, TEXAS

AUGUST 9, 2024

BGE #10504

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 150 300 600

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ©2024 BGE, INC. ALL RIGHTS RESERVED

FIGURE E
Phasing Plan

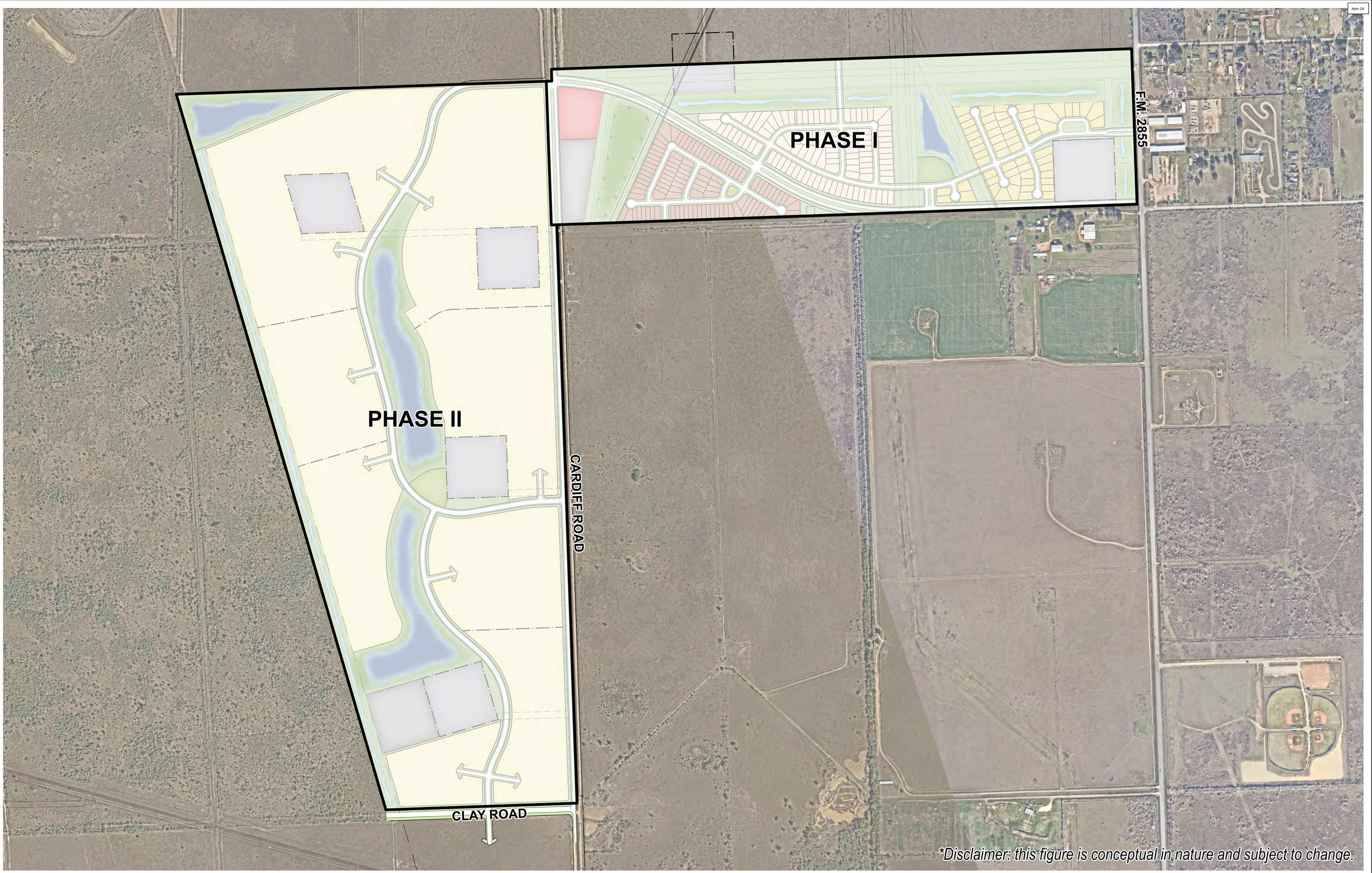


FIGURE E - PHASING PLAN

SUNSET GROVE

±556.1 ACRES OF LAND

WALLER COUNTY, TEXAS

AUGUST 9, 2024

BGE #10504

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 150 300 600

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2024 BGE, INC. ALL RIGHTS RESERVED

F. Addendum to Plan of Development

A. Definitions

Addendum A

Definitions

Amenity Lake - A facility designed for the detention and/or retention of stormwater runoff that has been designed to provide a constant level of water separate from its function as a detention and/or retention facility that is intended to provide beautification and/or amenity to a community.

Arterial Street - A type of public street designated as a principal thoroughfare or primary thoroughfare on the Waller County major thoroughfare plan.

Block - One or more lots, tracts or parcels of land bounded by streets, easements, rights-of-way or other physical features or a combination thereof.

Blockface - That portion of a block that abuts a street between two intersecting streets, or between an intersecting street and the termination of the street. A street shall be considered to terminate at the intersection of a railroad or a drainage channel required by a governmental entity with flood control jurisdiction, except for purposes of the intersection spacing requirements of this document.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

Building Line- Line shown on a subdivision plat establishing the building line requirement. An area is within the building line if it lies between the building line and the property line adjacent to a street or private street and is behind the building line if it lies to the interior of the property from the building line.

Building Line Requirement - The minimum required distance from an easement or property line adjacent to a street or private street in which no improvements requiring a building permit can be constructed on the property.

Building Permit - An official document or certificate issued by Waller County authorizing performance of a specified construction activity.

Civil Engineering Plans - Engineering plans submitted for review and approval by Waller County or a designated third-party consultant, signed and sealed by a professional engineer registered in the State of Texas.

Collector Street - A public or private street that is not a major thoroughfare or a local street, but that distributes traffic between major thoroughfares and other streets.

Commercial Use - The use of land for the primary purpose of buying, selling or trading of merchandise or services. This does not include multi-family residential, single-family residential, or single-family-for-rent residential land uses.

Cul-de-sac - A street with only one outlet that terminates in a vehicular turnaround appropriate for the safe and convenient reversal of traffic movement.

Design Standards - The Design Standards Applicable to the Development as outlined in Section B of this document.

Filing Date - The date the subdivision plat or civil engineering plans submittal is received by Waller County or its designated third-party consultant for review.

Final Plat - A map or drawing of a proposed subdivision prepared in a manner suitable for recording in the appropriate county map, plat or real property records and prepared in conformity with the requirements of the Waller County Subdivision and Development Regulations as amended and enforced on December 6th, 2023.

Front - The primary face of a building façade along a street, where the primary pedestrian doorway on the first floor of a building façade is located. A garage door is not considered a primary pedestrian doorway.

Frontage - That portion of any lot or tract that abuts a street. A lot or tract abutting more than one street shall have frontage on only one street, which shall be deemed to be the side of the lot or tract with the shortest dimension unless otherwise indicated on the subdivision plat.

Garage Building Line - Line shown on a subdivision plat establishing the building line requirement for garages facing a side street of a lot

General Plan - A map illustrating the general design features and street layout of the proposed development of land (the Project) that is to be subdivided and platted in sections.

Local Street - A public or private street that is not a major thoroughfare or collector street.

Lot - An undivided tract of land intended for single-family residential use contained within a block and designated on a subdivision plat by numerical identification.

Major Thoroughfare - A public street designated as an arterial, principal thoroughfare or primary thoroughfare on the Waller County major thoroughfare plan.

Multi-Family Residential - The use of property with one or more buildings on a parcel designed for and containing an aggregate of three or more dwelling units. Multi-family residential includes apartments, condominiums, triplexes and quadraplexes. This does not include single-family-for-rent residential developments.

Nonresidential - Any use that is not multi-family residential or single-family residential.

Preliminary Plat - A map or drawing of a proposed subdivision that illustrates the proposed layout and features of the subdivision submitted to the Commissioner's Court for review and approval, but not suitable for recording in the county map, plat or real property records.

Private Street - A privately maintained and owned vehicular accessway that provides access from a public street to one or more residential or nonresidential buildings.

Project - Sunset Grove, a ±556.1-acre tract of land that is to be developed as a master planned community, as outlined in this document and the northern half portion of proposed Clay Road consisting of two travel lanes adjacent to and along the southern boundary of the subject property, west of the proposed Cardiff Road, as shown on Exhibit C- Conceptual master Plan of this document.

Replat - A subdivision plat prepared, approved, and recorded under the applicable provisions of this document that is controlling over the previous plat or a portion of the previous plat without vacation of that plat.

Reserve Tract - A parcel of land that is not a lot but is created within a subdivision plat for other than single-family residential use and is established to accommodate some purpose for which a division into lots is not suitable or appropriate.

Residential - The use of land for premises that contain habitable rooms for nontransient occupancy and that are designed primarily for living, sleeping, cooking and eating therein. A premises that is designed primarily for living, sleeping, cooking and eating therein will be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, suites hotels, motels, boarding houses, and day care centers shall not be residential.

Reverse Curve - A curve composed of two curves turning in opposite directions.

Single-Family Residential - The use of a lot with one building designed for and containing not more than two separate unit with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached second dwelling unit of not more than 1500 square feet shall also be considered single-family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single-family residential.

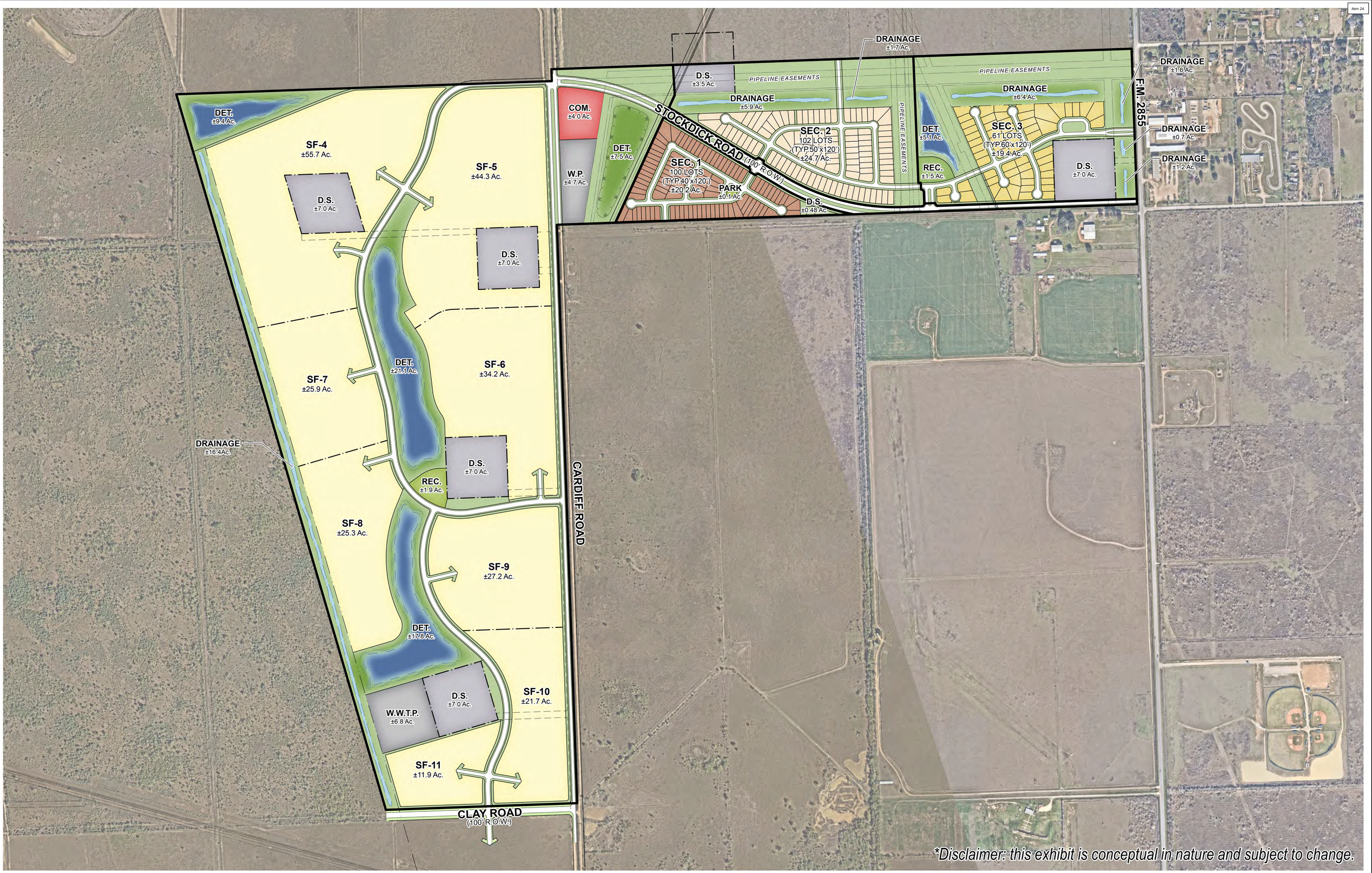
Special Exception - An adjustment to the requirements established in the Design Standards, up to a maximum of a thirty-three (33) percent (%) deviation from the standard established within Section B of this document.

Street - A public or private street.

Subdivision Plat - (1) A map or plan prepared and approved pursuant to the applicable provisions of this document and the Waller County Subdivision and Development Regulations (as amended and approved on December 6th, 2023) showing the proposed subdivision of land or (2) An instrument recorded in the map, plat or real property records of the appropriate county showing the previous subdivision of property. A subdivision plat includes a preliminary plat, a final plat, a replat, an amending plat and a vacating plat.

Variance - A Commissioners' Court approved deviation from the requirements of the Waller County Subdivision and Development Regulations as amended and adopted on December 6th, 2023, as well as the Waller County Acceptance Criteria for New Construction, Repair, and Replacement of Concrete Roadways, as adopted on December 6th, 2023.

EXHIBIT C
Conceptual Master Plan



*Disclaimer: this exhibit is conceptual in nature and subject to change.

EXHIBIT C - CONCEPTUAL MASTER PLAN

SUNSET GROVE

±556.1 ACRES OF LAND

WALLER COUNTY, TEXAS

AUGUST 9, 2024

BGE #10504

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 150 300 600

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY, AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION OR RECORDATION PURPOSES. THIS DRAWING IS PROVIDED TO BGE, INC. AND ITS CONSULTANTS RELATIVE TO RENDITIONS AND DRAWINGS, ISSUED AND DELIVERED AS PART OF THE PLANS AND ANY INSTRUMENTS, ISSUED AND DELIVERED FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.©2024 BGE, INC. ALL RIGHTS RESERVED

EXHIBIT D
Variances from Waller County Subdivision Regulations

Approved Variances

1. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 3.4.7, requiring a fifty (50) foot minimum lot width.

Approved Variance: Forty (40) foot minimum lot width (maximum of 30% of total lot count) measured at the front building line for all lots, with a minimum square footage of four-thousand two hundred (4,200) square feet per lot.

2. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 3.4.15, requiring front building lines to be twenty-five (25) feet. Side street building lines required to be fifteen (15) feet on local streets, twenty-five (25) feet on collector streets, and thirty-five (35) feet on arterial streets.

Approved Variance: Minimum front building line shall be twenty (25) feet. Minimum side street building lines shall be ten (10) feet on local streets, ten (10) feet on collector streets and twenty-five (25) feet on arterial streets.

3. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4.3.5, requiring the minimum design speed to be thirty-five (35) MPH for local streets. A minimum centerline radius of six hundred and fifty (650) feet shall be used.

Approved Variance: Minimum centerline radius allowed shall be one hundred and fifty (150) feet for local streets. The minimum design speed shall be twenty (20) MPH.

4. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4.3.4, requiring cul-de-sacs to have a minimum right-of-way of seventy (70) feet radius with a minimum paving radius of fifty (50) feet

Approved Variance: Minimum right-of-way of fifty (50) feet radius with a minimum paving radius of forty-two and one-half (42.5) feet in cul-de-sacs for Phase I only.

5. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4.3.4, requiring cul-de-sacs to have a minimum right-of-way of seventy (70) feet radius with a minimum paving radius of fifty (50) feet

Approved Variance: Minimum right-of-way of sixty (60) feet radius with a minimum paving radius of fifty (50) feet in cul-de-sacs for Phase II only.

6. On _____, 2024 the Waller County Commissioners Court approved the following variance for FREELAND (HOUSTON) ASLI X, LLC for the Sunset Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4.2.2, requiring collector streets to have a minimum right-of-way of eighty (80) feet for urban (curb and gutter) construction and ninety (90) feet for rural (open ditch) construction.

Approved Variance: The minimum right of way for collector streets shall be sixty (60) feet for urban (curb and gutter) construction and eighty (80) feet for rural (open ditch construction.

Exhibit E
Memorandum of Agreement

SUBDIVISION DEVELOPMENT AGREEMENT BETWEEN WALLER COUNTY, TEXAS AND RILEY ROAD (HOUSTON) SPV, LLC FOR RILEY ROAD 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 RILEY ROAD (HOUSTON) SPV, LLC ("Developer"), a Delaware limited liability company, registered with the Texas Secretary of State to conduct business in Texas, for the RILEY ROAD subdivision effective as of _____, 2025. County and Developer are sometimes referred to herein collectively as "the Parties" and individually as "a Party".

WHEREAS, Developer has purchased or intends to purchase approximately 347.7 acres of real property located in Waller County, Texas, which is more particularly described by metes and bounds in the legal description attached hereto as Exhibit A – Legal Description of Property ("Exhibit A"), and which will be developed into the RILEY ROAD subdivision ("Developer's Property"); and

WHEREAS, Developer desires to develop Developer's Property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, and all other provisions detailed in the plan of development attached hereto as Exhibit B – Plan of Development ("Plan of Development"), as well as the general land plan attached hereto as Exhibit C – General Land Plan ("Exhibit C" or "General Land Plan")as well as the General Land Plan, and in accordance with the variances approved by the County attached hereto as Exhibit D – Variances ("Exhibit D" or "Variances"); 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 the Variances needed to facilitate the development of Developer's Property, Developer agrees to complete the development subject to certain construction and development standards, which are more particularly described in the Plan of Development attached hereto and hereby incorporated.

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 Developer's Property. 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.

3. **AUTHORITY.** The County is entering into this Agreement under the authority of the Constitution and laws of the State of Texas.

4. **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 different developer or other person or entity 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; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

5. **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.

6. **COVENANT RUNNING WITH THE LAND.** 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.

7. **VESTED DEVELOPMENT RIGHTS.** The mutual execution of this Agreement shall be the effective date ("Effective Date"). 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 Chapter 245, as of the Effective Date.

8. **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.

9. **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.

10. **TERMINATION FOR FAILURE TO BEGIN DEVELOPMENT.** Provided that County gives prior written notice, and Developer fails to cure within 365 days of receipt of the notice, County shall have the right to terminate this Development Agreement. Upon said termination by County, this Agreement shall have no further force and effect. County may terminate if Developer has not commenced construction of public infrastructure to serve the initial phase of the development of the Developer's Property within 5 years of the Effective Date.

11. **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
With a Copy to Attorney:	Randle Law Office Attn: J. Grady Randle 820 Gessner, Suite 1570 Houston, Texas 77024
Notices mailed to Developer:	RILEY ROAD (HOUSTON) SPV, LLC Attn: Houman Samanian, Manager 9801 Westheimer Rd. #250 Houston TX 77042
With a Copy to:	RILEY ROAD (HOUSTON) SPV, LLC Attn: Andrew Dubill – Executive Vice President 923 N. Pennsylvania Avenue Winter Park, FL 32789

12. **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

13. **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.

14. ***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.

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 among 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.

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 make 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.

RILEY ROAD (HOUSTON) SPV LLC,

a Delaware limited liability company

By: Riley Road (Houston) Holdings, LLC, a Delaware limited liability company, its sole Member

By: APG Riley Road (Houston) Management, LLC, a Delaware limited liability company, its Managing Member

By: APG ASLA I, LLC, a Delaware limited liability company, its sole Member

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its sole Manager

By:_____
Andrew Dubill Executive
Vice President

_____
Date

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____ 20__, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a Florida corporation, sole manager of APG III GP, LLC, a Florida limited liability company, sole General Partner of Avanti Properties Group III, L.L.L.P., a Delaware liability limited partnership, Managing Member of APG ASLA I, LLC, a Delaware limited liability company, sole Member of APG Riley Road (Houston) Management, LLC, a Delaware limited liability company, Managing Member of Riley Road (Houston) Holdings, LLC, a Delaware limited liability company, sole Member of RILEY ROAD (HOUSTON) SPV, LLC, a Delaware limited liability company.

_____
Notary Public, State of Texas

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 _____, 202__ 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

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Waller County Subdivision Regulations

Exhibit A

Real Property Description

EXHIBIT A

LINE	BEARING		DISTANCE
L1	N	87°18'42" E	296.04'
L2	N	50°44'07" E	347.52'
L3	N	73°02'25" E	785.04'
L4	S	16°57'04" E	305.00'
L5	N	73°02'25" E	728.57'
L6	N	66°27'06" E	654.23'
L7	N	23°39'44" W	305.00'
L8	S	22°29'29" W	2.71'
L9	S	34°49'10" W	27.72'
L10	S	45°32'19" W	50.63'
L11	S	18°57'25" W	40.36'
L12	S	04°23'48" E	33.59'
L13	S	37°33'58" E	58.75'
L14	S	32°29'20" E	156.68'
LI 5	S	23°40'59" E	192.47'
L16	S	22°27'57" W	78.78'
L17	S	41°13'23" W	36.56'
L18	S	72°51'40" W	38.52'
L19	S	49°28'47" W	34.08'
L20	S	27°39'26" W	51.10'
L21	S	15°58'05" W	14.26'
L22	S	27°17'54" E	13.98'
L23	S	37°59'15" E	47.31'
L24	S	19°29'49" E	33.04'
L25	S	15°50'42" W	32.64'
L26	S	12°38'55" E	222.55'
L27	S	05°18'58" E	162.54'
L28	S	03°46'07" E	99.95'
L29	S	24°17'08" E	113.15'
L30	S	32°51'34" E	225.94'
L31	S	33°41'51" E	143.67'
L32	S	18°19'38" E	46.59'
L33	S	29·11'19" W	28.57'
L34	S	15°57'49" E	66.40'
L35	S	30°29'02" E	41.47'
L36	S	17°44'17" E	31.70'
L37	S	30°16'13" E	130.92'
L38	S	44°24'23" E	138.89'
L39	S	50°16'22" E	37.03'
L40	S	66°00'58" E	71.62'
L41	N	84°37'48" E	101.94'
L42	S	81°04'09" E	64.48'
L43	S	52°40'54" E	38.81'
L44	S	83°52'16" E	37.37'
L45	S	64°33'39" E	133.02'
L46	S	38°45'14" E	29.45'
L47	S	16°37'45" W	54.92'
L48	S	06°05'52" E	40.34'
L49	S	10·32'19" W	59.95'
L50	S	13°40'32" E	190.05'
L51	S	20°04'44" E	46.49'
L52	S	29°50'08" E	26.26'
L53	S	69°01'21" E	61.65'
L54	N	56°32'55" E	63.00'
L55	S	54·54'48" E	50.19'
L56	S	71°18'25" E	57.47'
L57	S	70°10'17" E	77.36'
L58	S	85°08'42" E	106.69'
L59	S	84°46'45" E	29.78'
L60	S	52°00'12" E	54.92'
L61	S	64°30'06" E	61.19'
L62	S	15°37'28" E	62.97'
L63	N	75°40'39" W	28.98'
L64	N	54·14'59" W	17.77'
L65	S	37°12'45" W	42.01'
L66	S	12·49'54" E	33.97'
L67	S	18°29'15" W	94.32'
L68	S	19°43'58" W	35.78'
L69	S	36°21'08" W	52.81'
L70	S	19°52'43" W	28.81'
L71	S	19°00'47" E	16.11'
L72	S	17°45'23" E	69.14'
L73	S	03°32'44" W	86.89'
L74	N	02°48'04" W	226.11'

CURVE	RADIUS	ARC LENGTH	CHORD	T	EARING	DELTA ANGLE
C1	97.25'	62.08'	61.03'		25" E	35·34'35"
C2	630.00'	726.7				
C3	935.00'	107.5				

-N-

NORTH

SCALE: I" □ 400'

0 400 800 1200

ADJOINER LINE

APPROXIMATE FEMA BFE LINE

APPROXIMATE FEMA FLOOD ZONE LINE

APPROXIMATE FEMA FLOODWAY LINE

x BARBED WIRE FENCE

BOUNDARY LINE

EASEMENT

OHP OVERHEAD POWER

GRAVEL ROAD

LEGEND

DRWC	DEED RECORDS OF WALLER COUNTY
ECB	ELECTRIC CONTROL BOX
GA	GUY ANCHOR
OPRWC	OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
PFC	POINT-FOR-CORNER
POB	POINT OF BEGINNING
RCP	REINFORCED CONCRETE PIPE
RPRGC	REAL PROPERTY RECORDS OF GRIMES COUNTY
"S"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
TH	TIMBER HEADWALL
TPD	TELEPHONE PEDESTAL
---	POWER POLE (UNLESS NOTED OTHERWISE)
	POINT-FOR-CORNER (UNLESS NOTED OTHERWISE)
9	SIGN (UNLESS NOTED OTHERWISE)
	ASPHALT
	FEMA FLOODWAY
	FEMA FLOOD ZONE "A"
	FEMA FLOOD ZONE "AE"

5/8-inch Iron Stomped

Called 295.727 Acres DDSMK, LTV. General Worronty Deed Fi7e No. 2104066 OP

Called 295.727 Acres DDSMK, L TD General Warranty Deed File No. 2104066 OPRWC

In Cen.\

Remainder of 1269.874 Acres DDSMK, LTD. Warranty Deed 1395, Page 146 OPRWC

VICINITY UAP (NOT TO SCALE)

Found (Leaning) Concrete Monument

E 1670.74"

8fE

:jSund 2-Inch Icon Rod

RILEY ROAD (HOUSTON) SPY, LLC Tract
347.69 Acres

John Pierson Survey
Abstract No. 389

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a certain 347.69 acre tract situated in the John Pierson Survey, Abstract No. 389 in Waller County, Texas, being o portion of a called 1269.874 acre tract conveyed by Special Warranty Deed to DDSMK, LTD. recorded in Volume 1395, Page 146 of the Official Public Records of Waller County (OPRWC); said 347.69 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng'), marking the most westerly northwest corner of the herein described subject tract, being in the west line of said 1269.874 acre tract and in the east line of a called 295.727 acre tract conveyed by General Warranty Deed to DDSMK, LTD. recorded in File No. 2104066 OPRWC, from which a found 5/8-inch iron rod, marking the northwest corner of said 1269.874 acre tract, the northeast corner of said 295.727 acre tract, and in the south right-of-way line of Riley Rood (60-foot wide right-of-way) recorded in Volume 425, Poge 626 of the Deed Records of Woller County (DRWC) bears: North 02°48'04" West, 983.57 feet;

THENCE o...er and across said 1269.874 acre tract, the following three (3) courses and distances:

1. North 87°18'42" East, 296.04 feet to a set 5/8-inch iron rod (with cap stomped "Quiddity Eng"), marking the beginning of o tangent curve to the left;
2. Along said tangent curve to the left having o radius of 97.25 feet, an arc length of 62.08 feet, □ delta angle of 36°34'35", and a chord bearing of North 69°01'25" East, 61.03 feet to a set 5/8-inch iron rod (with cop stomped "Quiddity Eng");
3. North 50°44'07" East, 347.52 feet to a set 5/8-inch iron rod (with cop stamped "Quiddity Eng"), being in the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road, marking the beginning of a non-tangent curve to the left;

THENCE along the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road, the following two (2) courses and distances:

1. Along said non-tangent curve to the left ho1Jing a radius of 630.00 feet, an arc length of 726.79 feet, a delta angle of 66°05'54n, and a chord bearing of South 73·52'32N East, 687.15 feet to a found (bent) 1/2-inch iron rod;
2. North 73·02'25" East, 785.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 1269.874 acre tract, the following five (5) courses and distances:

1. South 16°57'04" East, 305.00 feet to a set 5/8-inch iron rod (with cop stamped "Quiddity Eng");
2. North 73'02'25" East, 728.57 feet to a set 5/8-inch iron rod (with cop stomped "Quiddity Eng"), marking the beginning of o tangent curve to the left;
3. Along said tangent cur"e to the left ha1Jing a radius of 935.00 feet, an arc length of 107.52 feet, a delta angle of 06°35'20", and a chord bearing of North 69°44'46" East, 107.47 feet to o set 5/8-inch iron rod (with cap stomped "Quiddity Eng");
4. North 66°27'06" East, 654.23 feet to o set 5/8-inch iron rod (with cap stomped "Quiddity Eng");
5. North 23·39'44" West, 305.00 feet to a set 5/8-inch iron rod (with cop stomped "Quiddity Eng"), being in the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road;

THENCE North 66'27'06" East, along the common line of said 1269.874 acre tract and said south right-of-way line of Riley Rood, passing at 2470.56 feet a set 5/8-inch iron rod for reference (with cop stamped "Quiddity Eng"), continuing in all a total distance of 2570.56 feet to a point-for-corner in the center of Birch Creek, marking the northeast corner of the herein described subject tract;

THENCE continuing along the center of Birch Creek, over and across said 1269.874 acre tract, the following sixty-six (66) courses and distances:

1. South 22°29'59" East, 4.11 feet to a point-for-corner;
2. South 34'49'10" West, 27.72 feet to o point-for-corner;
3. South 45·32'19" West, 50.63 feet to a point-far-corner;
4. South 18°57'25" West, 40.36 feet to a point-for-corner;
5. South 04°23'48" East, 33.59 feet to o point-for-corner;
6. South 37°33'58" East, 58.75 feet to o point-for-corner;
7. South 32°29'20" East, 156.68 feet to a point-far-corner;
8. South 23°40'59" East, 192.47 feet to a point-for-corner;
9. South 22'27'57" West, 78.78 feet to o point-for-corner;
10. South 41·13'23N West, 36.56 feet to a point-for-corner;
11. South 72°51'40" West, 38.52 feet to a point-for-corner;
19. South 12°38'55" East, 222.55 feet to a point-for-corner;
20. South 05•18'58" East, 162.54 feet to a point-for-corner;
21. South 03°46'07" East, 99.95 feet to a point-for-corner;
22. South 24·17'08" East, 113.15 feet to o point-far-corner;
23. South 32°51'34" East, 225.94 feet to a point-for-corner;
24. South 33°41'51" East, 143.67 feet to o point-for-corner;
25. South 18°19'38" East, 46.59 feet to o point-far-corner;
26. South 29°11'19" West, 28.57 feet to o point-for-corner;
27. South 15•57'49" East, 66.40 feet to o point-for-corner;
28. South 30°29'02" East, 41.47 feet to a point-for-corner;
29. South 17'44'17" East, 31.70 feet to o point-for-corner;
30. South 30°16'13" East, 130.92 feet to a point-for-corner;
31. South 44'24'23" East, 138.89 feet to a point-for-corner;
32. South 50°16'22" East, 37.03 feet to a point-for-corner;
33. South 66°00'58" East, 71.62 feet to a point-for-corner;
34. North a4•37'48" East, 101.94 feet to a point-far-corner;
35. South 81°04'09" East, 64.48 feet to a point-for-corner;
36. South 52°40'54" East, 38.81 feet to o point-for-corner;
37. South 33·52'15" East, 37.37 feet to a point-for-corner;
38. South 64°33'39" East, 133.02 feet to a point-for-corner;
39. South 38'45'14" East, 29.45 feet to a point-for-corner;
40. South 16'37'45" West, 54.92 feet to a point-for-corner;
41. South 06.05'52" East, 40.34 feet to a point-for-corner;
42. South 10·32'19" West, 59.95 feet to a point-for-corner;
43. South 13°40'32" East, 190.05 feet to o point-for-corner;
44. South 20°04'44n East. 46.49 feet to a point-for-corner;
45. South 29°50'08" East, 26.26 feet to a point-for-corner;
46. South 69'1J'21" East, 61.65 feet to a point-for-corner;
47. North 56°32'55" East, 63.00 feet to a point-for-corner;
48. South 34•54'48" East, 50.19 feet to o point-for-corner;
49. South 71°18'25" East, 57.47 feet to a point-for-corner;
50. South 70°10'17" East, 77.36 feet to o point-for-corner;
51. South 85°08'42n East, 106.69 feet to a point-for-corner;
52. South 84°46'45" East, 29.78 feet to a point-for-corner;
53. South 521)0'12" East, 54.92 feet to a point-for-corner;
54. South 64°30'06" East, 61.19 feet to o point-for-corner;
55. South 15•37'28" East, 62.97 feet to o point-for-corner;
56. North 75·40'39" West, 28.98 feet to a point-for-corner;
57. North 34•14·59" West, 17.77 feet to o point-for-corner;
58. South 37°12'45" West, 42.01 feet to a point-for-corner;
59. South 12•49'54" East, 33.97 feet to o point-for-corner;
60. South 18°29'15" West, 94.32 feet to a point-for-corner;
61. South 19'43'58" West, 35.78 feet to a point-for-corner;
62. South 35•21'08" West, 52.81 feet to o point-for-corner;
63. South 19·52'43" West, 28.81 feet to a point-for-corner;
64. South 19°00'47" East, 16.11 feet to a point-for-corner;
65. South 17'45'23" East, 69.14 feet to o point-for-corner;
66. South 03'32'44" West, 86.89 feet to a point-for-corner, marking the southeast corner of the herein described subject tract, being in a south line of said 1269.874 acre tract and in the north line of a called 300 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 DRWC, from which a found 5/8-inch iron rod bears: South 89°58'42" West, 61.08 feet to a point-for-corner;

ALTA TABLE A ITEM NOTES:

1. In the course of conducting this survey monuments were found at property boundary corners as shown hereon. Property boundary corners at which monuments were not found hove been marked with (or witnessed by) o 5/8-inch diameter rebar with cop reading "QUIDDITY ENG" or as noted hereon.
2. The street address for the subject tract is shown as Riley Road, Waller, Texas 77484 per the Google Maps Website (google.com/maps).
3. According to Mop No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Mops for Waller County, doted February 18, 2009, the subject tract is situated within Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-yeor) flood with base flood elevations determined and floodwoy areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood con be carried without substantial increases in flood heights.

   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-mode or natural causes. This flood statement shall not create liability on the port of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM mop. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
4. The gross land area of the subject tract is shown hereon.
8. Visible improvements and utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.
13. The names of adjoining property owners according to the Waller County Appraisal District's records, ore shown hereon.
16. No evidence of recent earth moving work associated with building construction, or building additions were observed in the process of conducting the fieldwork.
18. Plottable offsite easements or servitudes pro1Jided to or disco1Jered by the surveyor are shown hereon.

GENERAL NOTES:

1. Bearings shown hereon ore based on the Texas Coordinate System of 1983, South Central Zone (4204).
2. A separate legal description of equal dote was written in conjunction with this survey.
3. Determination of the ownership, locotion, or de1Jelopment of minerals related to the Subject Tract foll outside the scope of this survey. Such matters should be directed by the client to on expert consultant.
4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rote Mops for Waller County, doted February 18, 2009, the subject tract is situated within Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined and floodwoy areas in Zone "AE", defined as a channel of o stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood con be carried without substantial increases in flood heights.

   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 floed heights may be increased by man-mode or natural causes. This flood statement shall not create liability on the part of the surveyor.

   The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
6. The surveyor hos not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which ore not shown hereon.
7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which ore not shown hereon.

   a found (leaning) concrete monument bears: North 87°30'17" East, 1670.74 feet;

THENCE South 87'30'17" West. along the common line of said 1269.874 acre tract and said 300 acre tract, passing at
700.00 feet a set 5/8-inch iron rod far reference (with cop stomped "Quiddity Eng'), continuing in all a total distance of 1628.48 feet to a found concrete monument, marking a south angle of the herein described subject tract, being common with a south interior corner of said 1269.874 acre tract, the northwest corner of said 300 acre tract, and the northeast corner of o called 400 acre lease tract conveyed by Memorandum of First Amendment to Solar Lease and Easement Agreement to AP Solar 8, LLC recorded in File No. 2204588 OPRWC;

THENCE South 85°40'06" West, over and across said 1269.874 ocre tract, along the north line of said 400 acre lease tract, 5538.75 feet to a set 5/8-inch iron rod (with cop stamped "Quiddity Eng"), marking the southwest corner of the herein described subject tract, being common with the northwest corner of said 400 acre lease tract, and in the common line of said 1269.874 acre tract and aforementioned 295.727

ITMENT NOTES:

mitment for Title Insurance issued by Old Republic National Title Insurance Company, countersigned Notional Title Insurance Company, GF No. 23005813, having an effective date of April 25, 2024 date of May 6, 2024. No further research for easements er encumbrances was performed by

10(h) A electric end communications distribution easement 10 feet in width, traversing a portion of the subject property, together with any unobstructed aerial easements, granted to Son Bernard Electric Cooperative, Inc., a corporation as set forth in instrument recorded in Volume 0590, Page 682, of the Official Records of Woller County, Texas. Said easement does affect the subject tract and is shown hereon.

10(t) INTENTIONALLY DELETED.

10(u) INTENTIONALLY DELETED.
10(v) INTENTIONALLY DELETED.
10(w) INTENTIONALLY DELETED.

10(x) Terms and provisions contained in Waiver of Surface Rights Agreement as set out in instrument filed for record under Waller County Clerk's File No. 2400293. Same having been amended os set forth in instrument recorded under Waller County Clerk's File No. 2405419. Said Waiver of Surface Rights Agreement and amendment do affect the subject tract os a blanket Waiver of Surface Rights Agreement.

10(d, i-s) These items mention oil, gos and mineral leases and mineral and/or royalty reser1Jotions. Mineral and/or royalty reservations and oil, gos, and mineral leases ore outside the scope of services and therefore these items were not reviewed (See General Note 3).

Sobject to the Geoecol Notes showo

To: Old Republic National Title Insurance Company, RILEY ROAD (HOUSTON) SPV, LLC, a Delaware limited liability company

acre tract, from which a found 1/2-inch iron rod bears: South 02°40'38" East, 1771.72 feet;

THENCE along common lines of said 1269.874 acre tract and said 295.727 acre tract, the following two (2) courses and distances:

ALTA/NSPS LAND TITLE SURVEY

OF THE

8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
9. Fences shown hereon ore graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is en
10. There were no encroachments or protrusions observed or disclosed to the surveyor at the time this survey was performed other than those shown hereon.
11. There was no visible evidence of o cemetery or burial ground observed at the

time this surl.ley was performed.

12. There was no 1.isible e1.Jidence of wetland markers observed at the time this survey was performed.

14. South 15°28'05" West, 14.26 feet to a point-far-corner;
15. South 27°17'54" East, 13.98 feet to a point-for-corner;
16. South 37°59'15" East, 47.31 feet to a point-for-corner;
17. South 19°29'49" East, 33.04 feet to a point-for-corner;
18. South 15°30'42" West, 32.64 feet to a point-for-corner;

K:\05489\05489-0809-01 Avonli - Riley Road ALTA\1 Surveying Phase\CAD Files\Mosier Boundary File\05489-0809 Alta 347.69 Ac V2.dwg - May 08,2024 - 1:49pm - bbell

LENG H	CHORD	B
N 69°01		

We, Quiddity, acting by and through Christopher E. Curtis, Registered Professional Land Surveyor, hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes "Table A" items 1-4, 8, 13, 16. and 18.

Surveyed: January 8. 2024

Revised title commitment notes. May 8, 2024

DDSMK, LTD. TRACT
BEING
347.69 ACRES
OUT OF THE
JOHN PIERSON SURVEY, A-389,
WALLER COUNTY, TEXAS
May 8, 2024

SUBJECT TRACT
347.69 ACRES

Stone Bridge Parkway
(60' Wide R-O-W)
Volume 856, Page 763 DRWC

Block 2 of the First Plat of Plantation Lakes, Section Two
Volume 856, Page 763 DRWC

Block 1 of the First Plat of Plantation Lakes, Section Two
Volume 856, Page 763 DRWC

Called 10-Foot Wide Easement for Powerline
San Bernard Electric Cooperative, Inc.
Volume 592, Page 682 DRWC
(See Note 10(b))

Portion of Called 1268.874 Acres DDSMK, LTD. Special Warranty Deed Volume 1395, Page 146 OPRWC

Remainder of Called 1268.874 Acres DDSMK, LTD. Special Warranty Deed Volume 1395, Page 146 OPRWC

Called 300 Acres Lone Star Development Company Deed Volume 72, Page 124 DRWC Second Tract

FEMA FLOOD ZONE "AE"
FEMA FLOODWAY
BFE 258'
BFE 255'
BFE 254'
BFE 263'
BFE 260'
BFE 270'
100 YEAR FLOODWAY

POB
Found Rod (with "Cap Stamped "Jackson Road")
Found (Bent)-1/2-Inch Iron Rod
Found 5/8-Inch Iron Rod
Found Concrete Monument

N 02°40'38" W 1701.47
S 85°40'06" W 5538.75
S 87°30'17" W 1628.48
N 87°30'17" E 2510.56
For Reference at 2470.56'
For Reference at 100.00'

24" RCP
(4) 42" RCP
30" RCP
RPC in Centerline of Birch Creek
Gate
TPED
RWC

There was no visible evidence of cemeteries, wetland markers, or sanitary landfill observed at the time this survey was performed.

There are no visible encroachments or conflicts between the subject tract, adjoining properties and rights-of-way shown hereon.

Christopher E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@quiddity.com

Dated: 5/8/24

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10194000
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23001
2000 Venture Drive, Suite 100 College Station, Texas 77845 979.226.0000

Job No. 05489-0809-01 DWG No. 19530

Reference Corn
by Set Rebar
and Cap "Cove
Curiditty.

John Pierson Survey
Abstract No. 389

EXHIBIT A

RILEY ROAD (HOUSTON) SPV, LLC Tract
347.69 Acres

STATE OF TEXAS §

COUNTY OF WALLER §

A METES & BOUNDS description of a certain 347.69 acre tract situated in the John Pierson Survey, Abstract No. 389 in Waller County, Texas, being a portion of a called 1269.874 acre tract conveyed by Special Warranty Deed to DDSMK, LTD. recorded in Volume 1395, Page 146 of the Official Public Records of Waller County (OPRWC); said 347.69 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the most westerly northwest corner of the herein described subject tract, being in the west line of said 1269.874 acre tract and in the east line of a called 295.727 acre tract conveyed by General Warranty Deed to DDSMK, LTD. recorded in File No. 2104066 OPRWC, from which a found 5/8-inch iron rod, marking the northwest corner of said 1269.874 acre tract, the northeast corner of said 295.727 acre tract, and in the south right-of-way line of Riley Road (60-foot wide right-of-way) recorded in Volume 425, Page 626 of the Deed Records of Waller County (DRWC) bears: North 02°48'04" West, 983.57 feet;

THENCE over and across said 1269.874 acre tract, the following three (3) courses and distances:

1. North 87°18'42" East, 296.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
2. Along said tangent curve to the left having a radius of 97.25 feet, an arc length of 62.08 feet, a delta angle of 36°34'35", and a chord bearing of North 69°01'25" East, 61.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. North 50°44'07" East, 347.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road, marking the beginning of a non-tangent curve to the left;

THENCE along the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road, the following two (2) courses and distances:

1. Along said non-tangent curve to the left having a radius of 630.00 feet, an arc length of 726.79 feet, a delta angle of 66°05'54", and a chord bearing of.South 73°52'32" East, 687.15 feet to a found (bent) 1/2-inch iron rod;
2. North 73°02'25" East, 785.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 1269.874 acre tract, the following five (5) courses and distances:

1. South 16°57'04" East, 305.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 73°02'25" East, 728.57 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;

3. Along said tangent curve to the left having a radius of 935.00 feet, an arc length of 107.52 feet, a delta angle of 06°35'20", and a chord bearing of North 69°44'46" East, 107.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. North 66°27'06" East, 654.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. North 23°39'44" West, 305.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road;

THENCE North 66°27'06" East, along the common line of said 1269.874 acre tract and said south right-of-way line of Riley Road, passing at 2470.56 feet a set 5/8-inch iron rod for reference (with cap stamped "Quiddity Eng"), continuing in all a total distance of 2570.56 feet to a point-for-corner in the center of Birch Creek, marking the northeast corner of the herein described subject tract;

THENCE continuing along the center of Birch Creek, over and across said 1269.874 acre tract, the following sixty-six (66) courses and distances:

1. South 22°29'59" East, 4.11 feet to a point-for-corner;
2. South 34°49'10" West, 27.72 feet to a point-for-corner;
3. South 45°32'19" West, 50.63 feet to a point-for-corner;
4. South 18°57'25" West, 40.36 feet to a point-for-corner;
5. South 04°23'48" East, 33.59 feet to a point-for-corner;
6. South 37°33'58" East, 58.75 feet to a pointAor-corner;
7. South 32°29'20" East, 156.68 feet to a point-for-corner;
8. South 23°40'59" East, 192.47 feet to a point-for-corner;
9. South 22°27'57" West, 78.78 feet to a point-for-corner;
10. South 41°13'23" West, 36.56 feet to a point-for-corner;
11. South 72°51'40" West, 38.52 feet to a point-for-corner;
12. South 49°28'47" West, 34.08 feet to a point-for-corner;
13. South 27°39'26" West, 61.10 feet to a point-for-corner;
14. South 15°58'05" West, 14.26 feet to a point-for-corner;
15. South 27°17'54" East, 13.98 feet to a point-for-corner;
16. South 37°59'15" East, 47.31 feet to a point-for-corner;
17. South 19°29'49" East, 33.04 feet to a point-for-corner;
18. South 15°50'42" West, 32.64 feet to a point-for-corner;
19. South 12°38'55" East, 222.55 feet to a point-for-corner;
20. South 05°18'58" East, 162.54 feet to a point-for-corner;
21. South 03°46'07" East, 99.95 feet to a point-for-corner;
22. South 24°17'08" East, 113.15 feet to a point-for-corner;
23. South 32°51'34" East, 225.94 feet to a point-for-corner;
24. South 33°41'51" East, 143.67 feet to a point-for-corner;
25. South 18°19'38" East, 46.59 feet to a point-for-corner;
26. South 29°11'19" West, 28.57 feet to a point-for-corner;
27. South 15°57'49" East, 66.40 feet to a point-for-corner;
28. South 30°29'02" East, 41.47 feet to a point-for-corner;
29. South 17°44'17" East, 31.70 feet to a point-for-corner;
30. South 30°16'13" East, 130.92 feet to a point-for-corner;

31. South 44°24'23" □ast, 138.89 feet to a point-for-corner;
32. South 50°16'22" East, 37.03 feet to a point-for-corner;
33. South 66°00'58" East, 71.62 feet to a point-for-corner;
34. North 84°37'48" East, 101.94 feet to a point-for-corner;
35. South 81°04'09" East, 64.48 feet to a point-for-corner;
36. South 52°40'54" East, 38.81 feet to a point-for-corner;
37. South 83°52'16" East, 37.37 feet to a point-for-corner;
38. South 64°33'39" East, 133.02 feet to a point-for-corner;
39. South 38°45'14" East, 29.45 feet to a point-for-corner;
40. South 16°37'45" West, 54.92 feet to a point-for-corner;
41. South 06°05'52" East, 40.34 feet to a point-for-corner;
42. South 10°32'19" West, 59.95 feet to a point-for-corner;
43. South 13°40'32" East, 190.05 feet to a point-for-corner;
44. South 20°04'44" East, 46.49 feet to a point-for-corner;
45. South 29°50'08" East, 26.26 feet to a point-for-corner;
46. South 69°01'21" East, 61.65 feet to a point-for-corner;
47. North 56°32'55" East, 63.00 feet to a point-for-corner;
48. South 84°54'48" East, 50.19 feet to a point-for-corner;
49. South 71°18'25" East, 57.47 feet to a point-for-corner;
50. South 70°10'17" East, 77.36 feet to a point-for-corner;
51. South 85°08'42" East, 106.69 feet to a point-for-corner;
52. South 84°46'45" East, 29.78 feet to a point-for-corner;
53. South 52°00'12" East, 54.92 feet to a point-for-corner;
54. South 64°30'06" East, 61.19 feet to a point-for-corner;
55. South 15°37'28" East, 62.97 feet to a point-for-corner;
56. North 75°40'39" West, 28.98 feet to a point-for-corner;
57. North 84°14'59" West, 17.77 feet to a point-for-corner;
58. South 37°12'45" West, 42.01 feet to a point-for-corner;
59. South 12°49'54" East, 33.97 feet to a point-for-corner;
60. South 18°29'15" West, 94.32 feet to a point-for-corner;
61. South 19°43'58" West, 35.78 feet to a point-for-corner;
62. South 36°21'08" West, 52.81 feet to a point-for-corner;
63. South 19°52'43" West, 28.81 feet to a point-for-corner;
64. South 19°00'47" East, 16.11 feet to a point-for-corner;
65. South 17°45'23" East, 69.14 feet to a point-for-corner;
66. South 03°32'44" West, 86.89 feet to a point-for-corner, marking the southeast corner of the herein described subject tract, being in a south line of said 1269.874 acre tract and in the north line of a called 300 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 DRWC, from which a found (leaning) concrete monument bears: North 87°30'17" East, 1670.74 feet;

THENCE South 87°30'17" West, along the common line of said 1269.874 acre tract and said 300 acre tract, passing at 100.00 feet a set 5/8-inch iron rod for reference (with cap stamped "Quiddity Eng"), continuing in all a total distance of 1628.48 feet to a found concrete monument, marking a south angle of the herein described subject tract, being common with a south interior corner of said 1269.874 acre tract, the northwest corner of said 300 acre tract, and the northeast corner of a called 400 acre lease tract conveyed by Memorandum of First Amendment

RILEY ROAD (HOUSTON) SPV, LLC Tract
347.69 Acres

John Pierson Survey
Abstract No. 389

to Solar Lease and Easement Agreement to AP Solar 8, LLC recorded in File No. 2204588 OPRWC;

THENCE South 85°40'06" West, over and across said 1269.874 acre tract, along the north line of said 400 acre lease tract, 5538.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the southwest corner of the herein described subject tract, being common with the northwest corner of said 400 acre lease tract, and in the common line of said 1269.874 acre tract and aforementioned 295.727 acre tract, from which a found 1/2-inch iron rod bears: South 02°40'38" East, 1771.72 feet;

THENCE along common lines of said 1269.874 acre tract and said 295.727 acre tract, the following two (2) courses and distances:

1. North 02°40'38" West, 1701.47 feet to a found 5/8-inch iron rod (with cap stamped Pacheco Koch");
2. North 02°48'04" West, 226.11 feet to the **POINT OF BEGINNING, CONTAINING** 347.69 acres of land in Waller County, Texas as shown on Dwg No. 19530 filed in the offices of Quiddity in College Station, Texas.

5/8/24

EXHIBIT B

RILEY ROAD
PLAN OF DEVELOPMENT

± 347.7 Acres

Prepared For:
RILEY ROAD (HOUSTON) SPV, LLC

PREPARED BY:

META PLANNING + DESIGN
24285 Katy Freeway, Suite 525
Katy, TX 77494

TABLE OF CONTENTS

I. Introduction

II. General Provisions

III. Land Uses

IV. Development Regulations

1. Roadway Design
2. Points of Access
3. Block Length and Intersection Spacing
4. Single-Family Residential

V. Parks, Recreation, and Trails

VI. Building Regulations

VII. Other Provisions

VIII. Applicability

IX. Exhibits

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

I. INTRODUCTION

Riley Road (the "Project") is a residential community consisting of approximately 347.7 acres located west of FM 1774 in North-East Waller County, near the Waller/Montgomery County line, south of Riley Road and North of FM 1488 (the "Property"). 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 Project 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 Land 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. The PD is subject to the Subdivision Development Agreement between Waller County, Texas and RILEY ROAD (HOUSTON) SPV, LLC for the RILEY ROAD Subdivision ("Development Agreement").

II. GENERAL PROVISIONS

The Plan of Development approved herein will be constructed, developed, and maintained in compliance with this Development Agreement and other applicable ordinances or regulations of the County. The PD 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, or if a separate variance is granted by the Waller County Commissioners Court. Amended or future County ordinances shall not apply to the project.

In addition to the text of the PD, 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

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 shall be maintained by said District.

The homeowners' association shall enforce restrictions regarding on-street parking on residential

streets. Said restrictions regarding on-street parking cannot be omitted, amended, or changed without the review and approval of the Waller County Commissioner's Court.

III. LAND USES

The primary land use of the Project shall be residential lots. The maximum number of single-family lots shall not exceed 1,300 (one thousand three hundred) lots. All lots are designed as single-family lots; however, this shall not preclude the addition of an Accessory Dwelling Unit (including but not limited to garage apartments, mother-in-law suites, and other such structures that are accessory to and incidental to that of the primary dwelling on a lot) on any individual lot with a width of fifty feet (50') or more. Accessory Dwelling Units may not be constructed on any lot with a width of less than fifty feet (50') without prior individual approval from the County.

Notwithstanding anything in this PD to the contrary, if the Developer adds property to the project, the number of single-family and mixed-use and multi-family units shall increase proportionately based on the ratio that the acreage of such additional property bears to the acreage of the Property. (For example, if 100 acres are added to this PD which is currently approx. 348 acres, the proportion would be a 28.8% increase in unit/lot density.) The inclusion of any additional acreage to this PD shall require a resubmittal of the General Land Plan to the County Commissioners Court for approval, and the Commissioners Court shall not withhold approval of the resubmitted General Land Plan if it otherwise comports with all applicable standards and requirements of the County and of this PD.

Within the boundary of the proposed Project, land shall be dedicated for neighborhood parkland accessible to all residents. 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. Waller County shall have no ownership or maintenance rights or duties in any of the foregoing parkland features unless agreed to separately in writing by the County. 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.

Drainage and detention facilities, utility facilities, and other uses incidental to the creation and operation of a residential community are also included in the PD. These shall be governed by the appropriate rules of Waller County and the State of Texas, as applicable.

Developer shall not develop any parcel for multi-family purposes without prior approval in writing from the Commissioner's Court.

Build-to-Rent (BTR) type development (single-family lots not intended for sale to individual buyers) is prohibited within the Project.

IV. DEVELOPMENT REGULATIONS

The PD 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:

A. Collector Streets – Primary access streets making direct connections to Riley Road and Stonebridge Parkway shall be considered Collector Streets and shall have a minimum 80'-wide right- of-way ("ROW") and minimum 32'-wide paving with curb and gutter cross-section. In accordance with County regulations, a wider ROW and/or alternate paving sections such as a boulevard paving section divided by a center median may be

provided by the Developer if desired or where required by an approved traffic impact analysis ("TIA"). The minimum centerline radius of Collector Streets shall be 600'.

B. Local Streets – internal streets which primarily provide access to individual lots or which guide residents between lots and collector streets within the development. Any street not intersecting with a major thoroughfare or not identified on Exhibit B-2 as a Collector Street shall be considered a Local Street.

   1. 50' minimum ROW width
   2. 28' minimum concrete paving width in a curb and gutter cross-section
   3. 250' minimum centerline radius

C. Cul-de-Sac Geometry

   1. Minimum 50' paving radius
   2. Minimum 60' ROW radius
   3. Center point of bulb on cul-de-sac may be offset from local street ROW centerline.
   4. Easements for water, sanitary sewer, and other utilities may exceed the ROW as needed.

D. Knuckle Geometry

   1. Minimum 42.5' paving radius
   2. Minimum 50' ROW radius
   3. Center point of bulb on knuckle may be offset from local street ROW centerline.
   4. Easements for water, sanitary sewer, and other utilities may exceed the ROW as needed.

E. Thoroughfares

   1. Riley Road
      a. The Developer shall dedicate ROW widening to Riley Road proportional to half the total widening needed for the ultimate width.
      b. The Developer may make improvements to Riley Road such as constructing half or all of the ultimate four-lane cross section for portions of Riley Road adjacent to the Project. If additional ROW is needed for certain improvements, Waller County shall participate in acquisition of the necessary ROW.
         i. If the Developer makes improvements to portions of Riley Road not adjacent to the Project, the County shall credit such improvements towards Developer's fee in lieu of construction.
      c. If the Developer provides no improvements to Riley Road, the Developer shall contribute a fee in lieu of construction for future County improvement of Riley Road in an amount not to exceed three hundred seventy-eight dollars ($378.00) per linear foot for the length of Riley Road adjacent to the Project boundary, not to exceed one million, five hundred four thousand, four hundred forty dollars ($1,504,440) total. Such payment shall be due

prior to recording the last residential section plat within the Project. Developer may make payment installments towards this total at intervals throughout the life of the Project.

2. Stonebridge Parkway

   a. Developer shall dedicate all the ROW (100' width) for Stonebridge Parkway within the Project boundary.

   b. Developer shall construct the full boulevard cross section to the first intersection within the Project and shall construct two lanes (a half boulevard) to the southern project boundary.

3. Notwithstanding the foregoing, improvements for traffic impacts such as turn lanes shall be provided in accordance with the approved TIA.

2. Points of Access

A. The Project shall ultimately provide a minimum of two connections to Riley 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.

B. 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. A boulevard paving section shall be considered as two points of access.

3. Block Length and Intersection Spacing

A. Block length and intersection spacing within the Riley Road development 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 Land Plan.

2. Internal Streets

   a. Except as provided above, each local street shall intersect with another local street, internal circulation street, or collector street at least every 1,500 feet, measured from edge of ROW to edge of ROW.

4. Single-Family Residential

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

A. Lots

1. The maximum number of lots shall not exceed 1,300 lots.

2. Minimum lot size is forty (40') feet minimum width.

   a. Lots less than 50' in width shall not exceed 30% of the total lot count at project completion.

   b. For lots less than 5,000 square feet, Developer will provide funds to the County for development of County Parks in Precinct 2, at a rate of two dollars ($2.00) per square foot for the deficit square footage of each lot under 5,000 square

feet.

i. Example: A 4,800 square foot lot has a 200 square foot deficit from the required 5,000 square foot lot size. Funds would be calculated at square foot deficit times the fund rate. 200 X $2.00 = $400.00 fund contribution for this lot.

ii. Funds will be provided to the County on a per plat basis, if the plat contains lots less than 5,000 square feet, and will be paid at the time of plat recordation.

3. Measurement of lot width is to be taken at building line. The measurement shall be based off a tangential width on radial shaped lots, not based on arc length.
4. Maximum building coverage: Sixty-five percent (65%), 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 shall be 25 feet.
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, notwithstanding the presence of any utility easements that may have separate restrictions on structures.
    b. No lots shall have direct access to Riley Road or Stonebridge Parkway. A landscape reserve shall separate all lots from the aforementioned streets.

B. Shade Trees:

1. All lots shall have a minimum of one (1) tree, planted in the ROW or 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 the adjacent ROW and may be in front of or behind the 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 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 Riley Road:

a. A minimum six-foot (6') tall brick or masonry perimeter fence shall be provided at the primary entrance on Riley Road, along the back or side lot lines within 100' of the street intersection.

b. For the remaining lots along Riley Road, the Developer may continue the masonry fence described in subsection (a) above or may provide a minimum six-foot (6') tall stained wood fence with masonry columns and a vegetative screen (which may include trees, shrubs, ground cover, etc.) along the back or side of residential lot lines adjacent to Riley Road. The vegetative screen must be 100% opaque up to 6' in height within one year of planting.

2. Where residential lots are platted adjacent to Stonebridge Parkway:

a. The Developer may provide a masonry fence, or a wood fence with masonry columns and a vegetative screen, as described in section (IV)(4)(D)(1)(b) above.

b. Such fences and/or screening shall be provided along the back or side of all residential lots adjacent to Stonebridge Parkway.

3. A minimum six-foot (6') tall, stained wood fence with masonry columns shall be provided along the side or rear of any lot adjacent to collector streets as identified on Exhibit B-2.

4. Fences (and screening, if utilized) provided in accordance with this section shall be owned and maintained by the HOA or MUD.

5. Perimeter fencing is generally illustrated on Exhibit B-4, Fence Exhibit.

V. PARKS, RECREATION, AND TRAILS

The PD shall provide a minimum of one (1) community recreation center. Exhibit C, General Land Plan, illustrates the proposed location of these facilities. The exact location is subject to change as the development process evolves.

The exact geometry of the site shall be determined through the platting process. The 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. The site shall be a minimum of one-and-one-half (1.5) acres and shall include a variety of recreational facilities, including but not limited to a swimming pool, outdoor community gathering space, playground, and trail connections to the surrounding areas.

Pedestrian sidewalks shall make a complete connection from each residential home to the nearest neighborhood park site(s) or the community recreation center.

The Developer shall construct trails and may also choose to provide amenities such as plantings and benches, along the drainage and detention facilities or within the incidental landscape reserves that may be dedicated within the community.

Minimum five-foot (5') wide sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with County regulations 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 PD 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 (the area of the front façade shall exclude eaves, fascia, and door and window openings).
2. Secondary exterior finishes shall include all of the above materials as well as 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 County development regulations.
4. No single exterior finish material 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

After full build-out within Waller County Municipal Utility District No. 63 (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 in accordance with the form of agreement entered into with other developers or municipal utility districts in Waller County, Texas.

VIII. APPLICABILITY

This document shall apply to any development within this tract and has no expiration. It shall be upheld for any and all existing and future developers or builders, except and unless a new amended agreement is written and approved by all Parties.

The Waller County Subdivision and Development Regulations are attached as Exhibit E. Applicable Variances to those regulations are addressed in this Agreement in Exhibit D. This does not preclude the granting of additional variances in the future. Any future amendments or changes to the Waller County Subdivision and Development Regulations will not apply to this PD unless implementing the amended regulations is imperative to protect the health and safety of people in Waller County.

IX. MINOR MODIFICATIONS

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 in Exhibits B-2, B-3, and B-4 are permitted to address market conditions, subject to approval by the County.
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.

X. 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 PD).

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 C – General Land Plan

META PLANNING + DESIGN ©2025 ALL RIGHTS RESERVED

STONEBRIDGE PKWY

WADE RD

RILEY RD

N

DDSMK LTD

DDSMK LTD

DDSMK LTD

DDSMK LTD

DDSMK LTD

TR0MAS WAIITER

a boundary exhibit for

RILEY ROAD

+347.7 ACRES OF LAND

prepared for

ERSA GRAE

META

SCALE

0 150 300 600

OPTION B-1

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

24285 Katy Freeway, Suite 525 Katy, Texas 77494
Tel: 281-810-1422

HOU-25002 FEBRUARY 18, 2025

META PLANNING + DESIGN ©2025 ALL RIGHTS RESERVED

LEGEND

- THOROUGHFARE
- THOROUGHFARE COLLECTOR
- INTERNAL LOCAL CIRCULATING STREET
- *ALL OTHERS LOCAL

WIDENING NEW

STONEBRIDGE PKWY

WADE RD

RILEY RD

TREE BUFFER

Floodplain-100 yr

Floodway

Birch Creek

MHP

OS

SF-1 ±23.5 Ac.

LAKE/DET. ±8.2 Ac.

SF-2 ±18.6 Ac.

SF-3 ±18.6 Ac.

REC

WP ±2.0 Ac.

LAKE/DET. ±3.3 Ac.

LAKE/DET. ±6.4 Ac.

SF-10 ±10.5 Ac.

BIRCH CREEK ±10.0 Ac.

BIRCH CREEK ±18.3 Ac.

SF-7! ±18.6 Ac.

SF-4 ±23.3 Ac.

SFo-5 ±15.9 Ac.

LAKE/DET. ±7.5 Ac.

BIRCH CREEK ±22.4 Ac.

SF-9A ±2.2 Ac.

SF-8 ±18.7 Ac.

SF-11 ±29.9 Ac.

LAKE/DET. ±11.9 Ac.

LAKE/DET. ±10.3 Ac.

SF-6 ±20.9 Ac.

SF-9B ±8.1 Ac.

BIRCH CREEK ±5.8 Ac.

SF-12 ±15.7 Ac.

DDSMK LTD

THOMAS WALTER BLAKE TRUST

a street classification exhibit for

RILEY ROAD

±347.7 ACRES OF LAND

prepared for

ERSA GRAE

META PLANNING + DESIGN

OPTION B 2

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

+ DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE

0 150 300 600

HOU-25002
FEBRUARY 18, 2025

I

META PLANNING + DESIGN
©2025. ALL RIGHTS RESERVED

a landscape and open space exhibit far

RILEY ROAD

+347.7 ACRES OF LAND

prepared for

ERSA GRAE

META PLANNING + DESIGN

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY ANO IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

OPTION B 3

+ DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, ANO/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING+ DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281·810-1422

SCALE
0 150 300 600

HOU-25002
FEBRUARY 18, 2025

META PLANNING + DESIGN
©2023, ALL RIGHTS RESERVED

LEGEND

- MASONRY FENCING
- UPGRADED WOOD OR MASONRY FENCING

N

STONEBRIDGE PKWY

WADE RD

RILEY RD

TREE BUFFER

TREE BUFFER

SF-1
±23.5 Ac.

OS

LAKE/DET.
±8.2 Ac.

Birch Creek

Floodplain-100 yr.

Floodplain-100 yr.

SF-3
±16 Ac.

DDSMK LTD

Floodway

SFo=fO
±10.5 Ac.

LAKE/DET.
±3.3 Ac.

LAKE/DET.
±6.4 Ac.

BIRCH CREEK
±10.0 Ac.

BIRCH CREEK
±18.3 Ac.

Floodway

100' R.O.W.

SF-7
±18.6 Ac.

SF-4
±23.3 Ac.

SF-5
±15.9 Ac.

SF-8
±18.7 Ac.

SF-9A
±2.2 Ac.

SF-11
±29.9 Ac.

SF-12
±15.7 Ac.

BIRCH CREEK
±5.8 Ac.

SF-9B
±8.1 Ac.

LAKE/DET.
±10.3 Ac.

SFo-6
±20.9 Ac.

LAKE/DET.
±7.5 Ac.

BIRCH CREEK
±22.4 Ac.

LAKE/DET.
±11.9 Ac.

WWTP
±2.5 Ac.

TREE BUFFER

DDSMK LTD

DDSMK LTD

DDSMK LTD

DDSMK LTD

Floodplain-100 yr.

Floodplain-100 yr.

THOMAS WALTER BLAKE TRUST

a fencing exhibit for

RILEY ROAD

+347.7 ACRES OF LAND

prepared for

ERSA GRAE

INCLUDING BUT

OPTION B - 4

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS,

META PLANNING + DESIGN

NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING+ DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

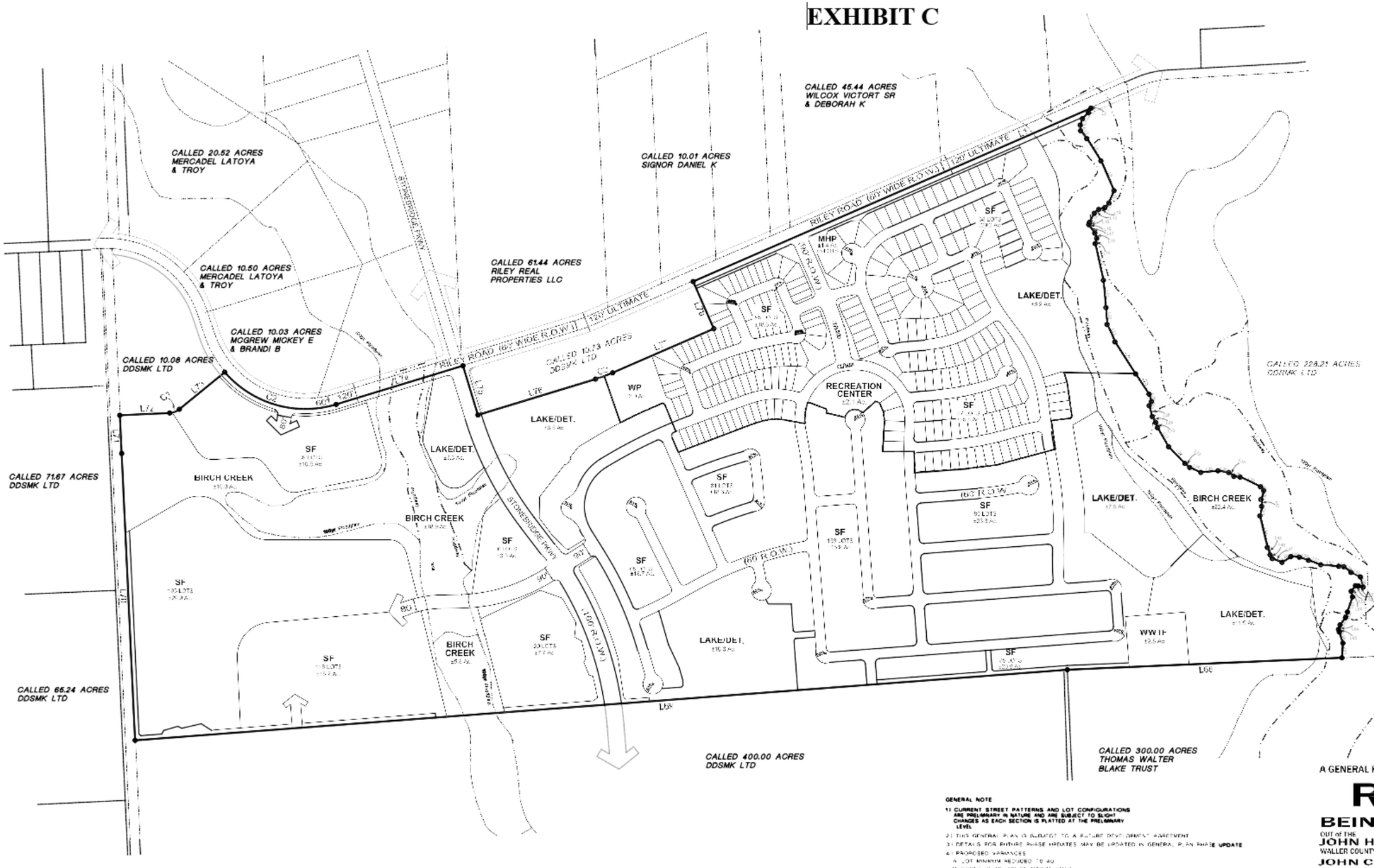
SCALE
0 150 300 600

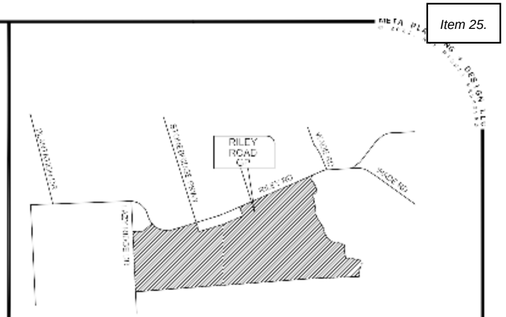
HOU-25002
FEBRUARY 18, 2025

Exhibit C

General Land Plan

EXHIBIT C





Vicinity Map (not to scale)

NORTH

LINE	DISTANCE	BEARING
L1	2571'	
L2	4'	
L3	28'	
L4	51'	
L5	40'	
L6	34'	
L7	59'	
L8	157'	
L9	152'	
L10	76'	
L11	37'	N 662706" E
L12	36'	N 2229'59" W
L13	34'	S 3449'10" W
L14	61'	S 4532'19" W
L15	14'	S 1857'25" W
L16	14'	N 0423'48" W
L17	47'	S 3733'58" E
L18	33'	S 3229'20" E
L19	33'	S 2340'59" E
L20	223'	S 2227'57" W
L21	163'	S 4113'23" W
L22	106'	S 7251'40" W
L23	113'	N 4928'47" E
L24	226'	S 2739'28" W
L25	144'	S 1558'05" W
L26	47'	S 2717'54" E
L27	29'	S 3759'15" E
L28	66'	N 1929'49" W
L29	41'	N 1550'42" E
L30	32'	S 1235'55" E
L31	131'	S 0518'58" E
L32	119'	S 0346'07" E
L33	37'	S 2417'08" E
L34	72'	S 3251'34" E
L35	102'	S 3341'51" E
L36	64'	S 1819'38" E
L37	36'	S 291
L38	37'	S 1557'49" E
L39	117'	N 3029'02" W
L40	29'	
L41	56'	
L42	40'	
L43	60'	
L44	156'	
L45	46'	
L46	26'	
L47	62'	
L48	54'	
L49	30'	
L50	57'	S 3845'14" E
L51	77'	S 1637'45" W
L52	107'	S 0605'52" E
L53	30'	S 1032'19" W
L54	56'	S 1340'32" E
L55	61'	S 2004'44" E
L56	53'	S 2956'08" E
L57	29'	S 6901'21" E
L58	18'	N 5632'55" E
L59	42'	S 8454'48" E
L60	34'	N 7118'25" W
L61	94'	
L62	36'	S 8508'42" E
L63	53'	S 8446'45" E
L64	29'	S 6200'12" E
L65	16'	S 6450'06" E
L66	69'	
L67	87'	N 7540'39" W
L68	-	S 8414'59" E
L69		S 3712'45" W
L70	1201'	S 1249'54" E
L71	226'	S 1829'15" W
L72	256'	S 1943'58" W
L73	548'	S 3621'08" W
L74	785'	S 1952'43" W
L75	305'	N 1900'47" W
L76	725'	S 1745'23" E
L77	954'	S 0332'44" W
L78	1628'	S 8730'17" W
L79	5539'	S 8540'06" W
		S 3016'13" E
		S 4424'23" E
		N 5016'22" W
		S 8408'38" E
		S 8104'09" E
		S 3242'23" E
		S 8433'39" E
		S 3016'13" E
		N 0240'38" W
		N 0248'04" W
		N 8718'42" E
		N 5044'07" E
		N 7302'25" E
		S 1827'04" E
		N 7302'25" E
		N 6627'06" E
		N 2339'44" W

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	
C1	97'	°	62'	61'
C2	'	°	727'	687'
C3	'	°	108'	107'

GENERAL NOTE

1) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL
2) THIS GENERAL PLAN IS SUBJECT TO A FUTURE DEVELOPMENT AGREEMENT
3) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE
4) PROPOSED VARIANCES
   A. LOT MINIMUM REDUCED TO 40
   B. FRONT SETBACK OF 25' ON RADIAL LOTS
   C. SIDE SETBACK OF 10' WHERE GARAGES DO NOT HAVE ACCESS
   D. 50' RADIUS ON CUL-DE-SACS
   E. 250' RADIUS ON LOCAL STREET CENTER LINES

POTENTIAL LOT COUNT

LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
40s	+/-96 LOTS	+/-[illegible] LOTS	+/-296 LOTS	30%
50s	+/-87 LOTS	+/-363 LOTS	+/-450 LOTS	46%
60s	+/-66 LOTS	+/-169 LOTS	+/-235 LOTS	24%
TOTAL	+/-250 LOTS	+/-748 LOTS	+/-998 LOTS	100%

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISION ORDINANCE 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 CITY OF HOUSTON PLANNING COMMISSION. 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 INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

RILEY ROAD

BEING 347.7± ACRES OF LAND

OUT OF THE
JOHN H PIERSON SURVEY, A-285
WALLER COUNTY, TEXAS
JOHN C WHITE SURVEY, A-274
WALLER COUNTY, TEXAS

OWNER:
ERSA GRAE
5900 SPENCEMILE RD, STE 250
HOUSTON, TEXAS 77042
(713) 827-4345
HOLMAN@ERSAGRAE.COM

ENGINEER/SURVEYOR:
QUIDDITY
2502 N GRAND PARKWAY NORTH
AXTELL, TEXAS 77441
(832) 874-7333
HOUSTON@QUIDDITY.COM

SCALE: 1" = 300'
0 300 600

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24265 Katy Freeway, Suite 525
Katy, Texas 77494 | tel: 281-810-1422

FEBRUARY 7, 2025

H0U-25002

				CHORD BEARING	CHORD LENGTH
		3634'35		S 6901'25" W	
	630	6605'54		N 7352'32" W	
	935	0635'20		N 6944'46" E	

Exhibit D

Approved Variances

Exhibit D

Approved Variances

1. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

   Variance from: Waller County Subdivision and Development Regulations, 3.4.7, requiring a 50-foot minimum lot width, measured at the right-of-way line.

   Approved Variance: 40-foot minimum lot width, measured at the building line.

2. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

   Variance from: Waller County Subdivision and Development Regulations, 3.4.15, requiring a 25-foot building line.

   Approved Variance: Front building lines of 20 feet only around the radial portion of culs-de-sacs and corner knuckles/eyebrows, only in certain circumstances.

3. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

   Variance from: Waller County Subdivision and Development Regulations, 3.4.15, requiring a 15-foot side building line along local streets and a 25-foor side building line along collector streets.

   Approved Variance: Side street building lines of 10 feet where garages do not have access.

4. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.1 requiring a minimum 60' right-of-way on curb-and-gutter local streets.

Approved Variance: A minimum 50'right-of-way on curb-and-gutter local streets.

5. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

   Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.4, requiring a minimum 70'radius right-of-way on culs-de-sacs, with a 50' radius paving.

   Approved Variance: A minimum 60'-radius right-of-way on culs-de-sacs, with a 50' radius paving.

6. On _____, the Waller County Commissioners Court approved the following variance for RILEY ROAD (HOUSTON) SPV, LLC, for the Riley Road subdivision:

   Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.2.5 and 4.3.5, requiring a minimum centerline radius of 1,200' for collector streets and 650' for local street.

   Approved Variance: A minimum centerline radius of 600' for collector streets and 250'for local streets.

Exhibit E

Waller County

Subdivision and Development Regulations

(Current as of Effective Date)

EXHIBIT E

WALLER COUNTY
SUBDIVISION AND DEVELOPMENT REGULATIONS

Effective: March 15, 2021
Amended as Noted: December 6, 2023

Resolution and Order

On December 06, 2023, the Commissioners Court of Waller County, Texas, met at the County Courthouse with the following members present:

Carbett "Trey" Duhon III, County Judge Presiding,
John Amsler, Commissioner Precinct One,
Walter Smith, Commissioner Precinct Two,
Kendrick Jones, Commissioner Precinct Three, and
Justin Beckendorff, Commissioner Precinct Four,

when among other matters, came for consideration and action the following Resolution and Order:

Whereas, the Commissioners Court of Waller County, Texas, duly convened, and acting in its capacity as the governing body of Waller County, ORDERED that the regulations attached and appended hereto, entitled "**WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS**" are revised as noted; and

Whereas, all officials and employees of Waller County having duties under said regulations are ordered and directed to perform such duties as required of them under said regulations.

Therefore be it Resolved, that Commissioners Court adopts the attached document as the "Waller County Subdivision and Development Regulations" and **orders** that it be in effect on and after **March 15, 2021;** and

Further Resolved, that County Judge Carbett "Trey" Duhon III is authorized to sign this Resolution and Order as the act of Commissioners Court.

The Resolution and Order was moved by Commissioner _Jones_, seconded by Commissioner __Beckendorff__, and adopted by the Commissioners Court on a vote of __5__ members for and __0__ opposed.

_____
Carbett "Trey" Duhon III, Waller County Judge

TABLE OF CONTENTS

WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS

1. Purpose 1
2. Definition of Terms 1
3. Platting Procedure 5
4. Replats 13
5. Improvement Construction Security and Acceptance 15
6. Improvement Maintenance Security and Acceptance 17
7. Substandard/Illegal Subdivisions 18
8. Variances 19
9. 911 Rural Addressing 19
10. Enforcement 19
11. Summary of Costs 20
12. Plat Required 22
13. Plat Not Required 22

APPENDIX A – ENGINEERING DESIGN STANDARDS

1. Improvement Plans 1
2. Lot Size 2
3. Street Alignments 2
4. Minimum Street Requirements 3
5. Construction: General 5
6. Subgrade 6
7. Base Material 6
8. Wearing Surface 7
9. Street Names and Markers 8
10. Drainage – see Appendix E 9
11. Driveways – see "Driveway Regulations" (under separate cover) 9
12. Pipelines 9

APPENDIX B – PLAT NOTES

1. Street Widening Easements 1
2. Owner's Responsibilities 1
3. Owner's Release 2
4. Lien Holder's – either the Release or the Subordination is required in situations where there is a lien against the property 7
5. Certificate of Commissioners Court 9
6. Certificate of County Clerk 10
7. Certificate of City Council 10
8. Floodplain Certification 10
9. Pipelines 11
10. Additional Plat Notes and Releases 11

APPENDIX C – INFRASTRUCTURE DEVELOPMENT PLAN FOR MANUFACTURED HOME RENTAL COMMUNITIES AND RV PARKS

1. INFRASTRUCTURE DEVELOPMENT PLAN 1

APPENDIX D – ENGINEERING REPORT FOR MANUFACTURED HOME RENTAL COMMUNITIES AND RV PARKS

1. WATER SUPPLY FACILITIES 1
2. WASTEWATER DISPOSAL FACILITIES 1
3. ROADWAYS 2
4. SIGNAGE PLAN 2
5. TRAFFIC IMPACT STUDY 3
6. DRAINAGE 3
7. ELECTRONIC SUBMISSION 3

APPENDIX E – DRAINAGE CRITERIA MANUAL

1. INTRODUCTION 1
2. ADMINISTRATION 2
3. HYDROLOGY 4
4. HYDRAULICS 8
5. DETENTION FACILITIES 9
6. DESIGN PARAMETERS 14

WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS

On February 16, 2007, acting pursuant to Chapter 232, Texas Local Government Code, Commissioners Court adopted the following regulations governing the subdivision of land. These regulations shall be known as the "Waller County Subdivision and Development Regulations".

1. Purpose

1.1 These regulations have been prepared to aid in the orderly development of Waller County, Texas. Specifically they have been prepared for the following purposes:

1.1.1 To furnish the developer with guidance in the expedient preparation and approval of a plat.

1.1.2 To protect the citizens of Waller County by enacting minimum subdivision standards.

1.1.3 To provide standards for the location, design, and construction of streets, intersections, drainage improvements and other features that provide safety for the public.

1.1.4 To prevent the Waller County Street System from being burdened with substandard local streets.

1.2 These rules, regulations and requirements may be revised at any regular session of Commissioners' Court, said amendments or revisions to become effective upon formal adoption by the Court.

1.3 The publication "Policies for Subdivisions Created without the Corporate Limits of any Town in Waller County", dated the 15th of June 1981, as amended through the 27th of September 2005, is rescinded, effective the February 16, 2007.

2. Definition of Terms

2.1 Acceptable Outfall – that point as determined by the developer's Engineer and approved by the County where storm water can be released without causing erosion or resulting sedimentation to the receiving channel or its floodplain. Where necessary, the outlet shall include structural and vegetative measures to assure non-erosive conditions.

2.2 Arterial Streets (Primary Thoroughfares) – those streets that are principally regional in nature and are used for through traffic and shall be divided into two classifications:

2.2.1 Streets which will serve vehicular traffic beyond the limits of the subdivision; and connect one collector or arterial with one or more collectors or arterials.

2.3.1 Streets in this category as shown in the current Major Thoroughfare Plan.

2.3 Building Line – a line of a plat generally parallel to the street right-of-way, indicating the limit beyond which buildings or structures may be erected and the area between the street right-of-way and the building line within which no private structure may be permitted. The building line is also known as the "setback" requirement.

2.4 Collector Streets (Secondary Thoroughfares) – those which connect arterial streets with local streets.

2.5 County Commissioner – the Waller County Commissioner(s) in whose precinct(s) the subdivision is located.

2.6 County Engineer – an Engineer, registered to practice engineering in the State of Texas, representing and/or contracted to represent Waller County.

2.7 Cul-de-sac – a short public street having but one (1) opening or access to another public street and terminated by a permanent vehicular turn-around.

2.8 Developer – any owner or person representing the interests of the owner of the property to be subdivided.

2.9 Final Plat – a drawing of a proposed subdivision prepared in a manner suitable for recording in the County records and in conformance with the conditions of preliminary approval of Commissioners Court and meeting the requirements of Section 3.4.

2.10 Flag Lot – for the purposes hereof, a key or flag shaped lot shall mean a lot having gross disparities in width between side lot lines, sometimes resembling a flag or flag pole, a key, or some other lot shape of comparable irregularity. Key or flag shaped lots shall not be prohibited if otherwise in compliance with the minimum lot size requirements of this and other applicable regulations of the County and, provided that no portion of any such lot is less than sixty feet

(60') in width.

2.11 Local Streets - those which principally provide direct access to lots within a subdivision.

2.12 Lot - any portion of land surface contained within property lines of a specific area, including land within easements and setback lines. The word "lot" includes the word "parcel" and "tract".

2.13 Rental Community (including Manufactured Home Rental Communities and RV Parks)- a plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option. (See Appendix C and D)

2.14 Owner – the person or persons with equitable or legal title to the property to be subdivided.

2.15 Parent Tract – the original tract prior to any division.

2.16 Preliminary Plat – a drawing of a proposed subdivision meeting the requirements of Section 3.3.

2.17 Private Street – those intended to be designated for private maintenance and private access. No county maintenance is provided on such streets unless and until they are brought up to county standards.

2.18 Recreational Vehicle – a unit which contains facilities for either sleeping or temporary living quarters, or both, and which has its own motive power or is designed to be mounted on or towed by another motor vehicle. The term recreational vehicle shall include but not be limited to a motor home, truck camper, travel trailer and camping trailer; provided, however a recreational vehicle shall not include a boat, a mobile home or a manufactured home.

2.19 Recreational Vehicle Park – a contiguous development of land which has been planned and improved for the placement of recreational vehicles approved by the County in accordance with applicable codes, laws, rules, and regulations.

2.20 Rural Street – any street situated so that the spacing of driveways is greater than 100 feet apart.

2.21 Street - a way for vehicular traffic and used to describe all vehicular ways regardless of any other designation, and includes public streets, private streets and easements. The terms "street" and "road" are interchangeable.

2.22 Subdivision – the division of a tract into two or more parts with any of the tracts being 10 acres or less in area. Section 232 of the Texas Local Government Code shall control the definition of a subdivision in these Regulations. Any amendment of the Local Government Code shall amend these Regulations, without further action by Commissioners Court.

2.23 Texas Department of Transportation (TxDOT) Standards – those current standard specifications set forth in the TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges

2.24 Urban Street – any street situated so that the spacing of driveways is less than 100 feet apart for a distance of 1/4 of a mile. This distance does not apply to a subdivision using curb and gutter. Any curb and gutter street will be considered an urban street.

3. Platting Procedure

The platting procedure for subdivisions within Waller County shall be as follows:

3.1 Pre-application Procedure

Before any preliminary plans are prepared, the developer should obtain a copy of these regulations and become familiar with the various requirements to avoid expenditures of time and money, only to find that changes are required to make the plat and plans conform to the regulations.

3.2 Procedure for Rental Communities

Developers shall not begin any construction on a proposed rental community until they comply with Section 232.007 of the Texas Local Government Code, Appendices C & D of these regulations and notify Commissioners Court in writing of their intentions to develop the community.

3.3 Preliminary Plat Procedure

3.3.1 The Commissioners Court has assigned the duty of approving preliminary plats to the County Engineer. The Commissioners Court retains the right to overrule the County Engineers decision.

3.3.2 Developers shall not begin any construction on a proposed subdivision, until obtaining preliminary plat and construction drawing approval from the County Engineer.

3.3.3 Prior to any subdivision of land, the Developer shall set a meeting with the County Engineer. Based upon the comments from the meeting and submittal of the appropriate application, the Developer or his representative shall submit three (3 copies of the preliminary plat of the subdivision to the County Engineer’s Office for preliminary approval.

3.3.4 The County Engineer shall review plat for compliance with these Regulations, and provide written comments. The County Engineer shall provide the developer with comments and take the following action by issuing a certificate of:

1. Preliminary Approval

2. Preliminary Approval with conditions to be satisfied at the time of Final Plat Approval

3. Denial of Preliminary Plat Approval

3.3.5 Prior to the approval of the preliminary plat, the Developer shall supply the County Engineer with a digital file (via CD or email) of the preliminary plat. The digital file shall be in a .DWG format or a format that is readily convertible to .DWG format. The file shall be submitted to County Engineer's Office.

3.3.6 If the property to be subdivided lies within the extraterritorial jurisdiction of a city, this procedure shall be accomplished with the platting procedures as established in individual city interlocal agreements.

3.4 Preliminary Plat Criteria:

3.4.1 The lot layout drawn on a scale of 1" = 100' or larger, 1" = 200' or larger for plats with lots greater than 2.5 acres in size, or 1" = 400' or larger for plats with lots greater than 20 acres in size. Sheet size shall be 24" x 36", with a 1" binding margin on all sides.

3.4.2 Multiple sheet plats shall have the subdivision name and sheet number located in the lower right hand corner of each sheet. A key map shall be provided showing individual sheet relationships.

3.4.3 Provide a scale and North arrow.

3.4.4 Existing topographic contours, which may be obtained from U.S. Geological Survey 7.5 minute quadrangle map.

3.4.5 The location of existing property lines, easements, streets, 1% chance and 0.2% (100-year and 500-year) flood boundary, lakes and water courses, utility easements, and drainage culverts within the tract or immediately adjacent within two hundred feet (200').

3.4.6 Proposed lots, blocks, reserves, streets, alleys, building setback lines, easements, and any areas of special use including suggested operations sites for

exploration, development and production for minerals.

3.4.7 Lots shall have a minimum of 50 feet in width at the right-of-way line (50 feet in width at building line for lots on cul-de-sacs) and shall front a local street. Single-family residential lots shall not have direct access and shall not front on an urban arterial or an urban collector street.

3.4.8 Flag lots, if allowed, shall have a minimum strip of land (Flag staff) width of 60 feet and staff length no longer than 500 feet + 20 feet for each acre greater than 10 acres. No more than two flag lot strips shall be located side by side. The flag lots main body of land cannot be located behind another flag lot.

3.4.9 Names, and right-of-way dimensions for all proposed and existing streets.

3.4.10 Boundary of the subdivision and scaled dimensions, both linear and angular.

3.4.11 Area of subdivision, total number of lots and blocks and total area of reserves.

3.4.12 Proposed and existing easements and detention reserves.

3.4.13 Include a dimensioned typical sanitary control easement detail on the face of the plat.

3.4.14 Proposed typical property line dimensions and radii.

3.4.15 Front building lines shall be 25 feet. Side street building lines shall be 15 feet on local streets, 25 feet on collector streets and 35 feet on arterial streets.

3.4.16 A general statement of the proposed uses of the land within the subdivision.

3.4.17 Name, address, telephone number and fax number for the subdivision owner, developer and surveyor and/or engineer.

3.4.18 If the subdivision is to be carried out in two or more phases, a proposed master plan for the entire tract shall be prepared and filed with the County

Engineer's Office prior to the time the first unit is submitted. Requirements of the plat, concerning sheet size and drafting media shall be the same as for the plat to be recorded. Scale of this plat will be left to the discretion of the surveyor or the engineer.

3.4.19 City limits boundaries, extraterritorial jurisdiction boundaries, and county boundaries.

3.4.20 The title block in the lower right hand corner shall contain the proposed subdivision name preceded by the words "Preliminary Plat of _____" and the abstract and survey in which the property is located.

3.4.21 Vicinity map in the upper right hand corner showing location of subdivision in relation to existing streets and highways, and railroads within one (1) mile.

3.4.22 Approval of the appropriate jurisdiction when the subdivision is within the extraterritorial jurisdiction (ETJ) of that city.

3.4.23 A preliminary plat review fee (section 10) shall be paid with the submission of the preliminary plat for review.

3.5 Final Plat Procedure:

The final plat procedure will be the same as the preliminary plat procedure with the following additions.

3.5.1 Final plat and construction document review fee (See section 10) shall be paid with the submission of the final plat for review.

3.5.2 Commissioners Court shall not grant final approval on any subdivision until the Developer meets every subdivision requirement, including signature, Construction securities, mylar originals, paper originals, preliminary plat approval and fees. In addition, if the project is located within the Brookshire-Katy Drainage District (B-KDD), the Developer shall obtain written approval from the District of the development plans, and a copy of said approval shall be submitted to the County Engineer as a requirement of final plat approval.

3.5.3 The Developer shall submit to the County Engineer the specified number of original plats on 4 mil mylar and four identical size of either 22" x 34" or 24" x 36", at least fourteen (14) days before the date of the Commissioners Court meeting at which approval is requested. All text shall be on the front of the mylar. **Photocopies are not acceptable.** The specified number of original plats may vary but will generally be understood as one full-size original for the developer, the County Clerk, the County Engineer, the Appraisal District and one additional for cities when platted within an ETJ and/or within the B-KDD.

Originals Needed:

(2) 8½"x14" – Black line or Mylar
(3) Mylar Plat - 22"x34" or 24"x36"
(2) Black Line copies - 22"x34" or 24"x36"

3.5.4 The developer shall provide a letter clarifying the procedure he chooses for construction acceptance and final maintenance acceptance. In connection with this letter the developer must provide the securities as needed for construction per Section 5 and for maintenance per Section 6.

3.5.5 The County Engineer shall review plat and plans for compliance with these Regulations, and provide written comments. The County Engineer shall recommend the Commissioners Court to take the following action:

1. Final Approval
2. Denial of Final Plat Approval
3. Table Final Plat Approval to resolve outstanding issues.

3.5.6 Prior to placement of the approval of the final plat on the Commissioners Court agenda, the Developer shall supply the County Engineer a CD or email with a digital file of the final plat. The digital file shall be in a .DWG format or a format that is readily convertible to .DWG format. A check made payable to the County Clerk for handling and processing shall also be submitted with the final plat along with a check for the filing fee.

3.5.7 Following final approval of the subdivision, the County Clerk will record the plat in the Plat Records of Waller County, Texas, and distribute the originals with the recording information. The Clerk will retain a copy of the plat for the County's records.

3.5.8 Unless the preliminary plat is followed by final plat approval within one year, the preliminary plat lapses and the subdivision must be resubmitted.

3.5.9 The final plat must be approved at a meeting of Commissioners Court.

3.6 Final Plat Criteria

3.6.1 Owners' and any lien holders' dedication, and restrictions, if any, shall be duly acknowledged in the manner required for acknowledgment of deeds. For street widening and drainage purposes, the Developer may dedicate either the fee interest in the property or a right-of-way easement for street widening and drainage improvements at the County's option. Right-of-way easements for widening streets or improving drainage must be accompanied by a plat note as found in Appendix B Item 1. The plat must also contain the note found in Appendix B Item 2. All streets and easements for utilities, street easements, street widening easements and street widening dedications shall be created by a notarized statement executed by all property owners and any lien holders or their legal representatives.

3.6.2 Easements shall be provided for existing utility lines located on the property. Easements for proposed utility improvements shall be identified on the face of the plat. Existing undefined or "blanket" easements shall be defined prior to final plat approval. If no agreement can be reached on a defined easement, then building setback lines shall be shown at a minimum distance of 25 feet from and parallel to the nearest pipeline or facility.

3.6.3 The plat shall show the location of the 100-year and 500-year floodplain as identified on the most current Waller County Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency. In addition, the plat shall show the location of special flood hazard areas identified by an engineering study (if required), under the seal of a Texas Professional Engineer. Additionally, the plat shall designate all easements of public record and shall include the plat note found in Appendix B Item 8.

3.6.4 Place address numbers assigned by the 911 Rural Addressing Coordinator within the individual lot boundaries, if possible. If not, include in a table on the face of the plat.

3.6.5 The placement of an elevation benchmark with the location, description and elevation of the benchmark shall be identified on the face of the plat. The elevation of this benchmark shall be tied into the closest benchmark with the latest USGS datum. Minimum first floor elevations for structures shall be identified when within the 1% chance and 0.2% chance (100-year and 500-year) floodplain boundary.

3.6.6 The standard note for lien holders acceptance that dedication of all public streets and easements shall be accomplished free of liens shall be as found in Appendix B Item 4. Any required release of liens shall be provided to the Commissioners Court.

3.6.7 A form on the plat as found in Appendix B Item 5 for Commissioners Court approval, including authorization for the County Clerk to file the plat for record as found in Appendix B Item 6.

3.6.8 A copy of a title report commitment or plat letter for the specific tract of land dated within 60 days of the plat approval date.

3.6.9 Approval of the appropriate jurisdiction when the subdivision is within the ETJ of that city.

3.6.10 A letter of serviceability from an entity or entities providing water service or a letter from the Developer stating that no service is available within 1000 feet of the subdivision and certifying that the lots are suitable for private wells.

3.6.11 A copy of the tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent taxes are owed on the real property as well as payment of all other property taxes and assessments pertinent to the subdivision.

3.6.12 A letter from the Developer acknowledging that it is the responsibility of the Developer, not the County, to ensure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, State Aquifer Regulations, surface water and/or ground water district regulations, and municipal watershed ordinances.

3.6.13 Certification by a Texas Professional Engineer under seal that all engineering, for streets and drainage, within the subdivision is in compliance with these

Regulations (including the Engineering Design Standards incorporated as Appendix A) and with all generally accepted engineering standards. If the Developer elects to proceed with plat recordation under the provisions of Section 5.3, the Developer shall provide upon completion of the construction an additional certification by a Texas Professional Engineer under seal that all construction for streets and drainage within the subdivision was completed in compliance with these Regulations (including the Engineering Design Standards incorporated as Appendix A) and with all generally accepted engineering standards.

3.6.14 The following plat notes are located in Section B Item 10:

Certificate(s) of Tax Collector

Legal Description

Certificate of Surveyor

3.6.15 When any public street is established by plat and where such public street forms either a stub street into adjacent acreage or where such public street lies along and parallel with the subdivision boundary and adjacent to acreage, a one (1) foot wide reserve shall be established within the street right-of-way to form a buffer strip, dedicated to the public, between the public street right-of-way and the adjacent unsubdivided acreage to prevent access to this public street from the adjacent unsubdivided acreage unless and until a plat of the adjacent property is duly recorded. The conditions associated with the establishment of a one (1) foot reserve on a plat are contained in the following note that shall be placed upon the face of any plat where a one (1) foot reserve is to be established.

"One (1) foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or replatted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors."

3.6.16 "Any plat or master plan may make reasonable accommodation for a specific surface site(s) for extraction of oil and gas. If a surface site is designated, the developer shall provide proof from

the mineral owner, geologist or other professional that the site designated for such extraction is a reasonable solution for the mineral owner, in accordance with the usual and customary practice of the oil and gas industry. After such a site is designated, and the plat is approved, no oil or gas extraction activity may take place except utilizing the designated surface site."

3.7 Amending Plat

3.7.1 This section is applicable only if the applicable city regulations allow an amending plat and the amended plat is approved by the city. After approval by the City, the amended plat must be submitted for review and approval of the County Engineer and Commissioners' Court prior to recording with the County Clerk.

4. Replats

4.1 A person who owns real property in a tract that has been subdivided and that is subject to the subdivision controls of the county in which the property is located may apply in writing to the County Engineer for permission to revise the subdivision plat that applies to the property and that is filed for record with the County Clerk. After review by the County Engineer, consideration of the replat will be placed on the next Commissioners Court agenda to set a public hearing on the proposed replat.

4.2 Prior to placement of the consideration of the replat on the Commissioners Court agenda, the Owner shall supply the County Engineer with Copies of the proposed plat (prepared in accordance with the platting procedure outlined in Section 3.) and a digital file of the proposed plat. The digital file shall be in a .DWG format or a format that is readily convertible to .DWG format. A check made payable to the County Treasurer for handling and processing shall also be submitted with the final plat along with a check made payable to the County Clerk for the filing fee.

4.3 After the application is filed with Commissioners Court and a public hearing date is set the County Engineer shall publish a notice of the application in a newspaper of general circulation in the county. The notice must include a statement of the time and place at which the court will meet to consider the application and to hear protests to the revision of the plat. The notice must be published at least three times during the period that begins on the 30th day

and ends on the seventh day before the date of the meeting; and

4.4 If all or part of the subdivided tract has been sold to nondeveloper owners, the County Engineer shall also give notice to each of those owners within 400' of the proposed replat by certified or registered mail, return receipt requested, at the owner's address in the subdivided tract. *(This notice is not required if the proposed plat only combines existing tracts.)* A listing of property within the boundary of the replat area must be submitted as well.

4.5 If the replat is within the ETJ of any city, the owners must also obtain approval of the affected city.

4.6 If the Court finds after the public hearing that the replat will not interfere with the established legal rights of any owner of a part of the subdivided land or each owner whose rights may be interfered with has agreed to the revision, it will enter an order partially vacating the original plat and approving the plat of the replat. If the Court finds that the replat will affect established legal rights, it shall not approve the replat without the written consent of all affected owners of a part of the subdivided land.

4.7 In addition to the normal handling, processing and filing fees, the person requesting the replat shall pay the actual cost of the newspaper notice and postage expenses required by the replat process. The fees for the newspaper notice and postage must be paid prior to either being submitted for publication or delivery.

5. Improvement Construction Security and Acceptance

5.1 The developer of any tract that desires to obtain approval of a plat for recording in the county records shall construct all streets and drainage in the subdivision to the standards and specifications set forth in the Engineering Design Standards incorporated as Appendix A of these Regulations before offering the plat for approval, unless exempted by Section 5.2.

5.2 Improvement plans shall be approved by the County Engineer who shall certify that the plan is in conformance with these regulations. Variance from the requirements shall be permitted only by Commissioners Court Order.

5.3 The Developer shall give a good and sufficient bond, cash, or letter of credit. This will be referred to as the construction security. The improvements shall be completed within 12 months of the plat date and the security shall reflect this 12 months. With court approval, an extension of up to one year may be granted. This construction security must be payable to the County Judge of Waller County, in an amount equal to the estimated cost of construction, according to the calculations of a Texas Professional Engineer and approved by Commissioners Court. The security shall be conditioned on the completion (in compliance with the Engineering Guidelines) of all the streets and drainage shown on the plat.

5.4 In areas within the ETJ of a city, the city's letter of credit policy may apply if the Commissioners Court finds that the city's policy provides adequate protection of the County's interest in the land development and construction of infrastructure, and the County is named with the City on the financial document.

5.5 The developer shall be entitled to partial reductions of his security requirement with written approval by the County Commissioners Court.

5.6 The Developer shall submit construction plans for streets and drainage, traffic signage, landscaping (within the public right-of-way), irrigation(within the public right-of-way), and utilities within a platted subdivision to the County Engineer's Office for approval prior to final plat approval being granted by Commissioners Court. These plans shall show the location of all underground utilities, including

water, sewage, and storm sewers. These plans shall include the design issues as described in Appendix A – Engineering Design Standards.

5.7 If landscaping and/or irrigation is proposed within the right-of-way, the Developer shall create an entity (municipal utility district, homeowners' association, neighborhood association, or other entity approved by Commissioners Court) that will be responsible for the maintenance and liability of the landscaping and/or irrigation. This entity shall have assessment authority to ensure proper maintenance.

5.8 When construction has been completed, the Developer shall provide the County Engineer with a set of "Record Drawings". These plans are to show the improvements as they were actually built. The digital file shall be in a .DWG format or a format that is readily convertible to .DWG format. After the "Record Drawings" plans are received, the County Engineer will provide the Developer a letter approving the construction of the subdivision.

5.9 The County may determine plats containing "flag lots" to be a detriment to the public interest, welfare and/or safety, and may require internal street construction at the sole discretion of the Commissioners Court.

5.10 When traffic signal lights and additional turn lanes are required for traffic generated by subdivisions, these items shall be the responsibility of the Developer and the construction cost shall be included in the security.

6. Improvement Maintenance Security and Acceptance

6.1 By accepting a subdivision plat for filing, the Commissioners Court does not accept streets in the subdivision for ownership or maintenance by the County. The owner of the platted lots is responsible for maintenance of all streets within a subdivision until such time as the streets have been accepted for maintenance by the County. This holds true even though the County has approved the construction of the improvements.

6.2 The County will not accept a street for maintenance without the following:

6.2.1 A dedication to the public of an easement or fee interest in the entire street;

6.2.2 Written certification from a Texas Professional Engineer that the street was constructed in accordance with the Engineering Guidelines in effect when the subdivision was legally platted (or has been upgraded to those standards). The letter from the County Engineer as noted in Section 5.8 may be used to meet this requirement. If the subdivision where the street is located was never legally platted, it must meet the current Guidelines;

6.2.3 Written certification from a Texas Professional Engineer that the street is currently in compliance with the applicable Guidelines. The cost of any improvements, maintenance, or repairs required to reach that standard shall be borne by the developer or current owners;

6.2.4 Agreement by the County Commissioners Court that the street should be accepted, following an inspection by the County Engineer; and

6.2.5 The expiration of one year from the date that all streets, drainage and other improvements in the subdivision are completed, inspected by the County Engineer, and approved by Commissioners Court;

6.3 This section is required in order to provide security for the maintenance under section 6.2.4.

6.3.1 With the approval of Commissioners Court, the Developer shall give a surety bond, cash or letter of credit in an amount equal to 25% of the cost of construction for the streets and drainage in the subdivision. This will be referred to as the maintenance bond.

6.3.2 Commissioners Court must approve each bond or letter of credit. This security is to be conditioned upon the Developer's maintenance of the streets in a state of good repair until the time as they are accepted. The security shall be made payable to the County Judge of Waller County, and shall remain in effect until released by Commissioners Court.

6.3.3 Security will be released when the street qualifies for final acceptance under Section 6.2. Before release of the security, the County Engineer shall final inspect the streets, and the Developer shall remedy all deficiencies. If the deficiencies are not promptly remedied, the County shall make the repairs and draw on the security for payment.

6.4 The enforcement of plat restrictions is the responsibility of the developer and other owners in the subdivision; however, in an ETJ, both the city and the County shall have the authority to enforce plat restrictions to prohibit the construction or connection of utilities, or issuing of permits unless the requirements of the plat restrictions have been achieved.

6.5 The County will assume no responsibility for drainage facilities in the subdivision, other than those running on or along the streets or in approved drainage easements until they are formally accepted by the County Commissioners Court for maintenance. Maintenance and liability of landscaped areas within the right-of-way will be the responsibility of the developer, the municipal utility district, neighborhood association, or other Developer entity.

7. Substandard/Illegal Subdivisions

7.1 The County may accept maintenance of any street located in a subdivision in existence prior to June 15, 1981 (whether that subdivision was lawfully platted or not), provided that the streets meet all the criteria in Paragraphs 6.2 and 6.3 of these Regulations. The County will assume no part of the cost of bringing the streets into compliance before acceptance.

7.2 Subdivisions of property that are created without going through the proper platting procedure (either full plat or plat exemption) will not receive addresses or permits from the Engineer's Office.

8. Variances

8.1 The Commissioners Court of Waller County, may by written order passed in court grant variances from these Regulations.

8.2 Any person who wishes to receive a variance must apply to the County Engineer, who will request it be placed on the agenda of the Court with a recommendation whether the variance should be granted or not.

8.3 If the variance affects a city's ETJ, the person must contact the appropriate jurisdiction as stated in interlocal agreements under Local Government Code 242.001 (c) (d) (4).

8.4 The decision of the County Commissioners Court to grant or deny a variance is at its sole discretion.

9. 911 Rural Addressing

9.1 No 911 address will be provided for any development type (i.e. residential or commercial) until proof of adherence to platting regulations is confirmed.

9.2 All addresses shall be provided by the 911 Addressing Coordinator.

9.3 Address numbers shall be placed on mailboxes, gates and houses, so that emergency personnel can easily locate the correct location.

10. Enforcement

10.1 Section 232.005 of the Texas Local Government Code provides for the enforcement of these Regulations.

10.2 Under Chapter 7 of the Texas Penal Code, a person may be responsible as a party to an offense if the person (acting with intent to promote or assist the commission of the offense)

solicits, encourages, directs, aids, or attempts to aid another person to commit the offense. Thus, a real estate agent or broker, a lender, an attorney, a surveyor, an engineer, a title insurer, or any other person who assists in violating these Regulations may also face criminal penalties.

10.3 Besides prosecuting a criminal complaint, the District Attorney may file a civil action to enjoin any violation or threatened violation of these Regulations, and to recover damages.

11. Summary of Costs

Excluding any required bonds or letters of credit, a developer will pay the county the costs per the following sections:

11.1 Preliminary Plat Review

The preliminary plat review fee is $50 per lot plus $50 per reserve. Fees shall be paid with the submission of the preliminary plat for review. Payable to: Waller County

11.2 Final Plat Review

The final plat and construction document review fee is $100. Fees shall be paid with the submission of the final plat for review. Payable to: Waller County

11.3 Replat Review

The replat and construction document review fee is $50 per lot plus $50 per reserve. Fees to be paid prior to items placement on a Commissioners Court agenda. These fees shall be paid with the submission of the preliminary replat for review. Other fees include:

(1) Public Notice Fee - must pay for three weeks of ads in a paper of local circulation.
(2) Notification letter postage (certified or registered mail, return receipt requested) – must be sent to each property owner within 400’ of the replat area.

11.4 Handling and Processing Fee (Final Plats)
(Replats)

A charge of $50.00 will be assessed for handling and processing Final subdivision plats for approval in Commissioners Court. In the event a subdivision is developed in sections, a charge of $50.00 will be assessed for each section platted. This fee, in the form of a

Check, made out to the Treasurer, Waller County, Texas, will accompany the plat at time of submission to the Court for approval.

11.5 Filing Fee (Final Plats)
(Replats)

File (1) 8 ½ x 14 in the Official Public Records, filing fee is $50.00 per plat plus $11.00 for the first page and $4.00 for each additional page.

EX: 1 Page plat = $66.00, 2 Page plat = $70.00

11.6 Infrastructure Development Plan Review (Rental Communities)

Infrastructure Development Plan Review fee of $200 plus $10.00 per rental space will be charged. Fees shall be paid with the submission of the Infrastructure Development Plan for review. Payable to: Waller County

11.7 Variance Requests

A charge of $100.00 per residential request and $500 per non-residential request will be assessed for handling and processing of Variance Requests for approval in Commissioners Court. This fee, in the form of a check, made out to the Treasurer, Waller County, Texas, will accompany the variance at time of submission to the Court for approval.

12. Plat Required

12.1 Commissioners Court adopts the following as a guide to the public in determining when a plat is necessary:

12.2 A plat is required for any subdivision as defined by Chapter 232, Local Government Code and as defined by these Regulations.

12.3 It is immaterial that the sale of a subdivision lot is by contract or lease-purchase rather than by deed, or that the lots are described by metes and bounds rather than lot and block.

12.4 A replat is required to divide a parent tract which is already located within a subdivision.

12.5 If the tract of land is located within the extraterritorial Jurisdiction of a municipality but outside the limits of said municipality, a plat must still be prepared and submitted to Waller County.

12.6 The owner of a tract of land located outside the limits of a municipality shall have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

1. a subdivision of the tract, including an addition; or
2. lots; or
3. streets. alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

13. Plat Not Required

The following exemptions may allow a division of property without the preparation of a subdivision plat. Under these exemptions, a property owner may not be required to prepare a subdivision plat for their division of their property, but the division of property must still meet the minimum lot size requirements set forth in the Waller County On-Site Sewage Facility Order, if applicable. A Certificate of Plat Exemption shall be issued by the County Engineer or Road Administrator for presentation to the

County Clerk stating that the division of Land is exempt from the subdivision plat requirements.

Commissioners Court adopts the following as a guide to the public in determining when a plat is not necessary:

13.1 Family Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.1.1 Each of the lots is sold, given, or otherwise transferred to an individual who is related to the owner within the third degree of consanguinity of affinity, as determined by Chapter 573, Government Code; and

13.1.2 the owner does not lay out a part of the tract as described in Section 12.6.3.

13.1.3 If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree consanguinity or affinity, the platting requirements apply.

13.1.4 A maximum of 4 lots can be created.

13.2 10 Acre Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.2.1 All of the lots in the subdivision are more than 10 acres in area; and

13.2.2 the owner does not lay out a part of the tract as described in Section 12.6.3.

13.3 Veterans Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.3.1 The owner does not lay out a part of the tract as described in Section 12.6.3; and

13.3.2 all of the lots are sold to veterans through the Veteran’s Land Board Program.

13.4 State Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.4.1 The tract is owned by the state or other state agency, board, or commission or owned by the permanent school fund or any other dedicated funds by the state.

13.5 Floodplain Dissolution Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.5.1 The owner of the land is a political subdivision of the state, the land is situated in a floodplain, and the lots are sold to adjacent landowners.

13.6 Single Division Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

13.6.1 The owner does not lay out a part of the tract as described in Section 12.6.3; and

13.6.2 one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of these regulations.

13.7 Undivided Interest Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into two parts to have a plat of the subdivision prepared if:

13.7.1 The owner does not lay out any part of the tract as described in Section 12.6.3; and

13.7.2 all parts are transferred to persons who owned undivided interest in the original tract and a plat is filed before any further development of any part of the tract.

13.8 Mortgage Provision: The County shall not require the owner of an unplatted or platted tract of land located outside the limits of a municipality who divides the tract into two parts to have a plat of the subdivision prepared if:

13.8.1 The owner does not lay out any part of the tract described in Section 12.6.3; and

13.8.2 the subdivision is the result of the owner dividing a tract by granting a security interest in property to secure indebtedness.

13.9 Adjacency Provision: The County shall not require the owner of an unplatted tract of land located outside the limits of a municipality who divides the tract into parts to have a plat of the subdivision prepared if:

13.9.1 The owner does not lay out any part of the tract described in Section 12.6.3; and

13.9.2 the subdivision is the result of the owner dividing a tract to convey property to an adjacent property owner.

APPENDIX A – ENGINEERING DESIGN STANDARDS

1. Improvement Plans

The Developer shall employ a Texas Professional Engineer to prepare the "Improvement Plans" in conformance with these regulations. Utility companies and other affected public agencies should be consulted before plans are prepared. Improvement Plans shall be submitted to the County Engineer for approval prior to construction.

1.1 Construction Drawings: Two (2) white background prints of the drawings shall be submitted, and the sheet size shall be 24" x 36" or 22" x 34". The drawings shall be referenced to the proposed subdivision, show elevations based on mean sea level datum plan, and be in compliance with the following information:

1.1.1 Street Plan Profile: The plan of each proposed street (indicating the existing ground elevations and proposed street grade surface including existing street grade for a distance of one hundred feet (100') beyond the tract boundary), at a scale of not more than twenty feet (20') per inch.

1.1.2 Street Typical Sections: A typical-section of each proposed street if all are not the same, not to scale, but having horizontal and vertical measurements showing width of proposed stabilization, base, wearing surface, curbs, shoulders, ditches, etc.

1.1.3 Water Supply and Sanitary Sewer System: The plans and profiles proposed and existing water distribution systems and sanitary sewer if submitted to the required State agencies for approval, shall be submitted to the County Engineer's Office to be approved by County Engineer prior to commencement of construction.

1.1.4 Drainage: The size, location and typical sections of drainage ditches (or storm sewer, if used) including easements shall be shown. All drainage plans, profiles and computations shall be submitted to the County Engineer's Office for approval by County Engineer prior to construction.

1.1.5 Existing Utilities: Plans and profiles of existing utilities shall be shown where applicable.

1.1.6 Bench Marks: Shall be provided at convenient points, with description, location and Mean Sea Level elevations indicated on the improvement plans. Tie to FEMA Benchmarks.

2. Lot Size

2.1 Minimum lot size shall be one and one-half (1.5) net acres for lots which have a private water well and private septic system and one (1.0) net acre for public water and private septic system, per dwelling in each instance. All easements are to be excluded from the acreage calculation. The Waller County On-Site Sewage Facility Regulations or other Federal, State, or Local laws or regulations may impose further lot restrictions.

3. Street Alignments

3.1 Streets shall be laid out so as to align with existing streets in adjoining or nearby subdivisions, leaving the possibility of connecting the subdivisions with a minimum of street construction. No voids shall be left within the subdivision with the intent of avoiding responsibility for constructing streets or bridges, nor along the subdivision boundary to avoid connecting with adjacent subdivisions or streets. Arterials shall be placed and designed in accordance with the plan of the County Thoroughfare Plan and the County Engineer. Collectors will be placed in accordance with any collector street plan that contains the subdivision.

3.2 Maximum block length shall be based on the average lot size fronting on the subject street in accordance with the following:

Average Lot Size Not Greater Than (Ac.)						Block Length Length (Ft.)
0.5	1,500	1.0	1,500	2.0		1,500
5.0	2,000					
10.0	2,500	20.0	3,500			
40.0						5,000

3.3 Dead-end streets which end at property that may be developed may remain as Dead End streets, but must be extended to the property lines. Dead End streets which shall remain as Dead

End streets shall end on a temporary cul-de-sac with a minimum radius of right-of-way 70 feet (minimum base 50 foot radius) with Dead End street signs placed on these streets.

3.4 County may require an internal street system that minimizes street cuts to existing County streets.

4. Minimum Street Requirements

4.1 Arterial streets shall be designed as follows:

4.1.1 If the arterial is included in the transportation plan, the right-of-way and pavement shall be as required in the plan.

4.1.2 The minimum right-of-way shall be 100 feet for urban (curb and gutter) construction and 120 feet for rural (open ditch) construction.

4.1.3 The pavement cross section in a rural subdivision shall be 36 feet of paved surface travel-way.

4.1.4 The pavement cross section in an urban subdivision shall be two 24-foot travel-ways with a 19-foot median.

4.1.5 The minimum design speed shall be 55 MPH. A minimum centerline radius of 2,000 feet shall be used.

4.2 Collector streets shall be designed as follows:

4.2.1 If the collector is included in a transportation plan, the right-of-way and pavement cross section shall be as required in the plan.

4.2.2 The minimum right-of-way shall be 80 feet for urban (curb and gutter) construction and 90 feet for rural (open ditch) construction.

4.2.3 The pavement cross section in a rural subdivision shall be 28 feet of paved surface travel-way.

4.2.4 The pavement cross section in an urban subdivision shall be a 32-foot paved travel-way.

4.2.5 The minimum design speed shall be 45 MPH. A minimum centerline radius of 1200 feet shall be used.

4.3 Local streets shall be designed as follows:

4.3.1 The minimum right-of-way shall be 70 feet in a rural (open ditch) subdivision and 60 feet in an urban (curb and gutter) subdivision.

4.3.2 The pavement cross section in a rural subdivision shall be 22 feet of paved surface travel-way, or 28 feet back of curb to back of curb.

4.3.3 The pavement cross section in an urban subdivision shall be a 28 feet, back of curb to back of curb.

4.3.4 Cul-de-sacs shall have a minimum right-of-way of 70 feet (radius) with a rural paving section of 50foot radius paved travel-way, or a 50-foot radius to back of curb.

4.3.5 The minimum design speed shall be 35 MPH. A minimum centerline radius of 650 feet shall be used.

4.4 The following standards apply to all streets:

4.4.1 Concrete streets with curbs shall have a back of curb to back of curb width equal to those sections with curb and gutter sections.

4.4.2 Concrete Curb and gutter sections where used with non-concrete pavement shall be a minimum of 24 inches in width.

4.5 Additional Right-of-Way for Existing Streets:

4.5.1 Where the subdivision affects a county street, the Commissioners Court shall determine the right-of-way width which will be necessary for the maintenance and improvement of the street.

4.5.2 Where the subdivision affects only one side of a county street, adequate right-of-way shall be provided to obtain one-half the total proposed width to provide right-of-way as prescribed by Commissioners Court.

4.5.3 Where the development is on both sides of the existing county street, right-of-way for the total prescribed width shall be provided.

4.5.4 Any improvements proposed by the developer along an existing county streets shall:

1. Comply with the standards set in Paragraph 4.1;

2. Be included in the construction plans as approved by the County Engineer; and

3. Where it is an improved facility, it must be equal to the existing street, in sole discretion of Commissioners Court.

4.6 Unless otherwise stated in these regulations, all streets shall be designed in accordance with the latest version of AASHTO (American Association of State Highway and Transportation Officials) "A Policy on Geometric Design of Highways and Streets". All references to "mountainous terrain" shall not apply to Waller County.

4.7 Private streets shall be allowed at the discretion of the Commissioners Court. Private streets shall be constructed to County standards in all matters. County shall not be obligated in the future to accept any private street into the County road maintenance system.

4.8 Road Maintenance Acceptance Criteria for Roads and Streets.

4.8.1 To be accepted, concrete roads and streets must meet the criteria set forth by the County Engineer in the Waller County Acceptance Criteria for New Construction, Repair, and Replacement of Concrete Roadways: Acceptance Guidance for Concrete Pavement.

5. Construction: General

5.1 A preconstruction meeting shall be scheduled prior to the start of construction. The Design Engineer, Developer, Contractor, Subcontractors and County Engineer or his designated representative shall attend this meeting. All streets are to be constructed according to specifications found in the current version of the TxDOT Manual Standard Specifications for Construction of Highways, Streets, and Bridges unless otherwise stated in these standards.

5.2 All streets, and concrete structures shall be tested by an Independent Testing Laboratory. The subgrade will be tested for Plasticity Index (PI), percent of lime if lime is added, and compaction. Each base course will be tested for compaction and depth. The two course surface treatment will have certification of distribution of AC-5 or HFRS-2 asphalt and of the cover stone. The HMAC course will be tested for compaction and depth. All compaction test reports will

include a copy of the work sheet showing 100% Design Proctor Standard. Pavement concrete will be tested for Compressive strength. A test specimen will be taken at intervals no greater than 500 feet. The developer shall pay for all testing and will furnish the County Engineer's Office with certified copies of these tests.

5.3 All underground nonferrous utilities within an easement or street must be accompanied by ferrous metal lines to aid in the location of the utilities through the use of a metal detector except for electrical lines.

5.4 All pavement is to be designed by a professional engineer. The design is to be based upon a soil report of samples taken along the proposed streets. Test holes will be placed at a maximum spacing of 1000 feet of proposed roadway. The County Engineer shall review the report along with the street and drainage construction plans for the subdivision.

5.5 Iron Rods and caps shall be placed at all points of curvatures and tangencies for all rural streets.

6. Subgrade

6.1 The preparation of the subgrade shall follow good engineering practices as directed by the Design Engineer. When the P.I. is greater than 20, then a sufficient amount of lime shall be in accordance with TxDOT Item 260 – Lime Treatment for Materials Used as Subgrade (Road Mixed) and Item 264 – Lime and Lime Slurry until the P.I. is less than 20. Subgrades such as sand, with low plasticity (P.I. less than 5) shall be cement stabilized. The subgrade will be prepared and compacted to 95% Standard Proctor density. The subgrade shall be watered, rolled and bladed to a depth of ten (10) inches before any flexible base material is placed on it.

6.2 The subgrade must be inspected and approved by an Independent Testing Laboratory and a certified copy given to the County Engineer's Office.

6.3 The subgrade shall extend 24 inches outside of the base width on each side of the base material.

7. Base Material

7.1 Base material shall conform to TxDOT Item 247 "Flexible Base". The base material shall be Type A Grade 2.

7.2 The base will be prepared and compacted to 95% Standard Proctor Density, +1-2% optimum moisture. The base must be inspected and approved by an Independent Testing Laboratory and a certified copy of all tests given to the County Engineer's Office for approval. All streets must have a flexible base. The flexible base shall have a minimum thickness of eight (8) inches after compaction of the authorized base material on local streets and a minimum thickness of twelve (12) inches after compaction of the authorized base on collector and arterial streets.

7.3 The base shall extend 24 inches outside the paving width on each side of the pavement material. Where there is no curb, the base material is to conform to the final grade of the wearing surface.

8. Wearing Surface

8.1 Hot Mix Asphaltic Concrete (HMAC)

8.1.1 Local streets require a minimum two (2) inch layer of HMAC Type D. Compact to 95% Standard Proctor density. Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule. The County Engineer's Office shall be provided with a copy of the HMAC design.

8.1.2 Collector and Arterial streets require a minimum of three (3) inches of HMAC Type D; to be placed in two (2) lifts. Compact to 95% Standard Proctor density. Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule. The County Engineer's Office shall be provided with a copy of the HMAC design.

8.1.3 Paving material shall be applied only as directed in the TxDOT Manual.

8.1.4 Subgrade – applied in accordance with A6.

8.1.5 Base Material – applied in accordance with A7.

8.1.6 The asphalt surface must be inspected and approved by an Independent Testing Laboratory and a certified copy given to the County Engineer's Office for approval by the County Engineer.

8.2 Concrete

8.2.1 Design Engineer shall determine class of concrete for each structure. Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule. Batch design will be required for each class of concrete. Test specimens will be required for each 500 SY or a minimum of one cylinder for each class of concrete. For structural concrete, test cylinders will be required for each 50 CY. A slump test will be required for each set of test beams or cylinders. Air entraining and retarding agents used shall be from approved TxDOT list.

8.2.2 Fly ash is allowed in the mix, up to 25% maximum by weight.

8.2.3 Concrete pavement shall be a 5 ½ sack mix and a 28-day compressive strength of 3500 PSI. Structural concrete shall have a 28-day compressive strength of 4000 PSI.

8.2.4 Minimum pavement requirements shall be as follows:

8.2.4.1 Subgrade – in accordance with A6.1

8.2.4.2 Arterial Street – minimum thickness is eight (8) inches with #5 bars longitudinally on six (6) inch centers, and #5 bars transversely on twenty-four (24) in centers.

8.2.4.3 Collector Street - minimum thickness is seven (7) inches with #5 bars longitudinally on nine (9) inch centers, and #5 bars transversely on twenty-four (24) inch centers.

8.2.4.4 Local Street - minimum thickness is six (6) inches with #5 bars longitudinally on twelve (12) inch centers, and #5 bars transversely on thirty (30) inch centers.

8.2.4.5 At irregularities; two (2) #5 bars will be provided, the first at three (3) inches and the second at six (6) inches from the edge of the irregularity. An irregularity is any change in the width, thickness, and/or continuity of the structural cross section. (i.e. headers, manholes, valves, drainage inlets, utility covers, etc.)

8.0.4.6 Crack control joints shall be spaced no greater than twenty (20) feet apart and properly sealed. Additional crack control joints shall be provided where necessary to prevent uncontrolled cracking.

8.2.4.7 All reinforcing steel shall be a minimum Grade 60, ASTM A615.

9. Street Names and Markers

9.1 All streets to be dedicated to the public with a subdivision shall be named, with prior approval for the name from the 911 County System, and the Commissioners Court. The street names shall be displayed on standard intersection street markers erected by the Developer at each street intersection. All houses shall be numbered. Where rural

route mail boxes are in use, the boxes shall be set behind curbs 3 ft. from the edge of the pavement when used. All mailboxes within county right-of-way shall meet the current TxDOT standards.

9.2 Traffic control signs (such as stop, yield, and speed limit signs) as approved by Commissioners Court, shall be installed by the Developer of the subdivision at all intersections. Other traffic control signs shall be installed to indicate any unusual traffic or street hazard or conditions that may exist. All traffic control devices shall be placed in compliance with the current standards of the TxDOT and the construction cost shall be included in the security. The placement of these signs shall be shown in the construction plans.

9.3 A speed limit of 30 MPH for local streets, 40 MPH for collector streets and 50 MPH for arterial streets within all platted subdivisions is required. This limit may be changed only by Commissioners Court upon a finding that the prima facia maximum reasonable and prudent speed for a particular street (or part of a street) should be different, based on an engineering study.

9.4 All of the requirements regarding street names, street signs and traffic control signs must be fulfilled prior to being accepted for final maintenance by the Commissioners Court, under Section 6.

9.5 All street signs shall adhere to the Texas Manual of Uniform Traffic Control Devices (TMUTCD).

10. Drainage – see Appendix E

11. Driveways – see "Driveway Regulations" (under separate cover)

11.1 Minimum driveway spacing on arterial streets without curb and gutter shall be 200 feet.

11.2 The use of concrete "dip type" driveways is encouraged. The maximum grade break at each vertical point of intersection shall be 15%. Concrete will be 3000 PSI with a minimum thickness of five inches. Minimum reinforcement shall be #4 at 18" on center each way (ocew).

12. Pipelines

Pipelines placed (or replaced) beneath existing roads shall be installed by boring or tunneling. Jacking may not be used unless approved in writing by Commissioners Court. The use of explosives is prohibited.

All borings shall extend beneath all travel lanes. Unless precluded by right-of-way limitations, the following clearances are required:

20 feet from all mainlanes on roads with speed limits exceeding 40 mph or higher;

10 feet for speed limits of 40 mph or less.

All traffic control devices, including signs, markings, or barricades used to warn the public of the construction activity must conform to the TMUTCD.

12.1 Natural Gas and Petroleum Pipeline Crossings

12.1.1 When new streets are constructed over pipelines, the pipelines must meet the following requirements:

12.1.1.1 Encased pipe must be at least 5 feet below the deepest proposed ditch grade (bottom of ditch to top of pipe).

12.1.1.2 Non-cased pipe (of extra wall thickness meeting Federal Regulations) must be at least 10 feet below the deepest proposed ditch.

12.2 No street will be accepted for maintenance by Waller County which contains a petroleum pipe line within the right-of-way, other than crossing pipe lines. The exact horizontal and vertical location of pipe must be shown as determined in the field. The note from Section B Item 9 must be shown on the face of the plat.

APPENDIX B – PLAT NOTES

1. Street Widening Easements

Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner 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, improvement or maintenance.

2. Owner's Responsibilities

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 (Corporation Name), 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.

3. Owner's Release

The standard format for owner's approval of the plat restrictions and dedication of easements shall be as follows:

For Corporations (Face of Plat)

We, **(Name of President)** and **(Name of Secretary)**, President and Secretary respectively, of **(Name of Company)**, owner of the property subdivided, in this plat of **(Name of Subdivision)**, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public , the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alternation of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easement and streets shown thereon.

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:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.

2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.

3. 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 **one** quarters (1-1/4) square feet (15" 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, although dip-style driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.

5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.

7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

In Testimony, hereto, the **(Name of Company)**, has caused to be signed by **(Name of President)**, its President, attested by its Secretary, **(Name of Secretary)**, and its seal, this ____ day of _____, 20__.

_____
Name of Company

By: _____
President

Attest: _____

Secretary

Notary Public (for Corporation)

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the under signed authority, on this day personally appeared **(Name of President)**, President, and **(Name of Secretary)** Secretary of **(Name of Company)**, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____20___.

_____

Notary Public

In and for _____County, Texas

For Individual(s) (Face of Plat)

I, (or we), (Name of owner or names of owners), owner, (or owners) of the property subdivided in the above map of the (Name of Subdivision), make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

I, (or we), the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easements and streets shown thereon.

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:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.

3. 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 **one** quarters (1-1/4) square feet (15” 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, although dip-style driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.

5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid (Corporation Name), to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.

7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS MY (or our) hand in (City), _____, County, Texas, this ___ day of _____, 20__.

_____

(Signature of Owner)

_____

(Signature of Owner)

Notary Public [For Individual(s)]

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the undersigned authority, on this day personally appeared [Name(s) of Owner(s)], known to me to be the person(s), whose name(s) is (or are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this ___day of _____, 20___.

Notary Public
In and For _____County, Texas

4. Lien Holder's – either the Release or the Subordination is required in situations where there is a lien against the property.

a) Release

(The following phrase is to be included only if there is a lien against the property) (Face of Plat)

I (or we), [Name(s) of Mortgage(s)], Owner and Holder (or owners and holders) of a lien (or liens) against the above-described property, the lien (or liens), being evidenced by an Instrument of Record in Volume ____, Page ____, of the Mortgage Records of Waller County, Texas subordinate to the subdivision and dedication the lien (or liens), and I (or we) confirm that I am (or we are) the present owner (or owners) of the lien (or liens) and have not assigned the same, nor any part.

NOTE: All lien holder signatures shall be acknowledged by a Notary Public.

b) Lien Holder's Subordination To Dedication

OWNER'S RATIFICATION OF PLATS

THE STATE OF TEXAS

COUNTY OF WALLER

KNOW ALL MEN BY THESE PRESENTS
WHEREAS, *(names of all owners within the plat boundaries)* are the owners of that certain *(number of acres)* of land out of the *(name of the survey and abstract number) (name of County)*, Texas, said tract being further described by metes and bounds in exhibit A attached hereto and made a part hereof for all purposes: and

WHEREAS, *(names of all owners who signed plat)* have/has platted the herein above described tract of land into a subdivision known as *(name of plat)*, recorded at VOL ____ PG _____, in the Map Records and Clerk's File Number _____ of the official Public Records of Real Property of Waller County, Texas: and

WHEREAS, the undersigned owner did not join in the platting or sign the plat of said *(name of Plat)*, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That *(name of owner subordinating)* is the owner of that certain tract of land containing *(number of square feet or acres)* located within the subdivision, as described in the deed dated *(date)*, from *(name of previous owner)*, recorded under Clerk's File Number _____ of the Official Public Records of Real Property, Records Of Harris County, Texas, which is Lot ___, Block _____, of the subdivision *(or Reserve ___ of the subdivision).*

That the undersigned, by executing this Owner's Ratification of Plat:

1. Confirms that he is the owner of the respective tract described in the deed referred to above, and
2. Represents that the tract owned by him is subject only to the vendor's lien described in the deed referred to above, and
3. Hereby ratifies, confirms and consents to the subdivision plat of *(name of plat)* and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat of *(name of plat)* with the same force and effect as the undersigned had originally joined in the plat or signed the plat of *(name of plat)*.

EXECUTED this _____ day of _____, 20___, A.D.

By: _____
(Print Owner's Name & Title)

NOTE: All lien holder signatures shall be acknowledged by a Notary Public.

5. Certificate of Commissioners Court

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20___ A.D.

_____
Name

County Judge

_____	_____
Name	Name
Commissioner, Precinct 1	Commissioner, Precinct 2
_____	_____
Name	Name
Commissioner, Precinct 3	Commissioner, Precinct 4

NOTE: 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:

[Owner], 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 [Owner] and/or the _____ Homeowners 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. [Owner] and all future owners of property within this subdivision shall look solely to [Owner] and/or the _____ Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

6. Certificate of County Clerk

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 _____ 20_____, 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

7. Certificate of City Council

(If Subdivision is located within Extraterritorial Jurisdiction) (Face of Plat)

The certificate must follow the city's regulations.

8. Floodplain Certification

The following note shall appear on the face of the plat, "Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information."

9. Pipelines

(Face of Plat)

(Show all existing oil and gas pipe lines and/or plus pipe line easements or statement that: No pipe line or pipe line easement exist within the boundaries of this plat.)

If pipe lines do exist within the proposed subdivision, written "crossing" approvals must be submitted from each owner.

10. Additional Plat Notes and Releases

A. Certificate of Surveyor (Face of Plat)

This is to certify that I (Name), a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

[(A) or (NO)] Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

[(A) or (NO)] Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel #_____, dated 2/18/2009.

[(A) or (NO)] Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel #_____, dated 2/18/2009.

_____
Surveyor
TX Registration No._____

(Seal)

B. Legal Description (Face of Plat)

(Herein, provide a legal description [metes and bounds description] of the property platted, tied to an original corner of the original survey.)

C. Certificate of County Engineer (Face of Plat)

I, (Name of County Engineer), 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 Name
County Engineer

D. Certificate(S) of Tax Collector

(This document does not appear on the face of the Plat, but is a separate document. A Certificate from each Tax Collector of a Political Subdivision in which the property is located must accompany the Plat to be recorded, showing that all taxes owed to the State, County, School District, Drainage District and/or other Political Subdivision, have been paid in full to date.)

E. Drainage District Approval (Face of Plat)

(If subject property lies within the boundaries of a Drainage District.)

The certificate must follow the district's regulations.

F. WASTEWATER DISPOSAL (Face of Plat)

SEPTIC SYSTEM CERTIFICATION

This is to certify that (Name of Subdivision) lies in the _____ soil formation/formations, this/these soil formation(s) has/have a _____ strata to a depth of ____ inches. Suitable systems in this/these formation(s) can be

_____.

Certified True & Correct

_____ _____

(Name of Registered Engineer) Date
(Registration No.)

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.

Per Texas Administrative Code 285.4, FACILITY PLANNING [C] Review of subdivision 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 planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

G. WATER AVAILABILITY (Face of Plat)

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

H. FIRE SUPPRESSION SYSTEM (Face of Plat)

In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:

(1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
(2) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

Appendix C – Infrastructure Development Plan for Manufactured Home Rental Communities and RV Parks

The owner who intends to use the land for any type of rental community including, a manufactured home rental community or recreational vehicle park, must have an infrastructure development plan prepared that complies with the minimum infrastructure standards established herein. (Texas Local Government Code Chapter 232.007)

1. Infrastructure Development Plan

1.1 The Rental Community Infrastructure Development Plan (IDP)) shall show at minimum the following:

1.1.1 The development shall have a minimum of sixty (60) feet fronting a street or roadway which has been previously dedicated to the public for the public's use and benefit as a street or roadway. Access roads to the individual rental spaces must be constructed and paved to a minimum width of 20 feet with a 2 inch thick Hot Mixed Asphaltic Concrete (HMAC) paved surface, 8 inch thick crushed stone base, and, if located in clay or sandy soils, a 10 inch thick treated subgrade.

1.1.2 No space may contain more than one single family residential unit or Commercial Unit. No common driveways shall be allowed. Each space shall have separate and individual access.

1.1.3 A survey of the property shall be submitted to the County Engineer's Office prior to the request by the owner or occupier of the lot for any permit and/or utility services.

1.1.4 The owner shall submit a letter of application, signed by the owner, which stipulates the intention of the owner; name, address, phone number of the owner; names of water and electricity providers; and name of wastewater provider or type and usage of onsite sewage facilities.

1.1.5 Only 22" x 34" or 24" x 36" sheets will be acceptable and at a maximum scale of 1"=200' (1" = 100' preferred), or as approved by the County Engineer. An index on the first sheet is required when more than two sheets are required for the IDP.

1.1.6 Names, locations, dimensions (bearings and distances), and layouts of existing and proposed streets, alleys easements, and other public right-of-way and public street right-of-way easement, alley, park, or other public dedication.

1.1.7 Dimensions, bearings and distances, of the proposed rental spaces.

1.1.8 Signatures and date of approval and certifications on the IDP. These approval signatures shall be not more than six (6) months prior to the submission. Examples of the required acknowledgments and certifications are as contained in the exhibits attached hereto. (See Appendix B)

1.1.9 Legal description, acreage, and name of the proposed Development. The Development's name shall not be spelled or pronounced similarly to the name of any existing Development or Subdivision located within the County.

1.1.10 The boundary of the Development indicated by a heavy line and described by bearings and distances.

1.1.11 Scale, legend, north arrow, spot elevations on 100' or an appropriate grid, with two foot (2.0') contour lines. Alternate contour intervals may be submitted, based on terrain, with approval from Commissioners Court and County Engineer.

1.1.12 Deed record, name of owner, volume and page number of adjoining properties.

1.1.13 Dates of survey and preparation of IDP.

1.1.14 Identification code, location, description, and elevation of the USGS or appropriate benchmark used in the survey.

1.1.15 Front building setback lines. Back and side building setback lines by note.

1.1.16 Location of any City's corporate limit line or extraterritorial jurisdiction line.

1.1.17 Vicinity map with streets, ditches, general drainage flow directions to the ultimate outfall, city limits and ETJs, and other major land features.

1.1.18 Net area (gross area less easements) of rental spaces and/or units to the nearest 1/100 of an acre for lots using On-Site Sewage facilities and/or well water.

1.1.19 Limits of all flood hazard areas as defined by the appropriate FEMA FIRM panel and the proposed finished floor elevation of buildings within these flood hazard areas on each space.

1.1.20 A certification by a Surveyor or Engineer describing any area of the Development that is in a Floodplain or stating that no area is in a Floodplain, as delineated by the appropriate FEMA FIRM panel and date.

1.1.21 A surveyor’s signature and seal on the IDP for certification.

1.1.22 The description of the water and sewer facilities, electricity and gas utilities, and roadways and easements dedicated for the provision of water and sewer facilities that will be constructed or installed to serve the Development and a statement of the date by which the facilities will be fully operable, prepared by an Engineer (may be included in an attached document). A certification must be included that the water and sewer facilities described by the IDP, or document attached to the IDP, are in compliance with these Regulations.

1.1.23 Approvals by other regulatory and governing bodies, as required.

1.1.24 Letters signed and dated from water, wastewater, and electric utilities of service commitment and availability and statement of approval of existing and proposed utility easements.

1.1.25 A tax certificate showing that all taxes currently due with respect to the original tract have been paid.

1.1.26 Results of soil analysis certified by a qualified site evaluator (as defined by 30 TAC Chapter 285) for on-site sewage facilities (OSSF).

1.1.27 Engineering Design Construction Plans for roadway access to each rental space for fire and emergency vehicles.

1.1.28 Drainage design plans to ensure adequate drainage off of the rental spaces and/or units to drainage channels and out of the Development, including the design of drainage structures, culverts, and/or systems using a 10 year storm frequency, such that the drainage out of the Development does not have a negative drainage impact on neighboring properties. If additional right-of-way (ROW) is required for existing County road drainage and access as determined by the County Engineer to achieve a 60 foot wide right-of-way, the owner shall dedicate the right-of-way to the County.

1.1.29 The Engineering Report, as described in Appendix D of these regulations.

1.2 Inspection of Improvements. Construction of a proposed Rental Community may not begin before the date the County Engineer and Commissioners Court approves the IDP. Periodic inspection of improvements may be required, as directed by the County Engineer. If the County Engineer directs that a final inspection is required, it must be completed not later than the second business day after the date the County
Engineer receives a written confirmation from the owner that the construction of the infrastructure is complete. If the inspector determines that the infrastructure improvements comply with the IDP, then the County Engineer shall issue a Certificate of Compliance no later than the fifth business day after the date the County Engineer receives written confirmation from the owner that the infrastructure has been completed and in compliance with the IDP.

1.3 Utilities. A Utility may not provide utility services, including water, sewer, gas, and electric services, to a Manufactured Home Rental Community subject to an IDP or to a manufactured home in the community unless the owner provides the utility with a copy of the Certificate of Compliance issued by the County Engineer. This requirement applies to:

1.3.1 A municipality that provides utility services;

1.3.2 A municipality owned or municipality operated utility that provides utility services

1.3.3 A public utility that provides utility services;

1.3.4 A nonprofit water supply or sewer service corporation organized and operating under Chapter 67, Water Code, that provides utility services;

1.3.5 A county that provides utility services; and

1.3.6 A special district or authority created by state law that provides utility services.

1.4 Timely Approval of Infrastructure Development Plans.

No later than the 30th day after the date the owner of a proposed manufactured home rental community submits an infrastructure development plan for approval, the County Engineer will reject the plan, if it is deficient, or request the IDP be placed on the agenda for Commissioners Court and recommended an action. If the plan is rejected, the written rejection must specify the reasons for the rejection and the actions required for approval of the plan. The failure to reject a plan within the period prescribed herein constitutes approval of the plan.

Appendix D – Engineering Report for Manufactured Home Rental Communities and RV Parks

Engineering Report - This report, which shall be signed, dated, and sealed by a licensed professional engineer registered in Texas, shall contain detailed and definitive information on the following:

1. Water Supply Facilities

1.1 Public Water Systems

1.1.1 If the water supplier is a political subdivision of the state: a city, municipality, utility district, water control and improvement district, nonprofit water supply corporation, etc., the Developer shall furnish a signed letter of service availability from the water supplier to provide the state's minimum requirements of quality and quantity of water to the proposed Development.

1.1.2 Water service must be extended into the Development to each lot or rental space if the existing water lines are located within 300 feet of the Development and if there is sufficient water available by the water supplier.

1.2 Private Wells or Non-public Water Systems - Quantitative and qualitative results of sampling test wells in accordance with requirements promulgated by the TCEQ and the Texas Department of Health shall be included where individual wells are proposed for the supply of drinking water to residences and other establishments. The results of the analyses shall be made available to the prospective property owners or renters.

1.3 Prior to IDP approval, plans and specifications for the proposed water facilities system shall have been approved by all entities having jurisdiction over the proposed project, including TCEQ. Evidence of the approvals shall be included in the Engineering Report.

2. Wastewater Disposal Facilities

2.1 Centralized Sewerage Facilities

2.1.1 If wastewater treatment is provided by a political subdivision of the state (city, municipality, utility district, water control and improvement district, nonprofit water supply corporation or an existing investor-owned water supply corporation, etc.) the Developer shall furnish a signed letter of service availability to provide the state's minimum wastewater treatment standard for the proposed Development from the utility.

2.1.2 Prior to IDP approval, an appropriate permit to treat and/or dispose of wastes for the ultimate build-out of the Development shall have been obtained from the TCEQ and plans and specifications for the proposed wastewater collection and treatment facilities shall have been approved by all entities having jurisdiction over the proposed project, including TCEQ. Evidence of the approvals shall be included in the Engineering Report.

2.1.3 Wastewater disposal service must be extended into the Development to each lot or rental space if the existing wastewater lines are within 200 feet of the Development and there is sufficient wastewater capacity available from the wastewater service provider.

2.2 On-Site Sewage Facilities – The engineering report shall include soil analysis results as required under the Waller County Regulations for On-Site Sewage Facilities.

3. Roadways

The Engineering Report shall include a description of the roadways within the Community, and include information on the roadway cross section, pavement width and thickness, base thickness, subgrade treatment, material specifications, and other information as required in these Regulations. Plans and specifications for these improvements shall also be submitted to

the County Engineer's Office for approval by the County Engineer prior to construction.

4. Signage Plan

A signage plan for the streets to be constructed, if any, is to be included that shows an overall street layout depicting the location and description of signs and traffic control devices to be installed. The traffic control devices will include street name signs, stop signs, yield signs, speed limit signs, directional controls, striping, and delineators, etc.

5. Traffic Impact Study

For Manufactured Home Rental Communities of 100 spaces or greater, the Engineering Report may, at the request of the County Engineer, be required to include a Traffic Impact Study in accordance with the requirements of the County to assess the effects of additional traffic on the existing and proposed transportation system.

6. Drainage

The Engineering Report shall include information on the Development and roadway drainage, culverts, conveyances, outfalls, and other information as required to properly convey storm water within and away from the Development. Plans and specifications for these improvements shall also be submitted to the County Engineer's Office for approval by the County Engineer prior to construction.

7. Electronic Submission

An electronic file in AutoCAD format (.dwg) of the layout of the lots and streets (to scale and with state plane coordinates) within the Development shall be submitted for incorporation to the County-wide map.

APPENDIX E – DRAINAGE CRITERIA MANUAL

I. INTRODUCTION

Purpose

This DRAINAGE CRITERIA MANUAL (the Manual) provides design guidance for use by developers and engineers in preparation of drainage plans for development within the unincorporated areas of Waller County. It establishes rules and regulations that must be consistently followed and will be enforced throughout the unincorporated areas of the County. The design methods presented in this manual are intended to provide guidance for determination of runoff rates; methods of storm water collection, conveyance, and detention; and design standards for facilities (ditches, ponds, detention basins, etc.).

Methods of design and analysis other than those included in this Manual may be considered in certain cases where there may be inherent problems with the traditional methods. The National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 rainfall data must be used in all instances. However, any deviation from this Manual will require consideration and acceptance by the County Engineer before approval will be granted for any work based on these alternatives.

Policy

Due to the nature of the watershed hydraulics within Waller County and the prevalent existence of floodplains that exceed the banks of the creeks, it shall be the policy of Waller County to maintain zero net increase in storm water runoff rates and to insure no negative impacts attributable to new development. Although it is Waller County's long-term goal to construct and maintain facilities (i.e., channels and regional detention facilities) that will contain 100-year storm flows within drainage rights-of-way, it is recognized that further impacts cannot be tolerated in the interim period. It is further recognized that impacts to other land owners and jurisdictions outside of Waller County's boundaries are unacceptable, and Waller County is dependent and supportive of the action of others to construct upstream and downstream facilities to accommodate 100-year flows.

Individual developers must provide infrastructure required to meet Waller County's stated objective of zero net increase in runoff rates and no negative impacts. Practically, this will mean that developers will provide adequate on-site detention volume to off-set increased runoff rates and must provide compensating storage volume for all fill placed in the 1% annual chance (100-year) and 0.2% annual chance (500-year) floodplain. Development in the delineated 100-year floodway will be

restricted by Waller County. Waller County prefers separate off-line detention facilities, but in-line facilities will be considered on a case-by-case basis and will only be approved after Waller County is satisfied that there will be no negative impacts to adjacent property owners.

Waller County recognizes that a portion of the County lies within the jurisdiction of the Brookshire-Katy Drainage District. A developer shall obtain approval from the District for all development projects within the District. In case of a conflict between the requirements of the County and the District, the more stringent of the two shall apply.

II. ADMINISTRATION

Submittal

Waller County has authority for review and approval of development plans for projects within its jurisdiction. Prior to commencing construction on proposed improvements, two (2) copies of plans, plats, reports, and calculations shall be submitted for review at least two weeks prior to the meeting at which the item will be considered. Proposed plats and plans shall be submitted for each development unless an overall master drainage plan for the development has been previously approved, in which case the applicant must demonstrate compliance with the approved master plan. All plans and reports must be prepared and sealed by a Professional Engineer licensed to practice in the State of Texas.

In addition, if the project is located within the Brookshire-Katy Drainage District, the Developer shall obtain written approval from the District of the development plans, and a copy of said approval shall be submitted to the County Engineer as a requirement of final plat approval.

Site Visit

Waller County may require a representative of the property owner or developer to meet with Waller County Representative at the project site prior to drainage plan approval. This meeting shall be for Waller County’s benefit and allow the Waller County Engineer to better understand the developer’s intentions.

Datum

All topographic information shown on plans must be on the same vertical datum as the current FEMA FIRM Map showing the project area.

Drainage Plan Review

The drainage plan shall present the applicant's overall approach to collecting and conveying rainfall runoff to the appropriate drainage artery. It is recommended that prior to preparation of the plan a meeting be arranged between the applicant and the Waller County Engineer to discuss the proposed concept for drainage of the project. The design submittal shall contain the following items:

1. Name, address, and phone number of the engineer that prepared the plan including contact person.
2. Scale of drawing with a minimum scale of 1"=100'.
3. Benchmark and reference benchmark with datum and year of adjustment.
4. A detailed location or vicinity map drawn to a scale. The project site shall be accurately located on the map.
5. Date on all submittals with date of all revisions with month, day, and year.
6. Signature lines for The County Engineer.
7. Contour lines at 1 foot where slopes do not exceed 2.0% and 5 foot intervals for slopes exceeding 2.0% intervals covering the entire development and extended beyond the development boundaries at least 50 feet on all sides. At least two contours are required for each project.
8. Preliminary scheme for the passage of sheet flow from adjacent properties.
9. Drainage area divides for project area, with peak run-off rates for each drainage area.
10. Locations of all planned drainage improvements proposed for moving run-off water from the development to the principle drainage artery, i.e., creek, stream, bayou, ditch etc., and their point(s) of entry into the drainage artery. Proposed detention facilities may not be located within the floodway.
11. Points at which structures or pipelines will cross drainage ditches, streams etc., within the development.
12. Locations of structures or other physical features on the development area to provide orientation as required during field inspection of the site.
13. Location of all existing drainage structures, utility lines, pipelines, and other underground features on the property and adjacent rights-of-way.
14. Location and dimensions of all proposed drainage easements and rights-of-way.
15. Location of major drainage arteries adjacent to or crossing the development.
16. Cross-section of detention facilities showing proposed water surface elevations, freeboard, slopes, and maintenance

berms.

17. Detention calculations in accordance with SECTION VI including volumetric calculations of detention provided.
18. Drainage area map of receiving system, if discharging to existing storm sewer system. Drainage area of receiving channel if discharging to open ditch or stream. Include calculations to prove capacity is available.
19. Copy of approved permit from TxDOT if draining to or impacting their system.
20. Copies of documents and letters of request for permission to cross privately held easements or rights-of-way and their approvals to do so.
21. Limits of floodway, 100-year floodplain, and 500-year floodplain.

Drainage Plan Approval

The Waller County Engineer shall provide comments to the applicant as soon as possible after submittal.

At least seven working days prior to Waller County Commissioners Court regularly scheduled meeting, revised plans/Reports addressing all comments must be submitted to the Waller County's Engineer. If all comments have been addressed, the plan will be placed on that agenda.

At Waller County Commissioners Court meeting at which drainage plan approval is being considered, the original and one (1) copy of the plan must be submitted (the original will be returned for inclusion in the construction plans).

Time Limits of Approvals

Approvals shall expire within one (1) year if construction has not commenced within that time. In cases where approval is given for a master plan and only certain sections are built immediately, the master plan approval will be valid for five (5) years.

Upon written request, the County Engineer may grant extensions of approval for up to one (1) year. All requests for extensions must be approved prior to the expiration of the original approval. No more than one (1) extension will be granted.

Revisions to Drainage Plans and Reports

All revisions to either the approved drainage plan or plat must be approved by the County Engineer. The County Engineer may require a re-submittal of a drainage plan or Report dependent upon the character and extent of the changes made as determined by Waller County.

III. HYDROLOGY

Hydrology is the study of precipitation. Policy makers and engineers must study and understand hydrology because they are interested in designing and building structures and systems to safely convey and discharge precipitation runoff while minimizing the potential of flooding. They must determine how much water should be collected and conveyed or stored, how fast this process must take place, how much can be safely discharged without adversely impacting surrounding properties, and what are other effects of the development being considered. The following sections discuss specific parameters and methods to be used in analyzing proposed developments in the unincorporated areas of Waller County.

Storm Frequency

All drainage improvements shall, at the minimum, be designed for the following storm frequencies. The return intervals listed here are minimums, and the individual design engineer or Waller County may choose to exceed these minimums given site specific requirements or constraints.

Table A

Type of Facility	Return Interval Storm
Closed Conduit Storm Sewers (for new developments)	2-year
County Ditch Culverts (serving less than 100 acres)	5-year
County Ditch Culverts (serving 100 to 250 acres)	25-year
County Ditch Culverts (serving 250 acres or more)	50-year
Bridges crossing County Ditches	100-year
Major Ditches and County Channels	100-year
Detention Facilities	100-year

Peak Storm Runoff Rates

The Rational Method can be used for determining peak runoff flow rate for both existing and proposed conditions. These peak runoff rates are used to estimate the impact of development and the conveyance requirements for drainage improvements. This method is applicable for small to medium drainage areas (generally less than 640 acres) where the flow domain is typically overland sheet flow or shallow surface ditch flow. Other methods should be used to estimate peak runoff rates for

larger areas or those served by well defined channels where flow routing in defined channels may be significant. The Rational Method takes the following form:

$$Q = C_f * (C * I * A)$$ Where:

Q = Peak Runoff Flow Rate (cfs)
C = Runoff Coefficient, See TABLE D
C_f = Frequency factor (the product of C_f and C should not exceed 1.0)
A = Area of drainage basin being studied (acres)
I = Rainfall Intensity of the design storm (inches/hour)

Frequency Factor (C_f)

The Frequency Factor is used in the Rational Method to scale the magnitude of the peak runoff in relationship to the return interval of the storm consistent with observed runoff data. This adjustment factor is used to account for the effects of antecedent moisture conditions that are generally associated with the less frequent storms. Appropriate values of C_f are presented in the following table.

Table B

Storm Frequency	Frequency Factor (C_f)
10	1.00
25	1.10
100	1.25

The product of C_f and C used in the Rational Method should not exceed 1.0.

Basin Time of Concentration (T_c)

The storm rainfall Intensity used in Rational Method will be selected based upon the return interval of the storm to be used (specified in the Storm Frequency Table above), and the duration of the storm to be used (based on the study basin's time of concentration). Time of Concentration (T_c) is defined as the length of time it takes a drop of water to travel from the most hydraulically remote portion of the drainage basin to its outlet. T_c is a property of the drainage basin reflective of its area, shape, surface gradient, land use, land cover, and soil type. T_c (in minutes) may be estimated from the following equation:

$$T_c = \text{Length}/(\text{Velocity} * 60) + 10$$

Where:
Length = Flow distance (feet)
Velocity = Flow velocity (fps) [see following table]

Table C

Flow Condition	Representative Velocities
Shallow overland flow in undefined channels	0.25 to 0.50 fps
Flow in street curb & gutter or road ditches	0.75 to 1.25 fps
Flow in shallow ditches	1.5 to 3.0 fps
Flow in defined channels	2.0 to 4.0 fps
Flow in closed conduit storm sewers	3.0 to 5.0 fps

The constant value of 60 in this equation is used to convert seconds to minutes and 10 is used as an estimate of initial delay between the start of rainfall and development of actual surface runoff. This method can be applied fairly accurately to large and small basins with either undeveloped or developed surfaces. However, the designer must specify the flow condition and estimated flow velocities for each flow domain on the site (i.e., the first 100' is overland flow followed by 250' in a gutter followed by 400' in closed conduit, etc.) and estimate time of concentration as the sum of all these individual flow conditions. The flow path used as the basis of this calculation should be clearly denoted on the plans with the associated design calculations.

Another method that can be used to estimate time of concentration for developed areas (i.e., storm sewer projects) is in the following form:

$$T_c = 10*(A)^{0.1761} + 15$$ Where:

A = Drainage Basin area (acres)

This method accurately estimates T_c for sewered projects, however it tends to underestimate actual T_c for basins with significant overland flow or open ditch flow, and therefore may overestimate peak runoff flow rates for these basins.

Alternative methods for estimating the basin's time of concentration will be accepted for review by Waller County, and may be allowed for use if the method's applicability to a specific situation warrants its use over the methods presented.

Storm Intensity (I)

For small watersheds and individual developments, the storm intensity should be based upon the time of concentration of the basin being analyzed. For example, in the design of a detention facility serving a basin with a 2-hour time of concentration, an

Intensity for a 100-year, 2-hour storm should be selected for use in the analysis.

For large watersheds and regional studies, use a 24-hour duration storm for the analysis and design. Appropriate design storm intensities are shown in TABLE F for various return interval storms.

IV. HYDRAULICS

Hydraulics is the study of fluid flow behavior. Policy makers and engineers must study and understand hydraulics because they are responsible for designing and constructing conveyance and storage facilities capable of managing storm water runoff in a safe and effective manner while reducing the potential for flooding. The following sections discuss specific methods and parameters to be used in analyzing proposed developments in Waller County's service area.

Open Channel Flow

The vast majority of conveyance capacity within Waller County's service area is located in the network of open channels that Waller County builds and maintains. The Chezy-Manning equation will be used to estimate a ditch's conveyance capacity. This equation is in the following form:

$$Q = 1.486/n * A * R^{2/3} * S^{1/2}$$

Where:
n = Manning's Roughness Coefficient (unitless)
A = Flow Cross-sectional area (sf)
R = Hydraulic Radius (ft)
S = Slope of the Hydraulic Grade Line (ft/ft)

Typical values for Manning's 'n' are included in TABLE E. The flow area (A) is estimated from the ditch cross-section, and is the area that will be conveying water (also called the wet area). The hydraulic radius is calculated as the wetted area divided by the wetted perimeter. The wetted perimeter is defined as the length of water/surface interface around the perimeter of the wetted area (does not include the water/air interface length). For open channels, the slope of the hydraulic grade line is estimated to be the same as the ditch slope.

Closed Conduit (Pipe) Flow

The Chezy-Manning equation presented earlier is also applicable for estimating flow capacity for closed conduits (i.e., pipes). There are some important distinctions to remember, including:

• Manning's 'n' for pipe materials are significantly different (i.e., smaller) than those for bare earth or vegetative surfaces. See TABLE E for appropriate 'n' values. • The assumption of hydraulic grade line slope being approximately equal to the pipe slope is only valid under free flow conditions. Once the pipe is full and experiences surcharge conditions, the hydraulic grade line slope will increase as flow increases.

V. DETENTION FACILITIES

To meet Waller County's requirements for zero net increase in runoff rates and no negative impacts due to new development, most projects will need to provide on-site detention facilities. Each detention facility should be designed based upon site specific parameters and constraints using accepted engineering methods. Waller County will not allow in-line storage within County ditches, channels, or streams. Additionally, the use of hydrograph timing as a substitution for detention on any project is prohibited. No approvals will be given by Waller County for any proposed development until the County Engineer has been satisfied that the proposed design meet Waller County's requirements. The following paragraphs describe general design requirements and allowable methods for generating appropriate designs.

The characteristics of an individual development may be such that additional calculations, plans, and details may be required both for proper review and for construction. The County Engineer shall notify the Developer or the Engineer as this need becomes evident.

General Requirements

Rural residential subdivisions consist of large acreage lots with minimal drainage improvements. For the purposes of this section a rural residential subdivision must meet the following design criteria:

- Lot size of 5 acres or greater per lot;
- Roadside ditch drainage system;
- No major drainage improvements that would significantly alter the natural drainage patterns during extreme storm events; and
- Consist only of residential developments.

Little change to the natural storm runoff occurs as a result of rural subdivisions. Waller County will not require detention for these residential developments; however, the sealing engineer remains responsible for ensuring compliance with applicable State drainage codes.

As shown in the storm frequency table earlier, detention facilities will be designed to provide enough storage to accommodate a 100-year event for the sub-area it is intended to serve. Detention facilities may be designed to be wet (constant level ponds) or may be designed to drain completely. They must be designed and constructed with stable slopes (4:1), they must provide adequate access and maintenance berms around the entire perimeter (30’ minimum), and they must have erosion control elements (i.e., backslope swales, drop pipes, slope pavement, etc.) as necessary to ensure a stable, low maintenance facility. All detention facilities less than 2 acres in size must provide for 6 inches of freeboard between the projected 100-year water surface elevation and the top of the berm.

All detention facilities over 2 acres must provide 1 foot of freeboard. Outfall structures must be designed to restrict outflow from the detention facility at a rate not to exceed the pre-developed conditions, and must include a controlled release mechanism to safely discharge runoff from storm events in excess of the 100- year design storm.

Detention storage may not be placed in the floodway, road-side ditches, or in curb-and-gutter streets in public or private easements and rights-of-way.

Volume Requirements

The following paragraphs describe allowable methods for use in determining storage volume requirements. This is not an exhaustive discussion of all methods, but will provide developers and engineers with a variety of tools for use in the unincorporated area of Waller County.

Coefficient Method

For small developments (less than 5 acres for commercial or 10 acres for residential), the developer may choose to use this simplified method for detention volume estimation. Using this method, the developer would provide detention storage using the following equation:

$$Storage = 0.65 * A_{dev}$$

Where:

Storage = Detention volume required (ac-ft),
A_{dev} = The area of the site that will have modified cover (acres).

Using this method, storage is only provided for the portion of the site that is being developed. For example, on a 4 acre commercial tract with 2.5 acres of building, parking and landscape areas, the developer would be required to provide (2.5 acres)*(0.65 ac-ft/ac) = 1.63 ac-ft of detention storage. This method will not be allowed where the total developed area (either proposed or in the future) will exceed 5 acres for commercial or 10 acres for residential developments. The outfall structures will be designed separately as discussed in later paragraphs.

Small Watershed Hydrograph Method (Up to 640 acres)

The storage requirements for detention ponds can be determined using the Small Watershed Method (also called Malcom's Method). This method is a hydrograph based method that compares an expected inflow hydrograph to an allowable outflow hydrograph to determine required storage volume. Using this method, the required volume of storage is equal to the maximum cumulative difference between the inflow and outflow runoff curves.

DETENTION FACILITY INFLOW HYDROGRAPH

The inflow hydrograph is constructed by calculating instantaneous flow rates using the following equations:

$$Q_i = Q_p/2(1-\cos(\pi * t_i/T_p)) \qquad \text{for } t_i \leq 1.25\ T_p$$

And

$$Q_i = 4.34 * Q_p * \exp(-1.3 * t_i/T_p) \qquad \text{for } t_i > 1.25\ T_p$$

Where: Q_i = instantaneous flow rate at time "i" [cfs]

Q_p = peak flow rate (Rational Method) [cfs] t_i = time interval "i" [minutes] T_p = time to peak [minutes]

In the equations listed above, the time to peak (T_p) is calculated by:

$$\text{Time to peak } (T_p \text{ in minutes}) = V/(1.39*60*Q_p)$$

Where: V = volume of runoff [ft^3]

The total volume of runoff generated by the design storm event is the amount of rain that falls upon the watershed minus loses attributable to surface storage, soil infiltration, evaporation & transpiration, etc. For the purposes of projects within County jurisdiction, designers shall use a cumulative depth of excess rainfall consistent with the nearest station from NOAA for a 100-year, 24-hr event. For example, the Katy area is 16.00 and the Hempstead area is 14.8 inches.

Therefore, the total runoff volume is calculated by multiplying the cumulative depth of excess rainfall for the design storm event by the watershed area. In no case shall the detention storage rate be less than 0.55 ac-ft per acre.

DETENTION FACILITY OUTFLOW HYDROGRAPHS

Outflow hydrographs are constructed by determining the capacity of the outfall structure under incremental surcharge conditions. A table is generated that contains the estimated outfall rate for the proposed structure given increasing depths of ponding in the detention facility. To determine appropriate detention design, the engineer will provide a mass-balance for water in the detention facility (i.e. change in storage of the system equals the volume of water flowing in minus the volume of water flowing out) for several incremental time steps covering the duration of the storm event. The minimum storage requirement will equal the maximum cumulative storage determined in the time step analysis; however, the minimum shall not be less than 0.55 ac-ft per acre.

The Small Watershed Method is dependent upon the Rational Method for estimation of the peak flow rate, so it should only be used for basins of less than 200 acres where there is no well defined channel and any flow routing can be considered negligible.

HEC-HMS / HEC-RAS Computer Modeling

For basins over 640 acres in size, Waller County will require a HEC-HMS hydrograph analysis covering the site and the adjacent parts of the watershed utilizing Atlas 14 rates. This analysis should verify that the proposed improvements will not increase runoff rates anywhere in the system and therefore will have no negative impacts on adjacent properties. The engineer must submit a complete design report with sufficient detail (program input, program output and discussion of methods and assumptions used) for Waller County staff to review. Before beginning this type of analysis, please check with Waller County to receive the most current baseline HEC-HMS model of the area for development (if one is available). In no case shall the detention storage rate be less than 0.55 ac-ft per acre. Hydrograph timing will not be accepted as a substitution for detention.

Outfall Restrictor Design

The outfall structure is an important design component of the detention facility. The design of the outfall structure can be as simple as a single pipe segment, and can be as complex as multiple pipes with differing diameters at staggered elevations with overflow weirs and flow orifices. The following paragraphs describe ways to estimate flow conveyance of several flow control structures.

Outflow Rate and design

To comply with Waller County policy to avoid increasing flood risks or flood hazards, maximum allowable outflow rates from

detention basins are restricted to the pre-development flows from the 100-year, 25-year and 10-year Storm, 24-hour events.

If a downstream channel has less capacity than a 10 year event, also restrict the outflow to the amount the pre-development project site contributes to the channel when it is flowing full or at its flooding threshold.

When detention basin modifications are necessary to accommodate a proposed storm sewer outfall or a proposed development, design the modifications such that the 100-year, 25-year and 10-year Storm, 24-hour events water surface profiles in the detention basin and downstream channels are not increased above existing conditions.

If the outflow is into a roadside ditch or storm sewer, restrict the maximum allowable outflow to the rate allowed from the proposed site development using criteria adopted by the jurisdiction responsible for the roadside ditch or storm sewer.

Orifice

One of the most simple flow control structures is an orifice. An orifice is a two-dimensional flow structure (i.e., a drilled hole in a concrete wall, a hole in plate steel or a very short section of pipe) with an estimated conveyance capacity dependent upon the difference in water elevations from one side of the orifice to the other and the orifice opening area. The general equation for estimating flow through an orifice is as follows:

$$Q = C * A * (2 * g * H)^{1/2}$$

Where:

Q = Orifice flow capacity (cfs)
C = Orifice coefficient (unitless) [use 0.8]
A = Orifice opening area (sf) g = Gravitational acceleration constant (32.2 ft/s^2) H = Differential head across the orifice (ft)

For the design head differential (H) use the 100-year water surface elevation in the detention facility minus the 25-year water surface elevation in the receiving ditch (if known). If discharging directly into a roadside ditch or a storm sewer, use the difference between the 100-year water surface elevation at the entrance and the centroid of the orifice in feet when orifice is partially submerged. The orifice should generally be greater than 6” diameter to reduce problems with clogging and blockage.

Outfall Pipe

The engineer may use one or more a pipe sections as flow control devices. The conveyance capacity of the pipe(s) can be estimated using the Chezy-Manning equation discussed earlier. In using this method, the slope of the hydraulic grade line is equal to the head differential across the structure divided by the length of the pipe section. For the design head differential use the 100-year water surface elevation in the detention facility minus the 25-year water surface elevation in the receiving ditch (if known). If discharging directly into a roadside ditch or a storm sewer, use the difference between the 100-year water surface elevation at the entrance and the centroid of the orifice in feet when orifice is partially submerged. The restrictor pipe shall not be less than 6" in diameter.

Overflow Weir

An overflow weir can be used on an outfall structure to restrict and regulate outflow. One of the biggest advantages of this outfall structure is that they do not have a finite conveyance capacity, and can therefore be used for emergency overflows to control larger than 100-year flows.

There are many types of weir designs to choose from when designing an outfall structure, and each has a slightly different equation for estimating flow capacity. One of the simplest to design and construct is a Cipoletti weir consisting of a horizontal weir (of width B) with triangular weirs on either side (at 4:1 slopes) and a depth of flow of H feet. Capacity of a Cipoletti weir can be estimate by the following equation:

$$Q = 3.367 * B * H^{3/2}$$

Where:

Q = Weir capacity (cfs)
B = Weir length (ft)
H = Depth of flow across weir (ft)

VII. DESIGN PARAMETERS

The proper hydraulic design of channels is of primary importance to insuring that nuisance drainage conditions, flooding, sedimentation and erosion problems do not occur or the frequency of their occurrence is at an acceptably low rate. The following minimum design standards shall be applied to construction of new or reconstruction of facilities.

Design Frequency

New facilities shall be designed and constructed to contain and safely convey runoff from the 100-year frequency storm when at all feasible to do so. Consideration must be made for the capacity of existing channels downstream, and no improvement shall be made that increase the frequency of downstream flooding.

Design Flow Velocities

Excessive flow velocity can cause erosion problems, may pose a threat to bank stability and may create safety problems. Additionally, velocities that are too low may allow sediment deposition resulting in loss of channel capacity. Generally, design flow velocities in unlined open channels (for 100-year flows) should be between 2 and 5 fps. Flow velocities in concrete lined channels may increase to be between 5 and 8 fps.

Ditch Channel Slope

Ditches shall have a minimum constructed channel slope of 0.05% to provide for the minimum velocities noted earlier. Excessive slopes may unnecessarily increase the potential for erosion of banks and undermining of bridge and culvert structures, therefore maximum slopes should generally not exceed 1.00%. In areas of steep topography, channel drop structures may be required to limit channel invert slopes.

Ditch Side Slopes

In grass lined channels, maximum side slopes shall be 4:1 (horizontal:vertical). Variance from these criteria may be granted by the County Engineer to accommodate site specific issues, but 3:1 slopes should be the absolute steepest unlined slope proposed. Side slopes for concrete lined channels shall be based on field conditions and shall be site specific.

Ditch Bottom Width

The bottom width for ditches should generally be no less than 2 feet. A larger bottom width may be required to meet other parameter requirements including ditch capacity, design velocity, etc.

Ditch Horizontal Curves

In general, centerline curves for grass channels should be as gradual as possible and should have a radius greater than three times the ultimate ditch top width. Smaller curvature radii can be allowed with adequate slope paving as approved by the County Engineer.

Ditch Confluences

The angle of intersection between the tributary and main channel should be between 15° and 45° (with an optimal value of 30°). Angles in excess of 90° will not be permitted.

Ditch Transitions

Expansions and contractions should be designed to create minimal flow disturbance and thus minimal energy loss. Design consideration must be given to reducing erosion potential and turbulent flow characteristics at ditch transitions.

Ditch Drop Structures

When introducing flow into ditch main channel from shallow surface swales, the designer must include drop pipes to reduce the erosion potential at the confluence. Drop structures shall be appropriately sized for the area being served; with a discharge elevation of 12" above the main channel flowline.

Ditch Depth

Roadside ditches shall designed such that the maximum depth from pavement edge to the flowline of the ditch is no more than four (4) feet at any point.

Concrete Lined Channels

As field conditions necessitate, concrete lined channels may be required to provide adequate capacity or erosion protection for less than optimum drainage easement widths. Design of concrete lined channels will be considered by Waller County on a case-by-case basis.

Detention Facilities

Detention facilities shall have:

- Minimum 30-foot wide maintenance berm on all sides.
- Maximum side slopes no steeper than 4:1(h:v).
- Bottom of facility shall have a Minimum 1% cross slope.
- Facility shall have a concrete pilot channel.

Variance from these criteria may be granted by the County Engineer to accommodate site specific issues, but 3:1 side slopes should be the absolute steepest unlined slope proposed.

Table D

Rational Method 'C' Values

Land Use or Land Cover	Rational Coefficient 'C'
Raw, undeveloped acreage	0.20
Improved, undeveloped acreage (i.e., mowed, filled, graded, etc.)	0.30
Park Land	0.40
Residential – 1 acre lots or larger	0.40
Residential – ½ to 1 acre lots	0.45
Residential – less than ½ acre lots	0.55
Multi-Family	0.75
Commercial/Industrial	0.90

Table E

Manning's 'n' Values

Channel/Pipe Material	Manning's 'n'
Plastic Pipe (PVC & HDPE)	0.013
Clean Cast Iron	0.014
Concrete	0.013
Corrugated Metal	0.025
Smooth Bare Earth	0.018
Natural Channels (good condition)	0.025
Natural Channels (stones & weeds)	0.035
Natural Channels (poor condition)	0.060
Rip-rap	0.035

Table F

Design Intensity Values for Use in Waller County

(Based on NOAAs Atlas 14)

$$I = b/(T_c + d)^e$$

Storm Frequency	e	b	d
2-year	0.7962	63.3769	12.3799
5-year	0.7737	71.4160	12.0518
10-year	0.7521	75.9155	11.7528
25-year	0.7252	81.2936	11.4671
50-year	0.7012	82.4987	10.9481
100-year	0.6829	86.2332	11.1001

Exhibit F

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and RILEY ROAD (HOUSTON) SPV, LLC, a Delaware limited liability company, for the Riley Road Subdivision ("Agreement"). The Agreement, dated effective _____, 2025, 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.

[*The remainder of this page is intentionally blank. Signatures follow on next pages*]

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, a political subdivision of the State of Texas.

_____
Notary Public, State of Texas

RILEY ROAD (HOUSTON) SPV, LLC,

a Delaware limited liability company

By: Riley Road (Houston) Holdings, LLC, a Delaware limited liability company, its sole Member

By: APG Riley Road (Houston) Management, LLC, a Delaware limited liability company, its Managing Member

By: APG ASLA I, LLC, a Delaware limited liability company, its sole Member

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its sole Manager

By: _____
Andrew Dubill Executive Vice President

_____
Date

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____20__, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a Florida corporation, sole manager of APG III GP, LLC, a Florida limited liability company, sole General Partner of Avanti Properties Group III, L.L.L.P., a Delaware liability limited partnership, Managing Member of APG ASLA I, LLC, a Delaware limited liability company, sole Member of APG Riley Road (Houston) Management, LLC, a Delaware limited liability company, Managing Member of Riley Road (Houston) Holdings, LLC, a Delaware limited liability company, sole Member of RILEY ROAD (HOUSTON) SPV, LLC, a Delaware limited liability company.

_____
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WALLER

AGREEMENT BY AND BETWEEN THE COUNTY OF WALLER, TEXAS AND ARMSTRONG, VAUGHAN & ASSOCIATES P.C.

This Agreement for auditing services ("Agreement") is entered into on the date of the last signature affixed hereto ("Effective Date") by and between Waller County, Texas ("County"), a political subdivision of the State of Texas, and Armstrong, Vaughan & Associates, P.C. ("Contractor"), a Texas professional corporation with its principal place of business at 941 W. Byrd Boulevard, Suite 101, Universal City, Texas 78148, (individually "Party" and collectively "Parties").

WHEREAS, County is a political subdivision of the State of Texas;

WHEREAS, Armstrong, Vaughan & Associates, P.C. is a professional corporation that provides professional accounting and auditing services;

WHEREAS, On February 5, 2025, the County issued RFQ 250205-31 pursuant to Texas Government Code Chapter 2254 seeking statements of qualification from interested firms to perform auditing services as specified in the RFQ;

WHEREAS, The County received a proposal from Contractor dated March 5, 2025 ("Proposal") in response to the RFQ.

WHEREAS, On March 19, 2025, the RFQ Scoring Committee recommended to the Waller County Commissioners Court that the County engage in contract negotiations with Contractor for the auditing services as specified in the RFQ;

WHEREAS, after engaging in contract negotiations, the County and Contractor desire to enter into this Agreement to clarify and make explicit the rights, duties, and responsibilities between the Parties;

NOW, THEREFORE, the Parties agree that the foregoing is true and correct, and further agree as follows:

SECTION 1. AGREEMENT

1.1 Scope of Services: Contractor shall provide to the County the Audit Services as specified in Exhibits B and C, and in accordance with the requirements of Exhibit A. Contractor shall perform the Audit Services upon the terms and conditions set forth in this Agreement, and in Exhibit A.

1.2 Compensation: The County agrees to pay Contractor for the Audit Services at the hourly prices stated in Exhibit D according to the terms and conditions of this Agreement. Compensation under this Agreement shall not exceed $77,840.00 for the Audit Services performed for any given fiscal year during the term of this Agreement, unless the County consents in writing to an increase prior to the time the fee is incurred. The County will only reimburse for travel expenses in accordance with Exhibit E, the Waller County Travel Policy.

1.3 Exhibits: Exhibit A, the RFQ; Exhibit B, the Engagement Letter; Exhibit C, the Proposal; Exhibit D, the Rate Schedule; and Exhibit E, the Waller County Travel Policy are attached

hereto, and incorporated by reference as if each were fully set forth herein for all purposes.

1.4 RFQ Terms and Conditions: All terms, conditions, and requirements of Exhibit A, the RFQ shall apply to this Agreement.

SECTION 2. CONTRACTOR'S OBLIGATIONS

2.1 Personnel: Contractor represents that only adequate, qualified personnel will be utilized for the timely performance of the Audit Services required under this Agreement, and that Contractor shall provide at its own expense adequate and sufficient personnel to perform the Audit Services when and as required, and without delay. Each employee of Contractors that performs work on the Audit Services shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any of Contractor's employees who, in the County's sole discretion, is incompetent or by whose conduct becomes detrimental to the performance of the Audit Services shall, upon request by County, be immediately removed from performing any portion of the Audit Services.

2.2 Time for Performance: The Audit Services for Fiscal Year 2024 shall be completed in accordance with the timeline specified in Exhibit B. Timing for completion of the Audit Services is of the essence. The Audit Services for Fiscal Year 2024, including the single audit, shall be complete and the final presentation made to Commissioners Court no later than September 2, 2025. The Audit Services for Fiscal Years 2025 and 2026 shall be in accordance with a written timeline provided by the County. If delivery or completion cannot be made in accordance with the timeline specified, Contractor must notify the County Auditor immediately and in writing. Notifying the County Auditor does not change the delivery or completion timelines unless this Agreement is amended according to its terms.

2.3 Reports: Contractor shall provide County with written reports upon completion of the Audit Services in both paper and electronic format, including charts, schedules, and other appended documentation.

2.4 Document Ownership: The written documentation created by Contractor in performing the Audit Services shall become the property of the County upon completion of the Audit Services for each applicable fiscal year, or in the event of termination or cancellation thereof. Upon completion of the Audit Services for each fiscal year, Contractor shall turn over to County all documents, papers, and other matter Contractor has in its possession related to the Audit Services.

2.5 Confidential Information: Contractor acknowledges that it and its employees may, in the course of performing work under this Agreement be exposed to or acquire information that is confidential to the County. Neither Contractor nor Contractor's employees shall disclose to any person or entity, other than the County, any information provided to, developed by, prepared by, used by, obtained by, or assembled by Contractor under this Agreement without the prior written approval of the County. Contractor must secure and maintain the confidentiality of records and information to which Contractor may have access during the performance of this Agreement to prevent theft or inadvertent disclosure of confidential information. Notwithstanding the foregoing, Contractor acknowledges that County is a governmental entity subject to the Texas Public Information Act as provided in Section 10.16.

2.6 Security Breach: Contractor shall notify the County in writing immediately upon learning of any security breach affecting information acquired or developed pursuant to this Agreement.

SECTION 3. INVOICES

3.1 Prompt Payment: Invoices submitted hereunder shall be paid in accordance with Texas Government Code Chapter 2251. If there is any dispute concerning the invoice, the County will notify the Contractor. The County will not pay an invoice if there is a dispute about the accuracy of the invoice, or the Audit Services are not to the satisfaction of the County.

3.2 Invoices: Contractor agrees to provide County with itemized invoices showing hours worked and the applicable hourly rate upon completion of defined tasks. In submitting the invoices, Contractor acknowledges and by execution of this Agreement certifies that:

a. The invoices were carefully reviewed for a detailed description of the Audit Services performed;

b. The Audit Services were performed in compliance with the Agreement,

c. The total amount of the invoice and all invoices previously submitted do not exceed the contractual cap of the Agreement, and

d. All appropriate and required supporting documentation is attached.

3.3 Invoice Documentation: The County may, in its sole discretion, require additional documentation to support payment, and Contractor shall provide such documentation within five (5) days of the request.

SECTION 4. TERM AND TERMINATION

4.1 Initial Term: Contractor shall render the Audit Services in accordance with the terms of this Agreement for a period of three (3) years beginning on the Effective Date, and the Audit Services shall be performed for Fiscal Years 2024, 2025, and 2026. The Agreement shall continue until terminated in accordance with the terms of this Agreement.

4.2 Optional Renewal: The County, in its sole discretion, may choose to renew this Agreement for two (2) additional one-year terms following the completion of the Initial Term by providing written notification to Contractor. If County chooses to renew this Agreement, all provisions of this Agreement shall remain in full force and effect, unless the Agreement is otherwise modified in accordance with its terms.

4.3 Automatic Termination: This Agreement shall automatically terminate upon complete performance of the terms and conditions of the Agreement by each Party, or otherwise in accordance with its terms.

4.4 Termination for Failure to Perform: Either Party may terminate this Agreement if the other Party fails to perform in accordance with the terms of this Agreement, provided that the failure to perform is at no fault of the terminating Party. Contractor shall be responsible for any expenses it incurs after the date of termination.

4.5 Termination for Insolvency and Bankruptcy: The County, in its sole discretion, may immediately terminate this Agreement without notice or the opportunity to cure if Contractor becomes insolvent or files any petition for bankruptcy.

4.6 Termination for Cause or Convenience: The County may terminate this Agreement for cause or convenience by providing written notice to the Contractor in accordance with Section 10.18. The notice must state the reasons for such termination. The Agreement will continue in force during the 30 day notice period. Contractor shall not be entitled to lost or anticipated profits should the County choose to exercise its option to terminate.

4.7 Notice of Termination: The terminating Party shall provide 30 days written notice of termination to the other Party as provided in Section 10.18 unless the applicable termination provision specifies otherwise.

4.8 Opportunity to Cure: A Party receiving notice of termination for failure to perform in accordance with the terms of this Agreement shall have the opportunity to cure its failure to perform beginning on the day of its receipt of the written notice, and continuing for thirty (30) calendar days thereafter. The cure, if made, shall be to the terminating Party's satisfaction. If no cure is made, the Agreement will terminate on the date specified in the written termination notice, or if no date is specified, on the thirtieth (30^{th}) calendar day after the date of receipt of the notice, unless otherwise agreed by the Parties.

4.9 Payment After Termination: If County terminates this Agreement, Contractor shall be entitled only to payment for services already rendered prior to the termination date.

SECTION 5. INTERPRETATION

5.1 Interpretation: In the event of any discrepancy between this Agreement and its exhibits, the documents shall be given the following priority: 1) this Agreement 2) Exhibit A, the RFQ, including its attachments and addendums, 3) Exhibit B, the Engagement Letter, 4) Exhibit C, the Proposal, and 5) Exhibit D the Rate Schedule. The terms and conditions in this Agreement and in the RFQ are controlling over the terms and conditions contained in Exhibit B and Exhibit C.

SECTION 6. PERMITS; COMPLIANCE WITH LAWS AND REGULATIONS

6.1 Permits; Compliance with Laws and Regulations: Contractor shall possess or obtain any applicable permits required by municipal ordinance, county ordinance, or state or federal law for the performance of this Agreement prior to commencing the work contemplated by this Contract. Contractor shall perform its obligations pursuant to this Agreement in accordance with all federal, state, and local statutes, ordinances, laws, regulations, and executive, administrative, and judicial orders applicable to the performance of this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR

7.1 Independent Contractor: Contractor's status shall be that of an independent contractor and not an agent, servant, employee, or representative of the County in the performance of the Contract. Contractor shall exercise independent judgment in performing duties under this Contract, and in cooperation with the relevant County department, is solely responsible for setting working hours, scheduling or prioritizing the work flow, and determining how the work is to be performed. No term or provision of this Agreement or act of the Contractor in the performance of this Agreement shall be construed as making Contractor the agent, servant, or employee of the County.

SECTION 8. INDEMNITY

8.1 **INDEMNITY: CONTRACTOR, ITS OFFICERS, DIRECTORS, PARTNERS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION), AGREE TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY AND ITS OFFICERS, OFFICIALS, DEPARTMENT HEADS, REPRESENTATIVES, AGENTS, AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "COUNTY" FOR PUPOSES OF THIS SECTION) FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, INJURIES – INCLUDING DEATH – LIABILITIES, AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING DIRECTLY OUT OF OR RESULTING FROM THE OPERATION OR PERFORMANCE OF CONTRACTOR UNDER THIS CONTRACT. THE COUNTY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISION OF CONTRACTOR. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISSION. THIS INDEMNIFICATION PROVISION IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT BE LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST COUNTY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS, AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND KNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, CONTRACT, OR OTHERWISE.**

COUNTY SHALL HAVE THE RIGHT TO APPROVE DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY COUNTY HEREUNDER, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY COUNTY IN WRITING. COUNTY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, COUNTY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY COUNTY IS NOT TO BE CONSTRUED AS A WAIVER OF

CONTRACTOR'S OBLIGATION TO DEFEND COUNTY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY COUNTY PURSUANT TO THIS CONTRACT. IF CONTRACTOR FAILS TO RETAIN COUNTY APPROVED DEFENSE COUNSEL WITHIN TEN (10) BUSINESS DAYS OF COUNTY'S WRITTEN NOTICE THAT COUNTY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS CONTRACT, COUNTY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL REASONABLE ATTORNEY FEES AND COSTS INCURRED BY COUNTY. CONTRACTOR AND COUNTY AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS CONTRACT.

SECTION 9. INSURANCE REQUIREMENTS

9.1 Contractor Insurance Requirements: Contractor shall procure, pay for, and maintain insurance coverage during the term of this Contract, with a company authorized to do business in the State of Texas having an "AM BEST" rating of A- or better, and otherwise acceptable to the County. Contractor agrees to maintain the following insurance coverages:

a. Workers Compensation in accordance with the laws of the State of Texas

b. Employers' Liability insurance with limits of not less than $1,000,000 per injury by accident, $1,000,000 per injury by disease, and $1,000,000 per bodily injury by disease.

c. Comprehensive general liability insurance with a limit of not less than $1,000,000 each occurrence and $2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policy holder.

d. Business Automobile Liability coverage for owned, non-owned, and hired vehicles, with minimum limits of not less than $1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.

e. Professional liability insurance with limits not less than $1,000,000.

9.2 Additional Insured: Contractor's insurance policies that cover performance under this Agreement shall name the County as an additional insured. Contractor shall provide County with unaltered original insurance certificates endorsed by the underwriter prior to beginning work under this Agreement.

9.3 Waiver of Subrogation: All liability policies written on behalf of Contractor shall contain a waiver of subrogation in favor of the County.

9.4 Cancellation or Changes: No cancellation of or changes to the certificates or policies may be made without providing Waller County thirty (30) days prior written notice.

9.5 No Decreased Liability: Insurance coverages do not relieve or decrease the liability of Contractor.

SECTION 10. MISCELLANEOUS PROVISIONS

10.1 Jurisdiction and Venue: This Agreement is made and shall be construed according to the laws of the State of Texas, without regard to its conflict of laws provisions. Venue of any court actions brought directly or indirectly by reason of this Agreement between Contractor and County shall be in Waller County, Texas. This Agreement is made and is to be performed in Waller County, Texas.

10.2 Appropriation of Funds: Texas law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Anticipated orders or other obligations that may arise past the end of the current Waller County fiscal year shall be subject to budget approval. Any contract that extends beyond the current Waller County fiscal year is contingent upon the appropriation of funds from the relevant budget and fiscal year. If for any reason funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void on the last day of the current appropriation of funds. Contractor shall be responsible for all expenses occurring after the date of termination.

10.3 Assignment. Contractor shall not sell, assign, transfer, or convey this Agreement, in whole or in part, without the prior written consent of the County, unless the assignment is to an entity that is directly or indirectly controlled by, or is in common control with the assigning entity. The following conditions must be met before any permitted assignment becomes effective: a) Contractor must give written notice of a proposed assignment to the County at least thirty (30) days prior to the effective date of the assignment; b) the assignee must explicitly accept all of Contractor's obligations under this Agreement; c) Contractor must retain its obligations to the County under this Agreement until the assignment is effective; d) the Assignment must be executed by both Contractor and the assignee; e) Contractor must provide the County a fully executed assignment agreement not later than five (5) business days after the assignment is signed, and f) the County provides a signed, written consent to the assignment. If the assignment is to an entity that is directly or indirectly controlled by, or is in common control with the assigning entity, the assigning entity must provide the County with thirty (30) days prior written notice. If Contractor fails to comply with the terms of this section, County, in its sole discretion, may terminate the Agreement subject to the provision of Section 4.7.

10.4 Right of Review and Audit: County shall have the right to audit, at County's election, all of Contractor's records and billings relating to the performance of this Agreement as may be reasonably necessary for County to confirm its payment obligations under this Contract. Contractor agrees to retain such records for a minimum of five (5) years following completion of this Contract. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Agreement shall be subject to County's rights as may be disclosed by an audit under this section.

10.5 No Waiver: No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party. The County's failure to require strict performance of any provision of this Agreement does not waive or diminish the County's right thereafter to demand strict compliance with that or any other provision. The County's waiver or failure to exercise in any respect any right provided for in this agreement shall not be deemed a waiver of any further right under this agreement. The County and its employees, officers, and officials do not waive, modify, or

alter to any extent any of their defenses, immunities, or remedies.

10.6 No Arbitration: A dispute arising under or related to this Agreement shall not be subject to arbitration.

10.7 Severability: If any provision of this agreement is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.

10.8 Entire Agreement: This Contract, together its exhibits, embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Contract.

10.9 Titles Not Restrictive: The titles assigned to the various sections and paragraphs of this Agreement are for convenience only. Titles shall not be considered restrictive of the subject matter of any part of this Contract.

10.10 Tax Exempt: The County is a tax-exempt organization. The County will not pay taxes from which it is exempt. The County can provide tax exempt paperwork upon request.

10.11 Other Expenses: Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the performance contemplated by this Agreement.

10.12 Waiver of Subrogation: Contractor and Contractor's insurance carrier waive any and all rights whatsoever with regard to subrogation against Waller County as an indirect party to any suit arising out of personal or property damages resulting from Contractor's, its employees', or subcontractors' performance under this Agreement.

10.13 No Third-Party Beneficiaries: This Agreement does not inure to the benefit of any third party, except permitted successor or assigns.

10.14 Amendments: Any amendment, modification, or addition to this Agreement or its exhibits must be in writing and approved by Contractor and the Waller County Commissioners Court.

10.15 Authority to Sign: Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.

10.16 Public Information: The County is bound by Texas Government Code Chapter 552, the Public Information Act, and other laws concerning government records. Contractor shall clearly and noticeably mark all confidential information and documents it provides to the County pursuant to this Agreement. The County will make good faith efforts to promptly notify Contractor if any such information is requested in a public information request, subpoena, or other method so Contractor may argue against the release of such information. Contractor recognizes and understands that the final decision as to what information must be disclosed pursuant to the PIA lies with the Texas Attorney General. Contractor further agrees that the County and its employees, officers, and officials may furnish information acquired through or pursuant to this Agreement and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be

disclosed. The County and its employees, officers, and officials shall have no liability or obligation to any party for the disclosure to the public, or to any person or persons, of any items or data furnished to the County by Contractor in reliance on any statute, court opinion, court order, or the advice, decision, or opinion of the Texas Attorney General.

10.17 No Debt: No debt shall be incurred, or deemed to have been incurred, under this Agreement by the County. Payments by County to Contractor for the Audit Services provided under this Agreement must be made from current revenues available to County. The payment of funds under any provision of the Agreement by County is contingent upon an appropriation by County to cover provisions of the Agreement. In the event that County fails to appropriate sufficient funds to cover the Audit Services contemplated by this Agreement during budget planning and adoption for any of the fiscal years from the Effective Date, County will notify Contractor. Neither County, its elected officials, employees, agents, insurers, attorneys, nor any other individual acting on behalf of County may make any representation or warranty as to whether any appropriation will be made by the governing body of the County. The failure of County to appropriate sufficient funds will not cause County to be in default under this Agreement, and Contractor's sole and exclusive remedy shall be to terminate this Agreement. County shall pay Contractor for any services rendered under this Agreement prior to the effective date of the termination.

10.18 Notices: Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Mailed notices shall be deemed received three (3) business days after the notice is placed in the mail with proper postage paid. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

To the County:

Attn: County Judge
425 FM 1488, Suite 106
Hempstead, Texas 77445

To Contractor:

Attn: [NAME]
941 West Byrd Blvd., Suite 101
Universal City, Texas 78148

COUNTY

_____
Carbett "Trey" J. Duhon III
County Judge

Date: _____

CONTRACTOR

Karl Goering, CPA
Karl Goering, CPA

Date: 4/23/2025

EXHIBIT A

WALLER COUNTY
STATE OF TEXAS

REQUEST FOR QUALIFICATIONS
250205-31

Project Title
Financial Audit Services For Waller County, Texas

Solicitation Closing Date
Wednesday, March 5, 2025 at 10:00 AM (CST)

TABLE OF CONTENTS

Response Form…… Page 3

General Information…… Page 4

Terms and Conditions…….. Page 6

Specifications……..... Page 19

REQUEST FOR QUALIFICATIONS RESPONSE FORM

Waller County, Texas is requesting Statements of Qualifications from Public Accounting Firms to perform financial audit services for a three (3) year period, beginning January 2025, fiscal year audit 2024, with an option to renew for two additional one-year terms at the discretion of the Waller County Commissioners Court. This Request for Qualifications (RFQ) is an invitation for interested firms and individuals to submit Responses for consideration to be awarded the Contract.

RFQ Number: 250205-31
RFQ Title: Request For Qualifications For Financial Audit Services For Waller County, Texas
Due Date: March 5, 2025 by 10:00 AM (CST)

Please return the four (4) print copies and one (1) electronic copy of your Statement of Qualification ("Response") in a sealed envelope to:

Debbie Hollan
Waller County Clerk
425 FM 1488, Suite 112
Hempstead, Texas 77445

The Response must be received by the Waller County Clerk by the Due Date. RFQs will only be accepted by hand or mail according to the Terms and Conditions contained in this RFQ.

Sealed envelopes must be addressed to the Waller County Clerk, and be clearly marked on the outside of the envelope with "**RFQ #250205-31 – FINANCIAL AUDIT SERVICES,**" and the name of Respondent's firm.

Note: All dates subject to change based on the needs of Waller County.

PLEASE READ THIS ENTIRE RFQ CAREFULLY

By submitting a Response, the undersigned hereby certifies that said Response has been independently arrived at and that terms or conditions appearing hereon or applicable hereto, have not and will not be disclosed by or on behalf of the Respondent to another contractor or competitor.

The undersigned by his or her signature represents that he or she is authorized to bind the Respondent to fully comply with the Terms and Conditions of the RFQ and the Response. You further certify that all of the information contained in your Response is truthful to the best of your knowledge and belief, and that the Response is made without prior understanding, agreement, connection, discussion, or collusion with an officer, employee, or agent of Waller County, Texas. By signing below, you certify that you have read the entire document and agreed to the terms therein. **You must sign below in ink; failure to sign and return WILL disqualify the Response. All Responses must be typewritten.**

Firm Name	Address
Firm Representative and Title	City, State, Zip
Signature	Telephone Number

SECTION 1. GENERAL INFORMATION

1.1 Definitions

A. "Waller County" and "County" means Waller County, Texas.

B. "Respondent" and "Firm" may be used synonymously.

C. "Commissioners' Court" means the Commissioners' Court of Waller County, Texas.

D. "Contract" means the written agreement(s) the County enters into with the successful Respondent, and includes this RFQ in its entirety.

E. "Must," "shall," or "will" mean that compliance with the intent of the statement is mandatory.

F. "County Department" means the Waller County Auditor's Office.

G. "Point of Contact" is Waller County Auditor Alan Younts.

H. "Scoring Committee" means the Waller County officials and/or employees responsible for evaluating a Response in accordance with the evaluation factors set forth in Section 3.9 Evaluation Process and Criteria.

1.2 Questions and Clarifications

A. Questions: All questions regarding this RFQ must be in writing and sent by email to Alan Younts, Waller County Auditor at a.younts@wallercounty.us. **Contact with other personnel of the County regarding the Request for Qualifications may be grounds for elimination from the selection process. The deadline for submitting questions is Friday, February 19, 2025 by 10:00 AM (CST).** Do not rely on oral instructions or clarifications. Requests from interested Respondents for additional information or interpretation of the information included in the specifications should be directed to in writing to a.younts@wallercounty.us.

B. Responses: Responses to all inquiries relating to this RFP will be issued in writing via addendum and will be uploaded to the County's website at https://www.co.waller.tx.us/page/BidsAndProposalRequests in accordance with Section 3.7, Anticipated Schedule of Events. All such addenda issued by the County prior to the submittal deadline shall be considered part of the RFQ. The County shall not be bound by any reply to an inquiry unless such reply is made by such formal written addendum.

C. Acknowledgement of Addenda: Should it become necessary for the County to issue one or more addendum to the RFQ, the Respondent is required to acknowledge receipt of each addendum issued. RFQ changed per addendum should be noted within the Responses as well.

1.3 Response Instructions

A. Read this document in its entirety. Ensure your Response is complete, and double check it for accuracy.

B. Response Requirements: Responses submitted shall meet the following requirements:

i. Four (4) complete printed copies of the Response. One (1) printed original shall be signed in BLUE ink, and the remaining three (3) shall be complete copies of the original.

ii. One (1) searchable electronic copy on a USB flash drive of the entire Response.

iii. Be printed on single sided 8.5x11 inch paper.

iv. Be delivered in a sealed package bearing the following information:

a. **RFQ #250205-31 – FINANCIAL AUDIT SERVICES**

b. Respondent's Firm Name

C. Response Submission: Respondent shall be solely responsible for ensuring timely submission of its Response. Respondent must return all completed Responses to the office of the Waller County Clerk at 425 FM 1488, Suite 112, Hempstead, Texas 77445 before the date and time specified for Response submission. **LATE RESPONSES WILL NOT BE ACCEPTED. ELECTRONICALLY SUBMITTED RESPONSES, INCLUDING THOSE FAXED AND/OR EMAILED, WILL NOT BE ACCEPTED.**

D. Response Withdrawal: Responses may be withdrawn or modified only in accordance with Section 2.71 of the Terms and Conditions of this RFQ.

1.3 Formatting Requirements

A. Table of Contents and Tabs: The proposer's Response shall include Table of Contents tabbed sections.

B. Letter and Executive Summary: A letter of transmittal signed by an official authorized to bind the Respondent to a resultant contract must be included in the original Response. The letter must be limited to two pages. The letter shall be followed by an executive summary that briefly summarizes the proposer's plan for providing the required services and the proposer's ability to provide such services. The executive summary must be limited to three pages.

C. Specifications: Respondent shall acknowledge and indicate compliance (e.g. Understands and Complies) with any and all requirements indicated under each division of **RFQ Section 3: Specifications**. Respondent shall provide any information specifically required. The Respondent is encouraged to provide concise responses that respond to the specific requirement. Some numbered paragraphs simply introduce the requirements that follow or provide information for the Respondent. For such non-technical paragraphs, a simple acknowledgement of the vendor's understanding and compliance is sufficient.

D. Implementation Plan: Provide a narrative description and proposed timeline for the implementation of the required service(s). See **RFQ Section 3.6: Implementation Plan**.

E. *(if applicable)* RFQ Addenda: Should it become necessary for Waller County to issue one or more addenda to the RFQ, the vendor is required to acknowledge receipt of each addendum issued**. RFQ changes per addenda should be noted within the responses as well.**

1.4 **Required Forms and Documents**:

A. Response Form

B. Debarment Certification

C. No Israel Boycott Certification

D. No Excluded Nation or Foreign Terrorist Organization Certification

E. Deviation and Compliance

F. Respondent's Business Name

G. No Energy Company Boycott Certification

H. No Discrimination Against Firearm and Ammunition Industries Certification

I. Certification on Indebtedness to County

J. Agreement to Provide Certificate of Insurance

K. Certificate of Interested Parties – Texas Ethics Commission Form 1295

L. Conflict of Interest Questionnaire

The above listed forms are required, and may be found on the County's Website at https://www.co.waller.tx.us/page/BidsAndProposalRequests under the file name: Financial Audit Services – RFQ 250205-31_Required Forms. It is a Respondent's responsibility to complete all necessary Required Forms, and follow any instructions contained therein. The County reserves the right to disqualify a Respondent who does not complete all Required Forms, or submits Required Forms that have been completed incorrectly.

SECTION 2 TERMS AND CONDITIONS

2.1 **Addenda**: The County, in its discretion, reserves the right to amend this RFQ by formal written Addenda prior to the Submittal Due Date. When specifications are revised, the Waller County Auditor's Office will issue an addendum addressing the nature of the change. In each case, Respondents must sign it and include it in the returned Response package. It is a Respondent's responsibility to regularly check the County's website at https://www.co.waller.tx.us/page/BidsAndProposalRequests for any and all amendments made to the RFQ by Addendum. **It is the Respondent's responsibility to incorporate any issued addendum into their Response.** Failure to do so will result in disqualification.

2.2 **Advertising**: Unless otherwise required by law, Respondents to this RFQ shall not publish and shall keep confidential their intentions and actions respecting their response to the RFQ.

2.3 **Alteration of RFQ**: Respondent shall in no way alter the County's published RFQ package. If any alteration is made, the County's RFQ as published by the County shall control. Further, if an alteration of any kind to the County's published RFQ is discovered only after the Contract is executed, the Contract is subject to immediate cancellation by County without penalty of any kind to the County.

2.4 **Alteration of Responses**: Any interlineations, alteration, or erasure made before the

submission deadline must be initialed by the signer of the Response guaranteeing authenticity.

2.5 **Assignment**: The successful Respondent shall not sell, assign, transfer, or convey this contract, in whole or in part, without the prior written consent of the Waller County Commissioners' Court.

2.6 **Background Checks**: The County may require background checks on Respondent's employees, and may require Respondent to pay the cost of obtaining criminal history information.

2.7 **Certain Professional Services Excluded**: Neither this RFQ nor any Contract includes services of architects, engineers, or surveyors, the procurement of which is governed by Texas Government Code § 2254.004.

2.8 **Certification Regarding Debarment, Suspension Ineligibility, and Voluntary Exclusion**: The Respondent certifies that it is not ineligible for participation in federal or state assistance programs under Executive Order 12549, "Debarment and Suspension." The Respondent further agrees to include this certification in all contracts between itself and any subcontractors in connection with the services performed or goods provided under this Contract. Respondent also certifies that Respondent will notify Waller County in writing immediately if Respondent is not in compliance with Executive Order 12549 during the term of this Contract. Respondent agrees to refund Waller County for any payments made to the Respondent while ineligible.

2.9 **Change of Ownership**: If ownership of your firm or business should change during the term of this contract, Waller County must be notified as soon as possible in writing, but no later than (10) days from the ownership change, and a new declaration of relationship shall be submitted immediately to the Waller County Auditor's Office. Failure by the Respondent to provide written notification of change of ownership may result in cancellation of the contract.

2.10 **Changes or Modifications**: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions, or specifications stated in the resulting Contract. All changes to the contract must be approved by the Waller County Commissioners' Court and will be made in writing to the Waller County Auditor.

2.11 **Commissioners' Court Decision**: The final decision as to the selection of the services provider rests solely with the Waller County Commissioners' Court. The relevant County Department will provide input to the Commissioners' Court. Contracts are subject to review by the Waller County Criminal District Attorney's Office prior to signature by the County Judge.

2.12 **Conformity to Item Specifications and Contract Award**: Respondent warrants that the services it provides under the Contract will conform to the scope and other requirements of this RFQ. Respondent further warrants that all services provided under the Contract meet all applicable legal standards and requirements, and will be performed by qualified professionals.

2.13 **Conflict of Interest**: Consistent with the Waller County Purchasing Policy and Texas Local Government Code, Chapter 171, the Commissioners' Court shall not approve the expenditure of any funds in favor of a business entity in which a county official or

employee either directly or indirectly owns a substantial interest unless prior to any vote or decision on any matter involving the business entity, the Commissioners are made aware of the interest of the official or employee and provided further that the official or employee take no part in the negotiating, making, accepting, or approving any payment, agreement, or contract affecting the business entity and performs no duty for Waller County in connection with the business entity.

Each Respondent must disclose any existing or potential conflict of interest relative to the performance of the requirements of this RFQ. Any personal or business relationship between the Respondent, its principal(s), affiliate, or employee, with an employee or official of the County must be disclosed. Any such relationship that might be perceived or represented as a conflict must be disclosed. Failure to disclose any such relationship or reveal personal relationships with the County employees or officials shall be cause for Contract termination. A Conflict of Interest form should be filed with the Waller County Clerk prior to the submission of a Response. A copy of the file-stamped Conflict of Interest form must accompany the submission of a Response.

Respondents affirm they have not given, nor intend to give, at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a County official or employee, or representative of the same in connection with this procurement.

An outside consultant or vendor is prohibited from submitting a bid or Response for services on a Waller County project of which the consultant or vendor was a designer or previous contributor, or was an affiliate, subsidiary, joint venture, or was in any other manner associated by ownership to any party that was a designer or other previous contributor. If such a consultant or vendor submits a prohibited bid or Response, that bid or Response shall be disqualified on the basis of conflict of interest, no matter when the conflict is discovered by Waller County.

2.14 **Contract Obligation**: The contract may only be awarded by the Waller County Commissioner's Court. Department heads are not authorized to execute a contract, or any amendment or modification therefrom for Waller County.

2.15 **Contract Renewals**: Renewals may be made only by written agreement between Waller County and the Respondent. The Commissioners' Court must approve contract renewals. Any price escalations are limited to those stated by the Respondent in the Original Response.

2.16 **Contract Termination**: This contract shall remain in effect until expiration, completion, and acceptance of services or default. Waller County reserves the right to terminate for default if the successful Respondent fails to fails to (1) meet delivery or completion schedules, or (2) otherwise perform in accordance with the accepted Response. Either party may terminate for default in accordance with Section 2.52.

Waller County reserves the right to terminate the contract immediately if the successful Respondent Waller County reserves the right to terminate the Contract immediately if Respondent becomes insolvent or commits acts of bankruptcy.

Either party may terminate this contract without cause by providing thirty (30) days written notice to the other party. The Respondent must state therein the reasons for such cancellation. Prior written notice must be delivered in person or sent by registered or

certified mail, return receipt requested, proper postage paid, and properly addressed to the other party at the address on the affidavit for the Respondent or to the Waller County Auditor's Office at 425 FM 1488, Suite 119 Hempstead, Texas 77445. The Contract will continue in force during the thirty (30) day notice period.

In the event that the County terminates the Contract, the County reserves the right to award the terminated Contract to the next Respondent the County selects based on demonstrated competence and qualifications to perform the services for a fair and reasonable price.

The County will not be liable to Respondent for any damages, including but not limited to, loss of profits, loss of business, or any special, consequential, exemplary, or incidental damages resulting from termination based on Respondent's default or breach of contract.

2.17 **County's Right to Stop Work**: If the Respondent fails to correct work which is not in accordance with the requirements of the Contract, the County may order the Respondent to stop work, or any portion thereof, until the cause for such order is eliminated.

2.18 **County's Right to Continue Work**: If Respondent defaults or neglects to carry out the work in accordance with the Contract, and fails within a thirty (30)-day period after receipt of notice from the County to provide an acceptable plan to correct such default, the County may correct such deficiencies and may deduct the reasonable cost thereof from the payment due the Respondent.

2.19 **Design, Standards, and Practices**: Work performed and services provided must conform to the highest standards of professional services.

2.20 **Deviations**: Respondent must clearly note and explain in detail any and all limitations, exceptions, qualifications, special conditions, or other deviations from these Terms and Conditions or any of the item specifications in the Response at the time the Response is submitted. The submission of any such deviation may prevent the County from considering the Response.

The County may seek clarification from and/or communicate with Respondent regarding a submitted deviation, consistent with general procurement principles.

Other than any deviation submitted in writing with the Response and accepted by the County, the County will hold the Respondent accountable to perform in strict compliance with these Terms and Conditions, the scope, and specifications as written.

2.21 **Email Address Consent**: Respondent affirmatively consents to the disclosure of its email addresses that are provided to Waller County or any of its Departments. This consent is intended to comply with the requirements of the Texas Public Information Act, Texas Government Code §522.137, as amended, and shall survive termination of this agreement. This consent shall apply to e-mail addresses provided by Respondent, its employees, officers, and agents acting on Respondent's behalf and shall apply to any email addresses provided in any form for any reason whether related to the Response, RFQ, Contract, or otherwise.

2.22 **Errors and Omissions**: Due care and diligence have been used in preparation of this RFQ, and it is believed to be substantially correct. However, the responsibility for determining the full extent of the exposure and the verification of all the information presented herein shall rest solely on the Respondent. Waller County and its representatives shall not be responsible for errors or omissions in the specifications, nor for failure on the part of the

Respondent to determine the full extent of the exposure.

2.23 **Equal Employment Opportunity (EEO) Disclosures**: Respondent agrees to abide by all applicable laws, regulations, and executive orders pertaining to equal employment opportunity, including federal laws and the laws of the state in which Respondent's primary place of business is located. In accordance with such laws, regulations, and executive orders, Respondent agrees that no person in the United States shall, on the grounds of race, color, religion, national origin, sex, age, veteran status, disability, or genetic information, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed by Respondent under the Contract. Upon request, Respondent will furnish information regarding its nondiscriminatory hiring and promotion policies.

2.24 **Evaluation**: A Response submitted in accordance with this RFQ will be evaluated for award. A Response may be disqualified at any time during the evaluation process for failure to meet any terms or conditions contained anywhere in this RFQ. Failure to include all required information may result in a Response being disqualified.

The County will award the contract to the responsible offeror on the basis of demonstrated competence and qualifications to perform the services, and for a fair and reasonable price.

See Section 3.9 for Evaluation Criteria.

The award of this contract shall be made to the Respondent offering the proposal which best meets the needs of Waller County. The County may conduct investigations, as it deems necessary, to determine the capabilities of the Respondent to comply with the terms of the RFQ. The Respondent shall furnish such data to the County if requested for this purpose. The County reserves the right to reject any offer if the evidence submitted by the Respondent or the investigation of the Respondent fails to satisfy the County that the Respondent is properly qualified to provide the services contemplated, required, or offered in its Response, or if the overall Response is deemed non-compliant. Waller County may request representation and other information sufficient to determine Respondent's ability to meet applicable professional standards, ability to comply with delivery schedules, and the provision of records of performance.

Waller County will evaluate all Responses to ensure all mandatory requirements are met.

In the event it is deemed necessary to have the Respondent further explain or demonstrate relevant information from the Response, upon request, the Respondent shall submit additional information or make oral and/or written presentations and/or demonstrations to comply with the requirement. All expenses associated with any demonstration will be borne by the Respondent.

All Responses are subject to negotiations by Waller County and the appropriate departments, with recommendations to Commissioners' Court. All Responses that have been submitted shall be available and open for public inspection after the contract is awarded except for trade secrets or confidential information contained in the Responses and identified as such.

In regards to Respondent's past performance, among other factors, the County may consider a Respondent's breach of contractual obligation on any other County Contract awarded to Respondent. County may also consider whether Respondent has successfully

completed performance under a prior County Contract in conformity with the project specifications.

The County reserves the right to reject any and all submitted Responses. In that event, a new RFQ may or may not be extended.

Waller County reserves the right to negotiate optional items and/or services with the successful Respondent.

2.25 **Exceptions**: The Respondent shall state any exceptions desired to these Terms and Conditions and may suggest alternate wording that addresses the intent of the term or condition. The County may accept or reject any suggestions in accordance with law.

2.26 **Force Majeure**: To the extent either party of this agreement shall be wholly or partially prevented from the performance specified, or of any obligation or duty placed on such party by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, act of God, or other specific cause reasonably beyond the parties' control and not attributable to its malfeasance, neglect, or nonfeasance. In such event, the time for performance of such obligation or duty shall be suspended until such disability to perform is removed. The burden of proof for the need of such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

2.27 **Funding**: Texas law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Anticipated obligations that may arise past the end of the current Waller County fiscal year shall be subject to budget approval.

Any contract continuing as a result of an extension option, is contingent on the appropriation of funds from the relevant budget and fiscal year. If for any reason funds are not appropriated to continue the contract, said contract shall become null and void on the last day of the current appropriation of funds. After expiration of the contract, anything belonging to the Respondent shall be removed by the Respondent from County property without penalty of any kind or form to Waller County. All expenses and physical activity related to removal, uninstallation, pickup, and redelivery shall be the responsibility of the Respondent.

2.28 **General Bonding Requirements**: Respondent must provide any applicable performance and payment bonds as required by law, including Chapter 2253 of the Texas Government Code, or as requested by the County. Respondent must maintain appropriate and sufficient insurance, including without limitation such workers' compensation insurance as may be required by state or local law or policy, necessary to protect Respondent and the County from all claims for bodily injury, death, or property damage that might arise from the performance by Respondent or its employees or agents of any service under the Contract; however, the existence of such insurance does not relieve Respondent of full responsibility and liability for damages, injury, death, or loss as described or as otherwise provided by law. Within 30 days after signing of a contract and prior to beginning the actual work (whichever comes first) the Respondent shall provide the County with a performance bond and a payment bond in the amount of the contract. A surety company authorized to do business in this state shall execute these bonds. Bonds shall be delivered to the Waller County Auditor at 836 Austin Street, Suite 221, Hempstead, Texas 77445.

2.29 **General Obligations and Reliance**: The Respondent shall perform all services, as well as

those reasonably inferable and necessary for completion of the services required hereunder. The Respondent shall keep the County informed of the progress and quality of the services. The Respondent agrees and acknowledges that the County is relying on the Respondent's represented expertise and ability to provide the services described herein. The Respondent agrees to use its best efforts, skill, judgment, and abilities to perform its obligations in accordance with the highest standards used in the profession and to further the interests of the County in accordance with the County's requirements and procedures. The Respondent's duties, as set forth herein, shall at no time be in any way diminished by reason of any approval by the County, nor shall the Respondent be released from a liability by reason of such approval by the County. It is understood that the County at all times is ultimately relying upon the Respondent's skill and knowledge in performing the services required hereunder.

2.30 **Governing Forms**: In the event of any conflict between the terms and provisions of these requirements and the specifications, the specifications shall govern. In the event of any conflict of interpretation of any part of this overall document, Waller County's interpretation shall govern.

2.31 **Governing Law**: This RFQ is governed by the requirements of the Professional Services Procurement Act, Chapter 2254 of the Texas Government Code. Respondents shall comply with all applicable federal, state, and local laws and regulations. The Respondent is further advised that these requirements shall be fully governed by the laws of the State of Texas and that Waller County may request and rely on advice, decisions, and opinions of the Attorney General of Texas and the Waller County Criminal District Attorney concerning any portion of these requirements.

2.32 **Governmental Immunity**: The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas or under the laws of the United States.

2.33 **Gratuities/Bribes**: Respondent certifies that no bribes in the form of entertainment, gifts, or otherwise were offered or given by the Respondent, its agent, or representative to any County officer, employee, representative, or elected representative with respect to this RFQ or any other contract with the County, and that if any such gratuity or bribe is found to have been made, this shall be grounds for voiding the contract.

2.34 **Guarantees and Warranties**: Respondent must not limit or exclude any implied warranties and shall extend such warranties on the awarded service(s) as are normally provided to other customers of Respondent. All services shall be performed in a good and workmanlike manner consistent with applicable professional standards.

Respondent may not limit or exclude any implied warranties. Any attempt to do so shall render the Contract voidable at the option of the County.

2.35 **Hold Harmless Agreement**: Successful Respondent shall defend, indemnify, and save harmless Waller County and all its officers, agents, and employees from all suits, actions, or other claims of any character, name, and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the successful Respondent, or of any agent, employee, subcontractor, or supplier in the execution of, or performance under, any contract which may result from Contract award. Successful Respondent shall pay any judgment with cost

which may be obtained against Waller County growing out of such injury or damages.

2.36 **Indemnification**: Respondent agrees to defend, indemnify, and hold harmless the County, its officials, officers, agents, employees, and representatives from and against all third-party claims, actions, suits, liability, liens, loss, and damage of any character, type, or description, including without limitation all expenses of litigation, court costs and attorney's fees, arising out of or related to (1) injury or death to any person or damage to any property related to the acts of Respondent or its agents, subcontractors, employees, or representatives in the execution of or performance under the Contract; and (2) Respondent's negligent misconduct, breach of contract, or other failure to comply with its obligations in the execution or performance under the Contract. The Respondent's duty to defend, indemnify, and hold the County harmless shall be absolute. It shall not abate or end on the expiration or termination of the Contract unless otherwise agreed to by the County in writing. The provisions of this section shall survive the termination of the Contract and shall remain in full force and effect with respect to all such matters concerning the performance of the Respondent arising under or related to the Contract, no matter when they arise.

The Respondent shall indemnify the County in the event the County is found to have been negligent for having selected the Vendor to perform the work described in this RFQ. The Respondent's provision of insurance shall not limit the liability of the Respondent under the Contract.

2.37 **Information Acquired Through Work**: Respondent expressly agrees that it will not use any direct or incidental confidential information that may be obtained while working in a governmental setting for its own benefit, and agrees that it will not access non-public areas or confidential information without authorization. Respondent agrees it will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

2.38 **Insurance**: Any Respondent that conducts business with Waller County, whether it is for goods and/or services, shall secure and maintain, throughout the duration of the Contract, insurance of such types and in such amounts as may be necessary to protect the Respondent and the County against all hazards or risks of loss associated with the Respondent's performance of the Contract. The form and limits of such insurance, together with the insurer, shall be acceptable to the County. It shall be the responsibility of the Respondent to maintain adequate insurance coverage at all times. Failure of the Respondent to maintain adequate coverage shall not relieve the Respondent of any contractual responsibility or obligation; however, such failure shall be grounds for the County to terminate the Contract in its discretion.

2.39 **Intellectual Property Infringement**: Without limiting the scope of the Indemnification section of these Terms and Conditions, if any claim is asserted, or action or proceeding brought against the County that alleges that all or any part of the services supplied by Respondent, in the form supplied or modified by Respondent, or its subcontractors pursuant to Respondent's sole directions, infringes or misappropriates any United States intellectual property, intangible asset, or other proprietary right, title, or interest (including, without limitation, any copyright or patent or any trade secret right, title, or interest), or violates any other contract, license, grant, or other proprietary right of any third party, the County, upon its awareness, shall give Respondent prompt written notice thereof.

Respondent shall, at its own expense, defend and hold the County harmless against any such claim or action where the County is made a defendant, and shall indemnify the County against any liability, damages, and costs resulting from such claim, including attorney's fees, whether the infringement or misappropriation is actual or alleged. Respondent further agrees to pay and discharge any and all judgments or decrees which may be rendered in any such suit, action, or proceeding.

If any such suit arises from such a claim, the continued use of the product for the purpose intended is enjoined by any court of competent jurisdiction, Respondent shall, at its expense and option, either (1) procure for the County the right to continue using the product, (2) modify the product so that it becomes non-infringing, (3) replace the product or portions thereof so that it becomes non-infringing, or (4) allow the County to return the product or cancel the service and refund the purchase price.

2.40 **Interpretation**: This writing is intended by the parties as a final expression of their agreement and a complete and exclusive statement of the terms of their agreement. No course of prior dealing between the parties and no usage of the trade is relevant to supplement or explain any terms used in the Contract. Acceptance or acquiescence in a course of performance rendered under the Contract is not relevant to and does not determine the meaning of the Contract even though the accepting or acquiescing party has knowledge of the performance and opportunity for objection.

The County is the final judge of the meaning of any word(s), sentence(s), paragraph(s), or other parts of the RFQ documents. Respondents are encouraged to seek clarification before submitting a Response of any portion of the RFQ which appears to be ambiguous, unclear, inconsistent, or otherwise in error. Any clarification will be issued in writing.

2.41 **Invoices and Payment**: Respondent shall, at the appropriate times, submit an original invoice for each delivery and/or negotiated project milestone that requires payment. Invoices must include (1) the Respondent's name and address, (2) the County's name and address or delivery location, (3) the contract number, (4) the name of the project, and (5) be itemized. Itemizations for milestone(s) associated with the invoice must include a detailed description of the service(s), and a written certification that all aspects of that particular milestone have been successfully completed, delivered, and approved by the Waller County Auditor or approved agent in accordance with contract requirements.

Invoices shall be mailed to: Waller County Treasurer
425 FM 1488, Suite 102
Hempstead, TX 77445

Prior to any and all payments made for services provided under Contract to the Respondent, the Respondent shall provide its current W-9 "Request for Taxpayer Identification and Certification." This information must be on file with the Waller County Auditor's Office. Failure to provide this information may result in a delay in payment and/or back up withholding as required by the Internal Revenue Service.

Any invoice, which cannot be verified by the contract price and/or is otherwise incorrect, will be returned to the Respondent for correction.

Payment to Respondent is due after the County's receipt and acceptance of service(s) and the documentation identified above, including a complete and correct invoice, in accordance with the Prompt Payment Act, Chapter 2251 of the Texas Government Code.

The County's obligation to Respondent is payable only and solely from funds available for the purpose of the purchase. The laws of the State of Texas prohibit the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Anticipated orders or other obligations that may arise past the end of the current Waller County fiscal year shall be subject to budget approval.

This RFQ or Contract may be terminated by the County without notice and without penalty or liability in the event that (1) the County lacks sufficient funds for this agreement; (2) funds for this agreement are not appropriated by Waller County Commissioners' Court; and (3) funds for this agreement that are or were to be provided by grant or through an outside service are withheld, denied, or are otherwise not available to the County.

All payments made to Waller County shall be made by the 15th of the month.

2.42 **Labor and Materials**: Unless otherwise provided in the Contract Documents, the Respondent shall provide and pay for work, materials, equipment, and other facilities and services necessary for proper provision of the Services.

2.43 **Late Responses**: Responses received in the Waller County Clerk's Office after the submission deadline will not be accepted. It is the responsibility of the Respondent to ensure their Response is delivered to the Waller County Clerk's Office prior to the submission deadline. The time and date stamped by the Waller County Clerk's Office shall be the official time of receipt.

2.44 **Legal Liability Information**: The Respondent shall disclose all legal liability information by listing any pending or anticipated litigation that it is involved in, including but not limited to, potential or actual legal matters with private parties and any local, state, federal, or international governmental entities. Respondent shall disclose if they are the target or subject of any investigation, accusation or charges by any federal, State or local law enforcement, licensing or certification body.

2.45 **No Reimbursement**: Respondent understands and acknowledges that the County will not reimburse or pay Respondent any expenses Respondent incurs in preparing its Response or providing additional information required in connection with the Response.

2.46 **Non-Violation of Anti-Trust Laws**: The Respondent certifies that they have not violated the antitrust laws of this state codified in Texas Business and Commerce Code, Chapter 15, as amended, or the federal antitrust laws, and has not communicated directly or indirectly the Response made to any competitor or any other person engaged in such line of business. Any or all Responses may be rejected if the County believes that collusion exists among the Respondent(s). Responses in which prices are included will be rejected.

2.47 **Notices**: Unless otherwise provided by this RFQ, any written notice or other communication required by the Contract or by law will be conclusively deemed to have been given and received on the third business day after such written notice has been deposited in the U.S. Mail, properly addressed, and with sufficient postage affixed thereto, provided that actual notice may also be given in any other manner used in commerce.

2.48 **Point of Contact**: The Waller County Auditor shall be the sole point of contact for any and all issues pertaining to this procurement and its process. The Waller County Auditor may designate an alternate point of contact for specific purposes. Contacting any County employee or representative other than the Waller County Auditor or their designated

representative could result in disqualification. Do not rely on oral instructions or clarifications. Requests from interested Respondents for additional information or interpretation of the information included in the specifications should be directed in writing to the Waller County Auditor.

2.49 **Pricing**: The fee will be negotiated in accordance with the Professional Services Procurement Act (Tex. Govt. Code Ann. 2254). Once selected for negotiations, participant is to provide a fee schedule for the scope of services/work, including the number of hours. A breakdown of the estimated hours and billing rates shall be submitted for all auditors, partners, support staff and owners involved in the audit.

2.50 **Response Form**: A firm representative authorized to submit the Response and bind the company in a contract with the County must sign the Response cover sheet. Completion of this form is intended to verify that the Respondent has submitted the Response, is familiar with its contents, and has submitted the material in accordance with all requirements.

2.51 **Response Signatures**: Respondent must sign its Response in strict accordance with the County's instructions, including having a company representative duly authorized by Respondent to execute the Response. By signing, the signatory warrants that they have read and agree to the terms of the Response and are authorized to execute same as a legally binding act of Respondent. A facsimile or imaged signature is deemed an original.

2.52 **Remedies for Default and Termination of Contract**: Except as otherwise provided for in these Terms and Conditions, either the County or Respondent may terminate the Contract in whole or in part in the event of the other party's substantial failure to fulfill its obligations under the Contract through no fault of the terminating party; provided, however, that the defaulting party is given at least ten (10) business days prior written notice of the default and intent to terminate. Written notice shall be delivered by certified mail, return receipt requested, or other method that similarly documents receipt. To the extent that the default is capable of being cured, a ten (10) business day opportunity to remedy the default to the satisfaction of the terminating party may be provided to the defaulting party.

At the County's option, and in addition to any other remedies it may have available, the County may terminate the Contract if Respondent fails to adhere to or violates any of the provisions of these Terms and Conditions, including certifications. Grounds for termination include, but are not limited to the following:

1. Delivery of service(s) that fail to meet the specifications.
2. Delivery of service(s) that are substandard;
3. Failure to meet required delivery schedules;
4. Failure to timely supply the awarded services at the contract price;
5. Failure to provide, within a reasonable time and where required by the Contract or this RFQ, information reasonably requested by the County;
6. Respondent's refusal, inability or loss of ability, to offer or provide awarded services to the County unless caused by a Force Majeure event.

Notwithstanding any other provision of this section, in the event of Respondent's default under or breach of any provision of this Contract, the County reserves the right to enforce the performance of the Contract in any manner prescribed by law or deemed to be in the best interest of the County or necessary or appropriate to protect or provide the best services

to the County.

In the event that the County terminates the Contract, the County reserves the right to award the terminated Contract to the next Respondent the County selects based on demonstrated competence and qualifications to perform the services for a fair and reasonable price.

The County may sue for breach of contract and specific performance and, in addition to contract damages, recover attorney's fees and costs. Respondent shall be liable for any and all damages permitted by law, and any deviation submitted by Respondent in its Response seeking to limit Respondent's liability to the County shall be deemed rejected.

The County will not be liable to Respondent for any damages, including but not limited to, loss of profits, loss of business, or any special, consequential, exemplary, or incidental damages resulting from termination based on Respondent's default or breach of contract.

If any delay or failure of performance is caused by a Force Majeure event described in these Terms and Conditions, the County may, in its sole discretion, terminate the Contract, provided such termination complies with the procedures set out above. Any Contract termination resulting from any cause other than a Force Majeure event will be deemed a valid reason for the County to not consider any future Responses from the defaulting Respondent.

2.53 **Remedies Cumulative**: The remedies available to the County under this RFQ or Contract are in addition to any other remedies that may be available under law or in equity.

2.54 **Required Licenses**: Respondent certifies that all members of the proposed Project Team hold all licenses required by the State of Texas for a provider of the services described by the Specifications herein.

2.55 **Requirements of the Texas Public Information Act; Confidential Information**: The requirements of Subchapter J, Chapter 552, Texas Government Code apply to this RFQ and any awarded Contract, and Respondent agrees that the Contract can be terminated if Respondent knowingly or intentionally fails to comply with a requirement of that subchapter.

Pursuant to Texas Government Code Sections 552.371 and 552.372, to the extent the Contract or any Purchase Order thereunder has a stated expenditure of at least $1 million in public funds for the purchase of goods or services by a governmental body or results in the expenditure of at least $1 million in public funds for the purchase of goods or services by a governmental body, Respondent shall:

(a) preserve all contracting information, as defined in Texas Government Code Section 552.003(7) ("Contracting Information"), related to the Contract or any Cooperative member Purchase Order thereunder, as provided by the records retention requirements applicable to the governmental body for the duration of the Contract;
(b) promptly provide to the County, as applicable, any Contracting Information related to the Contract that is in the custody or possession of Respondent on request of the County; and
(c) on completion of the Contract, either:
    i. provide at no cost to the County all Contracting Information related to the Contract that is in the custody or possession of the Respondent; or
    ii. preserve the Contracting Information related to the Contract as provided by

the record retention requirements applicable to the County.

The County shall not accept a Response or award a Contract to a Respondent that the County has determined has knowingly or intentionally failed to comply with Texas Government Code Chapter 552, Subchapter J, in a previous Response or Contract unless the County determines and documents that Respondent has taken adequate steps to ensure future compliance of said Subchapter. The determination of whether the Respondent has taken adequate steps to ensure future compliance of said Subchapter is in the sole discretion of the County.

Respondents are cautioned to limit or avoid if possible including proprietary trade secret information within the Response. Privately held entities, whose financial information is not otherwise subject to public disclosure, may submit the required financial information in a separate, sealed envelope labeled with the Respondent's name, RFQ name and number, and a clear indication that the envelope contains CONFIDENTIAL INFORMATION.

Respondent must clearly identify information in the Response that Respondent considers proprietary or confidential. The County will treat such information as confidential only to the extent allowable under the Texas Public Information Act or similar applicable disclosure law.

Under no circumstance shall Respondent's entire Response, offers, or the majority of Respondent's technical responses be labeled proprietary or confidential.

If Respondent deems it necessary to include proprietary trade secret information in order to adequately respond to technical requirements, Respondent shall note the section as such and provide the information in a separate sealed envelope.

In addition, a proprietary and confidential matrix must be included that shows all items that are not in the main response and are indicated as proprietary and confidential.

If Respondent fails to properly identify the information, the County shall have no obligation to seek protection of such information from public disclosure. The County and its representatives and/or employees will not be responsible for Respondent's failure to clearly identify information Respondent considers confidential or proprietary.

The County will, to the extent allowed by law, endeavor to protect from public disclosure the information that has been identified and marked as proprietary. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. It is understood that the County, its officers, and employees shall have the right to rely on the advice, decisions, and opinions of the Texas Attorney General, and that the County, its officers, and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to the County by a party hereto, in reliance on any advice, decision, or opinion of the Texas Attorney General.

2.56 **Right to Assurance**: Whenever the County in good faith has reason to question Respondent's intent to perform, the County may demand that the Respondent give written assurance of its intent to perform. In the event that a demand is made and no assurance is given within five (5) business days, the County may treat the failure as an anticipatory repudiation of the Contract.

2.57 **Right to Setoff**: Any indebtedness or obligation owed by Respondent or Respondent's

affiliates to the County may be appropriated and applied by the County at any time, and from time to time, on any indebtedness or other obligation owed by the County to Respondent or Respondent's affiliates, whether such indebtedness or other obligations are now existing or hereafter arise, and whether under the Contract or otherwise. It is further understood and agreed that this right of setoff is in addition to, and not in lieu of, any other right, remedy, or recourse which is available to the County either at law or in equity, and that failure to exercise such right of setoff in any instance shall not constitute a waiver of such right.

2.58 **Schedule**: The successful Respondent will be responsible for preparing, maintaining, and updating the official detailed project schedule from start to finish. The Respondent, after being awarded the Contract, shall submit for the County's information the Respondent's schedule for the work. The schedule shall not exceed time limits stated in the Contract Documents and shall be updated at appropriate intervals as required by the conditions of the work.

2.59 **Severability**: If any section, subsection, paragraph, sentence, clause, phrase, or word of these requirements or the specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications, and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion has been omitted.

2.60 **Silence of Specification**: The apparent silence of these specifications as to any detail or to the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best professional standards are to prevail. All interpretations of these specifications shall be made on the basis of this statement.

2.61 **Sole Provider**: The Respondent agrees and acknowledges that it shall not be considered a sole provider of the service(s) described herein, and that the County may contract with other providers of such service(s) if the County deems, in its sole discretion, that multiple providers of the same service(s) will serve the best interest of the County.

2.62 **Statement of Inclusion/Applicability**: These Terms and Conditions apply to this RFQ and the Response to this RFQ, and are an integral part of any contract which is awarded in association with this RFQ.

2.63 **Substantial Completion**: Substantial completion shall not be achieved prior to final acceptance by the County.

2.64 **Taxes**: Waller County is a governmental entity exempt from paying taxes. Waller County will not pay any taxes from which it is exempt, including any bill through an invoice.

2.65 **Time for Acceptance**: The County's period for acceptance of any Responses will be at least ninety (90) calendar days from the Response Due Date.

2.66 **Time Periods**: If the conclusions of any time period provided for in these Terms and Conditions falls on a weekend or a federal, local, or state holiday, the conclusion of such time period is extended until the next business day.

References to days in these Terms and Conditions shall mean calendar days unless business days are specifically designated.

2.67 **Respondent Contact**: The Respondent shall identify one contact person for overall

contract management relative to the Contract. Vendor shall remain responsible and liable for all of its obligations under the Contract.

2.68 **Venue**: This agreement will be governed and construed according to the laws of the State of Texas. This agreement is performable in Waller County, Texas. Any litigation arising from this Contract shall lie in Waller County, Texas.

2.69 **Waiver**: No claim or right arising out of a breach of the Contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party. The County's failure to require strict performance of any provision of the Contract does not waive or diminish the County's right thereafter to demand strict compliance with that or any other provision.

2.70 **Waiver of Subrogation**: Respondent and Respondent's insurance carrier waive any and all rights whatsoever with regard to subrogation against Waller County as an indirect party to any suit arising out of personal or property damages resulting from Respondent's, its employees', or subcontractors' performance under this Contract.

2.71 **Withdrawal of Response**: Respondent may withdraw a submitted Response prior to the Response Due Date and time specified in this RFQ. A request for withdrawal must be made in writing, and signed by an individual authorized to enter into contracts on Respondent's behalf and indicate the individual's title. Responses in the County's possession at the Response Due Date and time shall be deemed final, conclusive, and irrevocable. No Response will be subject to withdrawal, amendment, or correction after the Response Due Date and time specified in this RFQ. If a Response is withdrawn, it will not be considered by the County for award.

SECTION 3 SPECIFICATIONS

3.1 **Intent:** The Waller County Commissioner's Court wishes to engage an outside accounting firm to review the financial systems and internal controls of the county government. The purpose of the audit is to examine and report on the various funds and accounts and to render an opinion on Waller County's Financial Statements.

Pursuant to Texas Government Code, Chapter 2254, Subchapter A, Waller County is issuing this RFQ seeking input from qualified firms to perform financial audits starting in Waller County Fiscal Year 2025.

3.2 **Scope:** The review shall be made in accordance with generally accepted auditing standards and prescribed by the American Institute of Certified Public Accountants applicable to general governments, and taking into consideration the federal and state regulations under which the County operates to determine if the County is in compliance with those guidelines.

This examination is to be conducted in accordance with generally accepted auditing standards promulgated by the American Institute of Certified Public Accountants and in accordance with the laws of the State of Texas. These standards require that the auditor plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

The examination is to include all funds, entities, account groups, component units, and

grants associated with Waller County. Auditors will be responsible for final compilation, preparation, and reproduction of an Annual Comprehensive Financial Report (ACFR), which is to include supplemental statistical data. The county will provide trial balances and certain statistical data for the basis of the report. The audit is to include a report on internal control and compliance as required by Governmental Auditing Standards.

Waller County may be required to undergo an annual single audit in conformity with Title 2 of the US Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

A single audit of grants must be performed in conjunction with the financial audit if the audit firm determines that the County meets the requirements.

3.3 Project Information

Accounting System: Waller County's accounting and financial reporting functions are centralized in the County Auditor's Office. The financial reporting and accounting system is Incode 10 by Tyler Technologies. Cash receipts are decentralized into various offices and departments. The following modules are in use:

1. General Ledger
2. Accounts Payable
3. Purchasing
4. Fixed Assets
5. Payroll/HR
6. Cashiering
7. Bank Reconciliation
8. Budget

Basis of Accounting: Government-wide financial statements are prepared on the accrual basis of accounting. Fund financials are modified accrual. Waller County's policy is to apply all financial accounting based on GASB standards.

In accordance with Statement 34 of the Governmental Accounting Standards Board (GASB 34), basic financial statements, and Management Discussions Analysis for State and Local Governments , the County's government-wide financial statements include a statement of net assets, and statement of activities.

Budget: Waller County's budget for 2024 was $64,541,537, and was made up of the following tax-based funds:

1. Road & Bridge-$14,782,435
2. General-$42,994,900
3. Debt service-$6,764,201

The County's budget is prepared on a basis consistent with generally accepted accounting principles. Prior year budgets and audit reports can be found on the county website at: https://www.co.waller.tx.us

Fund Types: Waller County uses the following fund types:

1. General fund
2. Special revenue funds
3. Debt service funds

4. Capital project funds
5. Agency funds
6. Road & Bridge fund
7. Private purpose trust funds

Additional Information: The following are Waller County's primary governmental activities of accounts:

1. Judicial
2. Public safety
3. Financial administration
4. Legal
5. Non-departmental
6. Health and welfare
7. Culture
8. Public transportation
9. General Government

The Waller County Treasurer's office manages the County's payroll of approximately 400 employees on a bi-weekly basis.

Employees participate in the Texas County and District Retirement System. The Commissioner's Court establishes the level of participation annually. Participation in the plan is required. Actuarial services for the plan are provided by the Texas County and District Retirement System.

An organizational chart and list of key personnel with location of their principal offices will be supplied upon request.

The County Auditor will coordinate the audit for the county. Personnel will be available to the external auditor for the purpose of pulling invoices, directing external auditors to proper files, and for explaining procedures.

Work areas with Wi-Fi access will be made available to external auditors.

Waller County has not purchased software to assist with GASB 87 & 96, so assistance with compliance with GASB 87 & 96 reporting will be needed.

3.4 Statement of Work:

Audit Period: The periods to be audited shall be Waller County's fiscal years. Waller County's fiscal year is January 1 through December 31. Audits must be complete, and an electronic report issued by mid-June of the year following the fiscal year subject to the audit. Preferred start date for audit fieldwork is approximately mid-March or April in the year following the fiscal year to be audited.

Audit Report Requirements: Audit reports should be addressed and contain the following information at a minimum:

1. A report on the fair presentation of the financial statements in conformity with generally accepted accounting principles.
2. A report on the internal control structure based on the auditor's understanding and assessment of control risks.
3. An "in-relation-to" report on the schedule of federal financial assistance and a report on internal controls used in administering these programs.
4. A report on compliance with laws and regulations related to major and non-major federal assistance programs. This report should include an opinion on compliance with specific requirements applicable to major federal financial assistance programs.
5. A report on compliance with applicable laws and regulations.
6. A report in accordance with the provisions of the Texas Local Government Code, Title 10, 2256.23(d).

In the required report on internal controls, the auditor shall communicate any reportable conditions found during the audit. A reportable condition shall be defined as a significant deficiency in the design or operation of the internal control structure, which could adversely affect the organization's ability to record, process, summarize, and report financial data consistent with the assertions in management in the financial statements.

Reportable conditions that are also material weaknesses shall be identified as such as in the report. Non-reportable conditions, discovered by the auditors shall be reported in a separate letter to management, which shall be referred to in the report on internal controls.

The report on compliance shall include all material instances of noncompliance; all nonmaterial instances of noncompliance shall be reported in a separate management letter, which shall be referred to in the report on compliance.

Irregular and Illegal Acts: Auditors shall be required to make an immediate, written report to the County of all irregularities and illegal acts or indications of illegal acts of which they become aware. Auditors shall inform the County of each of the following:

1. The auditor's responsibility under generally accepted auditing standards.
2. Significant accounting policies.
3. Management judgments and accounting estimates.
4. Significant audit adjustments.
5. Other information in documents containing audited financial statements.
6. Disagreements with management.
7. Difficulties encountered in performing the audit.

Auditing Standards: This audit shall be performed in accordance with the following and any other applicable State and Federal Laws including but not limited to:

1. Generally Accepted Auditing Standards
2. The standards set forth for financial audits in the US General Accounting Offices, Government Auditing Standards.
3. State and Federal Single Audit Act, Circular A-133
4. Governmental Accounting Standards Board (GASB)
5. Texas Local Government Code, Title 10, 2256.023 (d)

Vendor Requirements: Prospective vendors for this project shall:
1. Have the capability to perform all or most aspects of the project, and have recent experience in projects comparable to the proposed task.
2. Have the capability to meet schedules and deadlines.

Conferences and Reporting: At a minimum, the following conferences should be held:
1. Entrance conference with County Auditor and designated staff.
2. Entrance conference with key finance department personnel and department heads or key offices or programs.
3. Progress conference with County Auditor, designated staff and department heads (if applicable).
4. Exit conference with County Auditor, designated staff and department heads of key offices or programs (if applicable).

3.5 **Qualification and Response Requirements:** Qualified professional firms interested in responding to this RFQ must include the following information in its Response. All information should be current within the past twenty-four (24) months.

Firm Information:
1. Company name, address and contact information.
2. The history and size of the firm.
3. The name and title of the person authorized to contractually obligate the firm's company with regard to future negotiations; if any.
4. In accordance with Section 2.44, state information on any lawsuit the firm has been involved in within the last five (5) years.
5. The firms audited financial statement (please note this will remain confidential in accordance with Section 2.55).
6. A listing of all county government clients the firm has worked with during the last four years, particularly in auditing Counties of Texas.

Audit Staff Assigned to Project:
1. Identify the responsible partner(s) and probable staff that will be working on this project.
2. Include resumes for each staff member, and any relevant audit experience working with county government.

Audit Approach:
1. Clearly describe the firm's approach to conducting the audit(s).
2. Include a tentative work plan.
3. In accordance with Section 2.20 Deviations, state any exceptions to any of the requirements in this RFQ; if any.
4. Provide an affirmative statement that the firm is independent of the County as defined by generally accepted auditing standards/the U.S. General Accounting Office's and Government Auditing Standards.
5. Include a brief discussion of the tasks or steps that the consultant will take to accomplish the work described.

Documents: Respondent must include the following documents in their response:
1. appropriate licensing information for applicable staff
2. an insurance certificate or a statement from Respondent's insurer verifying

Respondent's insurance coverages.

3. an affirmative statement that the firm and all assigned key professional staff are properly registered/licensed to practice in Texas.

References: Each Respondent shall include a minimum of five (5) references from clients Respondent has performed like services for, and include contact information for each reference.

Only Respondents with proven experience in this field will be considered.

3.6 **Implementation Plan:** Provide a narrative description and proposed timeline for the implementation of the required service(s). At a minimum the implementation plan shall include the topics identified in **RFQ Section 3.4: Statement of Work**. The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in this request. In developing the work plan, reference should be made to such sources of information as the Office's

3.7 **Anticipated Schedule of Events**

Solicitation Release Date	Wednesday, February 5, 2025
Deadline for Submittal of Written Questions	Friday, February 19, 2025 by 10:00 AM (CST)
County Issues Addendum (If Necessary)	Wednesday, February 26, 2025
Sealed Submittal Packets Due	Wednesday, March 5, 2025 by 10:00 AM (CST)
Scoring Committee Review Date	Thursday, March 6, 2025
Recommendation of Award	Wednesday, March 19, 2025

Note: all dates subject to change based on the needs of Waller County.

3.8 **Contract Term:** The initial Contract term is anticipated to be for a period of three (3) years. Annual engagement letters will be utilized to allow for annual flexibility. Any proposed fee should be submitted based on a three (3) year commitment. There will be two (2) one-year options to renew the Contract, subject to approval by the Waller County Commissioner's Court.

3.9 **Evaluation Process and Criteria:** After opening of submissions, an evaluation committee will score and rank the returns based on the criteria listed below to determine the most highly qualified firm. After a short list has been determined, the committee may interview some or all of the top ranked firms. The Respondent(s) with the highest scores may be invited to prepare a Best and Final Offer for consideration by the evaluation committee. The evaluation committee will determine the most highly qualified firm based on the information submitted and will begin contract negotiations. If a contract cannot be negotiated with the highest ranked firm, then the County will formally end negotiations and will notify the second ranked firm for negotiation, and so on. Waller County reserves the right at its sole discretion to determine if pursuing contract negotiations is in the best interest of the County. The County is under no obligation to pursue contract negotiations with any firm.

During the evaluation process the county may, at its discretion, request one or all of the firms to make oral presentations. The County also reserves the right to request additional

information or clarifications from proposers or to allow corrections of errors or omissions as deemed in the best interest of the County. Waller County reserves the right at its sole discretion to determine if presentations are in the best interest of the county and is under no obligation to request presentations from any Respondent. Waller County reserves the right to request presentations from one or all firms.

Waller County reserves the right at its sole discretion to determine the process for proposal evaluation and may elect to accelerate the evaluation process by combining or eliminating any or all of the evaluation phases. Waller County reserves the right without prejudice to reject any or all submittals to this RFQ.

Evaluation Criteria:

1. Qualifications and Experience of the Firm/Respondent	25 points
2. Qualifications and Experience of the Firm's staff assigned to the audit, to include work related with similar projects for County Government Entities	25 points
3. References from past county clients	15 points
4. Audit approach to provide the required services	25 points
5. Overall completeness of submission	10 points

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

REQUEST FOR QUALIFICATIONS (RFQ) ADDENDUM 1

Financial Audit Services for Waller County - RFQ# 250205-31

(Q1) Has the County encountered any significant or unusual difficulties over the past three years with the financial or single audits (with the current auditors, financial records, compliance with laws and regulations, etc.)?

(A1) The County has not encountered any significant or unusual difficulties over the past three years with either the financial or single audits.

(Q2) What is the main driver of going out for bid for these services (part of your normal business planning, wanting new auditors, etc.)?

(A2) The County is seeking proposals from qualified firms pursuant to Texas Government Code Chapter 2254 because the firm previously used by the county has ceased operations.

(Q3) Do you anticipate that the current audit firm will propose? If not, why?

(A3) Please refer to response A2 provided for Q2.

(Q4) Is there a reason that the 12/31/24 audit has been delayed?

(A4) The 12/31/24 audit has not been delayed. The Waller County fiscal year is January 1 - December 31.

(Q5) What are the timeline expectations for the issuance of the audit reports (for the 12/31/24 reporting period)?

(A5) For Waller County fiscal year 2024 (January 1, 2024 – December 31, 2024), the County expects the audit reports to be issued by mid-June of 2025 (see Section 3.4 – Statement of Work which states the audits must be complete by mid-June of the year following the fiscal year subject to the audit). The County may negotiate the timeline for issuance of the audit reports for fiscal year 2024; however, the single audit for fiscal year 2024 must be submitted and presented to the Commissioners Court no later than September 2, 2025.

(Q6) Does the County expect any significant turnover in key positions during the contract term (retirement, etc.)?

(A6) The County does not expect significant turnover in key positions during the contract term, but makes no guarantee.

(Q7) Does the County anticipate any significant changes to its financial accounting software over the contract term?

(A7) The County does not anticipate any significant changes to its financial accounting software over the contract term, but makes no guarantee.

(Q8) What were the total audit fees for the last three reporting periods?

The approximate total fees for the financial and single audits for the last three reporting periods are as follows:

Fiscal Year 2021 - $67,250
Fiscal Year 2022 - $74,000
Fiscal Year 2023 - $80,000

(Q9) Can a list of auditors adjusting entries be provided for the most current financial audit?

(A9) Yes, the auditors adjusting entries for the most current financial audit are at the end

of this addendum.

(Q10) Does the County use a portal to share work papers with its audit firm? If not, are you open to using such a tool?

(A10) The County has not previously used a portal to share work papers with its audit firm. The County is open to sharing work papers through a portal.

(Q11) How does the County feel about onsite vs remote vs hybrid audit work? Is there a preference?

(A11) The County generally prefers onsite audit work, and requires it for the first year of engagement. The County may be open to discussing other options after the first year of engagement.

(Q12) Is the County expecting any new grant significant awards in the next 3-5 years?

(A12) The County does not expect any new significant grant awards in the next 3-5 years, but makes no guarantee.

(Q13) Does the County expect to need a single audit for the 12/31/24 reporting period?

(A13) Yes, the County is required to perform a single audit for fiscal year 2024.

(Q14) Are you able to provide the FY23 governing body letter (or information related to any recommendations) and auditors adjusting entries?

(A14) The County did not receive a management letter for the fiscal year 2023 audit. The auditors adjusting entries for the most current financial audit are at the end of this addendum.

(Q15) Was the single audit in FY23 related to pandemic programs?

(A15) Yes, the major program for fiscal year 2023 was the American Rescue Plan Act (ARPA).

(Q16) When were prior auditors onsite for audit work?

(A16) Auditors were typically onsite beginning in mid-May, and continuing until the end of June. Auditors typically requested documents prior to May to begin taking audit samples.

(Q17) When did prior auditors make presentation of audit to Commissioners' Court?

(A17) Prior auditors typically made the presentation of their audit to the Commissioners Court in August or early September.

(Q18) Under AICPA Ethics Ruling 102, Indemnification of a Client, indemnifying the client for damages, losses, or costs arising from lawsuits, claims, or settlements that relate, directly or indirectly, to client acts impair independence. Pages 12-13 of the RFQ contain indemnity verbiage that may impair independence when providing auditing services. Will there be an opportunity to discuss and negotiate indemnities to ensure conformance with AICPA Ethics Ruling 12?

(A18) Yes, there will be an opportunity to discuss and negotiate indemnities to ensure conformance with AICPA Ethics Ruling 12.

Q19) Will a printed scanned copy of the blue ink wet signature version (along with three copies) suffice? Also, do all the documents need a wet signature or just the cover letter and 1295?

A19) The RFQ does not require a wet signature, only that one copy be signed in blue ink, including the required forms. A scanned color copy of a blue ink signature is acceptable.

Armstrong, Vaughan & Associates, P. C.

Certified Public Accountants

April 16, 2025

Waller County, Texas
425 FM 1488
Hempstead, TX 77445

Dear Commissioners' Court:

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Waller County, Texas, as of December 31, 2024, and for the year then ended and the related notes to the financial statements, which collectively comprise Waller County's basic financial statements as listed in the table of contents.

In addition, we will audit the County's compliance over major federal award programs for the period ended December 31, 2024 (if necessary based on state and federal expenditures). We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit and an opinion on compliance regarding the County's major federal award programs. The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS), and in accordance with *Government Auditing Standards*, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the County complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting standards generally accepted in the United States of America require that required supplementary information (RSI), such as management's discussion and analysis (MD&A) and budgetary comparison information, be presented to supplement the Waller County' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Waller County RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

941 West Byrd Blvd., Suite 101 • Universal City, Texas 78148
Phone: 210-658-6229 • Fax: 210-659-7611 • Email: info@avacpa.com • www.avacpa.com

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund (and all major special revenue funds with legally adopted budgets)
3) Schedules of Retirement Plan in relation to GASB 68

Supplementary information other than RSI will accompany Waller County's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

1) Comparative Balance Sheet and Statements of Revenues, Expenditures and Fund Balance – Major Funds
2) Combining and Individual Fund Statements – Nonmajor Funds
3) Combining Statements of Changes in Assts and Liabilities for All Agency Funds
4) Schedule of Expenditures of Federal Awards

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Auditors Responsibilities

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). As part of an audit of financial statements in accordance with GAAS and, in accordance with Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Waller County's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective, and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of Waller County's basic financial statements. Our report will be addressed to the governing body of Waller County. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of Waller County's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred,

whether due to fraud or error, and express an opinion on the County's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the County's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and in accordance with Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the County's major programs, and performing such other procedures as we consider necessary in the circumstances. The purpose of those procedures will be to express an opinion on the County's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the County's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the County's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the County's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. For identifying all federal awards expended during the period including federal awards and funding increments received prior to December 26, 2014, and those received in accordance with the Uniform Guidance generally received after December 26, 2014;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenses of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance requirements;

6. For the design, implementation, and maintenance of internal control over compliance;
7. For identifying and ensuring that the County complies with laws, regulations, grants, and contracts applicable to its activities and its federal award programs;
8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant vendor relationships where the vendor is responsible for program compliance;
15. To provide us with:
    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
    b. Additional information that we may request from management for the purpose of the audit;
    c. Unrestricted access to persons within the County from whom we determine it necessary to obtain audit evidence;
    d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
    e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
19. For informing us of any known or suspected fraud affecting the County involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
20. For the accuracy and completeness of all information provided;
21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest Services

With respect to any nonattest services we perform:

At the end of the year, we agree to perform the following:

- Propose adjusting or correcting journal entries to be reviewed and approved by the County's management.
- Prepare a draft annual report for review by the County's management.
- Assist with accrual and government-wide entries.

We will not assume management responsibilities on behalf of the County. However, we will provide advice and recommendations to assist management of the County in performing its responsibilities.

The County's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Fees and Timing

We anticipate conducting fieldwork in May/June and issuing a report for management's review in July.

Deborah F. Fraser is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Armstrong, Vaughan & Associates, P.C.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. We estimate that our fee for the audit will be between $72,000 - $75,000 and $3,000 for single audit. If there should be more than two programs tested, there will be an additional fee of $1,500 per program. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use Waller County's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of Armstrong, Vaughan & Associates, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to state regulators, federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Armstrong, Vaughan & Associates, P.C.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the County Commissioners the following significant findings from the audit:

- Our view about the qualitative aspects of the County's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

If any dispute arises among the parties hereto, the parties agree to first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes, before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution.

We appreciate the opportunity to be of service to the Waller County and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Respectfully,

Armstrong, Vaughan & Associates, P.C.

Armstrong, Vaughan & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the Waller County.

By: _____

Title: _____ Date: _____

WILF & HENDERSON, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

Report on the Firm's System of Quality Control

September 15, 2023

To the Shareholders of Armstrong, Vaughan & Associates, P.C.
and the Peer Review Committee of the Texas Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. (the firm) in effect for the year ended March 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards,* including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. in effect for the year ended March 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Armstrong, Vaughan & Associates, P.C. has received a peer review rating of *pass*.

Wilf & Henderson, P.C.

Wilf & Henderson, P. C.

1810 Galleria Oaks • Texarkana, Texas 75503 • 903.793.5616 • Fax 903.792.7630 • www.wilhen.com

WALLER COUNTY, TEXAS

Qualifications For Financial Audit Services

Request for Qualifications No. 250205-31

March 5, 2025

Deborah F. Fraser, CPA, CGMA
debbie@avacpa.com

Armstrong, Vaughan & Associates, P.C.
Certified Public Accountants

941 W Byrd Suite 101, Universal City, TX 78148
210-658-6229

PROPOSAL FOR FINANCIAL AUDIT SERVICES
WALLER COUNTY, TEXAS

TABLE OF CONTENTS

TRANSMITTAL LETTER AND EXECUTIVE SUMMARY 1

GENERAL REQUIREMENTS 3

INDEPENDENCE 3

LICENSE TO PRACTICE IN TEXAS 3

FIRM QUALIFICATIONS AND EXPERIENCE 3

FIRM PROFILE 3

PEER REVIEW 4

PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE 5

BIOGRAPHIES 6

REFERENCES 10

IMPLEMENTATION PLAN 12

RESPONSE FORM 14

DEBARMENT CERTIFICATION 15

NO ISRAEL BOYCOTT CERTIFICATION 16

NO EXCLUDED NATION OR FOREIGN TERROIST ORGANIZATION CERTIFICATION 17

DEVIATION AND COMPLIANCE 18

RESPONDENT'S BUSINESS NAME 19

NO ENERGY COMPANY BOYCOTT CERTIFICATION 20

NO DISCRIMINATION AGAINST FIREARM AND AMMUNITION INDUSTRIES CERTIFICATION 21

CERTIFICATION ON INDEBTEDNESS TO COUNTY 22

AGREEMENT TO PROVIDE CERTIFICATE OF INSURANCE 23

CERTIFICATE OF INTERESTED PARTIES – TEXAS ETHICS COMMISSION FORM 1295 24

CONFLICT OF INTEREST QUESTIONNAIRE 25

March 5, 2025

Waller County, Texas
Debbie Hollan
Waller County Clerk
425 FM 1488, Suite 112
Hempstead, Texas 77445

We are pleased to submit a proposal to provide audit services in accordance with Government Auditing Standards to the Waller County, Texas, to include a single audit (if necessary) and preparation of the annual financial report within the time period specified in the Request for Proposal.

We are a San Antonio based firm that has identified the government client as a niche to whom we can provide superior services. Toward that end, we have invested a major portion of our resources in providing services to that market through staff training and retaining experienced and qualified personnel. Our success has been a direct result of our focus on quality service. The most convincing evidence of the quality of our services is the recommendations from our clients. We urge you to contact any of the representatives listed in this proposal.

We deliver our service by giving attention to each client's individual needs; having our most qualified people (the partner-in-charge) directly involved in field work; and being sensitive to the disruption of your workplace. Deborah Fraser (audit partner) will lead the audit team for the Waller County, Texas and would be assisted by Karl Goering (audit manager), Nicolas Serenil (audit staff) and two additional staff members. She will be the main point of contact and will direct all staff. Phil Vaughan will provide second-partner and quality control reviews.

Deborah Fraser, CPA, CGMA serves as Director of Nonprofit Services for the Firm and has thirty-one years' experience providing audit and accounting services to nonprofit and local government entities, three (3) years as CFO of SER, Jobs for Progress, a sub-recipient of Alamo Work Source, which enabled her to gain knowledge and experience of State, Federal and the Local Workforce Development System and two (2) years as a consultant for a Governmental/Nonprofit accounting software firm.

Phil Vaughan, CPA, CGMA serves as Director of Governmental and Educational Services for the Firm and has eighteen years' experience providing audit services to government and government-related clients. Phil earned a degree with highest honors from Colorado School of Mines in 2005 and a Master of Science in Accounting from UTSA in December 2008. Phil was also honored as one of the top ten CPA candidates in the State of Texas in May 2009. Phil leads the firm's membership in the Government Audit Quality Center and is a member of the Government Finance Officers Association. He also participates in the GFOA Special Review Committee.

Both Deborah and Phil have personally conducted numerous audits under the Single Audit Act and assisted clients in achieving the *Certificate of Achievement for Excellence in Financial Reporting* awarded by the Government Finance Officers Association.

Armstrong, Vaughan & Associates, P.C. has been a member of the AICPA Quality Review Program since January 1989. As accountants committed to offering the highest degree of quality service possible, we have taken steps to ensure we are in compliance with AICPA Quality Standards. We perform an annual inspection in-house to ensure compliance, as well as an independent peer review at least every three (3) years. Our most recent review on September 15, 2023 resulted in a peer review rating of "pass." A copy of the report is included later in this proposal.

AVA is also a member of the Government Audit Quality Center.

The enclosed proposal is a firm and irrevocable offer to provide financial audits for the Waller County, Texas. This proposal will remain a firm offer for 90 days from the date of this proposal. Deborah F. Fraser, CPA, CGMA is authorized to enter into engagement agreements on behalf of the firm.

Again, we appreciate the opportunity to offer services to the Waller County, Texas and urge you to call us if you should need additional information. You may also visit our website at www.avacpa.com.

Respectfully,

Deborah F. Fraser, CPA, CGMA

Deborah F. Fraser, CPA, CGMA
Shareholder

AICPA®
Governmental Audit Quality Center

GENERAL REQUIREMENTS

OUR UNDERSTANDING OF YOUR NEEDS

We will provide the following services:

- Annual audit in accordance with *Generally Accepted Government Auditing Standards*, established by the AICPA.
- Provide audit services of federal awards to satisfy Uniform Guidance requirements, if necessary.
- Assistance with the preparation of the annual comprehensive financial report.

The timing of these services is to be provided on the following anticipated schedule:

- On-site fieldwork (approximately 3-5 business days) May 2025
- Draft report provided to management for review June2025
- Final reports presented to Commissioners' June/July 2025

These services are based upon the engagement organizer and trial balances being sent one week before fieldwork begins, as well as properly reconciled bank statements and investments.

INDEPENDENCE

Armstrong, Vaughan & Associates, P.C., as well as all professional and support staff, are independent of Waller County, Texas and its component units. No one in our firm has a relationship with a member of the County or employee of the County that would impair his/her independence as defined by generally accepted auditing standards and the most recent U.S. General Accounting Office's *Government Auditing Standards*. In addition, we have had no professional relationships with the County. Should a professional relationship be entered into with the County during the period of this agreement, we will provide written notice of such a relationship immediately.

LICENSE TO PRACTICE IN TEXAS

Armstrong, Vaughan & Associates., P.C., is licensed to practice in the State of Texas under license number C03094-001. Additionally, all employees of the firm who are certified public accountants are licensed to practice within the State of Texas. The firm is not under any public or private reprimand by the Texas State Board of Public Accountancy, or any other licensing board. No disciplinary actions have been imposed by the AICPA, Texas State Board of Public Accountancy, Texas Society of CPAs or SEC during the past three years.

FIRM QUALIFICATIONS AND EXPERIENCE

FIRM PROFILE

AVA was established in 1978 in Universal City, Texas, (a suburb of San Antonio) where it still operates. Current shareholders include Deborah Fraser and Phil Vaughan. Two-thirds of the Firm's practice is dedicated to audit and assurance services with nonprofit and governments making up almost half of those services. Professional staff consists of four partners, two senior managers, three managers, eight seniors, twelve staff. The governmental audit staff consists of three partners, one senior, two managers, five seniors and 10 staff. AVA has not had any contracts canceled or terminated for unsatisfactory performance in any respect, nor do we have any legal proceedings related to any municipal client.

PEER REVIEW

Armstrong, Vaughan & Associates, P.C. has been a member of the AICPA Quality Review Program since January 1989. As accountants committed to offering the highest degree of quality service possible, we have taken steps to ensure we are in compliance with AICPA Quality Standards. We perform an annual inspection in-house to ensure compliance, as well as an independent peer review at least every three (3) years. Our most recent review in September 2023 resulted in a rating of "pass" (see copy of report included below).

WILF & HENDERSON, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

Report on the Firm's System of Quality Control

September 15, 2023

To the Shareholders of Armstrong, Vaughan & Associates, P.C.
and the Peer Review Committee of the Texas Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. (the firm) in effect for the year ended March 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. in effect for the year ended March 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Armstrong, Vaughan & Associates, P.C. has received a peer review rating of *pass*.

Wilf & Henderson, P.C.

Wilf & Henderson, P. C.

1810 Galleria Oaks • Texarkana, Texas 75503 • 903.793.5646 • Fax 903.792.7630 • www.wilhen.com

PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE

CONTINUING PROFESSIONAL EDUCATION

The firm is committed to professional development of all staff in governmental auditing and accounting. The personnel assigned to government engagements are required by firm policy to meet or exceed government auditing standards regarding continuing education. Therefore, each licensed, professional staff is required to have a minimum of eighty (80) hours of continuing professional education in accounting and auditing every two years, twenty-four (24) hours specific to governmental auditing and reporting. The majority of the Firm's auditing continuing education is centered around government accounting and auditing.

PROPOSED AUDIT TEAM

The proposed audit team for the Waller County, Texas will be made up of Deborah Fraser, CPA, CGMA, (partner in charge), Karl Goering, CPA (audit manager), Nicolas Serenil (audit staff) and two additional staff, if needed. Phil Vaughan, CPA, CGMA, will provide second-partner quality control review. We strive to maintain staff continuity and do this by making the partner-in-charge the main contact point and directly involved in fieldwork. County staff will be dealing directly with the partner-in-charge and Manager all the way through the audit process.

On multi-year engagements, we strive to maintain continuity in our audit teams by minimizing rotation. This allows for efficiency gains in subsequent years. However, we will accommodate requests from the County should a rotation be desired. We have the ability to rotate the entire audit team.

BIOGRAPHIES

Deborah F. Fraser, CPA, CGMA

Audit Partner

- Certified Public Accountant
- American Institute of Certified Public Accountants
- Texas Society of Certified Public Accountants
- San Antonio Chapter of the Texas Society of Certified Public Accountants
- Certificate of Educational Achievement for Governmental Auditing Awarded by the American Institute of CPAs
- Chartered Global Management Accountant
- San Antonio Nonprofit Council, Treasurer
- Government Audit Quality Center

EXPERIENCE

Includes thirty-one years of providing auditing and accounting services for various entities. Experience includes non-profit entities, cities and school districts. In addition, she has experience as a CFO of a nonprofit organization with $19 million in state and federal grant revenues. Deborah also has experience as a consultant and trainer for MIP, governmental/nonprofit accounting software program. Deborah has also taught an Accounting Principles II class for several years at a local community college.

EDUCATION

University of Wyoming, 1985, B.S.

COMMUNITY SERVICE

Board member, (Finance Committee Chairperson) Healy-Murphy *2003-2004 (A nonprofit school for disadvantaged youth)*
Secretary, Parks and Recreation Commission, City of Universal City, *1999-2004*
Treasurer, Tri District Baseball, *1997-1998*
Coach, Tri-District Baseball League *(1990-1997) (Youth Baseball League)*
Coach, GRAYSA, *1989–1996*
United Way Stewardship Review Committee – *2011 – 2014*
San Antonio NonProfit Council, Treasurer – *2015 to 2019*

CONTINUING PROFESSIONAL EDUCATION IN ACCOUNTING/AUDITING (last two years)

AICPA Certificate of Educational Achievement in Governmental Accounting and Auditing	1992	
Ethics for Texas CPAs	May 2023	4
How to Prepare for an IRS Audit of a Form 990	June 2023	2
Government and Nonprofit Audit Update	August 2023	12
Audit & Accounting Update 2023	August 2023	8
AICPA Business Management and Organization	April 2024	15
Risk Assessment Under SAS No. 145	June 2024	2
AICPA Preparation, Compilation, & Review Engagements	June 2024	4
Yellow Book: Application of GAGAS Principles	June 2024	5.5
2024 Not-for-Profit Tax Lightning Round	July 2024	2
Auditing and Accounting 2024 Update	July 2024	6
Government Accounting and Auditing 2024	August 2024	9
Latest Farud Trends - Current Research and Examples Auditing	August 2024	2.5
Applying the Uniform Guidance in Your Single Audits	August 2024	8
Auditing, Assurance, and Ethics Update for Governments and Not-for-Profits	October 2024	3.5
New Quality Management Standards: Resources - Expectations for Firms and Engageme	October 2024	1
	Total Hours	84.5

Phil S. Vaughan, CPA, CGMA

Audit Partner

- Certified Public Accountant
- American Institute of Certified Public Accountants
- Texas Society of Certified Public Accountants
- San Antonio Chapter of the Texas Society of Certified Public Accountants
- Awarded one of the Top Ten CPA Candidates in May 2009
- Government Finance Officers Association
- Chartered Global Management Accountant
- Texas Charter School Association
- Texas Association of School Business Officials
- Government Audit Quality Center

EXPERIENCE

Includes eighteen years of providing public accounting, tax and auditing services, specializing in municipalities, school districts, charter schools, special purpose governments and homeowners' associations.

EDUCATION

University of Texas at San Antonio, 2008, M.S. in Accounting.
Colorado School of Mines, 2005, B.S. in Computer Science.

CONTINUING PROFESSIONAL EDUCATION IN ACCOUNTING/AUDITING (last two years)

2023 ISD Conference	June 2023	16
2023 GAQC Webcast	June 2023	2
Audit and Accounting Update 2023	August 2023	12
Government & Nonprofit Audit Update 2023	August 2023	8
2024 GAQC Webcast	May 2024	2
AICPA & CIMA Engage 2024	June 2024	11
Ethics Training for Texas CPAs	July 2024	4
Audit and Accounting Update 2024	July 2024	8
Government Accounting & Audting 2024	August 2024	12
2024 AICPA & CIMA ENGAGE+	September 2024	5
	Total Hours	80

Karl Goering, CPA
Audit Manager

- Certified Public Accountant
- Texas Society of Certified Public Accountants
- San Antonio Chapter of the Texas Society of Certified Public Accountants

EXPERIENCE: Over nine years of experience in accounting and auditing services experience in various entities. Audit experience includes non-profit entities, local government and homeowner associations.

EDUCATION
Texas A&M University at San Antonio, 2015, Bachelor of Business Administration in Accounting

CONTINUING PROFESSIONAL EDUCATION IN ACCOUNTING/AUDITING (last two years)

Guidebook to Ethical Behavior	October 2023	4
Ethics and Professional Conduct for TX CPAs	September 2023	4
Audit and Accounting Update 2024	July 2024	8
Government Accounting & Audting 2024	August 2024	12
CLGOVT-Intro to Government Entities and Fund Accounting	August 2024	4
SAS 145 Risk & Material Misstatement-CL145R	August 2024	1
SAS 143 Auditing Accounting Estimates - CPA143	August 2024	1
City of San Antonio Training	August 2024	2
Single Audits of Governmental and Nonprofit Entities - CPSNGL	September 2024	8
Internal Control and Corporate Fraud	December 2024	9
Governmental Auditing: Course 1 - Fundamental Principles	December 2024	5
Government Auditing: A Complete Guide to Yellow Book - Why, What, and How	December 2024	12
Effective Business Communications	December 2024	14
	Total Hours	84

Nicolas Serenil
Audit Staff

EXPERIENCE: First year of accounting and auditing services experience in various entities. Audit experience includes local government and homeowner associations.

EDUCATION
University of Texas at San Antonio, 2022, Bachelor of Business Administration in Accounting
University of Texas at San Antonio, 2024, Master of Accountancy

CONTINUING PROFESSIONAL EDUCATION IN ACCOUNTING/AUDITING (last year)

Accounting and Audit Update 2024	July 2024	8
Government Accounting & Auding Update 2024	August 2024	12
Introduction to Government Entities and Fund Accounting - CLGOVT	December 2024	4
Single Audits of Governmental and Nonprofit Entities - CPSNGL	December 2024	8
	Total Hours	32

REFERENCES

Each Respondent shall include a minimum of five (5) references from clients Respondent has performed like services for and include contact information for each reference.

Reference One

Company Name: Kerr County

Address: 700 Main St, Suite 101, Kerrville, TX 78028

Contact Person and Title: Tanya Shelton, County Auditor

Phone Number: 830-792-2235

Scope & Duration of Contract: Auditing Services from FY 2015 - Present

Reference Two

Company Name: Calhoun County

Address: 202 South Ann, Suite B, Port Lavaca, TX 77979

Contact Person and Title: Candice Villarreal, County Auditor

Phone Number: 361-553-4610

Scope & Duration of Contract: Auditing Services from FY 2016 - Present

Reference Three

Company Name: Goliad County

Address: 407 S Market, Goliad, TX 77963

Contact Person and Title: Leigh Lockwood, County Auditor

Phone Number: 361-645-3345

Scope & Duration of Contract: Auditing Services from FY 2022 - Present

Reference Four

Company Name: Gonzales County

Address: 414 St. Joseph Street, Gonzales, TX 78629

Contact Person and Title: Becky Weston, County Auditor

Phone Number: 830-672-2327

Scope & Duration of Contract: Auditing Services from FY 2020 - Present

Reference Five

Company Name: Caldwell County

Address: 110 South Main Street, Lockhart, TX 78644

Contact Person and Title: Danie N. Teltow County Auditor

Phone Number: 512-398-1801

Scope & Duration of Contract: Auditing Services from FY 2019 - Present

IMPLEMENTATION PLAN

Commitment to a Superior Client Experience

At AVA, we strive to deliver an optimum balance between the highest quality assurance services and providing the best client experience. We believe superior client service revolves around timely and effective communication and minimizing disruption to your workplace.

Timely and Effective Communication
A senior team member is assigned as the primary point of contact, who will funnel communications to management to eliminate duplicate requests and reduce the volume and frequency to only what is needed. All of our team members are available throughout the year for questions or assistance, responding to all client communications within 24 hours. Before leaving on the final day of fieldwork, we will meet with management to conduct a preliminary exit interview to discuss issues encountered, open items, and a timeline moving forward. Our recommendations are practical and tailored to each client's needs rather than one-size fits all models.

Experienced Staff for Fieldwork
On-site fieldwork will be led by our Partners and Managers. Staff members will not be left unsupervised at client offices. We do not believe it is the client's responsibility to train our staff.

Minimizing Disruption to your Workplace
We recognize that handling audit requests and accommodations are not part of your daily responsibilities, so we strive to minimize the time we spend at your location by performing as much work at our office as possible. Because of that, we traditionally have not found interim procedures efficient enough to justify the added disruption to the client's business. We focus on developing powerful trend analysis based on several years of comparative balances and key statistics at our office. We will obtain electronic records from management prior to fieldwork, perform analysis on that data, and arrive for fieldwork focused on key audit areas. We believe this furthers our commitment to a better client experience because it reduces the time we spend at your location and reduces requests of management that we can answer ourselves. In addition, our goal is to assign one senior audit team member to be the primary contact with the client to eliminate duplicate questions and reduce the volume of communication and requests.

Overall Audit Plan

We start by segmenting the audit into classes of transactions which are assigned to individuals based on the difficulty of the area and skill level of the team member. Analytical procedures are used in all audit areas to:

1. Compare balances over time (at least three years)
2. Compare balances to the budget
3. Compare balances to expectations derived from the minutes of the Commissioners' meetings
4. Perform ratios such as
    a. Taxes, retirement, and other payroll items to the underlying wages
    b. Revenues to volume (i.e., tickets issued, etc.)

Based on the results of these analytical procedures (and our risk assessment), we will subjectively sample underlying records. This allows for more targeted selections based on our perceived risk and often provides better results than random sampling. For areas not suitable or inconclusive analytical procedures, we will perform random sampling. Sampling will be rotated around the County periodically to ensure all areas are covered over time.

A part of our risk assessment will also include examining material audit areas for applicable laws or regulations that may impact the financial statements. These may include compliance with the Public Funds Investment Act, appropriate use of taxes, property tax splits, and procurement.

Our current experience with computerized government systems includes Incode, MIP, SWT and some clients use QuickBooks. Testing is performed depending on the County's employees who have access to different modules within the software system.

Audit Schedule

In general, our typical timeline begins in early December by sending a request list and confirmation letters to management. At that time, we will schedule our fieldwork for November for approximately three to four days (depending on how much the County is able to provide electronically prior to fieldwork). At the end of fieldwork, potential issues, entries, open items and a future timeline will be discussed. A draft report would be released to management by July with final reports presented to Commissioners' at the July meeting.
A sample request list follows:

1. Incode reports
    a. Trial balance as of year end
    b. General ledger ("Detail Listing") for the fiscal year and future year to date
    c. Accounts payable open item report as of year-end with general ledger account checked
    d. Accounts payable history check report for the months of October and November after year end
    e. Payroll leave report through year end by department and with print liabilities checked
2. Approved amendments to the budget, if any
3. Calculation of accrued wages at year end or information from the first payroll after year end to calculate it
4. September bank statements and reconciliations
5. Investment training certificates for any investment officers
6. Investment policy and quarterly reports
7. Tax collector summary report for September
8. Description of any related parties or pending litigation
9. Summary reports for tickets for the year showing volume of these activities (incode/OCA)
10. Member service credit listing from Texas County and District Retirement System portal
11. Depreciation schedule at year end or a review of the prior year schedule if maintained by your auditor
12. Monthly TCDRS Submissions
13. OPEB (retiree insurance) Valuation
14. Debt Schedule
15. GASB 87 Lease Schedule
16. GASB 84 Schedule Reporting Fiduciary Activities

Currently, we will ask you to upload the documents into an Engagement Organizer Portal at least a week before we are scheduled to be on sight. This allows us to perform our analytics and pinpoint what we will look at when we are in the field. This portal allows you to view what items have been uploaded and is accessible to all team members.

RESPONSE FORM

REQUEST FOR QUALIFICATIONS RESPONSE FORM

Waller County, Texas is requesting Statements of Qualifications from Public Accounting Firms to perform financial audit services for a three (3) year period, beginning January 2025, fiscal year audit 2024, with an option to renew for two additional one-year terms at the discretion of the Waller County Commissioners Court. This Request for Qualifications (RFQ) is an invitation for interested firms and individuals to submit Responses for consideration to be awarded the Contract.

RFQ Number: 250205-31
RFQ Title: Request For Qualifications For Financial Audit Services For Waller County, Texas
Due Date: March 5, 2025 by 10:00 AM (CST)

Please return the four (4) print copies and one (1) electronic copy of your Statement of Qualification ("Response") in a sealed envelope to:

Debbie Hollan
Waller County Clerk
425 FM 1488, Suite 112
Hempstead, Texas 77445

The Response must be received by the Waller County Clerk by the Due Date. RFQs will only be accepted by hand or mail according to the Terms and Conditions contained in this RFQ.

Sealed envelopes must be addressed to the Waller County Clerk, and be clearly marked on the outside of the envelope with "**RFQ #250205-31 – FINANCIAL AUDIT SERVICES,**" and the name of Respondent's firm.

Note: All dates subject to change based on the needs of Waller County.

PLEASE READ THIS ENTIRE RFQ CAREFULLY

By submitting a Response, the undersigned hereby certifies that said Response has been independently arrived at and that terms or conditions appearing hereon or applicable hereto, have not and will not be disclosed by or on behalf of the Respondent to another contractor or competitor.

The undersigned by his or her signature represents that he or she is authorized to bind the Respondent to fully comply with the Terms and Conditions of the RFQ and the Response. You further certify that all of the information contained in your Response is truthful to the best of your knowledge and belief, and that the Response is made without prior understanding, agreement, connection, discussion, or collusion with an officer, employee, or agent of Waller County, Texas. By signing below, you certify that you have read the entire document and agreed to the terms therein. **You must sign below in ink; failure to sign and return WILL disqualify the Response. All Responses must be typewritten.**

Armstrong, Vaughan & Associates, P.C	941 W Byrd Blvd., Suite 101
Firm Name	Address
Deborah F Fraser, CPA, CGMA	Universal City, TX 78148
Firm Representative and Title	City, State, Zip
	210-658-6229
Signature	Telephone Number

DEBARMENT CERTIFICATION

DEBARMENT CERTIFICATION

Neither my company nor an owner or principal of my company has been debarred, suspended, or otherwise made ineligible for participation in Federal Assistance programs under Executive Order 12549, "Debarment and Suspension," as described in the Federal Register and Rules and Regulations. Neither my company nor an owner or principal of my company is currently listed on the government-wide exclusions in SAM, debarred, suspended, or otherwise excluded by agencies or declared ineligible under any statutory or regulatory authority. My company agrees to immediately notify Waller County if my company or an owner or principal is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under any statutory or regulatory authority.

By signature below, I certify that the above is true, complete, and accurate, and that I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.	March 5, 2025
Company Name	Date
	Deborah F Fraser, CPA, CGMA
Signature of Authorized Company Official	Printed Name

NO ISRAEL BOYCOTT CERTIFICATION

NO ISRAEL BOYCOTT CERTIFICATION

Effective September 1, 2017, as amended effective May 7, 2019 (H.B. 793), a Texas governmental entity may not enter into a contract with a value of $100,000 or more that is to be paid wholly or partly from public funds with a company (excluding a sole proprietorship) that has 10 or more full-time employees for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the Contract. (Tex. Gov't Code Ch. 2271). Accordingly, this certification form is included to the extent required by law.

"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. Tex. Gov't Code §808.001(1).

By signature below, I certify and verify that:

✓ Respondent company does not boycott Israel and will not boycott Israel during the term of any contract awarded under this RFQ.

✓ Texas Government Code Chapter 2271 does not apply to Respondent company.

This certification is true, complete, and accurate; and I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

NO EXCLUDED NATION OR FOREIGN TERROIST ORGANIZATION CERTIFICATION

NO EXCLUDED NATION OR FOREIGN TERRORIST ORGANIZATION CERTIFICATION

Effective September 1, 2017, Chapter 2252 of the Texas Government Code provides that a Texas governmental entity may not enter into a contract with a company engaged in active business operations with Sudan, Iran, or a foreign terrorist organization – specifically, any company identified on a list prepared and maintained by the Texas Comptroller under Texas Government Code §§806.051, 807.051, or 2252.123. (A company that the U.S. Government affirmatively declares to be excluded from its federal sanctions regime relating to Sudan, Iran, or any federal sanctions regime relating to a foreign terrorist organization is not subject to the contract prohibition.)

By signature below, I certify and verify that Respondent is not on the Texas Comptroller's list identified above; that this certification is true, complete, and accurate; and that I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

DEVIATION AND COMPLIANCE

DEVIATION AND COMPLIANCE

If your company intends to deviate from the Terms and Conditions, Specifications, or any other requirements contained in the RFQ, you must identify on this form where the deviations are specified in your Proposal. Complete and detailed information regarding deviations must be clearly identified in your Proposal. The County will consider any deviations in its Contract award decision, and reserves the right to accept or reject a Proposal based upon any submitted deviation.

In the absence of the identification on this form of deviations in your Proposal, your company must fully comply with the Terms and Conditions, Specifications, and all other requirements associated with this RFQ if awarded a Contract under this RFQ. A deviation will not be effective unless it is accepted by the County. The County may, in its sole discretion, seek clarification from and/or communicate with Respondent(s) regarding any submitted deviation, consistent with general procurement principles of fair competition. The County reserves the right to accept or reject a Proposal based upon any submitted deviation.

Please mark one of the following:

✓ Proposal contains NO deviations.

☐ Proposal CONTAINS deviations.

Specifically identify the location of any proposed deviations in your Proposal:

_____

_____

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

_____
Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

RESPONDENT'S BUSINESS NAME

RESPONDENT'S BUSINESS NAME

By submitting a Response, Respondent is seeking to enter into a legal contract with the County. As such, a Respondent must be an individual or a legal business entity capable of entering into a binding contract. Respondents must completely and accurately provide the information requested below or your Response may be deemed non-responsive.

Name of Company: Armstrong, Vaughan & Associates, P.C.

Type of Business (please check one):

- ☐ Individual/Sole Proprietor
- ☐ Corporation
- ☐ Limited Liability Company
- ☐ Partnership
- ☑ Other

If other, please specify S corporation

State of Incorporation (if applicable): _____

Federal Employer Identification Number: 74-2332623

List any other names the Company uses, or is known by (dba, aka, etc.): N/A

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

_____
Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

NO ENERGY COMPANY BOYCOTT CERTIFICATION

NO ENERGY COMPANY BOYCOTT CERTIFICATION

Effective September 1, 2021, a Texas governmental entity may not enter into a contract with a value of $100,000 or more that is to be paid wholly or partly from public funds with a company (excluding a sole proprietorship) that has 10 or more full-time employees for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott energy companies currently; and (2) will not boycott energy companies during the term of the Contract. (Tex. Gov't Code Ch. 2276). Accordingly, this certification form is included to the extent required by law.

"Boycott Energy Companies" 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:

(a) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or

(b) does business with a company described by Paragraph (a) above. Tex. Gov't Code §809.001(1).

"Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exist to make a profit. (*See* Tex. Gov't Code Ch. 2276.001(2)).

By signature below, I certify and verify that:

✓ Respondent company does not boycott energy companies and will not boycott energy companies during the term of any contract awarded under this RFQ.

✓ Texas Government Code Chapter 2276 does not apply to Respondent company.

This certification is true, complete, and accurate; and I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.	March 5, 2025
Company Name	Date
	Deborah F Fraser, CPA, CGMA
Signature of Authorized Company Official	Printed Name

NO DISCRIMINATION AGAINST FIREARM AND AMMUNITION INDUSTRIES CERTIFICATION

NO DISCRIMINATION AGAINST FIREARM AND AMMUNITION INDUSTRIES CERTIFICATION

Effective September 1, 2021, Chapter 2274 of the Texas Government Code provides that a Texas governmental entity may not enter into a contract with a company (excluding a sole proprietorship) for the purchase of goods or services unless the contract contains a written verification from the company that it (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and (2) will not discriminate during the term of the contract against a firearm entity or firearm trade association. (Tex. Gov't Code §2274). Accordingly, this certification form is included to the extent required by law.

"Discriminate against a firearm entity or firearm trade association" means, with respect to the entity or association, to (1) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (2) refrain 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 (3) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association. The phrase does not include (1) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and (2) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:

(a) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or

(b) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit.

By signature below, I certify and verify that

✓ Respondent company does not discriminate against firearm and ammunition industries.

✓ Texas Government Code Chapter 2274 does not apply to Respondent company.

This certification is true, complete, and accurate; and I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

CERTIFICATION ON INDEBTEDNESS TO COUNTY

CERTIFICATION ON INDEBTEDNESS TO COUNTY

Pursuant to Local Government Code 262.0276, and the Order Adopting Contracting Rules for Persons Indebted to County adopted on September 10, 2014, Waller County will not enter into any contract(s) with any person, business, or any other entity that proposes or otherwise seeks to enter into a contract or other transaction with Waller County that is indebted to the County.

Please provide the following information:

Taxpayer Identification Number (TIN): 74-2332623

Waller County Property Accounts: Real Estate None Personal Property None

Respondent hereby certifies that they do not owe a debt to Waller County, Texas.

By signature below, I certify that the above is true, complete, and accurate, and that I am authorized by my company to make this certification.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

AGREEMENT TO PROVIDE CERTIFICATE OF INSURANCE

AGREEMENT TO PROVIDE CERTIFICATE OF INSURANCE

I certify that certificates of insurance showing proof of coverages that meet the requirements outlined in this RFQ shall be provided to Waller County within ten (10) calendar days of any Notice of Award.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

CERTIFICATE OF INTERESTED PARTIES – TEXAS ETHICS COMMISSION
FORM 1295

CERTIFICATE OF INTERESTED PARTIES TEXAS ETHICS COMISSION (FORM 1295)

Texas Government Code §2252.908 requires that a business entity submit a disclosure of interested parties at the time it submits a signed contract to Waller County. This includes new, amended, extended, or renewed contracts that:

(1) Require an action or vote by the Commissioners Court before the contract may be signed;

(2) Have a value of at least $1 million; or

(3) Are for services that would require a person to register as a lobbyist under Texas Government Code Chapter 305.

A Respondent must:

(1) Go to: https://www.ethics.state.tx.us/filinginfo/1295/ and follow the instructions to submit an electronic filing application. If you already have an account then you may log in and proceed with the process.

(2) Complete and print a copy of the form which will contain a unique certification number.

(3) Have an authorized agent sign the printed copy of the form.

(4) Include the completed Form 1295 with your Proposal when it is submitted to Waller County. (Scanning and emailing this form is sufficient for renewals & maintenance of solicitations.)

*** If Texas Government Code §2252.908 does not apply because your business entity is a publicly traded business entity, including a wholly owned subsidiary of the business entity, please complete the following certification:**

I certify that Texas Government Code §2252.908 does not apply to any contract between Respondent and County resulting from this RFQ because Respondent company is a publicly traded business entity or a wholly owned subsidiary of a publicly traded business entity.

Armstrong, Vaughan & Associates, P.C.
Company Name

March 5, 2025
Date

Signature of Authorized Company Official

Deborah F Fraser, CPA, CGMA
Printed Name

CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE — FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Armstrong, Vaughan & Associates, P.C.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

March 5, 2025

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

EXHIBIT D

	Audit Area	Time Frame	Estimated Hours & Cost					
			Partners		Manager		Staff	
			Hours	Cost	Hours	Cost	Hours	Cost
1	Planning and Risk Assessment:							
	Analytical procedures; Interviews and walk-throughs of internal controls; Determining audit steps; Confirmations	May	15	$ 4,575	24	$ 5,520	15	$ 2,250
2	Audit Fieldwork:							
	Review of Minutes, Contracts, Budgets and Amendments	May/June	12	3,660	15	3,450	10	1,500
	Cash and Investments	May/June	3	915	5	1,150	20	3,000
	Revenues	May/June	3	915	10	2,300	13	1,950
	Expenditures - Goods & Services	May/June	3	915	-	-	20	3,000
	Expenditures - Payroll	May/June	3	915	-	-	24	3,600
	GASB 68 and 75	May/June	3	915	4	920	12	1,800
	Testing Capital Assets and Depreciation Calculations	May/June	3	915	24	5,520	12	1,440
	Testing Debt and Related Balances	May/June	4	1,220	15	3,450	2	300
	Journal Entires and Transfers	May/June	2	610	4	920	3	450
	Fund Equities/Net Assets	May/June	4	1,220	10	2,300	-	-
3	Reporting and Required Communications:							
	Prepare report and letter for Management Review and agree to audit work to date; Review disclosures for completeness and any differences or proposed adjustments; Report Preparation/Exit Conference	June/July	15	4,575	16	3,680	7	1,050
	2nd Partner and Quality Control Review	June/July	5	1,525	-	-	-	-
	Present to Commisioners' Court	June/July	4	1,220	-	-	-	-
	Audit Hours		79	$ 24,095	127	$ 29,210	138	$ 20,340
	Total Estimated Audit Hours							344
	Total maximum cost, without Single Audit							$ 73,645
4	Single Audit (if necessary):							
	Planning, Risk Assessment, Determination of Major Programs	June	2	$ 610	3	$ 690	-	$ -
	Testing of Material Compliance and Controls over Compliance	June	-	-	5	1,150	12	1,440
	Additional Reporting (Included in Financial Statements)	June	1	305	-	-	-	-

Single Audit Hours	3	$	915	8	$	1,840	12	$	1,440
Total Estimated Single Audit Hours							23		
Travel								$	3,500
Total Single Audit Cost								$	4,195
Total all-inclusive maximum price FY24 audit								$	77,840

WALLER COUNTY
POLICY ON TRAVEL

PURPOSE

1. To establish and communicate equitable standards and effective procedures for travel expenditures and to ensure consistent and fair treatment of all County Officials and Employees. This policy applies to travel for official county business regardless of the source of funds.

DEFINITION

2. For the purpose of this policy, travel on official county business shall include reimbursements or advance payments for County Officials and fulltime employees for:
   a. registration fees
   b. hotel/motel lodging
   c. meals
   d. auto mileage
   e. other transportation
   f. incidental expenditures

APPROVAL

3. All travel expenses must be pre-approved by the elected official, appointed official, or department with responsibility over the department in which the traveling employee works, and no travel expenses shall be pre-approved unless funds have been budgeted for that purpose. All travel expenses are subject to Commissioners' Court approval prior to payment upon request from the Auditor or Treasurer.

TRAVEL EXPENDITURE FORMS

4. **Travel Expense Form Number 1-Travel Expense Reimbursement**
   a. This form shall be completed and submitted to the County Treasurer's Office within 30 days from the date of travel along with all supporting documentation as stated for each category in order to receive reimbursement.

5. **Travel Expense Form Number 2-Travel Expense In Advance**
   a. This form shall be completed and submitted to the County Treasurer's Office along with all supporting documentation. The request will be processed and considered for approval by Commissioners' Court.

REIMBURSED EXPENSES

6. **Registration Fees**
   a. Request shall be submitted with a Travel Expense Form Number 1.
   b. Reimbursements shall be allowed accordingly:
      1. Official educational seminars, conferences, and meetings.
   c. A paid registration receipt along with all supporting documentation must be attached identifying:
      1. Attendee.
      2. Dates of registration.
      3. Itemized account of all charges.
   d. Since most conferences/trainings are known well in advance, no late fees shall be paid by the county for late registrations.

WALLER COUNTY
POLICY ON TRAVEL

REIMBURSED EXPENSES (Cont.)

7. **Hotel/Motel Lodging**
   a. Request shall be submitted with a Travel Expense Form Number 1.
   b. Reimbursements shall be allowed accordingly:
      1. Lodging must be out-of-county business related travel.
      2. Conference/Meeting rate or up to the single room rate unless two or more County Officials/Employees share a room.
   c. A paid hotel/motel receipt along with all supporting documentation must be attached identifying:
      1. Traveler.
      2. Dates of reservation.
      3. Itemized account of all charges.

8. **Meals**
   a. Request shall be submitted with a Travel Expense Form Number 1.
   b. Reimbursements for non-overnight out-of-county business related travel shall be allowed accordingly:
      1. At the maximum per day amount as established by the Waller County Commissioners' Court.
      2. Reimbursements shall be paid through payroll, subject to applicable taxes and retirement deductions in accordance with IRS and TCDRS regulations.
      3. An itemized paid receipt must be attached.
   c. Reimbursements for overnight out-of-county business related travel shall be allowed accordingly:
      1. At the maximum per diem amount as established by the Waller County Commissioners' Court.
      2. Departure/Return days are reimbursed at 75% of the per diem amount, in accordance with IRS regulations.
      3. Reimbursements shall be paid through accounts payable.
      4. Verification of conference attendance required.

9. **Auto Mileage**
   a. Request shall be submitted with a Travel Expense Form Number 1.
   b. Reimbursements shall be allowed accordingly:
      1. Actual miles traveled to and from the designation only.
      2. At the per mile rate annually established by the Waller County Commissioners' Court.

10. **Other Transportation**
    a. Request shall be submitted with a Travel Expense Form Number 1.
    b. Reimbursements shall be allowed accordingly:
       1. When Other Transportation is more appropriate or more economical than traveling by auto and has been approved by Commissioners' Court.
    c. A paid receipt along with all supporting documentation must be attached identifying:
       1. Traveler.
       2. Dates of travel.
       3. Itemized account of all charges.

WALLER COUNTY
POLICY ON TRAVEL

REIMBURSED EXPENSES (Cont.)

11. **Incidental Expenditures**
    a. Request shall be submitted with a Travel Expense Form Number 1.
    b. Reimbursements shall be allowed accordingly:
        1. Gratuities.
        2. Parking Fees.
        3. Toll Charges.
    c. A paid receipt must be attached.

ADVANCE EXPENSE PAYMENTS

12. **Registration Fees**
    a. Request shall be submitted with a Travel Expense Form Number 2.
    b. Advance payments shall be allowed accordingly:
        1. Official educational seminars, conferences, and meetings.
    c. A registration form along with all supporting documentation must be attached identifying:
        1. Attendee.
        2. Dates of registration.
        3. Itemized account of all charges.
    d. Since most conferences/trainings are known well in advance, no late fees shall be paid by the county for late registrations.

13. **Hotel/Motel Lodging**
    a. Request shall be submitted with a Travel Expense Form Number 2.
    b. Advance payments shall be allowed accordingly:
        1. Lodging must be out-of-county business related travel.
        2. Conference/Meeting rate or up to the single room rate unless two or more County Officials/Employees share a room.
    c. A hotel/motel invoice along with all supporting documentation must be attached identifying:
        1. Traveler.
        2. Dates of reservation.
        3. Itemized account of all charges.

14. **Other Transportation**
    a. Request shall be submitted with a Travel Expense Form Number 2.
    b. Advance payment shall be allowed accordingly:
        1. When Other Transportation is more appropriate or more economical than traveling by auto and has been approved by Commissioners' Court.
    c. An invoice along with all supporting documentation must be attached identifying:
        2. Dates of travel.
        3. Itemized account of all charges.

WALLER COUNTY
POLICY ON TRAVEL

ADVANCE EXPENSE PAYMENTS (Cont.)

15. **Incidental Expenditures**
    a. Request shall be submitted with a Travel Expense Form Number 2.
    b. Advance payments shall be allowed accordingly:
        1. Parking Fees.
    c. A hotel/motel invoice along with all supporting documentation must be attached identifying:
        1. Traveler.
        2. Dates of reservation.
        3. Itemized account of all charges.

EXCEPTIONS

16. **The County Shall Pay:**
    a. Reimbursement of actual cost of fuel when traveling in a county-owned vehicle.
    b. Reimbursement to only one Official/Employee for auto mileage when two or more are traveling in the same vehicle.
    c. Reimbursement of auto mileage for travel inside the county to Officials/ Employees who do not receive an auto allowance but use their automobile in the scope of county business.
    d. Reimbursement of auto mileage for travel outside the county to Officials/ Employees who receive a travel allowance.

17. Any travel expense incurred not specifically covered by this policy shall require Commissioners' Court approval in order for reimbursement.

EXCLUDED EXPENSES

18. **The County Shall Not Pay:**
    a. Commuting costs between home and work place.
    b. Cancellation fees for unreasonable failure to cancel reservations.
    c. For meals that are included in conference/meeting registration fees.
    d. Spouse and/or companion expenses.
    e. Lost or stolen cash or other personal property.
    f. Traffic fines for parking or speeding violations.
    g. Repairs to personal vehicles used for county travel.
    h. Personal entertainment, alcoholic beverages, or laundry service.
    i. Expenses related to training created by county personnel and not certified by a third-party professional organization.

OUT OF STATE TRAVEL

19. Advancements or reimbursements for out of state travel will not be considered for payment without prior approval from Commissioners' Court with the exception of law enforcement emergencies.

REIMBURSEMENT FROM OTHER SOURCES

20. Advancements or reimbursement for travel will not be considered for payment when other sources of funding are available.

WALLER COUNTY
TRAVEL EXPENSE FORM NUMBER 1
REIMBURSEMENT REQUEST

NAME OF EMPLOYEE SUBMITTING REIMBURSEMENT: _____

NAME OF DEPARTMENT: _____

PURPOSE OF TRAVEL: _____

DESTINATION: (City & State) _____

DEPARTURE DATE: _____ **RETURN DATE:** _____

NON-OVERNIGHT MEALS:

Attach itemized receipts and include meal gratuities in the meal column

	DATE	MEALS	TOTALS
	1		
Non-overnight meals =	2		
Maximum daily amount	3		

TOTAL REIMBURSEMENT REQUEST FOR PAYROLL _____

Non-overnight out-of-county reimbursements shall be paid through payroll, subject to applicable taxes and retirement deductions in accordance with IRS and TCDRS regulations.

OVERNIGHT MEALS AND LODGING:

Attach required verification of conference attendance

PER DIEM RATES	DATE	MEALS	LODGING	TOTALS
First & last travel days =	1			
75% of per diem amount	2			
Overnight Meals =	3			
Maximum per diem amount	4			
	5			

TOTAL MEALS AND LODGING _____

TRAVEL AND TRANSPORTATION:

Personal Auto _____ MILES AT _____ PER MILE = _____

(Approved by CC)

Other Transportation: (Attach receipts) _____

TOTAL TRAVEL AND TRANSPORTATION _____

REGISTRATION FEES:

(Attach receipts) _____

TOTAL REGISTRATION _____

INCIDENTAL EXPENSES:

Parking fees, toll charges, etc. (Attach re Policy and Administration, and Construction M: _____

TOTAL INCIDENTAL EXPENSES

TOTAL REIMBURSEMENT REQUEST FOR ACCOUNTS PAYABLE _____

Overnight out-of-county reimbursements shall be paid through accounts payable.

CERTIFICATION BY EMPLOYEE

I certify that the expenses as shown on this travel expense form are true and correct statements of expenses incurred by me while traveling on official county business and that no other reimbursement has been or will be sought from other sources.

_____

Signature of Person Submitting Request Date

CERTIFICATION BY OFFICIAL/DEPARTMENT HEAD

I certify that the above named employee received proper authorization for traveling on official county business.
I have examined this request for travel reimbursement and approve the same for payment.

_____

Signature of Official/Department Head Submitting Request Date

Policy Amended, Approved and Adopted by
Waller County Commissioner's Court
3/23/2022
Policy 5.13
Travel Reimbursement

WALLER COUNTY

TRAVEL EXPENSE FORM NUMBER 2
ADVANCE PAYMENT REQUEST

PAYABLE TO VENDORS FOR REGISTRATIONS, LODGING, TRANSPORTATION AND INCIDENTAL EXPENDITURES
PAYABLE TO EMPLOYEE WITH PAID RECEIPTS

NAME OF EMPLOYEE SUBMITTING ADVANCEMENT: _____

NAME OF DEPARTMENT: _____

PURPOSE OF TRAVEL: _____

_____

DESTINATION: (City & State) _____

DEPARTURE DATE: _____ **RETURN DATE:** _____

LODGING: **PAYABLE TO:** _____

DATE	LODGING

TOTAL LODGING _____

TRAVEL AND TRANSPORTATION:

PAYABLE TO: _____

TOTAL TRAVEL AND TRANSPORTATION _____

REGISTRATION FEES: **PAYABLE TO:** _____

TOTAL REGISTRATION _____

INCIDENTAL EXPENDITURES: **PAYABLE TO:** _____

TOTAL INCIDENTAL EXPENDITURES _____

TOTAL REQUEST FOR ADVANCEMENT _____

Supporting documentation must be attached for requested advancement.

CERTIFICATION BY EMPLOYEE Policy and Administration, and Construction Manager, the County Judge will exercise
I certify that the expenses as shown on this travel expense form are true and correct statements of expenses that will be incurred by me while traveling on official county business.

_____
Signature of Person Submitting Request Date

CERTIFICATION BY OFFICIAL/DEPARTMENT HEAD
I certify that the above named employee received proper authorization for traveling on official county business.
I have examined this request for travel advancement and approve the same for payment.

_____
Signature of Official/Department Head Submitting Request Date

Policy Amended, Approved and Adopted by
Waller County Commissioner's Court
3/23/2022
Policy 5.13
Travel Advance

Club Lakeview

April 6, 2025

Waller County
836 Austin St
Hempstead, TX 77445

RE: Club Lakeview HOA Balance Statement

Dear Waller County:

This letter is to provide you with an update on your HOA account with Club Lakeview.

Current Balance through 3/31/25:	$ 675
HOA fees:	Annually $ 300 / Monthly $ 25
Property Address:	26078 Lakeview Dr
Lot:	BLK 3: LOT 5, 6
Mail Payments to:	Club Lakeview, Inc. 25680 Cathy Dr. Hockley, TX 77447
Club Lakeview DROP BOX:	25745 Cathy Dr.

Please email clublakeview@yahoo.com to discuss payment options. For your convenience, payments may be made by check, cash, money order or cashier's check. Dues may be paid monthly, quarterly, or annually.

Best Regards,

Club Lakeview

The Annual HOA Meeting for 2025 has been rescheduled for Sunday, May 4, 2025 for 4:00 p.m. located at the pavilion.

25680 CATHY DRIVE, HOCKLEY, TX 77447-6454
ClubLakeview@yahoo.com

April 8, 202

[illegible]
[illegible] Austin St
[illegible]

[illegible]

[illegible]

Flock Safety + TX - Waller County SO

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Cameron Lewis
cameron.lewis@flocksafety.com
806-790-7409

flock safety

flock safety

EXHIBIT A
ORDER FORM

Customer:	TX - Waller County SO	Initial Term:	12 Months
Legal Entity Name:	TX - Waller County SO	Renewal Term:	12 Months
Accounts Payable Email:		Payment Terms:	Net 30
Address:	100 Sheriff R Glenn Smith Drive Hempstead, Texas 77445	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$81,000.00**
Flock Safety Flock OS			
FlockOS ™ - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	17	Included
Solar Long-Range LPR, fka Solar Falcon LR	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	$800.00	17	$13,600.00
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	$1,250.00	6	$7,500.00

Subtotal Year 1:	$102,100.00
Annual Recurring Subtotal:	$81,000.00
Discounts:	$7,650.00
Estimated Tax:	$0.00
Contract Total:	$102,100.00

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$102,100.00
Annual Recurring after Year 1	$81,000.00
Contract Total	$102,100.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	$0.00
Flock Safety Add-ons	$0.00
Flock Safety Professional Services	$7,650.00

Product and Services Description

Flock Safety Platform Items	Product Description
FlockOS ™ - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only. AC power is also available if needed.
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI’s National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect’s license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: TX - Waller County SO**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Docusign Envelope ID: 6DB2B3B1-BFFF-4BB6-8026-3890787E88CA

AMENDMENT NO. 4 TO
GLO CONTRACT NO. 20-065-062-C180

THE GENERAL LAND OFFICE (the "GLO") and **WALLER COUNTY** ("Subrecipient"), each a "Party" and collectively "the Parties" to GLO Contract No. 20-065-062-C180 (the "Contract"), desire to amend the Contract. Therefore, the Parties agree as follows:

1. **SECTION 3.01** of the Contract is amended to reflect a termination date of **August 31, 2025**.
2. This Amendment shall be effective upon the earlier of the date of the last signature or April 30, 2025.
3. The terms and conditions of the Contract not amended herein shall remain in force and effect.

SIGNATURE PAGE FOLLOWS

Docusign Envelope ID: 6DB2B3B1-BFFF-4BB6-8026-3890787E88CA

SIGNATURE PAGE FOR AMENDMENT NO. 4 TO
GLO CONTRACT NO. 20-065-062-C180

GENERAL LAND OFFICE

Jennifer G. Jones
Chief Clerk and Deputy Land Commissioner
Date of execution: _____

WALLER COUNTY

By:_____
Title: _____
Date of execution: _____

OGC DS GM
PM DS PS
SDD DS HL
DGC DS MB
GC DS JG
DCC DS AP

In Process

Certificate Of Completion

Envelope Id: 6DB2B3B1-BFFF-4BB6-8026-3890787E88CA
Status: Sent
Subject: $0 Amendment No. 4 : 20-065-062-C180 - Waller County (Texas GLO)
Source Envelope:
Document Pages: 15
Signatures: 0
Initials: 6
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Donna Torres
1700 Congress Ave
Austin, TX 78701
donna.torres@glo.texas.gov
IP Address: 192.63.207.137

Record Tracking

Status: Original
4/14/2025 7:30:06 AM
Holder: Donna Torres
donna.torres@glo.texas.gov
Location: DocuSign

Signer Events	Signature	Timestamp
Ginger Mills ginger.mills@glo.texas.gov Director, CDR Legal Services Texas General Land Office, Office of General Counsel Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Pre-selected Style Using IP Address: 204.65.210.193	Sent: 4/14/2025 10:49:22 AM Viewed: 4/15/2025 12:02:01 PM Signed: 4/15/2025 12:02:16 PM
Priscilla Salinas priscilla.salinas.glo@recovery.texas.gov Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Uploaded Signature Image Using IP Address: 204.65.210.17	Sent: 4/15/2025 12:02:19 PM Viewed: 4/15/2025 1:01:29 PM Signed: 4/15/2025 1:02:57 PM
Heather Lagrone heather.lagrone.glo@recovery.texas.gov Sr Dep director Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Pre-selected Style Using IP Address: 12.74.54.85 Signed using mobile	Sent: 4/15/2025 1:03:00 PM Viewed: 4/15/2025 4:35:41 PM Signed: 4/15/2025 4:35:50 PM
Marc Barenblat marc.barenblat@glo.texas.gov Deputy General Counsel Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DS Signature Adoption: Pre-selected Style Using IP Address: 204.65.210.238	Sent: 4/15/2025 4:35:52 PM Viewed: 4/15/2025 4:37:24 PM Signed: 4/15/2025 4:38:05 PM

Signer Events	Signature	Timestamp
Jeff Gordon jeff.gordon@glo.texas.gov General Counsel Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	 Signature Adoption: Pre-selected Style Using IP Address: 204.65.210.197	Sent: 4/15/2025 4:38:07 PM Viewed: 4/16/2025 9:01:26 AM Signed: 4/16/2025 9:01:35 AM
Adrian Piloto adrian.piloto@glo.texas.gov Senior Deputy Director Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	 Signature Adoption: Pre-selected Style Using IP Address: 174.244.87.151	Sent: 4/16/2025 9:01:37 AM Viewed: 4/21/2025 8:19:08 AM Signed: 4/21/2025 8:19:39 AM
Carbett Duhon t.duhon@wallercounty.us Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		Sent: 4/21/2025 8:19:47 AM
Jennifer G. Jones jennifer.jones@glo.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
BSO Team bsorequests@recovery.texas.gov Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:39 AM
Joseph Cardona joseph.cardona@glo.texas.gov Team Lead/Contract Manager Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:**	COPIED	Sent: 4/14/2025 7:37:39 AM Resent: 4/14/2025 10:49:20 AM

In Process

Carbon Copy Events	Status	Timestamp
Not Offered via Docusign		
Drafting Requests draftingrequests@GLO.TEXAS.GOV Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:39 AM
Kelly McBride kelly.mcbride@glo.texas.gov Director of CMD Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:40 AM
Lance White lance.white@glo.texas.gov Manager, Contracts Management Division Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:40 AM
Donna Torres donna.torres@glo.texas.gov Contract Specialist Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:40 AM
Robert Sonnier Bob.Sonnier@glo.texas.gov Purchaser Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/14/2025 7:37:40 AM
Angel Rosa angel.rosa.glo@recovery.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/15/2025 12:02:20 PM Viewed: 4/15/2025 12:28:51 PM
Matthew Anderson matthew.anderson@glo.texas.gov Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/15/2025 12:02:19 PM

In Process

Carbon Copy Events	Status	Timestamp
Accounting Team DR.SystemAccess@glo.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/15/2025 12:02:19 PM
Esmeralda Sanchez Esmeralda.Sanchez.glo@recovery.texas.gov Manager Texas General Land Office Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/15/2025 12:02:20 PM
Contracts Change Request srcontractchangereq.glo@recovery.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/15/2025 1:02:59 PM
Jodi Mozeika jodi.mozeika@grantworks.net Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 4/21/2025 8:19:46 AM Viewed: 4/21/2025 9:23:16 AM
Garrett Purcell Garrett.Purcell@glo.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
HUB HUB@glo.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Pamela Mathews pamela.mathews.glo@recovery.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Ryne Zmolik ryne.zmolik.glo@recovery.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign		
Michelle Esper-Martin michelle.espermartin.glo@recovery.texas.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:**		

In Process

Carbon Copy Events	Status	Timestamp
Not Offered via Docusign		

Jeana Bores

jeana.bores.glo@recovery.texas.gov

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Jacob Geray

jacob.geray.glo@recovery.texas.gov

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Nichole Gee

nichole.gee.ctr@recovery.texas.gov

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/14/2025 7:37:40 AM
Envelope Updated	Security Checked	4/14/2025 10:49:20 AM
Envelope Updated	Security Checked	4/14/2025 10:49:20 AM
Envelope Updated	Security Checked	4/14/2025 10:49:20 AM

Payment Events	Status	Timestamps

In Process

Changes 4/30/2025

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	TOTAL VALUE	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
363	2024	GMC	Sierra 1500 SLT 4x2CrewCab SWB	1GTPHDED5RZ278699	LEASED	$ 53,393	04/09/24	X	X		X	05/01/24	County Judge	X
365	2023	RAM	1500 Pickup	1C6RREGG8PN585525	LEASED	$ 42,344	04/10/23	X	X		X	04/19/23	Director of Policy	X
County Judge							**Total Number of Vehicles:**			**2**	**2**			
434	2024	Chev	Silverado Trail Boss Crew Cab	3GCUDCED0RG331351		$ 58,790	07/25/24	X	X	X	X	08/21/24	County Commissioner	X
Precinct 4, Commissioner							**Total Number of Vehicles:**			**1**	**1**			
180	2016	Chev	Trax	3GNCJKSB6GL189486	1371	$ 19,340	04/19/16	X	X		X	05/01/24	Investigator	X
185	2017	Chev	Tahoe	1GNSCAKC8HR124920	1377	$ 39,736	10/27/16	X	X	X	X	05/01/24	Investigator	X
186	2017	Chev	Traverse	1GNKRFED4HJ173949	1378	$ 26,615	10/27/16	X	X		X	05/01/24	ADA	X
230	2008	Cadillac	CTS	1G6DR57V280161521			05/17/18	X			X	05/01/24	Unassigned	
235	2014	Ford	F150	1FTMF1CM1EKE19233	1381	$ 18,698	07/30/18	X	X		X	05/01/24	Comm Service Supervisor	X
271	2020	Chev	Trax	3GNCJKSB1LL238992	1382	$ 26,384	02/18/20	X	X	X	X	05/01/24	ADA	X
411	2023	Ford	Explorer	1FM5K8AB0PGC18032			08/16/24	X	X	X	X	10/02/24	Investigator	X
District Attorney							**Total Number of Vehicles:**			**6**	**6**			
34	2008	Ford	Expedition XLT	1FMFU15558LA63593	129	$ 23,965	04/14/08	X		X				
188	2017	Chev	Colorado	1GCGTBEN3H1143827	100	$ 29,268	12/05/16	X	X					
213	2018	Chev	Colorado	1GCGTBEN9J1118002	98	$ 29,972	09/21/17	X	X		X	05/01/24	Designated Rep	X
273	2020	Ford	F150	1FTEW1EPXLKD52057	97	$ 30,108	03/09/20	X	X	X				
346	2022	Texas Bragg	Utility Trailer	17XFL1426N1110361		$ 3,189	09/12/22	X	X					
	2025	Dodge	Ram 1500 Tradesman 4x4	1C6RRFGG8SN699586	Env 001	$ 43,986	04/02/25	X	X					
Environmental							**Total Number of Vehicles:**			**5**	**1**			
197	2014	Chev	Silverado	3GCPCREH6EG191967	FM0001	$ 32,218	01/27/17	X	X	X				
249	2019	Ford	F150	1FTEW1E53KKC90403	FM0002	$ 39,907	04/11/19	X	X	X	X	05/01/24	Fire Marshal	X
283	2004	Featherlite	4926 Car Trailer	4FG-A4202-7-4C069398	FMIC-1	$ 5,000	05/07/20	X						
302	2021	Ford	F150	1FTFW1E56MFA33915	FM0004	$ 42,881	03/05/21	X	X	X	X	05/01/24	Fire Investigator	X
320	2021	Cargo Mate	EHW Utility Trailer	5NHUEH216MY085082	FMST-1	$ 3,000	11/03/21	X	X					
344	2022	Ford	F250	1FT7W2B6XNEE81007	FM0005	$ 57,770	08/15/22	X	X	X	X	05/01/24	Fire Investigator	X
368	2022	Salv	Utility Trailer	7GG1E2025NW021770	FMST-2	$ 15,000	06/07/23	X	X					
389	2024	Ford	F-250	1FT7W2BN4REC43666	FM0006	$ 68,805	01/03/24	X	X	X				
392	2024	Chev	Tahoe	1GNSCLED7RR171213	FM0007	$ 86,473	03/25/24	X	X		X	05/01/24	Fire Investigator	X
435	2025	Coastline	18X8 Tandem Axle Airboat Trailer	555C1BM25SS000224		$ 6,680	11/06/24	x	x					
436	2025	Neoteric	Single Axle Fly On/Off Tilt Trailer	1N9BB1817RT204294		$ 15,713	12/02/24	x	x					
Fire Marshal							**Total Number of Vehicles:**			**11**	**4**			
326	2021	Chev	Tahoe	1GNSCLED3MR446374		$ 44,362	01/11/22	X	X	X				
343	2022	Chev	Equinox	3GNAXHEVXNS217713		$ 27,040	08/01/22	X	X	X				
Juvenile Probation							**Total Number of Vehicles:**			**2**	**0**			

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	TOTAL VALUE	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
9	2002	Ameritrail	Trailer	17YBP12132B025296	40	$ 100	12/10/03	X						
76	2015	Chev	Silverado 2500	1GC2DUEG9FZ525866	1003	$ 27,930	04/09/15	X	X		X	03/19/25	Assistant	X
77	2003	Chev	C1500 PU	1GCEC14V33Z220452	1000	$ 100	12/30/02	X						
82	2009	Chev	2WD Ext Cab	1GCEC29029Z198455	1001	$ 23,101	03/10/09	X	X					
153	2010	C-5	Car Hauler Trailer	4C9BU1622AE102618	727	$ 4,000	09/17/10	X	X					
240	2015	Ford	F150 XLT	1FTEW1CP8FKD54929	1005	$ 24,995	01/14/19	X	X		X	04/02/25	Supervisor	X
262	2019	Ford	F350	1FD8W3GT5KED95247	1006	$ 48,571	04/29/19	X	X		X	04/02/25	Assistant Supervisor	X
284	2020	Ford	F350	1FD8W3GT0LED78373	1007	$ 51,290	08/21/20	X	X					
318	2010	International	MaxxForce Bucket Truck	1HTMMAAL5AH261957	1008	$ 45,000	09/02/21	X	X					
356	2020	BCI	Trailer	4B9B1UD21MS075069		$ 3,500	09/13/22	X	X					
357	2005	Chev	3/4 ton P/U	1GCHC29UX5E326698	1002		10/06/22	X						
409	2024	RAM	3500 Crew Cab Service Body	3C63R3GJ2RG246406	1009	$ 62,586.00	07/23/24	X	X		X	03/19/25	Custodian	X
410	2024	RAM	3500 Crew Cab Service Body	3C63R3GJ4RG246407	1010	$ 62,586.00	07/23/24	X	X		X	03/19/25	Assitant	X
Maintenance							**Total Number of Vehicles:**			**13**	**5**			
173	2015	Chev	Caprice	6G3NS5U22FL121308	1376	$ 29,315	12/17/15	X	X	X	X	02/05/25	Constable	X
90	2010	Chev	Tahoe	1GNMCAE09AR195687		$ 24,215	04/09/10	X	X	X				
170	2015	Ford	F150	1FTEW1EF3FKE61245		$ 30,929	11/10/15	X	X	X	X	05/01/24	Unassigned	
266	2019	Ford	F150 Police Responder	1FTEW1P42KKD29681		$ 56,606	07/02/19	X	X	X	X	05/01/24	Deputy	X
Precinct 1, Constable							**Total Number of Vehicles:**			**3**	**2**			
3	1990	BMY	Cargo Truck	2500354	211	$ 72,040	12/19/13	X	X					
4	1990	BMY	Cargo Truck	2500739	210	$ 72,040	12/19/13	X	X					
47	2003	Ford	Expedition XLT	1FMRU15W53LB10393	202	$ 100	11/20/02	X			X	05/01/24	Reserve	X
89	2014	Chev	Tahoe	1GNLC2E09ER201754	206	$ 42,350	01/02/14	X	X	X				
105	2010	Dodge	Charger	2B3CA5CTXAH181720	205	$ 30,000	08/29/12	X	X	X	X	04/02/25	Deputy	X
113	2010	Ford	Crown Victoria	2FABP7BV1AX127449	203	$ 30,807	05/12/10	X	X	X	X	05/01/24	Reserve	X
129	2007	Ford	Crown Victoria	2FAFP71W57X143321	207	$ 7,000	05/02/14	X						
171	2011	Dodge	Charger	2B3CL1CT5BH539729	212	$ 24,400	12/03/15	X	X	X	X	05/01/24	Reserve	X
196	2009	Ford	Crown Victoria	2FAHP71V29X121537	208	$ 13,135	01/25/17	X			X	05/01/24	Reserve	X
214	2007	Hummer	Truck	AM00010	213	$ 9,000	11/14/17	X	X					
231	2018	Ford	F150	1FTEW1E55JKE18638	209	$ 34,838	05/30/18	X	X	X	X	05/01/24	Constable	X
237	2011	Ford	Crown Victoria	2FABP7BV0BX168740	204	$ 15,000	09/24/18	X	X	X				
287	2020	Ford	Explorer	1FM5K8AC4LGB95387	214	$ 56,602	09/17/20	X	X	X				
Precinct 2, Constable							**Total Number of Vehicles:**			**13**	**6**			
109	2009	Dodge	Charger	2B3KA43TX9H608475	C-151	$ 25,194	03/31/09	X		X				
163	2011	Chev	Tahoe	1GNLC2E02BR327871	C-156	$ 19,364	10/28/15	X		X				
164	2011	Chev	Tahoe	1GNLC2E01BR327019	C-157	$ 19,506	10/28/15	X		X				
165	2008	Ford	Crown Victoria	2FAHP71V38X170406	C-162	$ 22,088	10/28/15	X		X				
166	2010	Ford	Crown Victoria	2FABP7BV5AX133349	C-158	$ 11,413	10/28/15	X		X				
167	2010	Ford	Crown Victoria	2FABP7BV0AX140063	C-159	$ 11,093	10/28/15	X		X				
168	2010	Ford	Crown Victoria	2FABP7BVXAX135307	C-161	$ 11,673	10/28/15	X		X				
226	2017	Chev	Tahoe	1GNLCDKC4HR243893	C-164	$ 36,968	03/21/18	X	X	X				
276	2020	Chev	Tahoe	1GNLCDEC8LR225062	C-165	$ 46,494	03/09/20	X	X	X	X	05/01/24	Chief	X

ALL OTHER DEPARTMENTS VEHICLE INVENTORY

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	TOTAL VALUE	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title	Signed Taxable Vehicle Benefits Form
432	2024	Chev	Tahoe	1GNSCLED1RR391074		$ 52,550	10/07/24	X	X					
433	2024	Chev	Tahoe	1GNSCLED7RR391046		$ 52,150	10/07/24	X	X		X	04/02/25	Constable	X
Precinct 3, Constable							**Total Number of Vehicles:**			**11**	**2**			
86	2014	Chev	Tahoe	1GNLC2E01ER169608	137	$ 43,525	12/19/13	X	X	X				
88	2014	Chev	Tahoe	1GNLC2E08ER224006	C-137	$ 43,388	10/31/14	X	X	X				
265	2019	Ford	Explorer	1FM5K8AR2KGB55201	Leased	$ 47,254	06/18/19	X	X	X	X	05/01/24	Unassigned	
363	2022	Chev	Tahoe	1GNSCLED9NR240803	Lease	$ 61,353	12/16/22	X	X	X	X	05/01/24	Deputy	X
413	2024	Chev	Tahoe	1GNSCLEDXRR339393	141	$ 52,800	09/12/24	X	X		X		Constable	X
423	2023	Ford	F150	1FTFW1E52PKG01749	140	$ 46,873	09/26/24	X	X					
Precinct 4, Constable							**Total Number of Vehicles:**			**4**	**2**			
391	2024	Toyota	4Runner	JTEMU5JR0R6245645	Leased	$ 39,109	3/7/2024	X	X		X	05/01/24	JP2 Judge	X
Precinct 2, JP							**Total Number of Vehicles:**			**1**	**1**			
71	**ALL OTHER DEPARTMENTS VEHICLE INVENTORY COUNT**							77	61	37	**31**			

Sourcewell
Ground Maintenance, CE, Utility Tractors, Mowers, RTV's -031121
Utility Vehicles 122220
NJPA Arkansas 4600041718
NJPA Delaware GSS-17673
Nebraska 14777 (OC)
Mississippi 8200067336

Waller county # 031121

082923-KBA

M7060HDC WEB QUOTE #2843201
Date: 1/28/2025 2:30:48 PM
– Customer Information –
Noel, GW
187445
Waller County Road and Bridge
gw.noel@wallercounty.us
9365105830

Quote Provided By
Ewald Kubota - Hockley
Mannie Guerra
32804 Highway 290
Hockley, TX 77447
email: emmanuel.g@ewaldkubota.com
phone: 2813735185

-- Standard Features --

Kubota
M Series

M7060HDC
UTILITY CAB TRACTOR, 4WD, HYDRAULIC-SHUTTLE TRANSMISSION
*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE
Model # V3307-CR-TE4
CRS – Common Rail Fuel Injection
Electronic Governor Control
Turbocharged with EGR Valve
4 Cyl - 203 cu. in.
^ 71 Net Eng. HP
^ 64 PTO HP
EPA Tier IV Emission Certified
12V 700 CCA Battery
Charging Output 60 amps (CAB)

HYDRAULICS / HITCH / DRAWBAR
Open Center Gear Type
First Remote (SCD) with Self Canceling Detents
Eight Speed Models
6.1 gpm Power Steering
11.0 gpm Remotes / 3 Pt. Hitch @ 2770 psi
17.2 gpm Total
Cat II 3-point Hitch
At lift Point 4200 lbs.
24" Behind 3307 lbs.
Telescoping Lower Links
Stabilizers
Swinging Drawbar

POWER TAKE OFF
Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2160 Eng. rpm

FRONT AXLE
Hydrostatic Power Steering
4WD Bevel Gear
Cast Iron
55 Degree turning angle
Limited Slip Differential
Adj. (Rim) Tread Spacing
HDC12:
4WD Automatic braking from 2WD with both brakes applied
Electro/hydraulic engagement of front wheel drive

FLUID CAPACITY
Fuel Tank (Cab) 23.8 gal
Cooling System 6.6 qts
Crankcase 8.5 qts
Transmission and Hydraulics 10.6 gal
Front Axle (4WD) 8.5 qts

^ Manufacturer estimate.

DRIVE TRAIN
Eight Speed Models
Four Speed Fully Synchronized
8F/8R Speeds Hydraulic shuttle
Cassette Type Creep Speed option
Planetary
Final Drives
Rear Diff. Lock (ALL)

SAFETY EQUIPMENT
Flip-Up PTO Shield
Safety Start Switches
PTO – OPC (Operator Presence Control, Alarm 10 seconds
Electric Key Shut Off
Mechanical Wet Disc Brakes
Parking Brakes
Turn Signals
SMV Sign

CAB MODEL
Integral Factory ROPS Certified
Retractable Seat Belt
Flat Deck
Grammer Deluxe Seat with Armrests
Tinted Glass
Dual Level Air Conditioning & Heater
Electric A/C Controls
Front Wiper w/Washer – 2 Speed
Radio Ready, includes 2-speakers, antenna, and wiring harness.
Left & Right Side Exterior Mirrors
2 - Front Work Lights
2 - Rear Work Lights
2 Doors, Frameless all glass
Left & Right Side Steps
Sun Visor
Tilt Steering Wheel
Interior Dome Light
Accessory Plug 12V - 15 Amp
12V 30 Amp Coupler
Cup Holder
Ashtray
Horn

LIGHTING
2 Headlights w/sidelights
2 Tail lights
4 Hazard Flasher Lights with Turn Signals (CAB)
7 Pin Electrical Trailer Connector

INSTRUMENTS
Tachometer/Hour meter
Oil Pressure
Fuel Gauge
Coolant Temperature

SELECTED TIRES
sub83
FRONT - 9.5-24 R1 TITAN TRU GRIP LUG
REAR - 16.9-30 R1 DURA TORQ 17MM HOLES

-- Custom Options --

M7060HDC Base Price:	$53,480.00
(1) DRAWBAR CLEVIS M9594-DRAWBAR CLEVIS	$89.00
(1) 3RD FUNCTION VALVE KIT CAB M7992-3RD FUNCTION VALVE KIT CAB	$1,175.00
(1) AT&T TELEMATICS MODEM DCU6700-AT&T TELEMATICS MODEM	$449.00
(1) M60 SERIES TELEMATICS WIRE HARNESS M6713-M60 SERIES TELEMATICS WIRE HARNESS	$109.00
(1) SELF LEVELING CONTROL VALVE KIT CAB M7999-SELF LEVELING CONTROL VALVE KIT CAB	$2,352.00
(1) FRONT LOADER (2 LEVER TYPE QUICK COUPLER) LA1154A-FRONT LOADER (2 LEVER TYPE QUICK COUPLER)	$6,526.00
Configured Price:	$64,180.00
Sourcewell Discount:	($14,119.60)
SUBTOTAL:	$50,060.40
Factory Assembly:	$325.00
Dealer Assembly:	$803.00
Freight Cost:	$750.00
PDI:	$400.00
Install 3rd function	$425.00
Total Unit Price:	$52,763.40
Quantity Ordered:	1
Final Sales Price:	$52,763.40

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

DRAFT

Sourcewell

Ground Maintenance, CE, Utility Tractors, Mowers, RTV's - 031121
Utility Vehicles 122220
NJPA Arkansas 4600041718
NJPA Delaware GSS-17673
Nebraska 14777 (OC)
Mississippi 8200067336

Waller County #

11 26 24 - MBA

RTV-X1100CWL-H WEB QUOTE #2843205
Date: 1/28/2025 2:34:16 PM

– Customer Information –
Noel, GW
187445
Waller County Road and Bridge
gw.noel@wallercounty.us
9365105830

Quote Provided By
Ewald Kubota - Hockley
Mannie Guerra
32804 Highway 290
Hockley, TX 77447
email: emmanuel.g@ewaldkubota.com
phone: 2813735185

– Standard Features –

Kubota

V Series RTV-X1100CWL-H

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE
Model Kubota D1105
3 Cyl. 68.5 cu in
+24.8 Gross Eng HP
75 Amp Alternator

TRANSMISSION
VHT-X
Variable Hydro Transmission
Forward Speeds:
Low 0 - 15 mph
High 0 - 25 mph
Reverse 0 - 17 mph
Limited-slip Front Differential
Rear differential lock

HYDRAULICS
Hydrostatic Power Steering with manual tilt-feature
Hydraulic Cargo Dump
Hydraulic Oil Cooler

FLUID CAPACITY
Fuel Tank 7.9 gal
Cooling 8.3 qts
Engine Oil 4.3 qts
Transmission Oil 1.8 gal
Brake Fluid 0.4 qts

CARGO BOX
Width 57.7in
Length 40.5 in
Depth 11.2 in
Load Capacity 1102 lbs
Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

KEY FEATURES
Factory Cab w/ A/C, Heater, Defroster
Fully opening roll-down door windows
Digital Multi-meter Speedometer
Pre-wired w/ speakers/antenna for stereo
Front Independent Adjustable Suspension
Rear Independent Adjustable Suspension
Brakes - Front/Rear Wet Disc
Rear Brake Lights / Front Headlights
2" Hitch Receiver, Front and Rear
Deluxe 60/40 split bench seats with driver's side seat adjustment
Underseat Storage Compartments
Deluxe Front Guard (radiator guard, bumper, and lens guard)

SAFETY EQUIPMENT
SAE J2194 & OSHA 1928 ROPS
Horn
Dash-mounted Parking Brake
Spark Arrestor Muffler
Retractable 2-point Seat Belts

DIMENSIONS
Width 63.2 in
Height 79.5 in
Length 120.3 in
Wheelbase 80.5 in
Tow Capacity 1300 lbs
Ground Clearance 10.4 in
Suspension Travel 8 in
Turning Radius 13.1 ft

Factory Spray-on Bedliner
"L" Models Only

Bright Alloy Wheels (Silver-painted)
Silver-painted with machined surface
"S" Models only

TIRES AND WHEELS
Heavy Duty Worksite 25 x 10 - 12, 6 ply

– Custom Options –

RTV-X1100CWL-H Base Price:	$26,399.00
(1) DIESEL RTV TELEMATICS HARNESS V6721-DIESEL RTV TELEMATICS HARNESS	$149.00
(1) AT&T TELEMATICS MODEM DCU5700-AT&T TELEMATICS MODEM	$449.00
(1) CV-J GUARD KIT - FRONT V5238-CV-J GUARD KIT - FRONT	$99.00
Configured Price:	$27,096.00
Sourcewell Discount:	($5,961.12)
SUBTOTAL:	$21,134.88
Dealer Assembly:	$124.67
Freight Cost:	$881.25
PDI:	$400.00
Total Unit Price:	$22,540.80
Quantity Ordered:	1
Final Sales Price:	$22,540.80

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

© 2018 Kubota Tractor Corporation. All rights reserved.

2026 COMMISSIONERS COURT SCHEDULE

MONTH	DATE	DAY	
JANUARY	7th	WEDNESDAY	
	21st	WEDNESDAY	
FEBRUARY	4th	WEDNESDAY	
	11th	WEDNESDAY	
	17th*	TUESDAY	*Special Session for Payroll @ 8:00am
MARCH	4th	WEDNESDAY	
	18th	WEDNESDAY	
APRIL	1st	WEDNESDAY	
	15th	WEDNESDAY	
	29th	WEDNESDAY	
MAY	13th	WEDNESDAY	
	27th	WEDNESDAY	
JUNE	10th	WEDNESDAY	
	24th	WEDNESDAY	
JULY	8th	WEDNESDAY	
	22nd	WEDNESDAY	
AUGUST	5th	WEDNESDAY	
	19th	WEDNESDAY	
SEPTEMBER	2nd	WEDNESDAY	
	16th	WEDNESDAY	
	30th	WEDNESDAY	
OCTOBER	14th	WEDNESDAY	
	28th	WEDNESDAY	
NOVEMBER	10th	TUESDAY	
	18th	WEDNESDAY	
DECEMBER	9th	WEDNESDAY	
	16th	WEDNESDAY	

UNCLAIMED PROPERTY CAPITAL CREDITS FOR COUNTIES

How to request capital credits

The county judge and/or commissioners court must complete and submit the **form below.**

- The form must be signed by a representative of the commissioners court or the county judge.
- The form must include the complete name, address and federal tax identification number of the commissioners court. Funds will be paid directly to the court.

COUNTY REQUEST FOR CAPITAL CREDITS

County Name Waller County County FEIN 74-6001079

Authorized by ☐ Judge ☑ Commissioners Court

Name of County Judge Carbett "Trey" J. Duhon III Approved Date 04/30/2025

SEND THE REQUESTED FUNDS TO:

Address 425 FM 1488 City Hempstead State TX ZIP 77445

I acknowledge that the purpose of the funds complies with provisions of Texas Local Government Code Section 381.004.

Name (printed) Carbett "Trey" J. Duhon III Title County Judge

Signature _____ Date 04/30/2025

Email t.duhon@wallercounty.us Phone 979-826-7700

Submit signed and completed form by either mail, email or fax by July 31, 2025.

Mail Texas Comptroller of Public Accounts
Unclaimed Property Division
Holder Education and Reporting section
P.O. Box 12019
Austin, Texas 78711-2019

Email up.holder@cpa.texas.gov
Fax 512-463-3569

FOR COMPTROLLER'S USE ONLY: We are authorized to release ____% of the total amount available to your county. We will send a $_____ payment to the address provided above. By requesting funds, you have certified that they will be used in compliance with the provisions of Texas Local Government Code Section 381.004.

Comptroller's Representative _____ Date _____

This publication is intended as a general guide and not as a comprehensive resource on the subjects covered.
It is not a substitute for legal advice.

In compliance with the Americans with Disabilities Act, this document may be requested in alternative formats by calling **800-252-1382**, or by sending a fax to **512-475-0900**.

ACCESS EASEMENT AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURUTY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WALLER	§	

EFFECTIVE DATE: The date of the last signature affixed hereto.

GRANTOR: Waller County, Texas

GRANTOR'S MAILING ADDRESS: 425 FM 1488, Suite 106, Hempstead, Texas 77445

GRANTEE: Peter S. Terpstra

GRANTEE'S MAILING ADDRESS:

RECITALS:

WHEREAS, Grantor has an approximately eighty (80) foot right-of-way on that certain real property situated in Waller County, Texas, as more particularly described in Exhibit A attached hereto and made a part hereof for all purposes ("Grantor's Right-of-Way");

WHEREAS, Grantor constructed an approximately forty-five (45) foot roadway measured from back of curb on one side to back of curb on the other side, that is centered in Grantor's Right-of-Way, commonly known as Sheriff R. Glenn Smith Drive, Hempstead, Texas ("Roadway");

WHEREAS, Grantee is the owner in fee simple of that certain real property situated in Waller County, Texas, described in the deed recorded under Record Number 2406431 in the Deed Records of Waller County, Texas, and as more particularly described in Exhibit B attached hereto and made a part hereof for all purposes ("Dominant Estate");

WHEREAS, Grantee desires to build across Grantor's Right-of-Way a driveway that provides the Dominant Estate access to the Roadway ("Driveway");

WHEREAS, Grantee is requesting that Grantor allow access over Grantor's Right-of-Way for the establishment of the Driveway; and

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **The Easement**: Grantor grants, sells, and conveys unto Grantee and Grantee's heirs, successors, and assigns an access easement over, on, and across the surface of only the portion of the Grantor's Right-of-Way that abuts the Dominant Estate ("Easement Area") for the Easement Purpose and for the benefit of the Dominant Estate, together with all and singular the rights and appurtenances thereto in any belonging, to have and to hold the Easement unto Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part thereof, except as to the Reservations and Conveyances and Exceptions to Warranty to the extent that such claims arises by, through, or under Grantor but not otherwise.

2. **Easement Purpose**: The purpose of the Easement is to allow Grantee to construct and maintain one Driveway from the Dominant Estate that provides access to the Roadway, and to provide free and uninterrupted vehicular ingress to and egress from the Dominant Estate to the Roadway. The Easement is subject to the terms and conditions contained herein.

3. **Terms and Conditions**: the following terms and conditions apply to the Easement granted herein:

    a. **No Interference**: Grantee's activities on the Easement Area may not interfere with Grantor's use of the Easement Area or of the portion of Grantor's Right-of-Way that does not abut Grantee's Property ("Unaffected Right-of-Way").

    b. **Driveway Construction and Maintenance**: Grantee must construct the Driveway in accordance with any applicable ordinances, rules, and regulations related to its construction, including those adopted by Grantor, the City of Hempstead, Texas, and the Texas Department of Transportation. The Driveway located in the Easement Area must be maintained at a level of appearance and utility consistent with that of similarly used properties in the area in which the Driveway is located. Grantee and its heirs, successors, and assigns are solely responsible for the costs of maintaining the Driveway. Grantee must immediately repair any damage caused by Grantee to the Easement Area, the Unaffected Right-of-Way, or the Roadway.

    c. **Reservation of Rights**:

        i. Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the surface of the Easement Area for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Grantee for the Easement Purpose. Grantor reserves for Grantor and Grantor's successors and assigns the right to use all or part of the Easement in conjunction with Grantee and the right to convey to others the right to use all or a part of the Easement in conjunction with Grantee.

        ii. Until such time as the Driveway is constructed, Grantor reserves unto itself all rights concerning the Easement Area, including the free and uninterrupted use, liberty, and privilege of passage in, along, upon, and across the land for any lawful purpose, with the right and privilege at all

times of the Grantor herein, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said Easement Area for any lawful purpose.

d. **Indemnity. Grantee, to the extent permitted by law, agrees to and shall indemnify and hold harmless Grantor, its officers, agents, and employees, from and against any and all claims, losses, damages, causes of action, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees, for injury to or death of any person, or for damage to any property arising out of or in connection with the work of Grantee under this instrument.**

e. **Binding Effect**: This Agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns; provided, further, that this Agreement is intended for the benefit of the Parties hereto, and is not intended to confer upon any person other than the Parties hereto any rights or remedies hereunder.

f. **Choice of Law and Venue**: This Agreement shall be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Waller County, Texas.

g. **Complete Agreement**: This Agreement contains the complete agreement of the Parties, superseding any prior agreements, representations, or warranties, whether oral or written; and cannot be modified except by written agreement of the Parties.

h. **Severability**: In the event any section, subsection, paragraph, subparagraph, or sentence herein is held invalid, illegal or unenforceable, the remainder of the Agreement shall remain valid and enforceable. In such event there shall be substituted for such deleted provision(s) a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, and enforceable.

i. **Notices**. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Notices by certified mail will be deemed delivered on the third day following the day it is placed in the mail with proper postage paid. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the addresses provided above.

j. **Recitals**. The recitals in this Agreement are represented by the Parties to be accurate, and constitute part of the substantive agreement.

k. **Authority to Sign**: The individuals executing this instrument represent and warrant that they are authorized to do so, and that such authorization is valid and effective on the date thereof.

WITNESSETH: For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant unto Grantee, subject to the agreements contained herein, to have and to hold unto Grantee, its successors and assigns forever, the right to

construct a Driveway in the Easement Area, identified herein and located in Waller County, Texas.

This agreement is made between Grantor and Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way, and easements appearing of record in the Official Public Records of Real Property of Waller County Texas, relative to County's Right-of-Way, but only to the extent the same are applicable to and enforceable against Grantor.

Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Easement Area unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, through or under Grantor, subject to the agreement and reservations described above, but not otherwise.

EXECUTED on this ____ day of _____ 2025.

GRANTOR:

WALLER COUNTY, TEXAS

By:_____
Carbett "Trey" Duhon, III
County Judge

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

This instrument was acknowledged before me on the _____ day of _____, 2025, by _____.

_____
Notary Public's Signature

EXECUTED on this ____ day of _____ 2025.

GRANTEE:

PETER S. TERPSTRA

By:_____

Name:_____

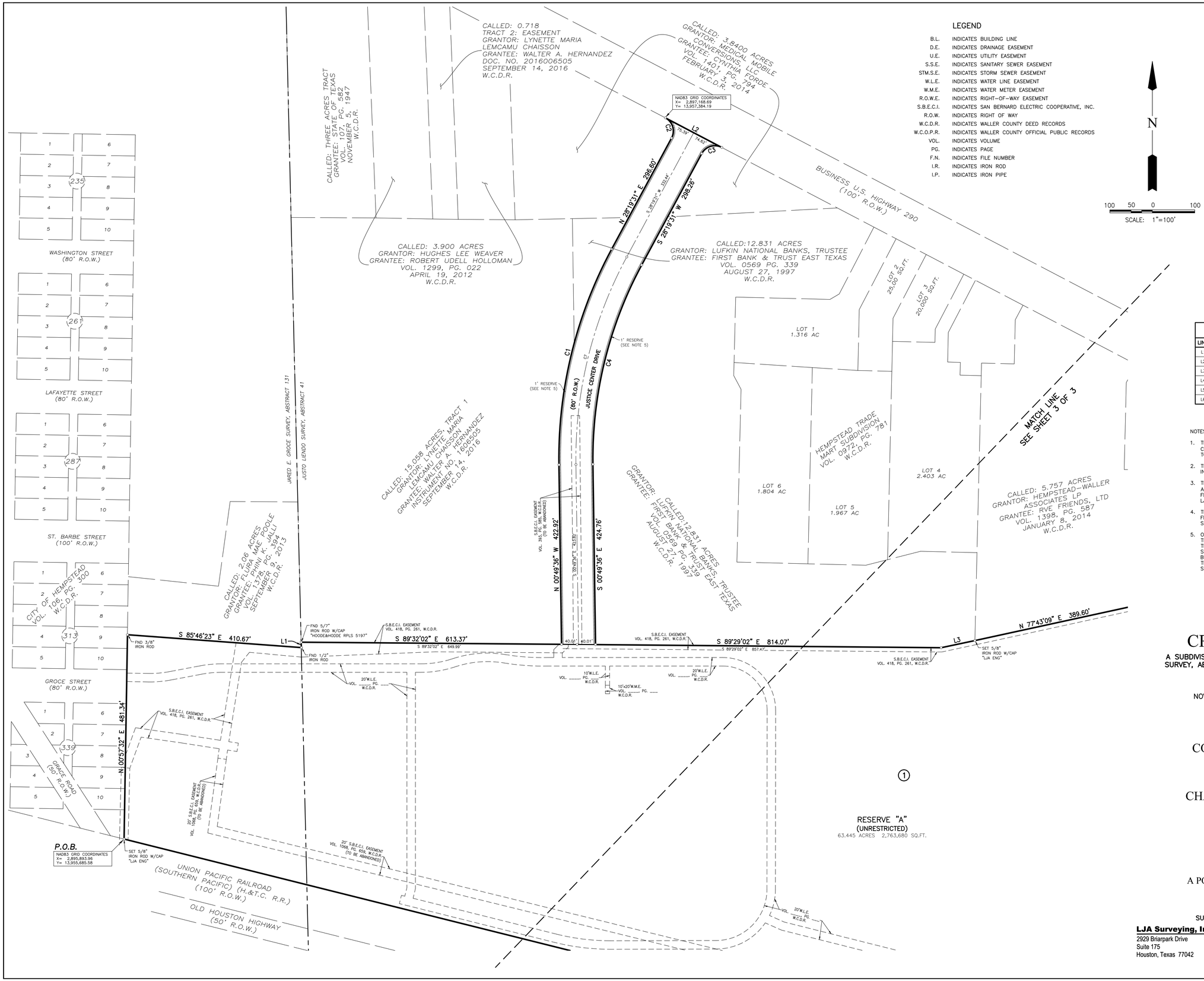
Title:_____

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

This instrument was acknowledged before me on the _____ day of _____, 2025, by _____.

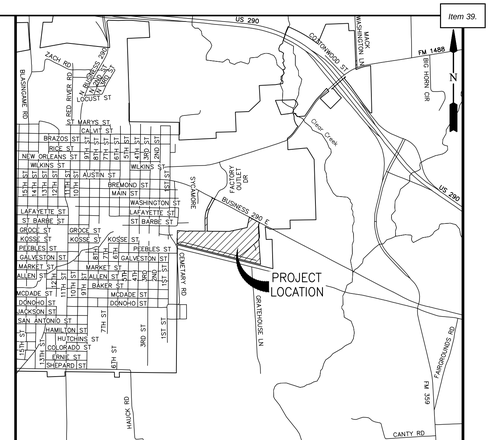
_____
Notary Public's Signature

EXHIBIT A



LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
W.M.E.	INDICATES WATER METER EASEMENT
R.O.W.E.	INDICATES RIGHT-OF-WAY EASEMENT
S.B.E.C.I.	INDICATES SAN BERNARD ELECTRIC COOPERATIVE, INC.
R.O.W.	INDICATES RIGHT OF WAY
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
W.C.O.P.R.	INDICATES WALLER COUNTY OFFICIAL PUBLIC RECORDS
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
F.N.	INDICATES FILE NUMBER
I.R.	INDICATES IRON ROD
I.P.	INDICATES IRON PIPE



VICINITY MAP
SCALE: 1"= 1/2 MILE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°57'26" W	12.68'
L2	S 62°18'30" E	150.01'
L3	N 77°59'31" E	81.14'
L4	S 62°43'53" E	115.95'
L5	S 27°31'18" W	40.44'
L6	N 86°20'54" E	17.64'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1040.00'	29°09'08"	529.15'	523.46'	N 13°44'57" E
C2	35.00'	90°38'02"	55.37'	49.77'	N 16°59'30" W
C3	35.00'	89°21'58"	54.59'	49.22'	S 73°00'30" W
C4	960.00'	29°09'08"	488.45'	483.20'	S 13°44'57" W
C5	120.00'	31°36'58"	66.22'	65.38'	S 11°42'46" W
C6	234.21'	37°53'05"	154.86'	152.06'	S 14°50'44" W
C7	1000.00'	29°09'08"	508.80'	503.33'	S 13°44'57" W

NOTES:

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999427959.
2. THIS PLAT LIES WHOLLY WITHIN WALLER COUNTY, CITY OF HEMPSTEAD, AND HEMPSTEAD INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION LIES WHOLLY WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48473C 0150E, REVISED FEBRUARY 18, 2009, DEFINED AS AREAS OUTSIDE THE 0.2% AREA CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1850151CPL, EFFECTIVE MARCH 23, 2018 AND ISSUED APRIL 02, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

FINAL PLAT OF
WALLER COUNTY CRIMINAL JUSTICE CENTER

A SUBDIVISION OF 65.781 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, & JARED E. GROCE SURVEY, ABSTRACT 13, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS.

0 LOTS 1 RESERVE (63.445 ACRES) 1 BLOCK

NOVEMBER 1, 2018 JOB NO. 2536-1701

OWNERS:

WALTER A. HERNANDEZ
2918 DESTIN SHORE DRIVE, HOUSTON, TEXAS 77084

CONCRETE SPECIALIZED TECHNICAL SERVICES, INC.
CHARLES M. HILL, PRESIDENT
P.O. BOX 778, KATY, TEXAS 77492

CHARLES R. KENT AND BEVERLY KENT
915 SHERWOOD, LUFKIN, TEXAS 75904

CRK INVESTMENTS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHARLES R. KENT, MANAGER
915 SHERWOOD, LUFKIN, TEXAS 75904

COUNTY OF WALLER, TEXAS
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
JUDGE CARBETT J. DUHON, III, COUNTY JUDGE
836 AUSTIN STREET, SUITE 203, HEMPSTEAD, TEXAS 77445

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

Item 39.
DIR: _____
M:\LAR CHECK: COORD _____
CAD28 _____
Date\Time : Thu, 01 Nov 2018 - 9:46am
Path\Name : I:\Projects\2536\05_PLATS\Waller County Criminal Justice Center.dwg

2406431
05/24/2024 12:50:36 PM Total Pages: 5 Fees: $27.
Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed

Date: May 23, 2024

Grantor: ZARKAVA PROPERTIES, LLC, a Texas limited liability company

Grantor's Mailing Address:

Zarkava Properties, LLC.
24906 Palmer Cove Dr.
Spring, TX 77389

Grantee: PETER S. TERPSTRA

Grantee's Mailing Address:

Peter S. Terpstra
19815 Becker Rd.
Hockley, TX 77447

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being 1.3770 acres (59,983 square feet) of land, all of a called 1.3770 acre tract conveyed to Zarkava Properties, LLC by Warranty Deed recorded under Clerk's File No. 2203525 of the Official Public Records of Waller County, Texas, (O.P.R.W.C.T)., said 1.3770 acre tract lying within the Justo Liendo Survey, A-.41, more particularly described in Exhibit "A" attached hereto

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all matters of public record in the Office of the County Clerk of Waller County Texas, or existing on the ground, to the extent, and only to the extent, that the same may still be in force and effect.

GRANTEE EXPRESSLY AGREES THAT, EXCEPT FOR THE WARRANTY OF TITLE GIVEN HEREIN, THE PROPERTY IS CONVEYED ON AN "AS IS, WHERE IS, AND WITH ALL FAULTS" BASIS, AND WITHOUT ANY REPESENTATIONS OR WARRANTIES WHTSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL. GRANTEE ACKNOWLEDGES THAT HE IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT OR OTHER ASSERTION MADE BY GRANTOR OR GRANTOR'S AGENTS OR ANY REPRESENTATIONS AS TO THE QUALITY, CONDITION OR CHARACTER OF THE PROPERTY, BUT RATHER, THE GRANTEE IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXAMINATON OF THE PROPERTY.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

ZARKAVA PROPERTIES, LLC, a Texas limited liability company

By: _____
Naveed N. Ali, Manager

By: _____
Noman N. Ali, Manager

STATE OF TEXAS)

COUNTY OF Harris)

This instrument was acknowledged before me on May 23, 2024, by Naveed N .Ali, Manager of Zarkava Properties, LLC, a Texas limited liability company.

SUSAN B. STRICKLAND
My Notary ID # 3726891
Expires April 22, 2025

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF Harris)

This instrument was acknowledged before me on May 23, 2024, by Noman N .Ali, Manager of Zarkava Properties, LLC, a Texas limited liability company.

SUSAN B. STRICKLAND
My Notary ID # 3726891
Expires April 22, 2025

Notary Public, State of Texas

Independence Title/GF# 2409012 -MMHD

Exhibit "A"

BEING 1.3770 acres (59,983 square feet) of land all of a called 1.3770 acre tract conveyed to Zarkava Properties, LLC, by Warranty Deed recorded under Clerk's File no. 2203525 of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), said 1.3370 acre tract lying within the Justo Liendo Survey, A–41, and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southerly curb cut at the intersection of the south right of way (R.O.W.) line of Business 290 East (R.O.W. varies) and the west right of way line of Sheriff R. Glenn Smith Drive (80 foot R.O.W.);

THENCE South 28°17'44" West, with said west right of way line, a distance of 212.62 feet to a 1/2 inch iron rod found for the northeast corner of the called 0.4011 acre tract conveyed to the County of Waller by Warranty deed recorded under Clerk's File No. 2210351 O.P.R.W.C .T., for the southeast corner of said 1.3770 acre tract and the herein described tract;

THENCE South 88°49'53" West, with the north line of said 0.4011 acre tract and the north line of the called 15.058 acre tract conveyed to Walter A. Hernandez by Warranty Deed recorded under Clerk's File No. 1606505 O.P.R.W.C.T., a distance of 225.85 feet to a 5/8" iron rod with cap marked "CORE 6657" set for the southeast corner of the called 1.243 acre tract conveyed to the Robert McDaniel Hess Revocable Living Trust by warranty Deed recorded under Clerk's File No. 1606583 O.P.R.W.C.T., and the southwest corner of said 1.3770 acre tract and the herein described tract, from which a 5/8 inch iron rod with cap bears, North 12°25'12" East, a distance of 0.82 feet;

THENCE North 27°35'57" East, with the common line between said 1.243 acre tract and said 1.3770 acre tract, a distance of 356.91 feet to a 1/2 inch iron rod found in the south right of way line of said Business 290 East, for the northeast corner of said 1.243 acre tract and the northwest corner of said 1.3770 acre tract and the herein described tract;

THENCE South 62°20'17" East, with said south right of way line, a distance of 165.79 feet to a point at the beginning of a curve, from which a 5/8 inch iron rod with cap bears, North 59°37'16" West, a distance of 0.23 feet;

THENCE in a southeasterly direction, 55.18 feet along the arc of a curve to the RIGHT, having a radius of 35.00 feet, a delta angle of 90° 19' 50", and whose long chord bears South 16°52'06" East, a distance of 49.64 feet to the POINT OF BEGINNING, containing 1.3770 acres (59,983 square feet of land.

FILED AND RECORDED

Instrument Number: 2406431

Filing and Recording Date: 05/24/2024 12:50:36 PM Pages: 5 Recording Fee: $27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
INDEPENDENCE TITLE
5900 SHEPHERD MOUNTAIN COVE
BLDG. II, SUITE 200
AUSTIN, TX 78730