NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, September 16, 2026 at 9:00 AM
Waller County Courthouse, 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 Courthouse
836 Austin Street
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 Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.

4. Request by County Treasurer for Approval of Payroll Disbursements.

5. Request by County Treasurer for approval of Monthly Report.

6. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.

7. Request by County Fire Marshal to accept a donation of a pallet of work gloves and arm sleeve protectors for the Waller County Fire Marshal's Office from Igloo valued at $1,000.00.

8. Request by Procurement Director to advertise for bids for Road Improvements at Bowler at Kyle Intersection. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

9. Request by County Engineer to accept a Formal Notice from Comcast of Houston for a utility installation of a fiber optic line, and conduit, placed within the right of way of Penick Rd. and Hoover Ln. (Project #2026-2187).

10. Request by County Engineer to accept a Formal Notice from San Bernard Electric Coop for Two poles, for existing Powerline, installation within the right of way of Lakeside Dr. (Project #2026-2853).

11. Request by County Engineer to place roads in Trails at Cochran Section 2 into the developer's one-year maintenance period, effective September 16, 2026, and reduce the maintenance bond.

12. Request by County Engineer to place roads in Woodhaven Estates Section 6 into the developer's one-year maintenance period, effective September 16, 2026, and reduce the maintenance bond.

13. Request by County Engineer to accept the roads in Lakeview Section 2 into county maintenance and release the bond.

14. Request by County Engineer to accept the roads in Lakeview Section 4 into county maintenance and release the bond.

15. Request by County Engineer to accept the roads in Lakeview Section 5 into county maintenance and release the bond.

16. Request by County Engineer to accept the roads in Lakeview Section 6 into county maintenance and release the bond.

17. Ratify vote of September 2, 2026 to approve the selection of insurance and related coverages for the County as recommended by the County's broker, ANCO Insurance, for the plan year December 1, 2026 through November 30, 2027, and authorize the signature of all necessary documents for the plan.

Requests to approve payments on the following:

18. $247,385.00 for Invoice #8152026GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].

19. $7,983.00 for Invoice #0000030150 to Harris County Accounts Receivable from line item 125-422-541600 [Pro Rata Court Expense].

20. $1,200.00 to Schmidt Funeral Home for Invoice dated August 13, 2026 from line item 125-423-540705 [Transport to Morgue].

21. $5,200.00 for Invoice #1736 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

22. $2,200.00 for Invoice #190601012845 to Neptune Society from line item 125-411-561502 [Pauper Burial Expense].

23. $1,560.00 for Invoice #7890 to The Randle Law Office LTD. to be paid from line item 125-411-540300 [Legal].

24. $1,955.00 for Invoice #4041759 to Husch Blackwell for Professional Services rendered through August 28, 2026. Funds to be paid from line item 605-605-545405 [Prof. Services].

25. $1,906.10 for Invoice #77 to King Architectural Consulting Service, PLLC to be paid from line item 604-604-545405 [Professional Services].

26. $300.00 for Invoice #0331870 to Stargel Office Solutions to be paid from line item 606-606-581842 [Soft Cost 3rd Floor Courthouse].

27. $17,140.80 for Invoice #24672 to Wilson Bauhaus Interiors to be paid from line item 606-606-581842 [Courthouse 3rd Floor Soft Cost]

28. $156,958.37 for Invoice #365777 to Cobb Fendley for Professional Services rendered July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

29. $48,994.77 for Invoice #362347-3 to Cobb Fendley for Professional Services ending April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

30. $31,779.89 for Invoice #363591-4 to Cobb Fendley for Professional Services ending May 31, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

31. $141,115.38 for Invoice #14 to EHRA for Professional Services ending August 09, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

32. $774,034.94 for Invoice #04 to Forde Construction Company, Inc. for Morton Overlay Construction, August 15, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

33. $128,828.25 for Invoice #85206-01-10 to GFT Infrastructure, Inc. for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

34. $108,790.15 for Invoice #81708-01-11 to GFT Infrastructure, Inc. for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

35. $53,860.56 for Invoice #65035800-0726-16 to Kimley-Horn and Associates, Inc. for Professional Services rendered July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

36. $8,122.50 for Invoice #101454-16 to R.G. Miller Engineers, Inc. for Professional Engineering Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

37. $4,971.94 for Invoice #203417-13 to TEDSI Infrastructure Group for Professional Services rendered from June 01, 2026 through June 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

38. $29,592.71 for Invoice #203449-14 to TEDSI Infrastructure Group for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605545405 [Professional Services].

39. $18,000.00 for Invoice #183-26C to Whitney & Associates Real Estate Valuation and Consulting for appraisal report of a 6.8904-acre tract of land for a 0.1564-acre at 28150 Morton Rd-parcel 2 – Morton Rd; appraisal report of a 1.4956-acre tract of land for a 0.3233-acre at 28144 Morton Rd-parcel 3 – Morton Rd; appraisal report of a 2.1185-acre tract of land for a 0.2419-acre at N. Morton Rd-parcel 4 – Morton Rd; appraisal report of a 3.816-acre tract of land for a 0.5820-acre at 28108 Rocky Ln.-parcel 5 – Morton Rd. Funds to be paid from line item 605-605-545405 [Professional Services].

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

COUNTY JUDGE

41. Discuss and take action to ratify the property tax increase based on new value reflected in the 2027 Budget.

42. Discuss and take action to adopt the Tax Rate for 2026.

43. Presentation by Ben Rosenberg related to the issuance of Certificates of Obligation, with the court to discuss and take action to approve a resolution authorizing the Publication of a Notice of Intention to Issue "Waller County, Texas, Certificates of Obligation, Series 2026".

44. Presentation of the 50% CD Budget Estimate on the Justice Tower.

AUDITOR

45. Presentation from the audit firm of Armstrong, Vaughn & Associates, PC of the fiscal year 2025 Waller County Financial Audit Report.

EXTENSION OFFICE

46. Presentation by the Extension Office on 4-H.

TAX ASSESSOR-COLLECTOR

47. Presentation of August 2026 Collection Report.

FIRE MARSHAL

48. Update on Burn Ban.

COMMISSIONER, PRECINCT 3

49. Discussion on Waller County Travel Policy.

COUNTY ENGINEER

50. Public Hearing: Final Replat of Sunterra Lagoon Partial Replat No.1. Requesting to be allowed to amend Unrestricted Reserve “A”, Block 1. The amendment will create two (2) reserves by Sunterra Property Owners Association INC.

51. Discuss and take action to approve the Final Replat of Sunterra Lagoon Partial Replat No.1 in Precinct 3.

52. Discuss and take action on a 0.9423 acre Donation Deed from Century Land Holdings of Texas, LLC to Waller County, Texas for Public Right of Way of Morrison Rd.

53. Discuss and take action on a 1.974 acre Donation Deed from Millrose Properties Texas, LLC to Waller County, Texas for Public Right of Way of Morrison Rd.

54. Discuss and take action on the Engineering Services Agreement between Waller County and IEA, Inc. for construction and engineering inspection services for Double Culvert Rd and Cedar Creek Rd (Mobility Road Projects).

55. Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and Woolpert, Inc. (Penick/Mathis Rd).

GRANT MANAGER

56. Discuss and take action to authorize the County Judge to accept the Texas Department of Transportation's FY27 Selective Traffic Enforcement Program (STEP)-Comprehensive grant award in the amount of $46,352.34 with a required local match of $9,549.71. Funds coming from line item 125-411-569900 [Transfer to Grant Fund].

57. Discuss and take action to authorize the County Judge to accept the Texas Department of Transportation's FY27 Selective Traffic Enforcement Program (STEP)-Commercial Motor Vehicle (CMV) grant award in the amount of $27,426.34 with a required local match of $5,764.51. Funds coming from line item 125-411-569900 [Transfer to Grant Fund].

58. Discuss and take action to authorize the County Judge to accept the FY26 Texas Indigent Defense Commission's Formula Grant award in the amount of $51,693.00

59. Discuss and take action to authorize the County Judge to execute an interlocal agreement with the Waller-Harris Emergency Services District No. 200 relative to the Rural Ambulance Service Grant--House Bill 3000 of the 89th Legislature.

CHIEF OF STAFF

60. Discuss and take action on FM 1774 180 Development Agreement.

61. Discuss and take action to approve a resolution supporting the creation of a new district court in Waller County during the 2027 legislative session.

PROCUREMENT DIRECTOR

62. Discuss and take action to approve agreement with Motorola Solutions, pursuant to Texas DIR-CPO-5433, for communications equipment and services regarding exacom logging solution for Sheriff's Office in the amount of $208,099.00. Funds to be paid from line items: $75,000.00, 125-517-545515 [Equipment Rental/Repairs], $108,615.00, 125-517-581700 [Equipment], $24,484.00, 125-516-581700 [Equipment].

63. Discuss and take action to approve purchase of two (2) cargo vans for Sheriff's Office from Caldwell Country Chevrolet, utilizing BuyBoard Contract #724-23, in the amount of $83,848.00. Funds to be paid from line item 125-518-571800 [Equipment].

64. Discuss and take action to approve purchase of four (4) police interceptor utility vehicles for Sheriff's Office from Caldwell Country Ford dba Rockdale Country Ford, utilizing BuyBoard contract #724-23, in the amount of $177,172.00. Funds to be paid from line item 125-518-581700 [Equipment].

DISTRICT ATTORNEY

65. Discuss and take action to authorize the County Treasurer to continue to pay salary and benefits for the Victims' Assistance in the District Attorney's Office at the current levels from October 01, 2026 until such time as the VOCA grant is awarded by the Governor's Office, and to also authorize the Treasurer to receive funds from the District Attorney for the payment of said salary and benefits if necessary.

DIRECTOR OF FACILITIES

66. Discuss and take action to approve the amended proposal from Landtech, Inc. for surveying work at Precinct 2.

67. Discuss and take action to approve payment of $1,256,953.86 for Application #1 to SEDALCO, Inc. for Justice Tower Design.

68. Discuss and take action to approve payment of $40,487.35 for Application #46 to SEDLACO, Inc. to be paid from line item 604-604-581000 [Bldg Purch, Const, or Improv].

MISCELLANEOUS

69. 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.

70. 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

71. Deliberate the consideration of a complaint, or the evaluation, employment, duties, discipline, or dismissal of a public officer or employee.

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

73. 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.

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

75. 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 – SEPTEMBER 2, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 2nd day of September 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Presiding Judge Commissioner Justin Beckendorff at 9:01 a.m. with the following members of the Court present to-wit:

Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3
Justin Beckendorff, Commissioner Precinct 4 – *Presiding Judge*
Stephanie Tompkins, Chief Deputy County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1

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

1. Approval of Agenda.

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

DRAFT

PUBLIC COMMENT

1. Larry Parr

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 – August 19, 2026 Regular Session

3. Request by County Treasurer for Approval of Payroll Disbursements.

4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.

5. Request from Sheriff's Office to declare miscellaneous vehicles as surplus property under Local Government Code 236.152 and auction said items.

6. Request by Procurement Director to advertise for bids for Reconstruction of Owens Road, Cochran Road, Flukinger Road, and Richards Road in Precinct 3. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

7. Request by County Engineer to accept a Formal Notice from Comcast for a utility installation of a fiber optic line, and conduit, placed within the right of way of Morton Rd. Project #2026-952.

8. Request by the County Engineer to accept a Formal Notice from San Bernard Electric for the installation of utility poles within the right of way of Rice Rd. Project #2026-2794.

9. Request by the County Engineer to accept a Formal Notice from San Bernard Electric for the installation of utility poles within the right of way of Joseph Rd. Project #2026-2797.

10. Request by County Engineer to approve the Final Plat of Dewberry Hills Section One and accept the Subdivision Bond in Precinct 3.

11. Request by County Engineer to approve the Final Plat of Sunterra Lakes Stockdick Street Dedication Section One and accept the Construction Bond in Precinct 3.

12. Spread on the minutes the Texas Juvenile Justice Department Grant Salary Order effective September 01, 2026 through August 31, 2027.

Requests to approve payments on the following:

13. $7,800.00 for Invoice dated August 3, 2026 to Schmidt Funeral Home funds to be paid from line item 125-[illegible]-540[illegible] [Transport to Morgue].

14. $3,300.00 for Invoice #USV[illegible]S071394 to JLL Valuation & Advisory Services for appraisal services associated with GLO Contract No. 24-065-015-E172. Funds to be paid from line item [illegible]-545405 [Professional Services].

15. $4,572.50 for Invoice #INV28075 to Boxx Modular Inc. funds to be paid from line item 605-605-545405 [Professional Services].

16. $70,055.35 for Invoice #7882-4 to B2Z Engineering for the Billing Period of July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

17. $58,136.58 for Invoice #50821-15 to BGE, Inc. for Professional Services rendered June 27, 2026 to July 24, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

18. $17,532.18 for Invoice #84543-15 to Civil Corp for Professional Services rendered through July 26, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

DRAFT

19. $10,142.50 for Invoice #GG-1810-12 to Gradient Group for Professional Services rendered July 01, 2026 to July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

20. $45,588.53 for Invoice #206122-15 to HR Green for Professional Services rendered from July 01, 2026 through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

21. $276,580.56 for Invoice #202636845 to LJA Engineering, Inc. for Professional Services rendered through July 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

22. $105,476.40 for Invoice #304200.00-16 to Schaumburg & Polk, Inc. for Professional Services from June 29, 2026 to August 02, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

23. $422.18 for Invoice #51859 to LDD Blueline to be paid from line item 606-606-545407 [Professional Services/Vehicle Maintenance Garage].

24. $2,615.62 for Invoice #52150, and $68,118.75 for Invoice #51860 for a total of $70,734.37 to LDD Blueline to be paid from line item 606-606-581840 [Professional Services Pct. 2].

25. $110,632.50 for Invoice #51861, and $80,762.22 for Invoice #51959, $40,481.60 for Invoice #52071, and $32,858.37 for Invoice #52151, for a total of $264,734.69 to LDD Blueline to be paid from line item 606-606-581841 [Professional Services Precinct 3].

26. $22,387.00 for Invoice #58221 to Imperial Woodworks to be paid from line item 606-606-581842 [Soft Cost 3rd Floor Courthouse].

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

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

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

DRAFT

COUNTY ENGINEER

28. Discuss and take action to approve Change Order #3 for DVL Enterprises LLC in the amount of $9,000.00 for Riley Road Bridge Replacement for additional Cost for PCMS-portable changeable message signs. Funds to be paid from line item 110-530-59000 [Bridge Replacement]. ***and***

29. Discuss and take action to approve Change Order #5 for DVL Enterprises LLC in the amount of $34,146.96 for Riley Rd Bridge Replacement for additional Cost for Closeout Quantity Reconciliation. Funds to be paid from line item 110-530-59000 [Bridge Replacement].

    Motion to **approve items 28 and 29** made by Commissioner Jones, seconded by Commissioner Smith. **Motion carried** by 3-0 vote.

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

Advanced to Agenda Item 49

49. Presentation by the County's broker, ANCO Insurance, regarding recommendation of insurance plans for the plan year December 01, 2026 through November 30, 2027.

Motion to approve made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

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

Proceeded with Agenda Item 30

COUNTY JUDGE

30. Discuss and take action regarding the 2026 Tax Rate.

I, Commissioner Jones move that the Waller County Commissioners Court propose to adopt a total tax rate of **$.558466** cents per $100 valuation, the same rate being a combination of rates for the Waller County General Fund rate of **$.428905** per $100 valuation and the Farm to Market Flood control rate of **$.023116** and to the Debt Service Fund rate of **$.106445** and to schedule the Public Hearing for the 2026 tax rate on September 16, 2026 at 9:00 am at the Waller County Courthouse in Hempstead, Texas, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

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

31. Discuss and take action to authorize the County Judge to publish the Notice of 2026 Tax Year Proposed Tax Rate for Waller County in the Katy Times, Waller Times, The Waller County Express, and on the County Website. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing]. ***and***

32. Discuss and take action to approve the Waller County Salary Grievance Committee's recommendation to set the salary for our elected constables at $80,000.00 for FY 2027. ***and***

33. Discuss and take action to set salaries, expenses and other allowances of all elected county and precinct officers.

Motion to **approve Items 31, 32, and 33** made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

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

SHERIFF

34. Discuss and take action to approve the 2027 Sheriffs' and Constables' fees as recommended by the County Sheriff. ***and***

35. Discuss and take action to ratify travel dates and the increase of $3,284.10 to the total amount for Cellebrite Certification of three deputies from August 17, 2026, through August 23, 2026. Funds to be paid from line item 125-516-563000 [Training & Conference]. ***and***

36. Discuss and take action to approve out-of-state travel in the amount of $3,617.50 for the Sheriff to attend International Association of Chiefs of Police (IACP) in Orlando, FL, with dates of travel between October 22, 2026, and October 27,2026. Funds to be paid from line item 125-516-563000 [Training & Conference]. ***and***

DRAFT

37. Discuss and take action to approve out-of-state travel in the amount of $2,646.20 for a deputy sheriff to attend Legal and Liability Risk Management Institute training, with dates of travel between November 29, 2026 through December 4, 2026. Funds to be paid from line item 125-516-563000 [Training & Conference].

Motion to **approve items 34, 35, 36, and 37** made by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 3-0 vote.

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

CHIEF OF STAFF

38. Discuss and take action to add Justin Beckendorff as an alternative in the event of a commissioner vacancy on the Long Range Planning Committee.

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

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

FIRE MARSHAL

39. Discuss and take action to approve Burn Ban

Commissioner Jones made motion to implement the Burn Ban, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

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

40. Discuss and take action to grant authorize the Fire Marshal to lift burn ban upon approval of conditions.

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

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

GRANT MANAGER

41. Discuss and take action to authorize the County Judge to execute a termination agreement with the City of Brookshire relative to an interlocal agreement associated with Contract ID 230403-08 for the Waller County Regional Detention Facility (GLO Contract 24-065-015-E172). ***and***

42. Discuss and take action for the County Judge to accept a grant award in the amount of $50,222.00 from the Houston-Galveston Area Council pursuant to the FY27 Solid Waste Implementation Grant program. ***and***

43. Discuss and take action for the County Judge to accept a grant award in the amount of $45,468.75 from the Texas Office of the Govenor-Criminal Justice Division pursuant to the FY27 Body-Worn Camera Grant Program. Required local match in the amount of $15,156.25 paid from line item 125-411-569900 [Transfer to Grant Fund].

Motion to **approve items 41 thru 43** made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 3-0 vote.

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

DRAFT

PROCUREMENT DIRECTOR

44. Discuss and take action on award recommendation of Bid 26-012, Prairie View Water Plant #2 Generator Project for Waller County, GLO Contract No 24-065-016-E173, to Texan Municipal and Industrial, LLC, low bidder meeting specifications, in the amount of $329,169.00. ***and***

45. Discuss and take action on award recommendation of Bid 26-011, Reconstruction of Adams Flat Road, to Durwood Greene Construction., low bidder meeting specifications, in the amount of $4,815,435.00. Fund to be paid from line 605-605-582810 [Road Construction]. ***and***

46. Discuss and take action to approve bill of sale from Enterprise Fleet Management for one (1) vehicle for Fire Marshal in the amount of $1,491.05. Funds to be paid from line item 125-516-587523 [Fleet Lease Payments]. ***and***

47. Discuss and take action on approval of Policy for Architectural, Engineering, and Land Surveying Services.

Motion to **approve items 44 thru 47** made by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 3-0 vote.

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

TREASURER

49. *Court addressed Item 49 earlier in the meeting. (page 1)*

48. Discuss and take action to approve employer matching increase for Texas County and District Retirement System Plan Year 2027. ***and***

50. Discuss and take action to approve Salary Order amendment 2026.10 effective September 14, 2026.

Motion to **approve items 48 and 50** made by Commissioner Smith, seconded by Commissioner Jones.
Motion carried by 3-0 vote.

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

DIRECTOR OF FACILITIES

51. Discuss and take action to approve the Final Plat of Waller County Justice Center, and authorize its recordation in the Deed Records of Waller County, Texas.

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

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

MISCELLANEOUS

52. Discuss and take action to retain Husch Blackwell to represent the County in legal matter involving ML Dev that has been removed to bankruptcy court.

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

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

DRAFT

53. Discuss and take action to set maximum number of reserve deputy constables each Constable may carry with their department.

    Motion made by Commissioner Smith, seconded by Commissioner Jones.

    Commissioner Beckendorff made motion to amend by making it 20 as the max for Reserve Deputies for the Constables Department, seconded by Commissioner Smith.
    Amendment carried by 3-0 vote.

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

    Amended Motion carried by 3-0 vote.

Judge Trey Duhon – Absent	*Commissioner Amsler*	*– Absent*	*Commissioner Smith*	*– Yes*
	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 the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons~~. **Item WITHDRAWN.**

55. ~~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

56. ~~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~~.

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

58. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session~~.

    No Executive Session needed

ADJOURN MEETING

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

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

Meeting was **ADJOURNED** at 10:11 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

By: _____
Stephanie Tompkins, Chief Deputy Clerk

DRAFT

APPROVED this the 16th day of September 2026.

_____

Carbett “Trey” J. Duhon, III
County Judge

DRAFT

Monthly Report of Joan Beaty, Waller County Treasurer
AUGUST 2026

THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

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

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

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

Filing with accompanying vouchers this **16th day of September, 2026**

Page 1 General Operating Account Funds report of money received and disbursed
Page 2 Special Funds report of money received and disbursed
Page 3 Investment Portfolio by fund
Page 4 Long Term Debt
Attachment A Unpaid claims

Joan Beaty
Joan Beaty, CIO, CCT
Waller County Treasurer

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

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

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination. {LGC 114.026(d)} $202,039,089.59 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Beaty, Waller County Treasurer

AUGUST 2026

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust-ments	Account Balances	TexPool Investments	TX Class Investments	Balance
101 Voter Reg/Chapter 19	$6,203.21	$5.44	$0.00	$0.00	$6,208.65	$0.00	$0.00	**$6,208.65**
108 Elections	$0.00	$0.00	$0.00	$0.00	$0.00	$188,873.37	$0.00	**$188,873.37**
110 Road & Bridge	$763,093.48	$1,189,339.49	$823,270.80	$0.00	$1,129,162.17	$0.00	$13,055,865.22	**$14,185,027.39**
111 Law Library	$11,474.64	$3,710.71	$0.00	$0.00	$15,185.35	$335,589.70	$0.00	**$350,775.05**
112 Title IV Juv. Justice	$0.00	$0.00	$0.00	$0.00	$0.00	$106,538.57	$0.00	**$106,538.57**
113 DC Recs. Pres.	$727.47	$148.78	$0.00	$0.00	$876.25	$30,960.20	$0.00	**$31,836.45**
114 County RMPF	$12,530.01	$3,621.15	$0.00	$0.00	$16,151.16	$213,821.92	$0.00	**$229,973.08**
115 CC Recs. Pres.	$45,222.33	$21,065.37	$709.00	$0.00	$65,578.70	$421,435.77	$0.00	**$487,014.47**
116 CC Preservation	$719.86	$280.88	$0.00	$0.00	$1,000.74	$42,902.73	$0.00	**$43,903.47**
117 Courthouse Security	$12,939.73	$6,156.22	$0.00	$0.00	$19,095.95	$312,531.78	$0.00	**$331,627.73**
118 Graffiti	$100.23	$0.09	$0.00	$0.00	$100.32	$1,288.31	$0.00	**$1,388.63**
119 JP Technology	$4,623.38	$3,161.13	$0.00	$0.00	$7,784.51	$100,410.29	$0.00	**$108,194.80**
120 DC/Child Abuse Prev	$0.00	$0.00	$0.00	$0.00	$0.00	$1,923.37	$0.00	**$1,923.37**
121 Family Protection	$0.00	$0.00	$0.00	$0.00	$0.00	$44,475.02	$0.00	**$44,475.02**
122 Guardianship	$1,310.00	$340.00	$0.00	$0.00	$1,650.00	$53,790.91	$0.00	**$55,440.91**
123 Justice Crt. Sec.	$22.20	$7.89	$0.00	$0.00	$30.09	$18,179.58	$0.00	**$18,209.67**
124 CC-Technology	$158.55	$47.84	$0.00	$0.00	$206.39	$10,340.19	$0.00	**$10,546.58**
125 General	$1,283,105.15	$4,182,530.23	$3,569,795.13	-$227,729.65	$1,668,110.60	$28,577,570.40	$56,240,598.87	**$86,486,279.87**
126 DC-Technology	$116.94	$23.01	$0.00	$0.00	$139.95	$5,049.68	$0.00	**$5,189.63**
127 CC-RPD	$0.00	$0.00	$0.00	$0.00	$0.00	$40,788.61	$0.00	**$40,788.61**
128 DC-RPD	$50.17	$10.05	$0.00	$0.00	$60.22	$33,130.80	$0.00	**$33,191.02**
129 DA Pretrial Div. Fee	-$7,309.78	$11,444.67	$3,134.89	$0.00	$1,000.00	$79,104.04	$0.00	**$80,104.04**
131 Juv. Case Manager	$2,528.41	$15.89	$0.00	$0.00	$2,544.30	$0.00	$0.00	**$2,544.30**
132 Fire Marshal Fund	$39,351.55	$33.71	$909.09	$0.00	$38,476.17	$0.00	$0.00	**$38,476.17**
135 Court Facility	$105,207.27	$2,206.92	$0.00	$0.00	$107,414.19	$0.00	$0.00	**$107,414.19**
137 Justice Crt. Support	$168,431.74	$5,652.54	$0.00	$0.00	$174,084.28	$0.00	$0.00	**$174,084.28**
181 Available School	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$768,179.61	**$768,179.61**
186 Ogg Trust	$20,822.90	$18.26	$0.00	$0.00	$20,841.16	$0.00	$0.00	**$20,841.16**
191 Narcotic Program	$10.69	$0.00	$0.00	$0.00	$10.69	$0.00	$0.00	**$10.69**
192 Federal Forfeiture	$0.00	$4,810.00	$4,810.00	$0.00	$0.00	$146,435.03	$0.00	**$146,435.03**
212 SCAAP-Federal Rev.	$122,183.35	$0.00	$0.00	-$122,183.35	$0.00	$0.00	$0.00	**$0.00**
228 CJD-VOCA #4254701	-$38,905.29	$0.00	$5,961.62	$0.00	-$44,866.91	$0.00	$0.00	**-$44,866.91**
234 STEP CMV-00029	-$6,306.62	$2,600.78	$3,619.58	$0.00	-$7,325.42	$0.00	$0.00	**-$7,325.42**
235 STEP COMP-00094	-$24,762.38	$10,853.24	$6,352.66	$0.00	-$20,261.80	$0.00	$0.00	**-$20,261.80**
241 ARPA Grant	$70,863.92	$0.00	$3,816.54	$0.00	$67,047.38	$0.00	$0.00	**$67,047.38**
243 HSGP Radio Grant	-$131,154.82	$0.00	$0.00	$0.00	-$131,154.82	$0.00	$0.00	**-$131,154.82**
244 LHMPP Grant	-$5,070.00	$5,070.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
245 CDBG-MIT Brookshire	-$25.80	$0.00	$0.00	$0.00	-$25.80	$0.00	$0.00	**-$25.80**
246 CDBG-MIT PrairieView	$0.00	$68,400.00	$68,400.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
307 SAVNS Grant#1446517	$2,620.51	$0.00	$2,620.51	$0.00	$0.00	$0.00	$0.00	**$0.00**
311 Formula Grant	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
318 TJJD-A	$131,038.35	$0.00	$51,709.36	-$87.00	$79,241.99	$0.00	$0.00	**$79,241.99**
324 SB22 Grant - DA	$129,329.33	$100.34	$14,917.23	$0.00	$114,512.44	$0.00	$0.00	**$114,512.44**
325 SB22 Grant - SO	$184,703.10	$124.31	$42,958.45	$0.00	$141,868.96	$0.00	$0.00	**$141,868.96**
327 MVCPA SB224 Grt FY25	-$103,219.22	$0.00	$0.00	$0.00	-$103,219.22	$0.00	$0.00	**-$103,219.22**
328 MVCPA SB224 Grt FY26	-$444.32	$0.00	$0.00	$0.00	-$444.32	$0.00	$0.00	**-$444.32**
329 TWDB-Reg Stormwater	$151,530.43	$0.00	$151,530.43	$0.00	$0.00	$0.00	$0.00	**$0.00**
330 Rural Ambulance Grant	$0.00	$0.00	$0.00	$350,000.00	$350,000.00	$0.00	$0.00	**$350,000.00**
413 SETH Grant	$50,000.00	$0.00	$0.00	$0.00	$50,000.00	$0.00	$0.00	**$50,000.00**
515 Debt Service	$0.00	$4,291,652.90	$4,200,841.15	$0.00	$90,811.75	$0.00	$1,700,770.13	**$1,791,581.88**
604 Co. Courthouse Project	$0.00	$2,048.96	$2,048.96	$405,955.11	$405,955.11	$0.00	$1,460,905.83	**$1,866,860.94**
605 Mobility Bond Ser 2024	$0.00	$1,863,560.82	$1,863,560.82	$0.00	$0.00	$0.00	$90,680,462.64	**$90,680,462.64**
606 Tax Notes, Series 2025	$0.00	$45,310.20	$85,734.85	-$405,955.11	-$446,379.76	$0.00	$2,684,010.78	**$2,237,631.02**
999 Payroll	$604,906.73	$3,093,486.53	$3,077,504.48	$0.00	$620,888.78	$0.00	$0.00	**$620,888.78**
Totals	**$3,608,727.40**	**$14,817,838.35**	**$13,984,205.55**	**$0.00**	**$4,442,360.20**	**$30,765,140.27**	**$166,590,793.08**	**$201,798,293.55**
				Plus Outstanding Checks	$316,045.36			
				Treasurer's Bank Balance	**$4,758,405.56**			
				PB Statement Balance	$4,758,405.56			
				Reconciled Bank Balance	**$4,758,405.56**			

Monthly Report of Joan Beaty, Waller County Treasurer
AUGUST 2026

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust-ments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	$0.00	$0.00	$0.00	$0.00	**$0.00**	$79,065.96	$0.00	**$79,065.96**
				Bank Statement Balance	$0.00			
189 Hospital Trust	$0.00	$0.00	$0.00	$0.00	**$0.00**	$3,655.97	$0.00	**$3,655.97**
				Bank Statement Balance	$0.00			
238 GLO Buyout/Acq Grant	$377.56	$0.29	$0.00	$0.00	**$377.85**	$0.00	$0.00	**$377.85**
				Add Outstanding Checks	$0.00			
				Bank Statement Balance	$377.85			
239 GLO Infrastructure Grant	$3.96	$0.00	$0.00	$0.00	**$3.96**	$0.00	$0.00	**$3.96**
				Add Outstanding Checks	$0.00			
				Bank Statement Balance	$3.96			
801 JP1 Report Acct	$41,886.48	$68,346.52	$77,822.70	$0.00	**$32,410.30**	$0.00	$0.00	**$32,410.30**
				Bank Statement Balance	$32,410.30			
802 JP2 Report Acct	$7,787.01	$30,155.35	$26,506.30	$0.00	**$11,436.06**	$0.00	$0.00	**$11,436.06**
				Bank Statement Balance	$11,436.06			
803 JP3 Report Acct	$498.45	$0.28	$450.00	$0.00	**$48.73**	$0.00	$0.00	**$48.73**
				Bank Statement Balance	$48.73			
804 JP4 Report Acct	$28,475.32	$74,163.98	$56,296.30	-$13,902.00	**$32,441.00**	$0.00	$0.00	**$32,441.00**
				Bank Statement Balance	$32,441.00			
805 DC E-Filing	$3,780.96	$19,375.74	$14,071.30	$0.00	**$9,085.40**	$0.00	$0.00	**$9,085.40**
				Bank Statement Balance	$9,085.40			
807 CC Recording Fee	$22,733.00	$59,100.76	$65,519.00	$0.00	**$16,314.76**	$0.00	$0.00	**$16,314.76**
				Bank Statement Balance	$16,314.76			
808 CC Credit Card	$4,974.84	$14,301.57	$13,079.00	$0.00	**$6,197.41**	$0.00	$0.00	**$6,197.41**
				Bank Statement Balance	$6,197.41			
810 CC E-Filing	$8,970.63	$7,822.98	$7,963.00	$0.00	**$8,830.61**	$0.00	$0.00	**$8,830.61**
				Bank Statement Balance	$8,830.61			
811 DC Credit Card	$2,012.01	$8,675.02	$8,179.00	$0.00	**$2,508.03**	$0.00	$0.00	**$2,508.03**
				Bank Statement Balance	$2,508.03			
812 R&B Credit Card	$17,368.09	$85,011.09	$79,430.80	$0.00	**$22,948.38**	$0.00	$0.00	**$22,948.38**
				Bank Statement Balance	$22,948.38			
814 FM Credit Card	$54,564.28	$8,749.35	$61,423.00	$0.00	**$1,890.63**	$0.00	$0.00	**$1,890.63**
				Bank Statement Balance	$1,890.63			
815 Environmental Cr Card	$4,183.69	$12,163.61	$13,145.00	$0.00	**$3,202.30**	$0.00	$0.00	**$3,202.30**
				Bank Statement Balance	$3,202.30			
816 JP1 Efile	$929.64	$1,078.49	$1,188.00	$0.00	**$820.13**	$0.00	$0.00	**$820.13**
				Bank Statement Balance	$820.13			
817 JP2 Efile	$100.33	$1,643.15	$1,071.00	$0.00	**$672.48**	$0.00	$0.00	**$672.48**
				Bank Statement Balance	$672.48			
818 JP3 Efile	$8,274.74	$4,388.29	$5,176.00	$0.00	**$7,487.03**	$0.00	$0.00	**$7,487.03**
				Bank Statement Balance	$7,487.03			
819 JP4 Efile	$874.95	$3,405.61	$3,586.00	-$297.00	**$397.56**	$0.00	$0.00	**$397.56**
				Bank Statement Balance	$397.56			
820 Treasurer Credit Card	$35.01	$5,758.09	$4,791.61	$0.00	**$1,001.49**	$0.00	$0.00	**$1,001.49**
				Bank Statement Balance	$1,001.49			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
AUGUST 2026

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	$55,063,731.37	3.8344%	$55,063,731.37	($1,000,000.00)	$176,867.50	$54,240,598.87
110-R&B	$13,982,992.72	3.8344%	$13,982,992.72	($1,000,000.00)	$72,872.50	$13,055,865.22
515-Debt Service	$5,891,679.98	3.8344%	$5,891,679.98	($4,200,841.15)	$9,931.30	$1,700,770.13
181-Permanent School	$23,171.50	3.8344%	$23,171.50	$0.00	$75.57	$23,247.07
604-Co Courthouse Project	$1,458,201.20	3.8344%	$1,458,201.20	($2,048.96)	$4,753.59	$1,460,905.83
605-Mobility Bond 2024	$92,247,791.19	3.8344%	$92,247,791.19	($1,863,560.82)	$296,232.27	$90,680,462.64
606-Tax Notes, Series 2025	$2,720,539.38	3.8344%	$2,720,539.38	($45,310.20)	$8,781.60	$2,684,010.78
TERM SERIES II						
125-General TS II	$2,000,000.00	4.3100%	$2,000,000.00	Matures 07/14/27	Term 365 days	$2,000,000.00
181-Permanent School TS II	$744,932.54	4.3100%	$744,932.54	Matures 07/14/27	Term 365 days	$744,932.54
TEXPOOL INVESTMENTS						
108-Elections	$188,285.28	3.6800%	$188,285.28	$0.00	$588.09	$188,873.37
111-Law Library	$334,544.74	3.6800%	$334,544.74	$0.00	$1,044.96	$335,589.70
112-Title IV Juvenile Justice	$106,206.82	3.6800%	$106,206.82	$0.00	$331.75	$106,538.57
113-RPF District Clerk	$30,863.78	3.6800%	$30,863.78	$0.00	$96.42	$30,960.20
114-County RMPF	$213,156.18	3.6800%	$213,156.18	$0.00	$665.74	$213,821.92
115-RPF County Clerk	$420,123.56	3.6800%	$420,123.56	$0.00	$1,312.21	$421,435.77
116-CC Preservation	$42,769.15	3.6800%	$42,769.15	$0.00	$133.58	$42,902.73
117-Courthouse Security	$311,558.63	3.6800%	$311,558.63	$0.00	$973.15	$312,531.78
118-Graffiti	$1,284.28	3.6800%	$1,284.28	$0.00	$4.03	$1,288.31
119-JP Technology	$100,097.68	3.6800%	$100,097.68	$0.00	$312.61	$100,410.29
120-DC Child Abuse Prev.	$1,917.48	3.6800%	$1,917.48	$0.00	$5.89	$1,923.37
121-Family Protect Fee	$44,336.56	3.6800%	$44,336.56	$0.00	$138.46	$44,475.02
122-Guardianship	$53,623.39	3.6800%	$53,623.39	$0.00	$167.52	$53,790.91
123-Justice Court Security	$18,122.98	3.6800%	$18,122.98	$0.00	$56.60	$18,179.58
124-CC Technology	$10,307.95	3.6800%	$10,307.95	$0.00	$32.24	$10,340.19
125-General	$30,483,169.57	3.6800%	$30,483,169.57	($2,000,000.00)	$94,400.83	$28,577,570.40
126-DC Technology	$5,033.88	3.6800%	$5,033.88	$0.00	$15.80	$5,049.68
127-CC RP Digitizing	$40,661.64	3.6800%	$40,661.64	$0.00	$126.97	$40,788.61
128-DC RP Digitizing	$33,027.59	3.6800%	$33,027.59	$0.00	$103.21	$33,130.80
129-DA Pretrial Diversion	$89,274.13	3.6800%	$89,274.13	($10,444.67)	$274.58	$79,104.04
188-Dismuke	$78,819.76	3.6800%	$78,819.76	$0.00	$246.20	$79,065.96
189-Hospital	$3,644.50	3.6800%	$3,644.50	$0.00	$11.47	$3,655.97
192-Federal Forfeiture	$150,776.04	3.6800%	$150,776.04	($4,810.00)	$468.99	$146,435.03
TOTALS	**$206,894,645.45**		**$206,894,645.45**	**($10,127,015.80)**	**$671,025.63**	**$197,438,655.28**

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. 99% OF CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH WAS **3.68%**
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: **$197,438,655.28**
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: **$53,841,850.99**
   THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS

Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

Year	Principal	Interest
2024	$0.00	$0.00
2025	$0.00	$0.00
2026	$0.00	$0.00
2027	$0.00	$0.00
2028	$0.00	$0.00
2029-2033	$0.00	$0.00
2034-2038	$0.00	$0.00
2039-2043	$0.00	$0.00
	$0.00	$0.00

Total Bonds

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

Treasurer's Record of Unpaid Claims	As of	8/31/2026	
Vendors	Date Registered	Reg #	Amount Registered
QUILL CORPORATION	04/18/23	3675	$ 132.06
SPARKLIGHT	07/05/23	5416	$ (322.29)
RICOH USA, INC.	09/26/23	7478	$ 260.24
ENTEC PEST MANAGEMENT INC	10/30/23	8234	$ 250.00
NAPA AUTO PARTS	01/26/24	10292	$ 20.34
KING RANCH AG & TURF	04/11/24	12554	$ (16.00)
DIRECT ENERGY BUSINESS,LLC	10/17/24	17540	$ 34.53
XEROX CORPORATION	01/06/25	19692	$ 224.82
XEROX CORPORATION	01/06/25	19693	$ 298.95
BECKENDORFF, JUSTIN	01/06/25	19695	$ 52.34
XEROX CORPORATION	01/09/25	19776	$ 168.36
XEROX CORPORATION	03/24/25	21945	$ 238.47
FORD, RUSSELL	04/28/25	22968	$ 65.00
ROGER N ADAIR	05/27/25	23876	$ 550.00
GALLS, LLC	09/23/25	27357	$ 192.68
XEROX CORPORATION	11/14/25	28733	$ 276.11
CITIBANK N.A	11/18/25	28858	$ 40.46
BROOKSHIRE M.W.D	12/02/25	29281	$ 49.75
QUADIENT FINANCE USA, INC.	12/23/25	29935	$ 485.00
NAPA AUTO PARTS	12/30/25	30083	$ (1,000.00)
NAPA AUTO PARTS	12/30/25	30084	$ 4,148.40
QUILL COROPORATION	01/06/26	30126	$ 1,085.31
SPARKLIGHT	01/13/26	30249	$ 239.94
OHIO POWER TOOL	02/17/26	31517	$ 8,933.40
WALLER COUNTY MUD34D	02/27/26	31815	$ 3.96
WALLER COUNTY MUD34D	02/27/26	31816	$ 5.96
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	03/02/26	31933	$ 57.00
TYLER TECHNOLOGIES, INC	03/11/26	32184	$ 85.73
TYLER TECHNOLOGIES, INC	03/11/26	32185	$ (12,613.31)
QUADIENT FINANCE USA, INC.	03/23/26	32655	$ 98.64
HERRMANN INTERNATIONAL	04/06/26	32961	$ (1,373.11)
ODP BUSINESS SOLUTIONS, LLC	04/07/26	33031	$ 288.09
BROOKSHIRE HARDWARE	05/14/26	34124	$ 38.94
SPARKLIGHT	05/14/26	34246	$ (356.97)
KING ARCHITECTURAL CONSULTING SERVICES PLLC	05/18/26	34284	$ 2,047.46
KIMBALL MIDWEST	05/19/26	34354	$ 4,701.92
HOMETOWN HARDWARE	05/20/26	34432	$ 8.59
INNOVATIVE COMMUNICATION SYSTEMS	05/20/26	34431	$ 87.50
WALLER IND SCHOOL DIST	05/27/26	34536	$ 963.99
STEVENSON ENTERPRISES	06/03/26	34808	$ 349.00
HOMETOWN HARDWARE	06/03/26	34809	$ 99.00
TURNER, PIERCE & FULTZ, INC	06/03/26	34835	$ 21.99
XEROX CORPORATION	06/09/26	34904	$ 236.73
HOMETOWN HARDWARE	06/09/26	34920	$ 22.58
HOMETOWN HARDWARE	06/10/26	34939	$ 34.16
STARGEL OFFICE SOLUTIONS	06/11/26	35027	$ 980.66
CONSOLIDATED COMMUNICATIONS	06/15/26	35085	$ 397.81
TEXAS ASSOCIATION OF COUNTIES	06/16/26	31568	$ 275.00
HOMETOWN HARDWARE	06/17/26	35264	$ 250.91
HERRMANN INTERNATIONAL	06/22/26	35348	$ 1,791.93
RICOH USA INC.	06/24/26	35395	$ 493.70
LDD BLUELINE	07/02/26	35642	$ 80,762.22
XEROX CORPORATION	07/07/26	35726	$ 258.64
BOXX MODULAR INC.	07/13/26	35819	$ 1,832.00
ODP BUSINESS SOLUTIONS, LLC	07/14/26	35867	$ 51.49
CIRRO ENERGY	07/15/26	35608	$ 55.46
LDD BLUELINE	07/15/26	35611	$ 40,481.60
INNOVATIVE COMMUNICATION SYSTEMS	07/15/26	35959	$ 2,715.00
GALLS, LLC	07/15/26	35968	$ (1,469.76)
GALLS, LLC	07/15/26	35969	$ (240.12)
TYLER TECHNOLOGIES, INC	07/15/26	35975	$ 7.00
STARGEL OFFICE SOLUTIONS	07/20/26	36055	$ 30.00
DELL MARKETING L.P	07/20/26	36060	$ 6,831.05
XEROX CORPORATION	07/22/26	36134	$ 236.73
XPERNET SERVICES	07/22/26	36143	$ 1,386.00
HOMETOWN HARDWARE	07/23/26	36159	$ 70.83
HOMETOWN HARDWARE	07/23/26	36160	$ 43.98
ODP BUSINESS SOLUTIONS, LLC	07/23/26	36164	$ 2,576.83
ODP BUSINESS SOLUTIONS, LLC	07/23/26	36169	$ 118.49
ODP BUSINESS SOLUTIONS, LLC	07/23/26	36172	$ 31.49
ODP BUSINESS SOLUTIONS, LLC	07/23/26	36174	$ 62.02
SCHMIDT FUNERAL HOME	07/28/26	36306	$ 1,150.00

Treasurer's Record of Unpaid Claims	As of	8/31/2026	
Vendors	Date Registered	Reg #	Amount Registered
XPERNET SERVICES	07/28/26	36312	$ 990.00
TREVIPAY	07/28/26	36324	$ (315.55)
TREVIPAY	07/28/26	36325	$ 315.55
HEAT TRANSFER SOLUTIONS, INC	07/28/26	36326	$ 470.00
WILSON BAUHAUS INTERIORS	07/28/26	36333	$ 114,284.22
A2Z LOCKSMITH LLC	07/29/26	36362	$ 3,444.56
INNOVATIVE COMMUNICATION SYSTEMS	07/29/26	36398	$ 6,866.94
STARGEL OFFICE SOLUTIONS	07/29/26	36400	$ 300.00
XEROX CORPORATION	07/29/26	36403	$ 213.00
DELL MARKETING L.P	07/29/26	36372	$ 71,641.02
CITY ELECTRIC SUPPLY	07/29/26	36377	$ 317.72
ODP BUSINESS SOLUTIONS, LLC	07/29/26	36382	$ 59.30
J&M CABLING SOLUTIONS	07/29/26	36424	$ 1,280.00
J&M CABLING SOLUTIONS	07/29/26	36425	$ 1,219.00
VRF SERVICES OF TEXAS	08/03/26	36432	$ 4,831.25
VRF SERVICES OF TEXAS	08/03/26	36433	$ 1,575.00
PRO PEST	08/03/26	36434	$ 180.00
INNOVATIVE COMMUNICATION SYSTEMS	08/03/26	36435	$ 87.50
XEROX CORPORATION	08/03/26	36463	$ 815.56
AGEINT SECURITY	08/03/26	36466	$ 65.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36467	$ 160.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36468	$ 160.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36469	$ 160.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36470	$ 160.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36471	$ 160.00
AMERICAN FIRE SYSTEMS INC.	08/03/26	36472	$ 160.00
AMERICAN PATRIOT INDUSTRIES	08/06/26	36486	$ 960.00
AMERICAN PATRIOT INDUSTRIES	08/06/26	36487	$ 1,087.00
EUNA SOLUTIONS INC	08/06/26	36489	$ 11,540.00
WILSON BAUHAUS INTERIORS	08/06/26	36491	$ 29,919.03
BRADY PLUS	08/06/26	36494	$ 128.24
BRADY PLUS	08/06/26	36495	$ 1,822.67
BRADY PLUS	08/06/26	36496	$ 64.12
VERIZON	08/06/26	36506	$ 37.99
ESRI	08/06/26	36512	$ 2,166.13
SCHMIDT FUNERAL HOME	08/06/26	36515	$ 1,150.00
FORT BEND MEDICAL EXAMINER	08/06/26	36523	$ 7,800.00
IMPERIALDADE	08/07/26	36527	$ 1,255.56
TREVIPAY	08/07/26	36528	$ 270.12
TREVIPAY	08/07/26	36530	$ (270.12)
XEROX CORPORATION	08/07/26	36539	$ 236.99
HOMETOWN HARDWARE	08/07/26	36584	$ 207.94
HOMETOWN HARDWARE	08/07/26	36585	$ 219.17
HOMETOWN HARDWARE	08/07/26	36589	$ 74.98
HOMETOWN HARDWARE	08/07/26	36590	$ 7.99
HOMETOWN HARDWARE	08/07/26	36592	$ 211.74
US BANK VOYAGER FLEET SYSTEMS	08/07/26	36597	$ 73,747.87
GRAINGER	08/07/26	36603	$ 23.20
ODP BUSINESS SOLUTIONS, LLC	08/07/26	36607	$ 77.32
ODP BUSINESS SOLUTIONS, LLC	08/07/26	36608	$ 3,244.56
B2Z ENGINEERING	08/10/26	36618	$ 274,477.50
B2Z ENGINEERING	08/10/26	36619	$ 5,809.50
B2Z ENGINEERING	08/10/26	36620	$ 46,047.00
EDMINSTER HINSHAW RUSS & ASSOC	08/10/26	36621	$ 163,572.42
EDMINSTER HINSHAW RUSS & ASSOC	08/10/26	36622	$ 211,672.95
GFT INFRASTRUCTURE INC	08/10/26	36623	$ 77,631.10
GFT INFRASTRUCTURE INC	08/10/26	36624	$ 79,290.75
RG MILLER ENGINEERS	08/10/26	36625	$ 33,425.00
KCI TECHNOLOGIES, INC	08/10/26	36626	$ 12,346.20
SCHAUMBURG & POLK, INC	08/10/26	36627	$ 3,907.49
DCCM INFRASTRUCTURE	08/10/26	36628	$ 1,137.00
DCCM INFRASTRUCTURE	08/10/26	36629	$ 64,043.99
CIVIL CORP	08/10/26	36631	$ 98,864.99
RICOH USA INC.	08/10/26	36663	$ 357.70
LAROCHE	08/10/26	36664	$ 597.08
AMAZON CAPITAL SERVICES	08/10/26	36677	$ 88.64
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/10/26	36679	$ 17,537.16
BOXX MODULAR INC.	08/10/26	36681	$ 1,832.00
PRO PEST	08/10/26	36698	$ 200.00
PRO PEST	08/10/26	36701	$ 100.00
DELL MARKETING L.P	08/10/26	36702	$ 1,145.62
KING ARCHITECTURAL CONSULTING SERVICES PLLC	08/10/26	36703	$ 2,050.81

Treasurer's Record of Unpaid Claims	As of	8/31/2026	
Vendors	Date Registered	Reg #	Amount Registered
SAFETYMED	08/10/26	36706	$ 1,609.00
WALLER COUNTY TAX ASSESSOR	08/11/26	36708	$ 314.44
THE RANDLE LAW OFFICE L.T.D., LLP	08/11/26	36712	$ 1,120.00
JOHNSTONE SUPPLY	08/11/26	36718	$ 21.92
STARGEL OFFICE SOLUTIONS	08/11/26	36727	$ 55.10
STARGEL OFFICE SOLUTIONS	08/11/26	36728	$ 464.83
STARGEL OFFICE SOLUTIONS	08/11/26	36729	$ 62.04
NAPA AUTO PARTS	08/11/26	36754	$ (210.63)
NAPA AUTO PARTS	08/11/26	36755	$ 347.67
NAPA AUTO PARTS	08/11/26	36756	$ 22.38
NAPA AUTO PARTS	08/11/26	36757	$ 9.69
NAPA AUTO PARTS	08/11/26	36758	$ 11.49
NAPA AUTO PARTS	08/11/26	36759	$ 184.38
NAPA AUTO PARTS	08/11/26	36760	$ 7.50
NAPA AUTO PARTS	08/11/26	36761	$ 116.18
NAPA AUTO PARTS	08/11/26	36762	$ 22.21
NAPA AUTO PARTS	08/11/26	36763	$ 144.95
NAPA AUTO PARTS	08/11/26	36764	$ 643.33
NAPA AUTO PARTS	08/11/26	36765	$ 998.89
NAPA AUTO PARTS	08/11/26	36766	$ 207.84
NAPA AUTO PARTS	08/11/26	36767	$ 172.37
QUILL COROPORATION	08/11/26	36768	$ 260.99
INGRAM	08/11/26	36769	$ 665.22
INGRAM	08/11/26	36770	$ 32.64
INGRAM	08/11/26	36771	$ 894.59
INGRAM	08/11/26	36772	$ 333.54
BILL'S EXPRESS LUBE	08/11/26	36773	$ 92.95
BILL'S TIRE COMPANY	08/11/26	36774	$ 43.50
O'REILLY AUTO PARTS	08/11/26	36775	$ 21.95
STARGEL OFFICE SOLUTIONS	08/11/26	36730	$ 52.04
GRAINGER	08/11/26	36751	$ 80.64
RIVERSIDE TIRE CENTER	08/11/26	36776	$ 54.37
ALSCO	08/11/26	36777	$ 45.51
TRINITY GROUP SERVICES, INC.	08/11/26	36778	$ 6,213.64
CHARMTEX	08/11/26	36779	$ 3,602.10
OWENS PRODUCTS	08/11/26	36780	$ 2,383.00
OWENS PRODUCTS	08/11/26	36781	$ 1,858.00
JAMISON, MARTHA HILL	08/11/26	36782	$ 76.49
HENSLEY, DEAN	08/11/26	36783	$ 106.83
WALLER COUNTY APPRAISAL DISTRICT	08/11/26	36784	$ 247,385.00
QUILL COROPORATION	08/11/26	36787	$ 151.73
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36788	$ 333.82
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36789	$ 125.07
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36790	$ 309.66
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36791	$ 1,565.54
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36792	$ 30.12
ODP BUSINESS SOLUTIONS, LLC	08/11/26	36793	$ 215.48
HUSCH BLACKWELL LLP	08/13/26	36795	$ 1,635.00
HUSCH BLACKWELL LLP	08/13/26	36796	$ 862.50
HUSCH BLACKWELL LLP	08/13/26	36797	$ 4,735.00
HUSCH BLACKWELL LLP	08/13/26	36798	$ 4,427.50
HUSCH BLACKWELL LLP	08/13/26	36799	$ 5,002.50
HUSCH BLACKWELL LLP	08/13/26	36800	$ 4,830.00
HUSCH BLACKWELL LLP	08/13/26	36801	$ 6,382.50
HUSCH BLACKWELL LLP	08/13/26	36802	$ 1,782.50
HUSCH BLACKWELL LLP	08/13/26	36803	$ 402.50
JLL VALUATION & ADVISORY SERVICES	08/13/26	36804	$ 3,300.00
TEXAS STAR TRANSPORT, LLC	08/13/26	36805	$ 3,232.22
TEXAS STAR TRANSPORT, LLC	08/13/26	36806	$ 3,280.73
TEXAS STAR TRANSPORT, LLC	08/13/26	36807	$ 3,250.16
TEXAS STAR TRANSPORT, LLC	08/13/26	36808	$ 765.45
TEXAS STAR TRANSPORT, LLC	08/13/26	36809	$ 802.30
TEXAS STAR TRANSPORT, LLC	08/13/26	36810	$ 2,679.83
TEXAS STAR TRANSPORT, LLC	08/13/26	36811	$ 2,820.34
TEXAS STAR TRANSPORT, LLC	08/13/26	36812	$ 2,841.53
TEXAS STAR TRANSPORT, LLC	08/13/26	36813	$ 3,197.21
TEXAS STAR TRANSPORT, LLC	08/13/26	36814	$ 2,848.83
TEXAS STAR TRANSPORT, LLC	08/13/26	36815	$ 1,818.42
TEXAS STAR TRANSPORT, LLC	08/13/26	36816	$ 3,110.63
TEXAS STAR TRANSPORT, LLC	08/13/26	36817	$ 3,091.41
TEXAS STAR TRANSPORT, LLC	08/13/26	36818	$ 2,688.23
TEXAS STAR TRANSPORT, LLC	08/13/26	36819	$ 2,821.81

Treasurer's Record of Unpaid Claims	As of	8/31/2026	
Vendors	Date Registered	Reg #	Amount Registered
TEXAS STAR TRANSPORT, LLC	08/13/26	36820	$ 3,214.88
TEXAS STAR TRANSPORT, LLC	08/13/26	36821	$ 3,132.05
TEXAS STAR TRANSPORT, LLC	08/13/26	36822	$ 3,254.91
TEXAS STAR TRANSPORT, LLC	08/13/26	36823	$ 3,225.93
TEXAS STAR TRANSPORT, LLC	08/13/26	36824	$ 2,423.61
TEXAS STAR TRANSPORT, LLC	08/13/26	36825	$ 1,639.89
TEXAS STAR TRANSPORT, LLC	08/13/26	36826	$ 1,871.72
TEXAS STAR TRANSPORT, LLC	08/13/26	36827	$ 1,771.71
NAPA AUTO PARTS	08/13/26	36828	$ 484.17
NAPA AUTO PARTS	08/13/26	36829	$ 83.88
NAPA AUTO PARTS	08/13/26	36830	$ 70.95
NAPA AUTO PARTS	08/13/26	36831	$ 38.98
NAPA AUTO PARTS	08/13/26	36832	$ 113.20
NAPA AUTO PARTS	08/13/26	36833	$ 500.00
QUILL COROPORATION	08/13/26	36834	$ 81.77
QUILL COROPORATION	08/13/26	36835	$ 273.15
QUILL COROPORATION	08/13/26	36836	$ 53.18
ALSCO	08/13/26	36837	$ 357.99
ALSCO	08/13/26	36838	$ 372.32
ALSCO	08/13/26	36839	$ 95.96
HOMETOWN HARDWARE	08/14/26	36841	$ 21.31
HOMETOWN HARDWARE	08/14/26	36842	$ 4.40
HOMETOWN HARDWARE	08/14/26	36843	$ 12.38
HOMETOWN HARDWARE	08/14/26	36844	$ 44.98
HOMETOWN HARDWARE	08/14/26	36845	$ 69.99
HOMETOWN HARDWARE	08/14/26	36846	$ 15.18
HOMETOWN HARDWARE	08/14/26	36847	$ 17.97
HOMETOWN HARDWARE	08/14/26	36848	$ 31.99
HOMETOWN HARDWARE	08/14/26	36849	$ 150.40
HOMETOWN HARDWARE	08/14/26	36850	$ 34.99
HOMETOWN HARDWARE	08/14/26	36851	$ 11.99
HOMETOWN HARDWARE	08/14/26	36852	$ 25.77
OMNI HOTEL AND RESORT	08/14/26	36853	$ 1,015.20
KOVAR, JAIME	08/14/26	36854	$ 349.00
BGE INC	08/14/26	36855	$ 58,136.58
LJA ENGINEERING	08/14/26	36856	$ 276,580.56
LEXIS NEXIS	08/14/26	36857	$ 30.00
THE HOME DEPOT	08/14/26	36858	$ 354.16
VERIZON	08/14/26	36859	$ 587.44
VERIZON	08/14/26	36860	$ 1,180.14
TOSHIBA FINANCIAL SERVICES	08/14/26	36861	$ 186.16
BLUEBONNET HERB FARM	08/14/26	36862	$ 550.00
AMERICAN PATRIOT INDUSTRIES	08/14/26	36863	$ 2,395.00
AMERICAN PATRIOT INDUSTRIES	08/14/26	36864	$ 2,403.00
AMERICAN PATRIOT INDUSTRIES	08/14/26	36865	$ 1,588.00
AMERICAN PATRIOT INDUSTRIES	08/14/26	36866	$ 1,601.00
RIEMER, SHARON	08/14/26	36867	$ 796.14
IMPERIAL BRADY	08/14/26	36868	$ 69.04
LINKTAS LLC	08/14/26	36869	$ 525.00
DELL MARKETING L.P	08/14/26	36870	$ 2,843.68
DELL MARKETING L.P	08/14/26	36871	$ 1,202.48
SOUTHERN SOFTWARE, INC.	08/14/26	36872	$ 25,556.00
SOUTHERN SOFTWARE, INC.	08/14/26	36873	$ 11,152.00
SOUTHERN SOFTWARE, INC.	08/14/26	36874	$ 6,642.00
SOUTHERN SOFTWARE, INC.	08/14/26	36875	$ 8,447.00
BOB BARKER COMPANY INC	08/14/26	36876	$ 13,635.64
BOB BARKER COMPANY INC	08/14/26	36877	$ 2,102.40
BOB BARKER COMPANY INC	08/14/26	36878	$ 1,455.00
JOHNSTONE SUPPLY	08/14/26	36879	$ 2,224.50
JOHNSTONE SUPPLY	08/14/26	36880	$ 38.77
MODERN MARKETING	08/14/26	36881	$ 174.75
BROOKSHIRE M.W.D	08/14/26	36882	$ 106.16
XEROX CORPORATION	08/14/26	36883	$ 201.49
VANISH DOCUMENT SHREDDING	08/14/26	36884	$ 195.00
LOCAL L.P GAS INC.	08/14/26	36885	$ 52.00
GRADIENTS GROUP	08/17/26	36886	$ 10,142.50
INDEPENDENT HEALTH SERVICES	08/17/26	36887	$ 7,702.31
GRAINGER	08/17/26	36888	$ 343.53
GRAINGER	08/17/26	36889	$ 121.50
XEROX FINANCIAL SERVICES	08/17/26	36890	$ 240.00
EWALD KUBOTA	08/17/26	36891	$ 390.88
SOUTHERN TIRE MART	08/17/26	36892	$ 640.00

Treasurer's Record of Unpaid Claims	As of	8/31/2026	
Vendors	Date Registered	Reg #	Amount Registered
KATY HYDRAULIC	08/17/26	36893	$ 503.11
CLEVELAND ASPHALT PRODUCTS, INC	08/17/26	36894	$ 14,029.17
CINTAS	08/17/26	36895	$ 33.11
CARDINAL CONSULTING & ASSOCIATES	08/17/26	36896	$ 4,950.00
EWALD KUBOTA	08/17/26	36897	$ 40.06
MOFFITT SERVICES	08/17/26	36898	$ 4,000.00
WALLER COUNTY BUTANE	08/17/26	36899	$ 73.00
WALLER COUNTY BUTANE	08/17/26	36900	$ 29.95
ROMCO EQUIPMENT COMPANY LLC	08/17/26	36901	$ 554.04
LEGACY WASTE SERVICES	08/17/26	36902	$ 750.00
QUADIENT	08/17/26	36903	$ 59.15
CIRRO ENERGY	08/17/26	36904	$ 51.81
NETPROTEC LLC	08/17/26	36905	$ 620.00
BOXX MODULAR INC.	08/17/26	36906	$ 4,572.50
KYLE OFFICE PRODUCTS	08/17/26	36907	$ 275.00
SAN BERNARD ELECTRIC CO-OP	08/17/26	36924	$ 385.60
SAN BERNARD ELECTRIC CO-OP	08/17/26	36925	$ 437.15
ENTERPRISE FM TRUST	08/17/26	36926	$ 56,891.05
DIRECT ENERGY BUSINESS	08/17/26	36927	$ 158.34
DIRECT ENERGY BUSINESS	08/17/26	36928	$ 579.34
DIRECT ENERGY BUSINESS	08/17/26	36929	$ 20.00
DIRECT ENERGY BUSINESS	08/17/26	36930	$ 155.37
DIRECT ENERGY BUSINESS	08/17/26	36931	$ 2,420.55
HAYS COUNTY TREASURER	08/17/26	26912	$ 22,100.00
GRANTWORKS, INC	08/17/26	26913	$ 6,679.09
TRACK GROUP	08/17/26	36908	$ 447.75
ANGELO, VALERIE	08/17/26	36909	$ 24.35
FORT BEND COUNTY JUVENILE PROBATION	08/17/26	36910	$ 9,085.00
VICTORIA COUNTY JUVENILE SERVICES	08/17/26	36911	$ 1,600.00
XEROX CORPORATION	08/17/26	36914	$ 127.41
XEROX CORPORATION	08/17/26	36915	$ 296.56
SAN BERNARD ELECTRIC CO-OP	08/17/26	36916	$ 2,486.38
SAN BERNARD ELECTRIC CO-OP	08/17/26	36917	$ 632.35
SAN BERNARD ELECTRIC CO-OP	08/17/26	36918	$ 549.53
SAN BERNARD ELECTRIC CO-OP	08/17/26	36919	$ 245.16
SAN BERNARD ELECTRIC CO-OP	08/17/26	36920	$ 361.69
SAN BERNARD ELECTRIC CO-OP	08/17/26	36921	$ 368.04
SAN BERNARD ELECTRIC CO-OP	08/17/26	36922	$ 853.20
SAN BERNARD ELECTRIC CO-OP	08/17/26	36923	$ 20,348.60
SPARKLIGHT	08/18/26	36932	$ 581.00
SPARKLIGHT	08/18/26	36933	$ 581.00
SPARKLIGHT	08/18/26	36934	$ 269.93
WALLER-HARRIS EMERGENCY SERVICES DISTRICT 200	08/18/26	36935	$ 10.00
GUILLORY, MICHAEL	08/18/26	36936	$ 20.00
FERNANDEZ, SALVADOR ESTUPINAN	08/18/26	36937	$ 10.89
COMMUNITY SUPERVISION & CORRECTIONS DEPT	08/18/26	36938	$ 20.00
MCKERLEY, CARRIE	08/18/26	36939	$ 495.00
O'BRIAN COUNSELING SERVICES, INC.	08/18/26	36940	$ 100.00
KING, JACK	08/18/26	36941	$ 47.40
AMERICAN FIRE SYSTEMS INC.	08/18/26	36942	$ 575.00
WALLER COUNTY ELECTRIC	08/18/26	36943	$ 3,456.00
POOL CUSTOM IRONWORKS	08/18/26	36944	$ 22,270.00
HENSLEY, DEAN	08/18/26	36945	$ 86.49
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	08/18/26	36946	$ 1,539.19
KATY PRINTERS	08/18/26	36947	$ 326.60
TEXAS DEPARTMENT OF STATE HEALTH SERVICES	08/18/26	36948	$ 219.60
REPUBLIC SERVICES #473	08/18/26	36949	$ 1,333.56
ATRON SOLUTIONS, LLC	08/18/26	36950	$ 13,445.78
QUADIENT FINANCE USA, INC.	08/18/26	36951	$ 1,199.93
TEXAS PRIDE DISPOSAL	08/18/26	36952	$ 47.18
HARRIS, CHARLIE JR	08/18/26	36953	$ 150.00
JIMENEZ, XOCHITL	08/18/26	36954	$ 150.00
CAMPBELL, RECA	08/18/26	36955	$ 150.00
CAMPBELL, SARAH	08/18/26	36956	$ 150.00
KNIGHT, CHRISTOPHER	08/18/26	36957	$ 150.00
ULINE	08/18/26	36958	$ 686.96
ULINE	08/18/26	36959	$ 884.20
ULINE	08/18/26	36960	$ 1,626.96
C&C SPORTS & APPAREL	08/18/26	36961	$ 529.55
UNITED AG & TURF	08/18/26	36962	$ 749.67
VERIZON	08/18/26	36963	$ 199.95
LAUDER, TIMOTHY	08/18/26	36964	$ 224.00

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STEPHENS, GEARY	08/18/26	36965	$ 224.00
BRANDON, GREGORY	08/18/26	36966	$ 275.25
HOMETOWN HARDWARE	08/18/26	36967	$ 23.98
HOMETOWN HARDWARE	08/18/26	36968	$ 46.74
HOMETOWN HARDWARE	08/18/26	36969	$ 84.54
HOMETOWN HARDWARE	08/18/26	36970	$ 6.59
HOMETOWN HARDWARE	08/18/26	36971	$ 6.59
NICHOLS, ANGELA	08/18/26	36972	$ 468.00
AGUILAR, ALFONSO	08/18/26	36973	$ 300.00
AGUILAR, ALFONSO	08/18/26	36974	$ 300.00
DEPARTMENT OF INFORMATION RESOURCES	08/20/26	36976	$ 430.15
TEXAS STAR TRANSPORT, LLC	08/20/26	36977	$ 3,254.57
TEXAS STAR TRANSPORT, LLC	08/20/26	36978	$ 3,246.07
TEXAS STAR TRANSPORT, LLC	08/20/26	36979	$ 3,208.28
TEXAS STAR TRANSPORT, LLC	08/20/26	36980	$ 822.78
TEXAS STAR TRANSPORT, LLC	08/20/26	36981	$ 824.04
TEXAS STAR TRANSPORT, LLC	08/20/26	36982	$ 3,289.85
TEXAS STAR TRANSPORT, LLC	08/20/26	36983	$ 3,065.27
TEXAS STAR TRANSPORT, LLC	08/20/26	36984	$ 3,159.14
TEXAS STAR TRANSPORT, LLC	08/20/26	36985	$ 3,252.36
TEXAS STAR TRANSPORT, LLC	08/20/26	36986	$ 3,270.66
TEXAS STAR TRANSPORT, LLC	08/20/26	36987	$ 3,120.39
TEXAS STAR TRANSPORT, LLC	08/20/26	36988	$ 2,536.06
TEXAS STAR TRANSPORT, LLC	08/20/26	36989	$ 3,143.06
TEXAS STAR TRANSPORT, LLC	08/20/26	36990	$ 930.39
TEXAS STAR TRANSPORT, LLC	08/20/26	36991	$ 822.15
NAPA AUTO PARTS	08/20/26	36992	$ 8.06
NAPA AUTO PARTS	08/20/26	36993	$ 177.88
NAPA AUTO PARTS	08/20/26	36994	$ 87.98
NAPA AUTO PARTS	08/20/26	36995	$ 396.16
NAPA AUTO PARTS	08/20/26	36996	$ 98.57
NAPA AUTO PARTS	08/20/26	36997	$ 26.99
NAPA AUTO PARTS	08/20/26	36998	$ 111.99
HOMETOWN HARDWARE	08/20/26	36999	$ 95.94
HOMETOWN HARDWARE	08/20/26	37000	$ 959.52
HOMETOWN HARDWARE	08/20/26	37001	$ 49.98
HOMETOWN HARDWARE	08/20/26	37002	$ 79.99
HOMETOWN HARDWARE	08/20/26	37003	$ 62.98
HOMETOWN HARDWARE	08/20/26	37004	$ 23.98
HOMETOWN HARDWARE	08/20/26	37005	$ 49.98
HOMETOWN HARDWARE	08/20/26	37006	$ 68.92
HOMETOWN HARDWARE	08/20/26	37007	$ 149.94
QUILL COROPORATION	08/20/26	37008	$ 96.28
QUILL COROPORATION	08/20/26	37009	$ 860.47
QUILL COROPORATION	08/20/26	37010	$ 279.99
QUILL COROPORATION	08/20/26	37011	$ 1,119.96
QUILL COROPORATION	08/20/26	37012	$ 107.98
QUILL COROPORATION	08/20/26	37013	$ 123.41
QUILL COROPORATION	08/20/26	37014	$ 17.99
QUILL COROPORATION	08/20/26	37015	$ 333.53
QUILL COROPORATION	08/20/26	37016	$ 53.18
QUILL COROPORATION	08/20/26	37017	$ 32.39
QUILL COROPORATION	08/20/26	37018	$ 50.37
QUILL COROPORATION	08/20/26	37019	$ 37.99
QUILL COROPORATION	08/20/26	37020	$ 117.89
UTILITY TRAILER OF TEXAS	08/20/26	37021	$ 518.52
LINEBARGER, GOGGAN, BLAIR, & SAMPSON, LLP	08/24/26	37022	$ 400.00
RALSTON, OWEN JR.	08/24/26	37023	$ 350.00
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	08/24/26	37024	$ 5,118.83
TEXAS ASSOCIATION OF COUNTIES	08/24/26	37025	$ 250.00
FAIRCHILD, LYNDA	08/24/26	37026	$ 492.00
HENSLEY, DEAN	08/24/26	37027	$ 104.98
HENSLEY, DEAN	08/24/26	37028	$ 236.63
PAPE-DAWSON ENGINEERS	08/24/26	37029	$ 29,181.25
HALFF	08/24/26	37030	$ 5,477.98
SEETS, MARTIN	08/24/26	37031	$ 45.00
SEETS, MARTIN	08/24/26	37032	$ 175.00
NUNN, TRAVIS	08/24/26	37033	$ 500.00
NUNN, TRAVIS	08/24/26	37034	$ 107.23
MURPHREE, DENNIS	08/24/26	37035	$ 116.88
MURPHREE, DENNIS	08/24/26	37036	$ 350.00
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37037	$ 597.27

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ODP BUSINESS SOLUTIONS, LLC	08/24/26	37038	$ 494.03
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37039	$ 46.47
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37040	$ 226.36
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37041	$ 47.04
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37042	$ 19.69
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37043	$ 121.05
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37044	$ 118.49
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37045	$ 81.34
ODP BUSINESS SOLUTIONS, LLC	08/24/26	37046	$ 74.99
NEPTUNE SOCIETY	08/24/26	37047	$ 2,200.00
IVM SOLUTIONS LLC	08/24/26	37048	$ 39,060.00
IVM SOLUTIONS LLC	08/24/26	37049	$ 27,300.00
ALSCO	08/24/26	37050	$ 60.00
ROCA CLEANING SERVICES	08/24/26	37051	$ 750.00
ROCA CLEANING SERVICES	08/24/26	37052	$ 600.00
MOFFITT SERVICES	08/24/26	37053	$ 250.00
STRIPES & STOPS COMPANY, INC.	08/24/26	37054	$ 38,163.57
STRIPES & STOPS COMPANY, INC.	08/24/26	37055	$ 42,850.37
HOMETOWN HARDWARE	08/24/26	37056	$ 17.98
CLEVELAND ASPHALT PRODUCTS, INC	08/24/26	37057	$ 10,026.50
AUTOZONE	08/24/26	37058	$ 69.98
CLEVELAND ASPHALT PRODUCTS, INC	08/24/26	37059	$ 14,482.00
CLEVELAND ASPHALT PRODUCTS, INC	08/24/26	37060	$ 14,587.17
MCKERLEY, CARRIE	08/24/26	37061	$ 1,605.00
KATY TIMES	08/24/26	37062	$ 1,071.88
DELL MARKETING L.P	08/24/26	37063	$ 4,081.04
DELL MARKETING L.P	08/24/26	37064	$ 1,202.48
LDD BLUELINE	08/24/26	37065	$ 422.18
LDD BLUELINE	08/24/26	37066	$ 68,118.75
LDD BLUELINE	08/24/26	37067	$ 110,632.50
ULINE	08/25/26	37068	$ 258.19
UNITED STATE POSTAL SERVICE	08/25/26	37069	$ 10,000.00
GRAINGER	08/25/26	37070	$ 449.43
GRAVES, AZHANE	08/25/26	37071	$ 40.58
ANGELO, VALERIE	08/25/26	37072	$ 443.15
SCOTT, CHANELLE	08/25/26	37073	$ 443.15
TEXAS ASSOCIATION OF COUNTIES	08/25/26	37074	$ 275.00
TEXAS ASSOCIATION OF COUNTIES	08/25/26	37075	$ 300.00
CASA FOR KIDS	08/25/26	37076	$ 512.00
WALLER COUNTY CHILD WELFARE CHARITY	08/25/26	37077	$ 496.00
PIERCE, CHERYL	08/25/26	37078	$ 169.65
CORBETT, REVAH	08/25/26	37079	$ 174.00
AGUILAR, ALFONSO	08/25/26	37080	$ 300.00
AGUILAR, ALFONSO	08/25/26	37081	$ 300.00
AGUILAR, ALFONSO	08/25/26	37082	$ 300.00
AGUILAR, ALFONSO	08/25/26	37083	$ 300.00
EDMONDS INSURANCE AGENCY	08/25/26	37084	$ 1,155.00
IMPERIAL BRADY	08/25/26	37085	$ 565.60
ORIENTAL TRADING	08/25/26	37086	$ 138.83
MONTGOMERY COUNTY	08/25/26	37087	$ 3,300.00
SCHMIDT FUNERAL HOME	08/25/26	37088	$ 1,200.00
HARRIS COUNTY ACCOUNTS RECEIVABLE GENERAL	08/25/26	37090	$ 7,983.00
INTEGRATED PRESCRIPTION MANAGEMENT	08/25/26	37091	$ 30.08
NEXT ELECTION SERVICES	08/25/26	37092	$ 19,685.12
TREVIPAY	08/25/26	37093	$ 94.91
TREVIPAY	08/25/26	37094	$ 416.12
PITNEY BOWES INC	08/25/26	37095	$ 141.00
PITNEY BOWES INC	08/25/26	37096	$ 283.80
ENHANCED LASER PRODUCTS	08/25/26	37097	$ 180.00
PSYCHOLOGICAL SERVICES CENTER	08/25/26	37098	$ 550.00
JOHNSTONE SUPPLY	08/25/26	37099	$ 93.63
IMPERIAL WOODWORKS	08/25/26	37100	$ 22,387.00
AREVESS	08/25/26	37101	$ 1,530.00
QUILL COROPORATION	08/26/26	37114	$ 11.96
QUILL COROPORATION	08/26/26	37115	$ 9.40
QUILL COROPORATION	08/26/26	37116	$ 86.39
QUILL COROPORATION	08/26/26	37117	$ 28.30
QUILL COROPORATION	08/26/26	37118	$ 27.98
QUILL COROPORATION	08/26/26	37119	$ 584.96
QUILL COROPORATION	08/26/26	37120	$ 1,099.90
KIMLEY-HORN AND ASSOCIATED, INC	08/26/26	37121	$ 53,860.56
CIVIL CORP	08/26/26	37122	$ 17,532.18

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HR GREEN	08/26/26	37123	$ 45,588.53
SCHAUMBURG & POLK, INC	08/26/26	37124	$ 105,476.40
B2Z ENGINEERING	08/26/26	37125	$ 70,055.35
JUVENILE JUSTICE ASSOCIATION OF TEXAS	08/26/26	37126	$ 225.00
JUVENILE JUSTICE ASSOCIATION OF TEXAS	08/26/26	37127	$ 225.00
JUVENILE JUSTICE ASSOCIATION OF TEXAS	08/26/26	37128	$ 225.00
HARDY, CHARLESTON	08/26/26	37129	$ 40.58
SHARPE, DOMINIQUE	08/26/26	37130	$ 24.35
SHARPE, DOMINIQUE	08/26/26	37131	$ 24.35
TEXAS STAR TRANSPORT, LLC	08/26/26	37132	$ 3,353.18
TEXAS STAR TRANSPORT, LLC	08/26/26	37133	$ 3,295.23
NAPA AUTO PARTS	08/26/26	37134	$ (265.44)
NAPA AUTO PARTS	08/26/26	37135	$ 265.44
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37160	$ 102.94
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37161	$ 22.86
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37162	$ 284.38
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37163	$ 70.39
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37164	$ 237.90
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37165	$ 194.00
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37166	$ 278.24
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37167	$ 90.70
ODP BUSINESS SOLUTIONS, LLC	08/26/26	37168	$ 106.36
LE, MARK D MD PA	08/26/26	37169	$ 75.00
LE, MARK D MD PA	08/26/26	37170	$ 75.00
LE, MARK D MD PA	08/26/26	37171	$ 75.00
LE, MARK D MD PA	08/26/26	37172	$ 75.00
LE, MARK D MD PA	08/26/26	37173	$ 75.00
LE, MARK D MD PA	08/26/26	37174	$ 75.00
LE, MARK D MD PA	08/26/26	37175	$ 75.00
LE, MARK D MD PA	08/26/26	37176	$ 75.00
LE, MARK D MD PA	08/26/26	37177	$ 75.00
LE, MARK D MD PA	08/26/26	37178	$ 75.00
LE, MARK D MD PA	08/26/26	37179	$ 75.00
LE, MARK D MD PA	08/26/26	37180	$ 75.00
LE, MARK D MD PA	08/26/26	37181	$ 75.00
US BANK	08/26/26	37102	$ 6,816.70
VOYAGER	08/26/26	37103	$ 75,772.24
BROOKSHIRE HARDWARE	08/26/26	37104	$ 214.89
DIRECTV	08/26/26	37105	$ 296.98
AT&T	08/26/26	37106	$ 4,187.59
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/26/26	37107	$ 8,603.19
SANTOS, ROBERTO	08/26/26	37108	$ 352.00
WALLER COUNTY TAX OFFICE	08/26/26	37109	$ 22.50
WINSLOW, DEBBIE	08/26/26	37110	$ 38.00
WINSLOW, DEBBIE	08/26/26	37111	$ 57.00
HOMETOWN HARDWARE	08/26/26	37112	$ 244.97
HOMETOWN HARDWARE	08/26/26	37113	$ 39.35
NAPA AUTO PARTS	08/26/26	37136	$ 362.98
NAPA AUTO PARTS	08/26/26	37137	$ 95.45
NAPA AUTO PARTS	08/26/26	37138	$ 99.44
NAPA AUTO PARTS	08/26/26	37139	$ 226.56
NAPA AUTO PARTS	08/26/26	37140	$ 63.92
NAPA AUTO PARTS	08/26/26	37141	$ 497.88
NAPA AUTO PARTS	08/26/26	37142	$ 44.35
NAPA AUTO PARTS	08/26/26	37143	$ 106.24
NAPA AUTO PARTS	08/26/26	37144	$ 107.94
NAPA AUTO PARTS	08/26/26	37145	$ 84.88
NAPA AUTO PARTS	08/26/26	37146	$ 12.04
NAPA AUTO PARTS	08/26/26	37147	$ 1,186.69
NAPA AUTO PARTS	08/26/26	37148	$ 279.20
NAPA AUTO PARTS	08/26/26	37149	$ 134.29
NAPA AUTO PARTS	08/26/26	37150	$ 361.61
NAPA AUTO PARTS	08/26/26	37151	$ 25.35
NAPA AUTO PARTS	08/26/26	37152	$ 49.08
NAPA AUTO PARTS	08/26/26	37153	$ 44.94
NAPA AUTO PARTS	08/26/26	37154	$ 359.69
NAPA AUTO PARTS	08/26/26	37155	$ 53.99
NAPA AUTO PARTS	08/26/26	37156	$ 107.97
NAPA AUTO PARTS	08/26/26	37157	$ 15.85
HJM CONSTRUCTION	08/26/26	37158	$ 28,663.25
XEROX FINANCIAL SERVICES	08/26/26	37159	$ 179.00
LE, MARK D MD PA	08/26/26	37182	$ 75.00

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LE, MARK D MD PA	08/26/26	37183	$ 75.00
LE, MARK D MD PA	08/26/26	37184	$ 75.00
LE, MARK D MD PA	08/26/26	37185	$ 75.00
LE, MARK D MD PA	08/26/26	37186	$ 75.00
LE, MARK D MD PA	08/26/26	37187	$ 75.00
LE, MARK D MD PA	08/26/26	37188	$ 75.00
LE, MARK D MD PA	08/26/26	37189	$ 75.00
LE, MARK D MD PA	08/26/26	37190	$ 75.00
LE, MARK D MD PA	08/26/26	37191	$ 75.00
LE, MARK D MD PA	08/26/26	37192	$ 75.00
FREEDOM FITNESS EQUIPMENT	08/26/26	37193	$ 7,619.99
CANON FINANCIAL SERVICE	08/26/26	37194	$ 484.65
ULINE	08/26/26	37195	$ 758.70
SAN BERNARD ELECTRIC CO-OP	08/26/26	37196	$ 763.43
VERIZON	08/26/26	37197	$ 299.00
TREVIPAY	08/26/26	37198	$ 293.11
TREVIPAY	08/26/26	37199	$ 721.52
TREVIPAY	08/26/26	37200	$ 215.49
TREVIPAY	08/26/26	37201	$ (31.32)
TREVIPAY	08/26/26	37202	$ 35.24
TREVIPAY	08/26/26	37203	$ 31.32
RICOH USA INC.	08/26/26	37204	$ 130.12
THE WALLER COUNTY EXPRESS	08/26/26	37205	$ 742.50
PINNACLE MEDICAL MANAGEMENT	08/27/26	37206	$ 605.00
PETROLEUM TRADERS CORPORATION	08/27/26	37207	$ 26,882.40
PETROLEUM TRADERS CORPORATION	08/27/26	37208	$ 28,579.58
WALLER COUNTY ASPHALT	08/27/26	37209	$ 43,241.00
C&C SPORTS & APPAREL	08/27/26	37210	$ 354.00
KATY HYDRAULIC	08/27/26	37211	$ 382.80
PATTISON WATER SUPPLY CORP	08/27/26	37212	$ 900.00
INNOVATIVE COMMERCIAL INTERIORS LLC	08/27/26	37213	$ 8,550.00
ALSCO	08/27/26	37214	$ 351.37
C&C SPORTS & APPAREL	08/27/26	37215	$ 354.00
NORTHERN SAFETY CO., INC	08/27/26	37216	$ 453.02
DOGGETT HEAVY MACHINERY SERVICES	08/27/26	37217	$ 1,056.85
AMERICAN PATRIOT INDUSTRIES	08/27/26	37218	$ 1,820.00
TEXAS JAIL ASSOCIATION	08/27/26	37219	$ 45.00
NEW STAR MUFFLER SHOP	08/27/26	37220	$ 1,440.00
JARVIS TIRE PROS	08/27/26	37221	$ 216.67
LAROCHE	08/27/26	37222	$ 29.72
APPLE FORD MERCURY	08/27/26	37223	$ 180.40
APPLE FORD MERCURY	08/27/26	37224	$ 93.48
APPLE FORD MERCURY	08/27/26	37225	$ 272.18
FOURRIER FAMILY DENTISTRY	08/27/26	37226	$ 819.00
BOB BARKER COMPANY INC	08/27/26	37227	$ 1,958.40
BOB BARKER COMPANY INC	08/27/26	37228	$ 369.95
BOB BARKER COMPANY INC	08/27/26	37229	$ 946.00
BOB BARKER COMPANY INC	08/27/26	37230	$ 14.45
GT DISTRIBUTORS	08/27/26	37231	$ 305.96
STEINHAUSER'S	08/27/26	37232	$ 153.38
WALLER COUNTY FEED	08/27/26	37233	$ 105.00
WALLER COUNTY FEED	08/27/26	37234	$ 112.40
WALLER COUNTY FEED	08/27/26	37235	$ 45.29
TRINITY GROUP SERVICES, INC.	08/27/26	37236	$ 5,781.85
TRINITY GROUP SERVICES, INC.	08/27/26	37237	$ 5,811.83
VANISH DOCUMENT SHREDDING	08/27/26	37238	$ 85.00
INTERPRETERS AND TRANSLATORS INC	08/27/26	37239	$ 110.00
ZAVALA, IRMA	08/27/26	37240	$ 545.00
GRAINGER	08/27/26	37241	$ 441.64
JOHNSTONE SUPPLY	08/27/26	37242	$ 81.51
RUGGED DEPOT	08/27/26	37243	$ 16,768.00
RUGGED DEPOT	08/27/26	37244	$ 1,236.00
DODSON, BENNETT	08/27/26	37245	$ 271.71
INNOVATIVE COMMUNICATION SYSTEMS	08/27/26	37246	$ 87.50
TRINICOM COMMUNICATIONS, LLC	08/27/26	37247	$ 234.22
TRINICOM COMMUNICATIONS, LLC	08/27/26	37248	$ 107.49
TRINICOM COMMUNICATIONS, LLC	08/27/26	37249	$ 53.74
TRINICOM COMMUNICATIONS, LLC	08/27/26	37250	$ 53.74
KIMBALL MIDWEST	08/27/26	37251	$ 157.04
TOTAL UNPAID			**$ 3,759,906.67**

Waller County, TX

Payable Register

Item 6.

Payable Detail by Vendor Name

Packet: APPKT02694 - 09/30/26 RET INS

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 18425 - AMWINS GROUP BENEFITS									**Vendor Total:**	**22,800.00**
Oct 2026 County Portion Oct 2026	Invoice APBNK - APBNK	10/1/2026	10/1/2026	10/1/2026	10/1/2026 No	22,800.00	0.00	0.00	0.00	22,800.00

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
County Portion Oct 2026	N/A	0.00	0.00	22,800.00	0.00	0.00	0.00	22,800.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		22,800.00	100.00%

Vendor: 07548 - TAC HEBP									**Vendor Total:**	**24,914.43**
Oct 2026 County BCBS Co Portion Ret Prem Oct 2026	Invoice APBNK - APBNK	10/1/2026	10/1/2026	10/1/2026	10/1/2026 No	17,896.24	0.00	0.00	0.00	17,896.24

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Co Portion Ret Prem Oct 2026	N/A	0.00	0.00	17,896.24	0.00	0.00	0.00	17,896.24

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		17,896.24	100.00%

Oct 2026 Retiree BCBS Retiree Payment Oct 2026	Invoice APBNK - APBNK	10/1/2026	10/1/2026	10/1/2026	10/1/2026 No	7,018.19	0.00	0.00	0.00	7,018.19

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Retiree Payment Oct 2026	N/A	0.00	0.00	7,018.19	0.00	0.00	0.00	7,018.19

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		7,018.19	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	47,714.43	0.00	0.00	0.00	47,714.43	0.00	47,714.43
	Grand Total:	**47,714.43**	**0.00**	**0.00**	**0.00**	**47,714.43**	**0.00**	**47,714.43**

Account Summary

Account	Name		Amount
125-685-520303	Health Insurance		40,696.24
		Total:	**40,696.24**

Account	Name		Amount
999-203-111200	Medical Insurance		7,018.19
		Total:	**7,018.19**

From: Dean Hensley
To: Brooke Bacuetes
Cc: Brian Cantrell
Subject: Igloo Donation
Date: Saturday, August 29, 2026 1:03:16 AM
Attachments: image001.jpg
image002.jpg
image003.jpg
image004.png
image005.png
image006.png

Brooke,

Igloo donated a pallet of work gloves and arm sleeve protectors.
Donation value $1000 dollars

Dean Hensley, FEMT-Class#3, IAAI-CFI, NAFI-CFEI, NAFI-CVFI,NAFI-CFII,PIO, AEMT
Assistant Chief

Waller County Fire Marshal's Office &
Office of Homeland Security & Emergency Management

Administration Office:
32225 U. S. Highway 90 Business, suite #114
Brookshire, Texas 77423
979-826-7785-Office
832-684-1083-County Cell Phone
d.hensley@wallercounty.us

Operations Office:
5411 FM 2855, Brookshire, Texas 77423
Fire Station #72

Fire Report Request: publicinformation@wallercounty.us

"Be Kind To One Another, it's free"



WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2026-08-20

Permit # 2026-2187

Issued To: Comcast of Houston, Justin Valentine

Road Name: Penick Rd and Hoover Ln

Utility Type: Fiber optic conduit

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

Ross McCall
County Engineer

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2026-09-02

Permit # 2026-2853

Issued To: San Bernard Electric Cooperative, Paul Pierantozzi

Road Name: Lakeside Dr.

Utility Type: 2 New Poles

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.
Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
3. All placement of lines beneath roadways and asphalt or concrete paved driveways shall be jacked and bored. No open cut will be allowed within five feet of the edge of roadways or such driveways. Open cuts on unpaved driveways shall be performed only with a trenching machine and shall not be excavated. In such cases the trench shall be backfilled and compacted. The driveway surface shall be restored to its original or better condition.
4. All buried water lines shall be marked thoroughly with detectable tracer wire. All other lines shall be marked thoroughly with detectable underground warning tape. Public to be safe-guarded by use of construction signs and barricades. Identification markers shall be placed along right-of-way lines, that is readily identifiable, indicating name of Company, type of line and emergency contact number.
5. Restore roads to their original condition. Trench is to be back-tracked, dragged, graded and filled as necessary to minimize erosion and sedimentation resulting from the proposed installation. Ditches are to be left clear for drainage.
6. The Commissioners Court may require the owner to relocate this line, for valid reasons under the law by giving thirty (30) days written notice.

J. Ross McCall

Ross McCall
County Engineer

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 4, 2026

Neil A. Williams, P.E.
A & S Engineers, Inc.
10377 Stella Link Road
Houston, TX 77025
713-942-2700

Re: Trails at Cochran Section 2 – Substantial Completion /One-Year Warranty Period

Mr. Dreahn,

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

Inspectors from the Waller County Engineering Department concluded that all punch list items are completed.

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of September 16, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

Please contact our office at engineeringinspection@wallercounty.us if maintenance of any road surface in this section is required during this warranty time period.

Contact us on or after the anniversary date of September 16, 2027, to schedule the Final Inspection.

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

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, NEIL WILLIAMS (Name), hereby certify that I am a Registered Professional Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at TRAILS AT COCHRAN RANCH, SECTION 2 (Description of Project)

Constructed at 14294 COCHRAN ROAD (Address), WALLER (City), Texas, 77484 (Zip Code) was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: FASTBOY COCHRAN ROAD, LLC

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: R CONSTRUCTION CIVIL, LLC

Address: 800 WILCREST, SUITE 360

City, State: HOUSTON, TEXAS, 77042

Contact Person: BRODY MAEDGEN

Phone: (713) 334-5757 Email: brody@rconstructioninc.com

(Engineers Seal)

STATE OF TEXAS
NEIL A. WILLIAMS
144947
LICENSED
PROFESSIONAL ENGINEER

(Signature) 09/02/2026 (Date)

10377 STELLA LINK RD
(Mailing Address)

HOUSTON, TEXAS, 77025
(City, State, Zip)

NAW@AS-ENGINEERS.COM
(Email)

(713) 942-2700
(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall, P.E., Waller County Engineer 9/03/2026 **Date**

Trails at Cochran Ranch - Section 2

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
Broken Fence Trail	3	126.50	0.02	80-Foot	7" Rein. Conc.	32	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 27,071.00	
Echo Valley Drive	3	1143.17	0.22	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 244,638.38	
Lily Bay Drive	3	1144.33	0.22	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 244,886.62	
Haystack Hollow Lane	3	812.83	0.15	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 173,945.62	
Indigo Field Drive	3	373.33	0.07	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 79,892.62	
Rusted Spurway	3	1,090.50	0.21	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 233,367.00	
Navy Clouds Drive	3	893.25	0.17	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 191,155.50	
Jasmine Ridge Lane	3	472.08	0.09	60-Foot	6" Rein. Conc.	28	Trails at Cochran Ranch - Section 2	9/8/2025	2511203	$ 101,025.12	
		6055.99	**1.15**							$1,295,981.86	

$ 214.00

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 4, 2026

John R. Dreahn, P.E.
Quiddity
1575 Sawdust Road, Ste 400
The Woodlands, TX 77380
281-363-4039

Re: Woodhaven Estates Section 6 – Substantial Completion /One-Year Warranty Period

Mr. Dreahn,

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

Inspectors from the Waller County Engineering Department concluded that all punch list items are completed.

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of September 16, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

Please contact our office at engineeringinspection@wallercounty.us if maintenance of any road surface in this section is required during this warranty time period.

Contact us on or after the anniversary date of September 16, 2027, to schedule the Final Inspection.

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

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, John R. Dreahn, PE, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Construction of WS&D and Paving for Woodhaven Estates Section 6
(Description of Project)

Constructed at 24240 FM 1488, Magnolia, Texas, 77355
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: 1605 Investments, LTD

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Principal Services, LTD

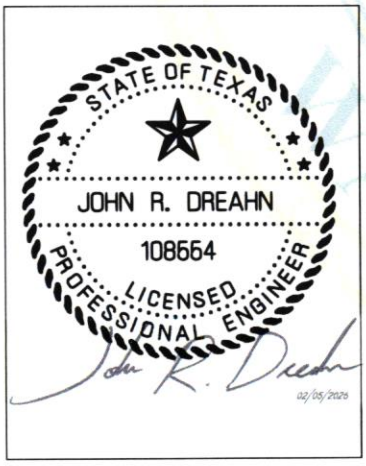
Address: 27080 Mandell Road

City, State: Cleveland, Texas 77328

Contact Person: Celso Garcia

Phone: 832-600-2150 Email: cgarcia@principaltx.com

(Engineers Seal)



John R. Dreahn 2/5/2026
(Signature) (Date)

1575 Sawdust Suite 400
(Mailing Address)

The Woodlands, Texas
(City, State, Zip)

jdreahn@quiddity.com
(Email)

346-231-0866
(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall 9/01/26
J. Ross McCall, P.E., Waller County Engineer **Date**

WOODHAVEN ESTATES SECTION 6											
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
BIRDS LANDING DRIVE	2	1341.74	0.25	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512356	$401,603.82	
SHADY GLEN LANE	2	1794.79	0.34	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512356	$537,208.79	
ALDER BAY TRAIL	2	489.9	0.09	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512356	$146,634.75	
MISTY PINES WAY	2	208.38	0.04	60'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512356	$62,371.40	
ALMOND GROVE DRIVE	2	990.31	0.19	60'	7" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512356	$307,040.06	
ASPEN BROOKE LANE	2	144.85	0.03	90'	6" Concrete Pavement	2-25'	Woodhaven Estates	10/1/2025	2512356	$43,355.88	
	Internal	3979.66	0.75						Internal	$1,191,174.64	
	Collector	990.31	0.19						Collector	$307,040.06	
	Total	4,969.97	0.94						Total	$1,498,214.70	
		$301.45	J.F.								

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September, 2026

Ron J. Dechert, P.E.
Costello
Engineering & Surveying
2107 CityWest Blvd., 3rd Floor
Houston, TX 77042
713-783-7788

Re: Lakeview Section 2 – Final Acceptance

Mr. Dechert,

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

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

If you have any questions, please let me know.

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Ron Dechert (Name), hereby certify that I am a Registered Professional Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at Lakeview Section One, Two, Three, and Four (Description of Project)

Constructed at Lakeview Way (Address), Waller (City), Texas, 77484 (Zip Code) was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Prairie Legacy partners, inc o/b/o Waller County MUD 34A

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Precise Services, Inc.

Address: 22337 Sandy Lane

City, State: Porter, Texas 77365

Contact Person: Alberto Lopez

Phone: 281-354-5685 Email: alberto.lopez@preciseservicesinc.com

(Engineers Seal)

06-18-2026
STATE OF TEXAS
RON J. DECHERT
96544
LICENSED
PROFESSIONAL ENGINEER

(Signature) 06-18-2026 (Date)

2107 CityWest Blvd., 3rd Floor
(Mailing Address)

Houston, Texas 77042
(City, State, Zip)

rdechert@pape-dawson.com
(Email)

713-428-2400
(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall, P.E., Waller County Engineer — **Date** 9/01/26

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
LAKEVIEW WAY	4	1507.61	0.29	MAX 120-Foot/MIN 70-Foot	7" Rein. Conc.	MAX 28-Foot/MIN 22-Foot	Lakeview - Section 2	2/15/2023	2301800	$ 1,485,136.31	
LAKE BREEZE DRIVE	4	1547.73	0.29	MAX 90-Foot/MIN 70-Foot	6" Rein. Conc.	MAX 22-Foot/MIN 11-Foot	Lakeview - Section 2	2/15/2023	2301800	$ 1,524,658.25	
GREEN RIDGE CIRCLE	4	586.45	0.11	70-Foot	6" Rein. Conc.	22	Lakeview - Section 2	2/15/2023	2301800	$ 577,707.89	
WHISPERING OAKS LANE	4	825.14	0.16	70-Foot	6" Rein. Conc.	22	Lakeview - Section 2	2/15/2023	2301800	$ 812,839.78	
SUNNY LAKE TRAIL	4	622.87	0.12	70-Foot	6" Rein. Conc.	22	Lakeview - Section 2	2/15/2023	2301800	$ 613,584.98	
PRAIRIE MEADOW TRAIL	4	947.56	0.18	70-Foot	6" Rein. Conc.	22	Lakeview - Section 2	2/15/2023	2301800	$ 933,434.88	
RANCH HOME DRIVE	4	73.73	0.01	70-Foot	6" Rein. Conc.	22	Lakeview - Section 2	2/15/2023	2301800	$ 72,630.92	
		6111.09	**1.16**							$ 6,019,993.00	

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 1, 2026

Ron J. Dechert, P.E.
Costello Engineering & Surveying
2107 CityWest Blvd., 3rd Floor
Houston, TX 77042
713-783-7788

Re: Lakeview Section 4 – Final Acceptance

Mr. Dechert,

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

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

If you have any questions, please let me know.

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Ron Dechert, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at Lakeview Section One, Two, Three, and Four
(Description of Project)

Constructed at Lakeview Way, Waller, Texas, 77484
(Address) (City) (Zip Code)

was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Prairie Legacy partners, inc o/b/o Waller County MUD 34A

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Precise Services, Inc.

Address: 22337 Sandy Lane

City, State: Porter, Texas 77365

Contact Person: Alberto Lopez

Phone: 281-354-5685 Email: alberto.lopez@preciseservicesinc.com

(Engineers Seal)



(Signature) 06-18-2026 (Date)

2107 CityWest Blvd., 3rd Floor
(Mailing Address)

Houston, Texas 77042
(City, State, Zip)

rdechert@pape-dawson.com
(Email)

713-428-2400
(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall, P.E., Waller County Engineer 9/01/26 **Date**

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
WILDFLOWER PLACE	4	1036.12	0.20	70-Foot	6" Rein. Conc.	22	Lakeview - Section 4	2/15/2023	2301805	$ 1,200,352.00	
		1036.12	**0.20**							$ 1,200,352.00	

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 1, 2026

Ron J. Dechert, P.E.
Costello Engineering & Surveying
2107 CityWest Blvd., 3rd Floor
Houston, TX 77042
713-783-7788

Re: Lakeview Section 5 – Final Acceptance

Mr. Dechert,

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

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

If you have any questions, please let me know.

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Ron Dechert (Name), hereby certify that I am a Registered Professional Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at Lakeview Section 5 (Description of Project) **Constructed at** Ranch Home Drive (Address), Waller (City), Texas, 77484 (Zip Code) was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Prairie Legacy partners, inc o/b/o Waller County MUD 34A

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: R Construction Civil, LLC

Address: P.O. Box 189

City, State: Buffalo, Texas 75831

Contact Person: Brody Maedgen

Phone: 830-393-2888 Email: brody@rconstructioninc.com

(Engineers Seal)



Ron J Dechert (Signature) 06-18-2026 (Date)

2107 CityWest Blvd., 3rd Floor (Mailing Address)

Houston, Texas 77042 (City, State, Zip)

rdechert@pape-dawson.com (Email)

713-428-2400 (Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall 9/01/26

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

Lakeview Section 5

Road Name	Precinct	Length		Right-of-Way	Pavement		Acceptance			Subdivision	Plat Recordation		Cost of	Cost/LF	Comments
		Feet	Miles	Width	Type	Width	Date	Volume	Page		Date	Instrument No.	Construction		
Ranch Home Drive	3	1017.16	0.19	70-Foot	6" Rein. Conc.	22				Lakeview - Section 5			$ 271,996.50	$267.41	
Cardinal Way	3	581.98	0.11	70-Foot	6" Rein. Conc.	22				Lakeview - Section 5			$ 155,656.00	$267.46	
		1599.14	**0.30**												
													$ 427,652.50		

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

September 1, 2026

Ron J. Dechert, P.E.
Costello Engineering & Surveying
2107 CityWest Blvd., 3rd Floor
Houston, TX 77042
713-783-7788

Re: Lakeview Section 6 – Final Acceptance

Mr. Dechert,

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

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

If you have any questions, please let me know.

Sincerely,

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

CIVIL SITE DEVELOPMENT
REQUEST FOR FINAL INSPECTION

I, Ron Dechert (Name), hereby certify that I am a Registered Professional Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at Lakeview Sec 6 (Description of Project)

Constructed at Ranch Home Drive (Address), Waller (City), Texas, 77484 (Zip Code) was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: Prairie Legacy Partners, Inc.

The General Contractor/Prime Contractor/Construction Manager for this project is:

Company Name: Northtex Construction, LLC

Address: 15331 Ella Blvd.

City, State: Houston, Texas 77090

Contact Person: Alex Prieto

Phone: 832-409-5740 Email: alex@Northtex.com

(Engineers Seal)



Ron J Dech 6-8-2026

(Signature) (Date)

2107 CityWest Blvd., 3rd Floor

(Mailing Address)

Houston, Texas 77042

(City, State, Zip)

rdechert@pape-dawson.com

(Email)

713-428-2400

(Phone No.)

This project was Reviewed, Inspected and found to be in substantial compliance with Waller County Rules & Regulations.

J. Ross McCall 9/01/2026

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

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
RANCH HOME DRIVE	4	1480.41	0.28	70-Foot	6" Rein. Conc.	22	Lakeview - Section 6	8/22/2025	2510404	$ 1,200,352.00	
EDGEWATER TERRACE LANE	4	1881.16	0.36	70-Foot	6" Rein. Conc.	22	Lakeview - Section 6	8/22/2025	2510404	$ 1,300,025.00	
BLUEBELL WAY	4	1436.65	0.27	70-Foot	6" Rein. Conc.	22	Lakeview - Section 6	8/22/2025	2510404	$ 900,000.00	
		4798.22	**0.91**							$ 3,400,377.00	

WALLER COUNTY APPRAISAL DISTRICT
P O BOX 887
HEMPSTEAD, TX 77445

Date	Invoice #
8/15/2026	8152026GWA

BILL TO
WALLER COUNTY C/O COUNTY TREASURER 836 AUSTIN STREET, SUITE 2200 HEMPSTEAD, TX 77445

Quantity	Description	Rate	Amount
	2026 ADOPTED ANNUAL ALLOCATION $989,363.00		
1	4TH QUARTER ALLOCATION PAYMENT	$247,340.75	$247,340.75
1	1ST QUARTER ADJUSTMENT	$14.75	$14.75
1	2ND QUARTER ADJUSTMENT	$14.75	$14.75
1	3RD QUARTER ADJUSTMENT	$14.75	$14.75
	1ST QUARTER – $247,326.00 (CHECK #1153991) 2ND QUARTER - $247,326.00(CHECK #1155130) 3RD QUARTER - $247,326.00 (CHECK #1156549) 4TH QUARTER - $247,385.00 $989,363.00		
	TOTAL DUE BY SEPTEMBER 30		$247,385.00

036784
Registration #
Joan Sargent Waller Co. Treasurer
Deputy JG Date 8-11-26

AUG11'26PM4:14AUDITOR

AUG11'26AM11:51TREASURER

WALLER COUNTY APPRAISAL DISTRICT
ADOPTED 2026 ALLOCATION
CALCULATED USING 2025 TAX LEVIES
4th QUARTER ONLY

JURISDICTIONS	2025 TAX LEVY	TOTAL TAX LEVY IN DISTRICT	2026 ALLOCATIONS (PERCENTAGE OF LEVY)	2026 ADOPTED BUDGET ASSESSMENT	PERCENT OF WCAD BUDGET	2026 ADOPTED JURISDICTION ANNUAL ALLOCATION	2026 ADOPTED QUARTERLY ALLOCATION
BROOKSHIRE KATY DRAINAGE	$5,414,891	$331,609,978	1.632910%	$4,242,000	1.632910%	$69,268.00	$17,317.00
BROOKSHIRE MWD	$103,328	$331,609,978	0.031159%	$4,242,000	0.031159%	$1,322.00	$330.50
CITY OF BROOKSHIRE	$6,769,247	$331,609,978	2.041328%	$4,242,000	2.041328%	$86,593.00	$21,648.25
CITY OF HEMPSTEAD	$3,105,010	$331,609,978	0.936344%	$4,242,000	0.936344%	$39,720.00	$9,930.00
CITY OF KATY	$11,635,405	$331,609,978	3.508762%	$4,242,000	3.508762%	$148,842.00	$37,210.50
CITY OF PRAIRIE VIEW	$3,080,963	$331,609,978	0.929092%	$4,242,000	0.929092%	$39,412.00	$9,853.00
CITY OF WALLER	$2,250,872	$331,609,978	0.678771%	$4,242,000	0.678771%	$28,793.00	$7,198.25
EAST WALLER CO MGMT DIST	$235,849	$331,609,978	0.071122%	$4,242,000	0.071122%	$3,017.00	$754.25
FT BEND WALLER CO MUD #3	$144,983	$331,609,978	0.043721%	$4,242,000	0.043721%	$1,855.00	$463.75
FULSHER MUD 3A	$188,087	$331,609,978	0.056719%	$4,242,000	0.056719%	$2,406.00	$601.50
HARRIS WALLER CO MUD #2	$1,109,990	$331,609,978	0.334728%	$4,242,000	0.334728%	$14,199.00	$3,549.75
HARRIS WALLER CO MUD #3	$11,396,678	$331,609,978	3.436772%	$4,242,000	3.436772%	$145,788.00	$36,447.00
HARRIS WALLER CO MUD #4	$71,255	$331,609,978	0.021488%	$4,242,000	0.021488%	$911.00	$227.75
HARRIS WALLER CO MUD #5	$7,012,589	$331,609,978	2.114710%	$4,242,000	2.114710%	$89,706.00	$22,426.50
HARRIS WALLER CO MUD #7	$115,870	$331,609,978	0.034942%	$4,242,000	0.034942%	$1,482.00	$370.50
HARRIS WALLER CO MUD #10	$6,841	$331,609,978	0.002063%	$4,242,000	0.002063%	$87.00	$21.75
HEMPSTEAD ISD	$10,784,504	$331,609,978	3.252165%	$4,242,000	3.252165%	$137,957.00	$34,489.25
KATY ISD	$49,765,079	$331,609,978	15.007111%	$4,242,000	15.007111%	$636,602.00	$159,150.50
KATY WEST MUD	$5,470,383	$331,609,978	1.649644%	$4,242,000	1.649644%	$69,978.00	$17,494.50
ROYAL ISD	$48,393,792	$331,609,978	14.593587%	$4,242,000	14.593587%	$619,060.00	$154,765.00
SOUTHEAST REGIONAL MGMT DIST	$200,351	$331,609,978	0.060418%	$4,242,000	0.060418%	$2,563.00	$640.75
WALLER CO	$77,341,537	$331,609,978	23.323043%	$4,242,000	23.323043%	$989,363.00	$247,340.75
WALLER CO IMP DIST #2	$2,731,953	$331,609,978	0.823845%	$4,242,000	0.823845%	$34,947.00	$8,736.75
WALLER CO MUD #9B	$1,405,537	$331,609,978	0.423852%	$4,242,000	0.423852%	$17,980.00	$4,495.00
WALLER CO MUD #18	$3,013,535	$331,609,978	0.908759%	$4,242,000	0.908759%	$38,550.00	$9,637.50
WALLER CO MUD #19	$3,798,927	$331,609,978	1.145601%	$4,242,000	1.145601%	$48,596.00	$12,149.00
WALLER CO MUD #33	$735,055	$331,609,978	0.221663%	$4,242,000	0.221663%	$9,403.00	$2,350.75
WALLER CO MUD #34A	$589,073	$331,609,978	0.177640%	$4,242,000	0.177640%	$7,535.00	$1,883.75
WALLER CO MUD #34D	$1,367	$331,609,978	0.000412%	$4,242,000	0.000412%	$17.00	$4.25
WALLER CO MUD #35	$3,523,576	$331,609,978	1.062566%	$4,242,000	1.062566%	$45,074.00	$11,268.50
WALLER CO MUD #37	$5,695,841	$331,609,978	1.717633%	$4,242,000	1.717633%	$72,862.00	$18,215.50
WALLER CO MUD #38	$197,221	$331,609,978	0.059474%	$4,242,000	0.059474%	$2,523.00	$630.75
WALLER CO MUD #41	$806,310	$331,609,978	0.243150%	$4,242,000	0.243150%	$10,314.00	$2,578.50
WALLER CO MUD #43	$30,715	$331,609,978	0.009262%	$4,242,000	0.009262%	$393.00	$98.25
WALLER CO MUD #44	$0	$331,609,978	0.000000%	$4,242,000	0.000000%	$0.00	$0.00
WALLER CO MUD #45	$132,091	$331,609,978	0.039833%	$4,242,000	0.039833%	$1,690.00	$422.50
WALLER CO MUD #47	$61,157	$331,609,978	0.018442%	$4,242,000	0.018442%	$782.00	$195.50
WALLER CO MUD #52	$231,999	$331,609,978	0.069961%	$4,242,000	0.069961%	$2,968.00	$742.00
WALLER CO MUD #54	$493	$331,609,978	0.000149%	$4,242,000	0.000149%	$6.00	$1.50
WALLER CO MUD #55A	$269,009	$331,609,978	0.081122%	$4,242,000	0.081122%	$3,441.00	$860.25
WALLER CO MUD #58	$160,453	$331,609,978	0.048386%	$4,242,000	0.048386%	$2,053.00	$513.25
WALLER CO MUD #59	$3,018	$331,609,978	0.000910%	$4,242,000	0.000910%	$39.00	$9.75
WALLER CO MUD #60A	$128,801	$331,609,978	0.038841%	$4,242,000	0.038841%	$1,648.00	$412.00
WALLER CO RD IMP DIST #1	$8,736,140	$331,609,978	2.634462%	$4,242,000	2.634462%	$111,754.00	$27,938.50
WALLER CO WC IMP DIST #3	$335,275	$331,609,978	0.101105%	$4,242,000	0.101105%	$4,289.00	$1,072.25
WALLER HARRIS ESD 200	$12,520,554	$331,609,978	3.775687%	$4,242,000	3.775687%	$160,165.00	$40,041.25
WALLER ISD	$37,083,378	$331,609,978	11.182829%	$4,242,000	11.182829%	$474,376.00	$118,594.00
WILLOW CREEK FARMS MUD	$4,167,146	$331,609,978	1.256641%	$4,242,000	1.256641%	$53,307.00	$13,326.75
WILLOW POINT MUD	$653,850	$331,609,978	0.197174%	$4,242,000	0.197174%	$8,364.00	$2,091.00
	$331,609,978	$331,609,978	100.00000%	$4,242,000	100.00000%	$4,242,000.00	$1,060,500.00

TOTAL: $4,242,000.00

County Auditor's Form 58I
Harris County, TX (REV. 03/09/2026)

INVOICE

Invoice No: 0000030150
Invoice Date: 8/18/26
Page: 1 of 1

Remit To:

Harris County Accounts Receivable – General
PO Box 4354
Houston, TX 77210-4354

Customer No: 0000003180
Payment Terms: Net 30
Due Date: 9/17/26

Bill To:

WALLER COUNTY
ATTN CO TREASURER
836 AUSTIN ST STE 316
HEMPSTEAD TX 77445
United States

AMOUNT DUE: **7,983.00 USD**

Amount Remitted

For billing questions, please call Accounts Receivable at (832) 927-4550

Line	Description	Quantity	UOM	Unit Amt	Original Net Amount
1	Appellate court reimbursements	1.00	EA	3,992.00	3,992.00
2	Appellate court reimbursements	1.00	EA	3,991.00	3,991.00

Subtotal: 7,983.00

AMOUNT DUE: **7,983.00 USD**

FY2025 Appellate charges.

Please make prompt payment to the remittance address above. Credit card payments are not accepted. Accounts not paid in full by the due date will be referred to the Harris County Attorney's Office for collections.

037090

Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 8-25-26

AUG26'26AM11:04AUDITOR

AUG24'26AM11:53TREASURER

00000031800000030150000007983005

FIRST AND FOURTEENTH COURTS OF APPEALS DISTRICTS
Summary Statement of Expenses
For the Fiscal Year Ended: 9/30/2025

Counties	Population 2020 Census	Percentage		FY25 Billing
Austin	30,032	0.47%	$	4,363
Brazoria	374,264	5.80%	$	53,837
Chambers	43,837	0.68%	$	6,312
Colorado	21,493	0.33%	$	3,063
Fort Bend	811,688	12.57%	$	116,678
Galveston	342,139	5.30%	$	49,196
Grimes	28,880	0.45%	$	4,177
Waller	55,246	0.86%	$	7,983
Washington	35,882	0.56%	$	5,198
Total Invoiced:			**$**	**250,807**
Harris County :	4,713,325	72.98%	$	677,419
Totals:	**6,456,786**	**100%**	**$**	**928,226**

**** May differ from Expenditures Due to Rounding***

Approved:

Chief Justice Adams: _____

Date: 5/11/26

FIRST AND FOURTEENTH COURTS OF APPEALS DISTRICTS
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For the Fiscal Year Ended: 9/30/2025

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**** May differ from Expenditures Due to Rounding***

Approved:

Chief Justice Christopher: Tracy Christopher

Date: 5/11/24

Schmidt Funeral Home

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

INVOICE
August 13, 2026

037088
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 8-25-26

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

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			- Two man first Call 8/13/2026				$ 500.00
1			Transport to FBCME				$ 500.00
1			Body Bag				$ 200.00
						AUG26'26AM11:04AUDITOR	
						Balance Due	$ 1200.00

Thank You,

AUG19'26AM7:51TREASURER

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

INVOICE

Fort Bend Medical Examiner
3840 Bamore Road
Rosenberg, TX 77471

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

Bill to
Ms. Joan Beaty
Waller County Treasurer
836 Austin St.
Suite 2200
Hempstead, TX 77445

Ship to
Ms. Joan Beaty
Waller County Treasurer
836 Austin St.
Suite 2200
Hempstead, TX 77445

Invoice details
Invoice no.: 1736
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/01/2026	**Autopsy**	Full Autopsy Case# 26-02007WL I Jr. ordered by Judge Sydney Hester	1	$2,600.00	$2,600.00
2.	08/14/2026	**Autopsy**	Full Autopsy Case# 26-02132WL ordered by Judge Ted Krenek	1	$2,600.00	$2,600.00

Total **$5,200.00**

Ways to pay

BANK

View and pay

Neptune Society
13451 Northwest Freeway, #400, Houston, Texas 77040 (713) 533-1690
Contract Number: 190601012845

STATEMENT OF F ES S ED

Qty	Description	Price
	Transport to FSUME	
Package Offerings		
1	Direct Cremation	**$2,469.00**

ITEMIZED GOODS AND SERVICES

Care and Preparation		
1	Refrigeration	INCL
Transportation		
1	Transfer of Remains to Funeral Home	INCL
Merchandise		
1	Cardboard Cremation Container	$95.00

Manufacturer	Model #	Material	Interior
Vancouver	Cardboard Cremation Container	Cardboard container - cremation oriented	No interior

Other Goods and Services		
1	Cremation Fee	INCL
1	Basic Professional Service Fee	INCL
TOTAL ITEMIZED OFFERINGS		**$2,564.00**

CASH ADVANCE ITEMS

These charges may be estimates only. No cost guarantee applies. We charge you for our services in obtaining those items marked with a check mark

Qty	Description	Price	
1	3 Certified Copies of the Death Certificate	$26.00	☐
TOTAL CASH ADVANCE ITEMS		**$26.00**	

DISCOUNTS AND ALLOWANCES

Description	Price
Promotional	($390.00)
TOTAL DISCOUNTS AND ALLOWANCES	**($390.00)**

TOTAL ITEMIZED OFFERINGS:	$2,564.00
SALES TAX on taxable items: 0.00%	$0.00
TOTAL CASH ADVANCE ITEMS:	$26.00
TOTAL DISCOUNTS AND ALLOWANCES:	($390.00)
TOTAL AMOUNT DUE:	$2,200.00
LESS CASH RECEIVED:	$0.00
LESS ASSIGNMENTS OF: ( )	$0.00
ANTICIPATED CLAIM ASSIGNMENT:	($0.00)
UNPAID BALANCE DUE:	$2,200.00

037047
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 8-24-24

AUG24'26PM4:15AUDITOR

AUG24'26AM11:28TREASURER

Purchaser Signature: Maria Velma Reyes

Date: 08-18-2026

Funeral Director Signature: Ryan Casbeer

License Number: 115682

Date: 08/18/2026

THE RANDLE LAW OFFICE LTD., L.L.P.

INVOICE

The Randle Law Office
820 Gessner, Suite 1570
Houston, Texas 77024

Invoice #: 7890
Date: 09-01-2026

Waller County

Matter Name:General

Services

Date	Staff	Description	Hours	Rate	Amount
08-03-26	JGR	Proofread and approve election orders for 3 CADs.	0.50	400.00	$200.00
08-04-26	JGR	Receipt and review of email from R. Pechukas on development issue.	0.30	400.00	$120.00
08-10-26	RPM	Review and markup of the FM 1488 254 DA.	2.20	400.00	$880.00
08-25-26	RPM	Redline of MAK DA and respond to the same.	0.90	400.00	$360.00

Services Subtotal: $1,560.00

Subtotal	$1,560.00
Total	$1,560.00
Payment	$0.00
Balance Due	$1,560.00

Detailed Statement Account Summary

Previous Balance:	$3,560.00
New Charges:	$1,560.00
Payments Applied:	$2,440.00

Payment Date	Invoice No	Amount
08-11-26	7772	$2,440.00

Total Amount Outstanding: $2,680.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
J. Grady Randle	JGR	0.80	400.00	$320.00
Riley McKay	RPM	3.10	400.00	$1,240.00

To pay by credit card, please call our office at 281-657-2000
Firm Tax ID 20-3850938

HUSCH BLACKWELL

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

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

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

Invoice Date: August 28, 2026
Invoice Number: 4041759

Sent by Email to:
U.Tuck@wallercounty.us

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through July 31, 2026

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

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

HUSCH BLACKWELL

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

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

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

PAYMENT DUE UPON RECEIPT
Invoice Date: August 28, 2026
Invoice Number: 4041759

Sent by Email to:
U.Tuck@wallercounty.us

For Professional Services Rendered and Costs Advanced Through July 31, 2026

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

Date	Professional Services	Hours	Amount
07/06/26	[redacted]	0.40	$230.00
07/07/26	[redacted]	0.10	$57.50
07/09/26	[redacted]	0.50	$287.50

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

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

Our Reference No.: 0553103-0000004
Invoice Number: 4041759

Date	Professional Services	Hours	Amount
07/14/26	[redacted]	1.10	$632.50
07/15/26	[redacted]	0.20	$115.00
07/16/26	[redacted]	0.10	$57.50
07/17/26	[redacted]	0.20	$115.00
07/21/26	[redacted]	0.80	$460.00
	Total Hours and Fees	**3.40**	**$ 1,955.00**
		Current Invoice Due	**$1,955.00**
		Other Outstanding Invoices	$30,060.00
		Total Balance Due	**$32,015.00**

CONFIDENTIAL INFORMATION
PROTECTED BY ATTORNEY-CLIENT PRIVILEGE

HUSCH BLACKWELL

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

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

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

PAYMENT DUE UPON RECEIPT
Invoice Date: August 28, 2026
Invoice Number: 4041759

Sent by Email to:
U.Tuck@wallercounty.us

For Professional Services Rendered and Costs Advanced Through July 31, 2026

Currency: USD

Our Reference No. 0553103-0000004
Mobility Bond Program

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

Other Invoices Outstanding

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

Date	Invoice	Balance

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

To pay by Ach/Wire, include invoice number or client number:

Enterprise Bank & Trust, 150 N Meramec Ave Clayton, MO 63105
Checking Account No: 4010000539 ABA/Routing No: 081006162 Swift Code: ENTRUS44

To pay by mail, mail checks to: *Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179*

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

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

HUSCH BLACKWELL

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

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

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

PAYMENT DUE UPON RECEIPT
Invoice Date: August 28, 2026
Invoice Number: 4041759

Sent by Email to:
U.Tuck@wallercounty.us

12/12/25	3870931	$1,635.00
01/12/26	3885048	$862.50
02/10/26	3903962	$4,735.00
03/09/26	3922255	$4,427.50
04/17/26	3949033	$5,002.50
05/14/26	3967942	$4,830.00
06/10/26	3984378	$6,382.50
07/09/26	4004217	$1,782.50
07/31/26	4023773	$402.50
Prior Balance Due		$30,060.00
Current Invoice		
08/28/26	4041759	$1,955.00
Total Balance Due		$32,015.00

PRELIMINARY

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

To pay by Ach/Wire, include invoice number or client number:

Enterprise Bank & Trust, 150 N Meramec Ave Clayton, MO 63105
Checking Account No: 4010000539 ABA/Routing No: 081006162 Swift Code: ENTRUS44

To pay by mail, mail checks to: *Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179*

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

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.
https://www.surveymonkey.com/r/53HQV8H

KING
Architectural Consulting Services PLLC

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

Michael D King
Owner/Registered Architect-State of Texas

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

Date of Issue
09/03/2026

Due Date
10/10/2026

Invoice Number
0000077

Reference
Bus Node New CH pay app #46

Amount Due (USD)
$1,906.10

Description	Rate	Qty	Line Total
9 hour trip to Waller County on September 1, 2026 with observation of CH and 1 hour review of pay app #46.	$150.00	10	$1,500.00
Insurance Reimbursement	$120.51	1	$120.51
Travel Expense, Mileage trip to Waller County - observation	$0.585	466	$272.61
Travel Expense, lunch	$12.98	1	$12.98

SOFT COST THIRD PARTY ARCHITECT

APPROVED
Dr. Roth
9/9/2026

Subtotal	1,906.10
Tax	0.00
Total	1,906.10
Amount Paid	0.00
Amount Due (USD)	$1,906.10

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

Terms
Thank You!

TRAVEL TO WALLER Co
9.1.26
Mikel King

Freddy's

913 William D. Fitch Pkwy
STE 100
College Station, TX 77845
Phone 979-690-1187

9/1/2026 12:36:35 PM
Order Id: AAAZPNVJACAX
128 - Dine In
Employee: Brendan M.
Total Items: 3

128

---

1 Meal	$11.99
1 Double Cheeseburger	
1 French Fries	
1 Med Dine In	
Sub Total	$11.99
Sales Tax	$0.99
Occ Tax	$0.00
Order Total	$12.98
MasterCard	$12.98
AUTHORIZED AMOUNT	$12.98
Card#: **********1549	
Authorization: 06915C	

AID: A0000000041010

--> Order Closed <--

DOWNLOAD THE APP!

When you're eating at Freddy's, you should be earning. Redeem those earned points for FREE rewards to use in-app, online or in-store! Visit freddys.com/rewards

Please scan the QR code and let us know how we did.

****
Loyalty Summary

6486502157109

****

STARGEL
OFFICE SOLUTIONS
www.stargel.com

INVOICE

Invoice Number: 0331870
Invoice Date: 7/28/2026
Account Number: WC08
Balance Due: $300.00

Bill To: Waller County Treasurer
Attn: Joan Beaty
836 Austin St Ste 2200
Hempstead, TX 77445
US

Ship To: Waller County Court at Law 2
836 Austin St Ste 3214
Hempstead, TX 77445
US

Sales Order No	P. O. Number	Ship Method	Payment Terms	Payment Due
331870		Stargel truck	Net 10 days	8/7/2026

Remarks	Sales Person
This invoice is for the relocation of Toshiba E2508A ID#59329 SN #CGEG13116. Old address: 425 FM 1488 Hempstead, TX 77445 New address: 836 Austin St Ste 3214 Hempstead, TX 77445 Thank you for your business!	Tony Morales

Item No	Description	Serial No	Order	Ship	BkO	UM	Price	Disc	Amount
Freight out EQ	MOVE E2508A ID# 59329 SN# CGEG13116 MOVE CC@L2 PRINTER 3RD FLOOR SOFT COST #4		1.0	1.0	0.0	EA	$300.00		$300.00

036400
Registration #
Joan Sargent Waller Co. Treasurer
Deputy JG Date 7-29-26

JUL 29'26 PM4:20 AUDITOR

JUL 29'26 AM8:01 TREASURER

APPROVED
DANNY ROTHE
8/31/2026

Due to current economic conditions, a nominal misc. fee has been added to your invoice.
All invoices not paid by check may be subject to a convenience fee.
Late payments may be subject to 1.5% of invoice total. Rates may be subject to change.

Subtotal	$300.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$300.00
Balance Due	$300.00

wilson bauhaus INTERIORS

Invoice

Remit To:
WILSON BAUHAUS INTERIORS LLC
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
Email: dmarin@wilsonbauhaus.com
Web: www.wilsonbauhaus.com

Invoice Number	24672
Invoice Date	08/27/2026
Customer PO No	Waller County Biz Node 3rd Flr
Sales Order No	12175
Customer Name	WAL001
Salesperson	A - FELICIA DAVILA
Project Number	
Due Date	09/26/2026
Terms	NET 30 DAYS
Page	1 of 1

TO
WALLER COUNTY
836 AUSTIN ST
HEMPSTEAD, TX 77445

ATTN: ALAN YOUNTS
Phone: 979-826-7740
Email: A.YOUNTS@WALLERCOUNTY.US

SHIP TO
Waller County Business Node
836 Austin Street
Suite 203
Hempstead, TX 77445

ATTN: Danny R. Rothe
Phone: 979-826-7737
Email: d.rothe@wallercounty.us

Line	Quantity	Catalog Number/Description		Unit Price	Extended Amount
18	1.00 Each	R120--G-X-X-~-X Round Top 120", 2-piece Mark Line For: Tag TG: 3106 JURY Tag GC: DT-11		9,878.40	9,878.40
19	1.00 Each	XLLDR72B-001--X-~ Foundation **Laminate Drum Base w/ (2) Access Doors 72", for 120" diameter top** Mark Line For: Tag TG: 3106 JURY Tag GC: DT-11		6,842.40	6,842.40
103	1.00 Each	SEF Special Engineering Fee: $350 LIST for EACH Special with Less Than (5) Units Mark Line For: Tag TG: X_FEE		140.00	140.00
104	1.00 Each	VSMF Veneer Stain Matching Fee: $700 LIST Per Stain Match, Per Order Mark Line For: Tag TG: X_FEE		280.00	280.00
				Sub-Total :	$17,140.80
				Please Pay This Amount :	**$17,140.80**

A 4% fee will be charged for 3rd party payments when using credit/debit cards for payment of invoices

A FINANCE CHARGE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

Payee: Wilson Bauhaus Interiors, LLC.
Account Type: Business Checking
Account: 0377491424
Routing: 111900785

3RD FLOOR COURTHOUSE
DELIVERED/INSTALLED 8/21/2026

BACK ORDER JURY CHAIRS & TABLE.

APPROVED
8/31/2026
D. R. Rothe

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $156,958.37

Please make check payable to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Please mail check to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Purpose of check: Invoice # 365777 Project # 2611-003-01 Mayer Road

Professional Services from July 01, 2026 to July 31, 2026

Mobility

Charge to GL line: 605-605-545405

Julie Adams — 8-27-26

Signature of Person Submitting Request — **Date**

J. Ross McCall — 8/27/26

Signature of Official/Department Head Submitting Request — **Date**

Invoice

CobbFendley
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

August 25, 2026
Invoice No: 365777

Waller County
775 Business 290 East
Hempstead, TX 77445

Amount Due this Invoice $156,958.37

Project 2611-003-01 Mayer Road
Project Name: Mayer Road
Waller County Bond Project Number: 23210

Note: Send invoices to Selena Alvarado (salvarado@lja.com) and Natasha Medina (nmedina@lja.com); cc jtyler@lja.com, mkeck@lja.com, and kdezarn@lja.com

Please see contract for file naming convention and email subject line requirements.

Professional Services from July 01, 2026 to July 31, 2026

Task 01 General / Management

Fee

Total Fee	84,815.00			
Percent Complete	20.00	Total Earned	16,963.00	
		Previous Fee Billing	8,481.50	
		Current Fee Billing	8,481.50	
		Total Fee		**8,481.50**
			Total this Task	**$8,481.50**

Task 02 RKCI

Subtask B Environmental Investigation

Fee

Total Fee	13,800.00			
Percent Complete	81.85	Total Earned	11,295.30	
		Previous Fee Billing	4,772.50	
		Current Fee Billing	6,522.80	
		Total Fee		**6,522.80**
			Total this Subtask	**$6,522.80**
			Total this Task	**$6,522.80**

Task 03 Landtech

Subtask A Design Survey

Fee

Total Fee	129,866.76			
Percent Complete	85.00	Total Earned	110,386.75	
		Previous Fee Billing	38,960.03	
		Current Fee Billing	71,426.72	
		Total Fee		**71,426.72**

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Project	2611-003-01	Mayer Road			Invoice	36577
				Total this Subtask		**$71,426.72**
Subtask	B	Right-of-Way Survey				
Fee						
Total Fee		70,413.00				
Percent Complete		50.00	Total Earned		35,206.50	
			Previous Fee Billing		0.00	
			Current Fee Billing		35,206.50	
			Total Fee			**35,206.50**
				Total this Subtask		**$35,206.50**
				Total this Task		**$106,633.22**
Task	04	Preliminary Engineering				
Subtask	A	Design / PER phase				
Fee						
Total Fee		77,780.00				
Percent Complete		20.00	Total Earned		15,556.00	
			Previous Fee Billing		3,889.00	
			Current Fee Billing		11,667.00	
			Total Fee			**11,667.00**
				Total this Subtask		**$11,667.00**
Subtask	B	H&H				
Fee						
Total Fee		49,920.00				
Percent Complete		60.00	Total Earned		29,952.00	
			Previous Fee Billing		19,968.00	
			Current Fee Billing		9,984.00	
			Total Fee			**9,984.00**
				Total this Subtask		**$9,984.00**
Subtask	C	Traffic				
Fee						
Total Fee		27,154.00				
Percent Complete		70.00	Total Earned		19,007.80	
			Previous Fee Billing		16,292.40	
			Current Fee Billing		2,715.40	
			Total Fee			**2,715.40**
				Total this Subtask		**$2,715.40**
Subtask	D	SUE				
Fee						
Total Fee		44,252.25				
Percent Complete		30.00	Total Earned		13,275.68	
			Previous Fee Billing		4,425.23	
			Current Fee Billing		8,850.45	
			Total Fee			**8,850.45**

Project	2611-003-01	Mayer Road			Invoice	365777
				Total this Subtask		**$8,850.45**
Subtask	E	UC				
Fee						
Total Fee		10,520.00				
Percent Complete		30.00	Total Earned		3,156.00	
			Previous Fee Billing		1,052.00	
			Current Fee Billing		2,104.00	
			Total Fee			**2,104.00**
				Total this Subtask		**$2,104.00**
				Total this Task		**$35,320.85**
				Total this Invoice		**$156,958.37**

CLIENT: Waller County
PROGRAM: 2023 Mobility Bond
BOND PROJECT #: 23210

PRIME PROVIDER: Cobb, Fendley & Associates, Inc.
PROJECT NAME: Mayer Road
PROJECT LIMITS: From FM 362 to FM 1488

DETAILED INVOICE WORKSHEET

Invoice Number: 3
Period of Services: July 1, 2026 to July 31, 2026
Method of Payment: LUMP SUM

PHASE / SERVICE	Contract Fee	Previous Period		Current Period			Fee Remaining
		% Complete	Billed To Date	% Complete	Billed To Date	Current Billing	
General Services	$ 84,815.00	10.0%	$ 8,481.50	20.0%	$ 16,963.00	$ 8,481.50	$ 67,852.00
Geotechnical Investigation	$ 60,589.00	90.0%	$ 54,530.10	90.0%	$ 54,530.10	$ -	$ 6,058.90
Environmental Investigation	$ 13,800.00	34.6%	$ 4,772.50	81.9%	$ 11,295.30	$ 6,522.80	$ 2,504.70
Design Survey	$ 129,866.76	30.0%	$ 38,960.03	85.0%	$ 110,386.75	$ 71,426.72	$ 19,480.01
Right-of-Way Survey	$ 70,413.00	0.0%	$ -	50.0%	$ 35,206.50	$ 35,206.50	$ 35,206.50
Preliminary Engineering							
Design / PER	$ 77,780.00	5.0%	$ 3,889.00	20.0%	$ 15,556.00	$ 11,667.00	$ 62,224.00
H&H	$ 49,920.00	40.0%	$ 19,968.00	60.0%	$ 29,952.00	$ 9,984.00	$ 19,968.00
Traffic	$ 27,154.00	60.0%	$ 16,292.40	70.0%	$ 19,007.80	$ 2,715.40	$ 8,146.20
SUE	$ 54,772.25	10.0%	$ 5,477.23	30.0%	$ 16,431.68	$ 10,954.45	$ 38,340.57
Final Design	$ 267,590.00	0.0%	$ -	0.0%	$ -	$ -	$ 267,590.00
Additional Services	$ 151,150.00	0.0%	$ -	0.0%	$ -	$ -	$ 151,150.00
TOTAL	**$ 987,850.01**	**15.4%**	**$ 152,370.76**	**31.3%**	**$ 309,329.13**	**$ 156,958.37**	**$ 678,520.88**

SUMMARY OF MONTHLY ACTIVITIES
Cobb, Fendley & Associates

Project Description: Waller County – Mayer Road
Invoice No.: **3**
Invoice Period: July 1, 2026 to July 31, 2026

Activities performed during this period:

General Services
- Coordination with LJA, subconsultants, and between CobbFendley departments.
- Attend meetings and conference calls, prepared correspondence, and minutes.
- Prepare written progress report.

Geotechnical Investigation
- Complete geotechnical report draft report and submitted for review.

Environmental Investigation
- Complete environmental constraints evaluation draft report and submitted for review.

Design Survey
- Progressed 2D, 3D topo and ROW files.

Preliminary Engineering
- Finalize existing condition hydrology
- Begin existing condition hydraulic analysis to determine existing flows & WSEs
- Begin developing SUE file
- Begin design of roadway geometry

Final Design
- No activities performed during this period.

Additional Services
- No activities performed during this period.

SUMMARY OF MONTHLY ACTIVITIES
Cobb, Fendley & Associates

Activities to be performed next period:

General Services
- Coordination with LJA, subconsultants, and between CobbFendley departments.
- Attend meetings and conference calls, prepared correspondence, and minutes.
- Prepare written progress report.

Geotechnical Investigation
- Update geotechnical report based on comments and finalize.

Environmental Investigation
- Update environmental constraints evaluation draft report based on comments and finalize.

Design Survey
- Complete 2D, 3D topo and ROW files including roadway realignment areas.
- Begin metes and bounds for ROW acquisition.

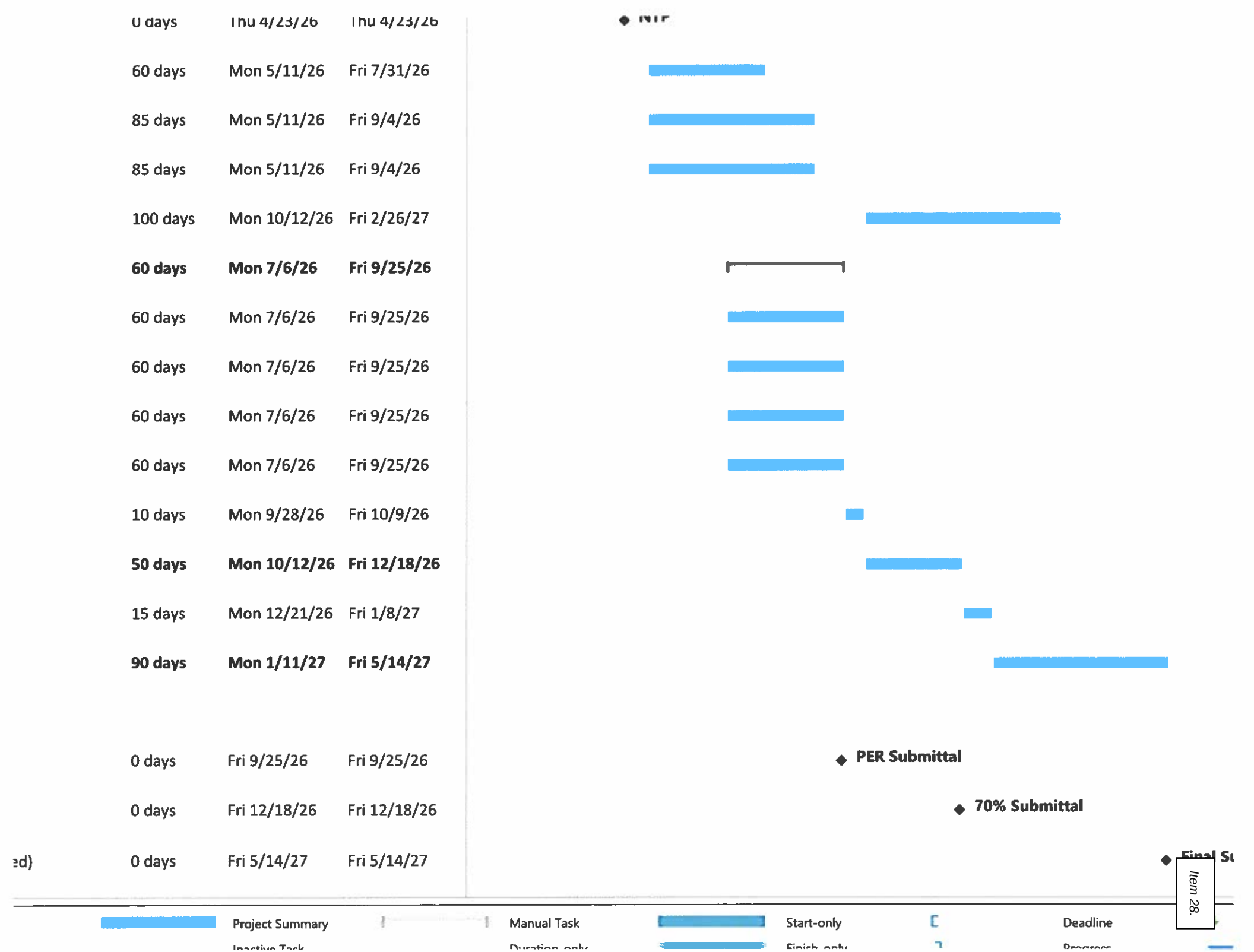
Preliminary Engineering
- Begin draft drainage report
- Finalize draft traffic signal warrant study
- Begin utility layout sheets
- Begin PER report and schematic layout sheets

Final Design
- No activities anticipated during this period.

Additional Services
- No activities anticipated during this period.

Schedule of Submittals:
- 9/25/26: PER submittal
- 12/18/26: 70% PS&E submittal
- 5/14/27: 100% PS&E submittal

0 days	Thu 4/23/26	Thu 4/23/26
60 days	Mon 5/11/26	Fri 7/31/26
85 days	Mon 5/11/26	Fri 9/4/26
85 days	Mon 5/11/26	Fri 9/4/26
100 days	Mon 10/12/26	Fri 2/26/27
60 days	**Mon 7/6/26**	**Fri 9/25/26**
60 days	Mon 7/6/26	Fri 9/25/26
60 days	Mon 7/6/26	Fri 9/25/26
60 days	Mon 7/6/26	Fri 9/25/26
60 days	Mon 7/6/26	Fri 9/25/26
10 days	Mon 9/28/26	Fri 10/9/26
50 days	**Mon 10/12/26**	**Fri 12/18/26**
15 days	Mon 12/21/26	Fri 1/8/27
90 days	**Mon 1/11/27**	**Fri 5/14/27**
0 days	Fri 9/25/26	Fri 9/25/26
0 days	Fri 12/18/26	Fri 12/18/26
0 days	Fri 5/14/27	Fri 5/14/27



Item 28.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, August 27, 2026 9:13 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: 2023 Mobility Bond Project Invoice - CobbFendley Invoice 365777-3
Attachments: 20260825-Invoice#365777-3CobbFendley-Mayer Road-23210.pdf

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

Good Morning,

Attached is invoice 3 for Mayer Rd.

Project #: 23210
Project Name: Mayer Rd.
Consultant: Cobb Fendley
Percent spent so far: 31%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
08.25.26	365777-3	$156,958.37

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $48,994.77

Please make check payable to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Please mail check to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Purpose of check: Invoice # 362347-3 Project # 2612-009-01 Richards Road

Professional Services ending April 30, 2026.

Mobility

Charge to GL line: 605-605-545405

Julie Adams 9-4-26

Signature of Person Submitting Request **Date**

Ross McCall 9/4/26

Signature of Official/Department Head Submitting Request **Date**

Invoice

CobbFendley
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

May 26, 2026
Invoice No: 362347

Waller County
775 Business 290 East
Hempstead, TX 77445

Amount Due this Invoice $48,994.77

Project 2612-009-01 Richards Road
County Bond Project #23312

Payment Instructions: To help prevent payment fraud, please verify any requests for change in CobbFendley payment instructions or remittance address through a phone call to Mylinh Diep, Accounting Manager or Rachel Edwards, CFO

Invoice for period ending April 30, 2026

Task	01	General Contract Services			
Fee					
Total Fee		36,956.00			
Percent Complete		30.00	Total Earned	11,086.80	
			Previous Fee Billing	7,391.20	
			Current Fee Billing	3,695.60	
			Total Fee		**3,695.60**
				Total this Task	**$3,695.60**

Task	02	Preliminary Engineering			
Fee					
Total Fee		36,778.00			
Percent Complete		50.00	Total Earned	18,389.00	
			Previous Fee Billing	11,033.40	
			Current Fee Billing	7,355.60	
			Total Fee		**7,355.60**
				Total this Task	**$7,355.60**

Task	05	Environmental			
Fee					
Total Fee		23,899.00			
Percent Complete		66.7002	Total Earned	15,940.67	
			Previous Fee Billing	3,790.10	
			Current Fee Billing	12,150.57	
			Total Fee		**12,150.57**
				Total this Task	**$12,150.57**

Task	07	Surveying			
Fee					
Total Fee		51,586.00			

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Project	2612-009-01	Richards Road		Invoice	36234
Percent Complete		50.00	Total Earned	25,793.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	25,793.00	
			Total Fee		**25,793.00**
				Total this Task	**$25,793.00**
				Total this Invoice	**$48,994.77**

CobbFendley
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

Invoice Date: 5/26/2026
Invoice Number: 362347-3
Invoice Period Ending: 4/30/2026
Consultant Project No: 2612-009-01
Project Name: Richards Road
County Bond Project No.: 23312

INVOICE SUMMARY

	Authorized Amount	Remaining	Previously Invoiced	Current Invoice	Billed To- Date	% Billed to date
General Contract Services	$ 36,956.00	$ 25,869.20	$ 7,391.20	$ 3,695.60	$ 11,086.80	30%
Preliminary Engineering	$ 36,778.00	$ 18,389.00	$ 11,033.40	$ 7,355.60	$ 18,389.00	50%
Final Design	$ 70,724.00	$ 70,724.00			$ -	0%
Environmental	$ 23,899.00	$ 7,958.33	$ 3,790.10	$ 12,150.57	$ 15,940.67	66.70%
Geotechnical	$ 13,863.00	$ -	$ 13,863.00	$ -	$ 13,863.00	100%
Surveying	$ 51,586.00	$ 25,793.00		$ 25,793.00	$ 25,793.00	50%
Subsurface Utility Engineering	$ 30,960.00	$ 30,960.00			$ -	0%
Reimbursable Expenses	$ 830.00	$ 767.65	$ 62.35	$ -	$ 62.35	8%
Subtotal (LS)	$ 265,596.00	$ 180,461.18	$ 36,140.05	$ 48,994.77	$ 85,134.82	32%
Bid & Construction Phase	$ 52,940.00	$ 52,940.00				0%
Subtotal (Hourly)	$ 52,940.00	$ 52,940.00	$ -	$ -	$ -	0%
TOTAL	**$ 318,536.00**	**$ 233,401.18**	**$ 36,140.05**	**$ 48,994.77**	**$ 85,134.82**	**27%**
TOTAL AMOUNT DUE				**$**		**48,994.77**

Payment Instructions: To help prevent payment fraud, please verify any requests for change in CobbFendley payment instructions or remittance address through a phone call to Mylinh Diep, Accounting Manager or Rachel Edwards, CFO

Waller County 2023 Mobility Bond

23312 Richards Road

Monthly Invoice Progress Report

Invoice Number: 362347-3
Invoice Period Ending: 4/30/2026
Consultant: Cobb, Fendley & Associates, Inc.

Work Completed

Task 1 – General Contract Services

- On-going internal coordination regarding project progress and design schedule.
- On-going coordination with subconsultants regarding schedule and scope.

Task 2 – Preliminary Engineering Services

- Preparing drainage analysis, PER, and associated exhibits.

Task 3 – Final Design Services

- No activity this month.

Task 4 – Bid and Construction Services

- No activity this month.

Task 5 – Environmental Services (KCI Technologies, Inc.)

- Finalizing draft Phase I EA Report for review.

Task 6 – Geotechnical Services (HTS, Inc. Consultants)

- Finalizing draft geotechnical report for review.

Task 7 – Surveying Services (Woolpert)

- Finalizing survey deliverables with acquired SUE data.

Task 8 – Subsurface Utility Engineering Services (Teague Nall and Perkins, Inc.)

- On-going Level B field work for toning and designation.

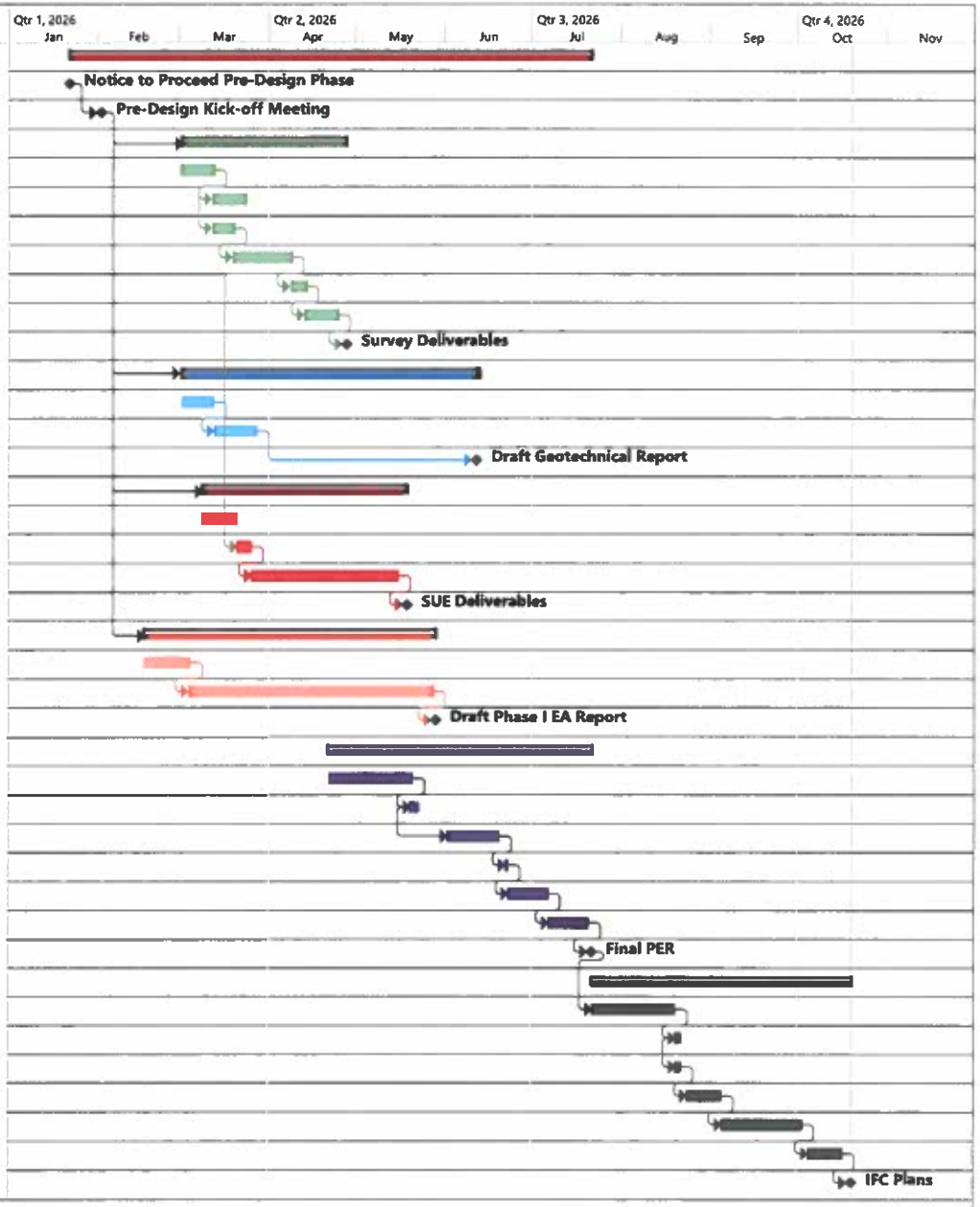
Task 95 – Reimbursables

- No activity this month.

Upcoming Planned Progress

- On-going coordination with subconsultants to obtain final deliverables.
- On-going drainage analysis for existing and proposed conditions, preparing PER, and associated exhibits.
- Survey – Finalize acquired field data and submit final deliverables.
- Environmental – Phase I ESA Draft Report to be delivered.
- Geotech – Prepare final draft geotechnical report.
- SUE – Complete Level B field work, prepare final deliverables.

ID	Task Name	Duration	Start	Finish
1	**PRELIMINARY ENGINEERING DESIGN PHASE**	**131 days**	**Thu 1/22/26**	**Tue 7/21/26**
2	Notice to Proceed Pre-Design Phase	0 days	Thu 1/22/26	Thu 1/22/26
3	Pre-Design Kick-off Meeting	0 days	Mon 2/2/26	Mon 2/2/26
4	**Topographic Survey**	**41 days**	**Mon 3/2/26**	**Mon 4/27/26**
5	Draft and Deliver Right-of-Entry (ROE) Letters	9 days	Mon 3/2/26	Thu 3/12/26
6	Deed Sketches	7 days	Fri 3/13/26	Mon 3/23/26
7	Acquire Field Data (Within ROW)	5 days	Fri 3/13/26	Thu 3/19/26
8	Process Field Data	14 days	Fri 3/20/26	Wed 4/8/26
9	Acquire Additional Field Data (Outside of ROW)	3 days	Thu 4/9/26	Mon 4/13/26
10	Prepare Survey Deliverables (SUE Data, Topo, ROW Limits)	9 days	Tue 4/14/26	Fri 4/24/26
11	Survey Deliverables	1 day	Mon 4/27/26	Mon 4/27/26
12	**Geotechnical Investigation**	**75 days**	**Mon 3/2/26**	**Fri 6/12/26**
13	Field Work/Drilling	9 days	Mon 3/2/26	Thu 3/12/26
14	Lab Testing	11 days	Fri 3/13/26	Fri 3/27/26
15	Draft Geotechnical Report	0 days	Fri 6/12/26	Fri 6/12/26
16	**Subsurface Utility Engineering**	**51 days**	**Mon 3/9/26**	**Mon 5/18/26**
17	Level D & C - Records Research	10 days	Mon 3/9/26	Fri 3/20/26
18	Level A - Test Holes	3 days	Sat 3/21/26	Wed 3/25/26
19	Level B - Toning & Designation	37 days	Thu 3/26/26	Fri 5/15/26
20	SUE Deliverables	1 day	Mon 5/18/26	Mon 5/18/26
21	**Environmental Evaluation**	**75 days**	**Tue 2/17/26**	**Thu 5/28/26**
22	Records Review and Habitat Assessment	14 days	Tue 2/17/26	Wed 3/4/26
23	Phase I Environmental Site Assessment Report	60 days	Thu 3/5/26	Wed 5/27/26
24	Draft Phase I EA Report	1 day	Thu 5/28/26	Thu 5/28/26
25	**Drainage Analysis and Final PER**	**65 days**	**Wed 4/22/26**	**Tue 7/21/26**
26	Perform Drainage Analysis for Existing and Proposed Conditions	21 days	Wed 4/22/26	Wed 5/20/26
27	Preliminary Opinion of Probable Construction Cost	3 days	Wed 5/20/26	Fri 5/22/26
28	Preliminary Engineering Report (PER) Draft	14 days	Tue 6/2/26	Fri 6/19/26
29	PER Meeting with Waller County	1 day	Mon 6/22/26	Mon 6/22/26
30	Prepare Final Preliminary Engineering Report with 30% Design	10 days	Tue 6/23/26	Mon 7/6/26
31	County Review	10 days	Tue 7/7/26	Mon 7/20/26
32	Final PER	1 day	Tue 7/21/26	Tue 7/21/26
33	**FINAL ENGINEERING DESIGN PHASE**	**65 days**	**Wed 7/22/26**	**Mon 10/19/26**
34	90% Design Submittal	26 days	Wed 7/22/26	Tue 8/25/26
35	Updated Opinion of Probable Construction Cost	2 days	Thu 8/20/26	Fri 8/21/26
36	Prepare Project Standards and Specifications	2 days	Thu 8/20/26	Fri 8/21/26
37	County Review	11 days	Wed 8/26/26	Tue 9/8/26
38	Obtain Permit Approvals (TxDOT, City, etc)	21 days	Fri 9/4/26	Fri 10/2/26
39	Prepare Issued for Construction Plan Set	10 days	Mon 10/5/26	Fri 10/16/26
40	IFC Plans	1 day	Mon 10/19/26	Mon 10/19/26



Waller County - Richards Road
Design Schedule
June 2026

Item 29.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, September 4, 2026 10:00 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Richards Cobb Fendley Invoice 362347 Resubmittal
Attachments: 20260526- Invoice No.362347-CobbFendley-Richard Road(FINAL).pdf

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

Good Morning

Attached is invoice 3 from Cobb Fendley for Richards

Project #: 23312
Project Name: Richards Rd
Consultant: Cobb Fendley
Percent spent so far: 27%
Design Schedule Changes: Final submittal pushed about 2 weeks

Invoice Date	Invoice #	Invoice $
05.26.26	362347-3	$48,994.77

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $31,779.89

Please make check payable to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Please mail check to:

Name: Cobb Fendley

Address: 4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Purpose of check: Invoice # 363591-4 Project # 2612-009-01 Richards Road

Professional Services ending May 31, 2026.

Mobility

Charge to GL line: 605-605-545405

Julie Adams 9-4-26

Signature of Person Submitting Request — Date

J. Ross McCall 9/4/26

Signature of Official/Department Head Submitting Request — Date

Invoice

CobbFendley
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

June 18, 2026
Invoice No: 363591

Waller County
775 Business 290 East
Hempstead, TX 77445

Amount Due this Invoice $31,779.89

Project 2612-009-01 Richards Road
County Bond Project #23312

Payment Instructions: To help prevent payment fraud, please verify any requests for change in CobbFendley payment instructions or remittance address through a phone call to Mylinh Diep, Accounting Manager or Rachel Edwards, CFO

Invoice for period ending May 31, 2026

Task	01	General Contract Services			
Fee					
Total Fee		36,956.00			
Percent Complete		40.00	Total Earned	14,782.40	
			Previous Fee Billing	11,086.80	
			Current Fee Billing	3,695.60	
			Total Fee		**3,695.60**
				Total this Task	**$3,695.60**

Task	02	Preliminary Engineering			
Fee					
Total Fee		36,778.00			
Percent Complete		85.00	Total Earned	31,261.30	
			Previous Fee Billing	18,389.00	
			Current Fee Billing	12,872.30	
			Total Fee		**12,872.30**
				Total this Task	**$12,872.30**

Task	05	Environmental			
Fee					
Total Fee		23,899.00			
Percent Complete		73.6148	Total Earned	17,593.21	
			Previous Fee Billing	15,940.67	
			Current Fee Billing	1,652.54	
			Total Fee		**1,652.54**
				Total this Task	**$1,652.54**

Task	08	Subsurface Utility Engineering			
Fee					
Total Fee		30,960.00			

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Project	2612-009-01	Richards Road		Invoice	36359
Percent Complete		43.6047	Total Earned	13,500.00	
			Previous Fee Billing	0.00	
			Current Fee Billing	13,500.00	
			Total Fee		**13,500.00**
				Total this Task	**$13,500.00**

Task 95 Reimbursables

Reimbursable Expenses

MILEAGE- REIMBURSABLE

5/8/2026	Ray, Stephen	Richards Rd Site Investigation	59.45	
	Total Reimbursables	**1.0 times**	**59.45**	**59.45**

Budget Amount	**Current**	**Prior**	**To-Date**
Total Billings	59.45	62.35	121.80
Budget			850.00
Remaining			728.20

Total this Task **$59.45**

Total this Invoice **$31,779.89**

CobbFendley
4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

Invoice Date: 6/18/2026
Invoice Number: 363591-4
Invoice Period Ending: 5/31/2026
Consultant Project No: 2612-009-01
Project Name: Richards Road
County Bond Project No.: 23312

INVOICE SUMMARY

	Authorized Amount	Remaining	Previously Invoice	Current Invoiced	Billed To- Date	% Billed to date
General Contract Services	$ 36,956.00	$ 22,173.60	$ 11,086.80	$ 3,695.60	$ 14,782.40	40%
Preliminary Engineering	$ 36,778.00	$ 5,516.70	$ 18,389.00	$ 12,872.30	$ 31,261.30	85%
Final Design	$ 70,724.00	$ 70,724.00		$ -	$ -	0%
Environmental	$ 23,899.00	$ 6,305.79	$ 15,940.67	$ 1,652.54	$ 17,593.21	73.61%
Geotechnical	$ 13,863.00	$ -	$ 13,863.00	$ -	$ 13,863.00	100%
Surveying	$ 51,586.00	$ 25,793.00	$ 25,793.00	$ -	$ 25,793.00	50%
Subsurface Utility Engineering	$ 30,960.00	$ 17,460.00		$ 13,500.00	$ 13,500.00	44%
Reimbursable Expenses	$ 830.00	$ 708.20	$ 62.35	$ 59.45	$ 121.80	15%
Subtotal (LS)	$ 265,596.00	$ 148,681.29	$ 85,134.82	$ 31,779.89	$ 116,914.71	44%
Bid & Construction Phase	$ 52,940.00	$ 52,940.00				0%
Subtotal (Hourly)	$ 52,940.00	$ 52,940.00	$ -	$ -	$ -	0%
TOTAL	**$ 318,536.00**	**$ 201,621.29**	**$ 85,134.82**	**$ 31,779.89**	**$ 116,914.71**	**37%**
TOTAL AMOUNT DUE				**$**		**31,779.89**

Payment Instructions: To help prevent payment fraud, please verify any requests for change in CobbFendley payment instructions or remittance address through a phone call to Mylinh Diep, Accounting Manager or Rachel Edwards, CFO

WALLER COUNTY ROAD BOND

Waller County 2023 Mobility Bond

23312 Richards Road

Monthly Invoice Progress Report

Invoice Number: 363591-4
Invoice Period Ending: 5/31/2026
Consultant: Cobb, Fendley & Associates, Inc.

Work Completed

Task 1 – General Contract Services

- On-going internal coordination regarding project progress and design schedule.
- On-going coordination with subconsultants regarding schedule and scope.

Task 2 – Preliminary Engineering Services

- Finalizing drainage analysis, draft PER, and associated exhibits.

Task 3 – Final Design Services

- No activity this month.

Task 4 – Bid and Construction Services

- No activity this month.

Task 5 – Environmental Services (KCI Technologies, Inc.)

- Finalizing draft Phase I EA Report.

Task 6 – Geotechnical Services (HTS, Inc. Consultants)

- Finalizing draft geotechnical report including rehabilitation pavement recommendation.

Task 7 – Surveying Services (Woolpert)

- Finalizing survey deliverables with acquired SUE data.

Task 8 – Subsurface Utility Engineering Services (Teague Nall and Perkins, Inc.)

- Field work and record research complete, finalizing deliverables.

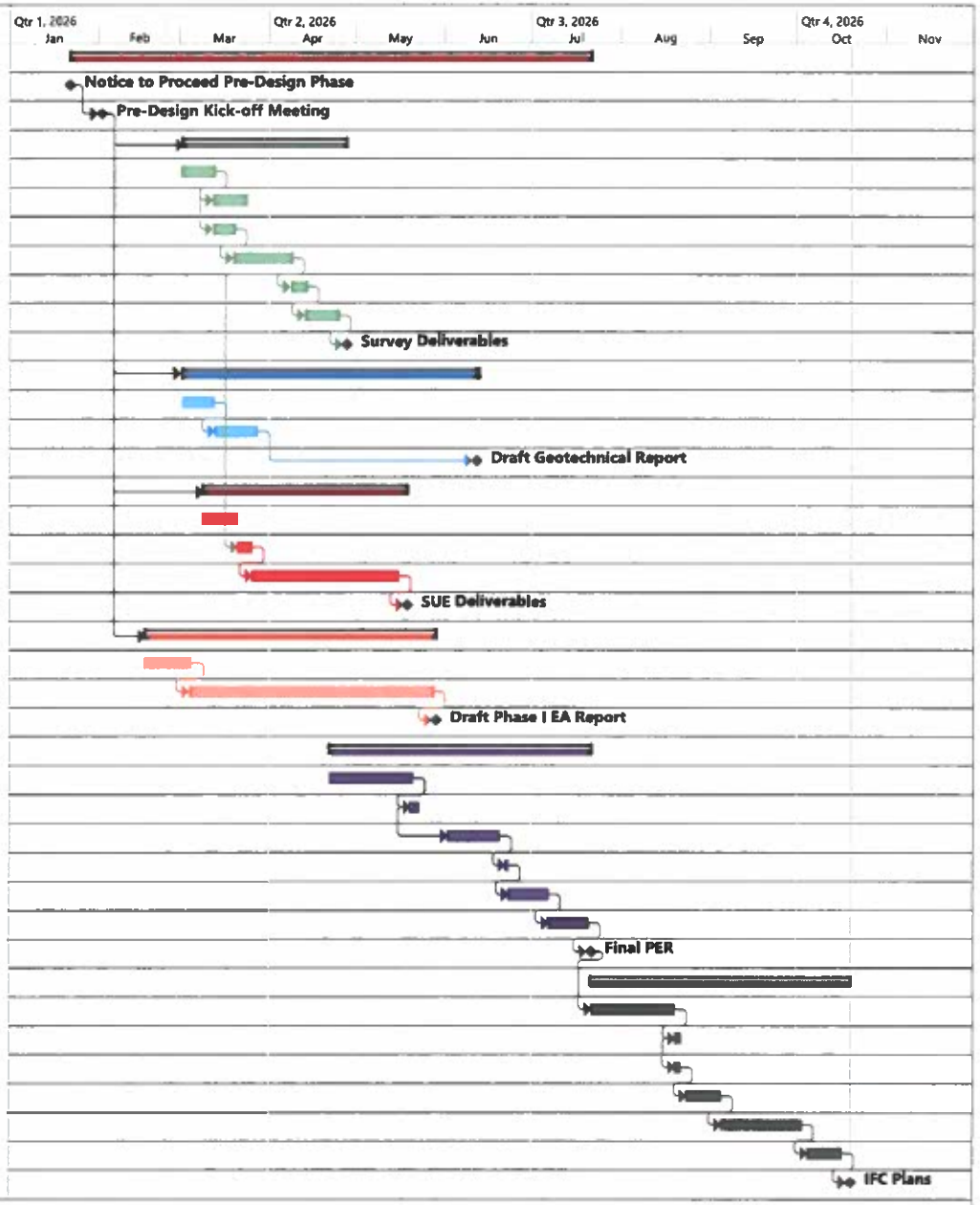
Task 95 – Reimbursables

- No activity this month.

Upcoming Planned Progress

- On-going coordination with subconsultants regarding scope and progress, as needed.
- Deliver drainage analysis for existing and proposed conditions, draft PER, and associated exhibits.
- Survey – Submit final deliverables.
- Environmental – Phase I ESA Draft Report to be delivered.
- Geotech – Submit draft geotechnical report with additional recommendation.
- SUE – Submit deliverables.

ID	Task Name	Duration	Start	Finish
1	**PRELIMINARY ENGINEERING DESIGN PHASE**	**131 days**	**Thu 1/22/26**	**Tue 7/21/26**
2	Notice to Proceed Pre-Design Phase	0 days	Thu 1/22/26	Thu 1/22/26
3	Pre-Design Kick-off Meeting	0 days	Mon 2/2/26	Mon 2/2/26
4	**Topographic Survey**	**41 days**	**Mon 3/2/26**	**Mon 4/27/26**
5	Draft and Deliver Right-of-Entry (ROE) Letters	9 days	Mon 3/2/26	Thu 3/12/26
6	Deed Sketches	7 days	Fri 3/13/26	Mon 3/23/26
7	Acquire Field Data (Within ROW)	5 days	Fri 3/13/26	Thu 3/19/26
8	Process Field Data	14 days	Fri 3/20/26	Wed 4/8/26
9	Acquire Additional Field Data (Outside of ROW)	3 days	Thu 4/9/26	Mon 4/13/26
10	Prepare Survey Deliverables (SUE Data, Topo, ROW Limits)	9 days	Tue 4/14/26	Fri 4/24/26
11	Survey Deliverables	1 day	Mon 4/27/26	Mon 4/27/26
12	**Geotechnical Investigation**	**75 days**	**Mon 3/2/26**	**Fri 6/12/26**
13	Field Work/Drilling	9 days	Mon 3/2/26	Thu 3/12/26
14	Lab Testing	11 days	Fri 3/13/26	Fri 3/27/26
15	Draft Geotechnical Report	0 days	Fri 6/12/26	Fri 6/12/26
16	**Subsurface Utility Engineering**	**51 days**	**Mon 3/9/26**	**Mon 5/18/26**
17	Level D & C - Records Research	10 days	Mon 3/9/26	Fri 3/20/26
18	Level A - Test Holes	3 days	Sat 3/21/26	Wed 3/25/26
19	Level B - Toning & Designation	37 days	Thu 3/26/26	Fri 5/15/26
20	SUE Deliverables	1 day	Mon 5/18/26	Mon 5/18/26
21	**Environmental Evaluation**	**75 days**	**Tue 2/17/26**	**Thu 5/28/26**
22	Records Review and Habitat Assessment	14 days	Tue 2/17/26	Wed 3/4/26
23	Phase I Environmental Site Assessment Report	60 days	Thu 3/5/26	Wed 5/27/26
24	Draft Phase I EA Report	1 day	Thu 5/28/26	Thu 5/28/26
25	**Drainage Analysis and Final PER**	**65 days**	**Wed 4/22/26**	**Tue 7/21/26**
26	Perform Drainage Analysis for Existing and Proposed Conditions	21 days	Wed 4/22/26	Wed 5/20/26
27	Preliminary Opinion of Probable Construction Cost	3 days	Wed 5/20/26	Fri 5/22/26
28	Preliminary Engineering Report (PER) Draft	14 days	Tue 6/2/26	Fri 6/19/26
29	PER Meeting with Waller County	1 day	Mon 6/22/26	Mon 6/22/26
30	Prepare Final Preliminary Engineering Report with 30% Design	10 days	Tue 6/23/26	Mon 7/6/26
31	County Review	10 days	Tue 7/7/26	Mon 7/20/26
32	Final PER	1 day	Tue 7/21/26	Tue 7/21/26
33	**FINAL ENGINEERING DESIGN PHASE**	**65 days**	**Wed 7/22/26**	**Mon 10/19/26**
34	90% Design Submittal	26 days	Wed 7/22/26	Tue 8/25/26
35	Updated Opinion of Probable Construction Cost	2 days	Thu 8/20/26	Fri 8/21/26
36	Prepare Project Standards and Specifications	2 days	Thu 8/20/26	Fri 8/21/26
37	County Review	11 days	Wed 8/26/26	Tue 9/8/26
38	Obtain Permit Approvals (TxDOT, City, etc)	21 days	Fri 9/4/26	Fri 10/2/26
39	Prepare Issued for Construction Plan Set	10 days	Mon 10/5/26	Fri 10/16/26
40	IFC Plans	1 day	Mon 10/19/26	Mon 10/19/26



Waller County - Richards Road
Design Schedule
June 2026

Item 30.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, September 4, 2026 10:17 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Richards Cobb Fendley Invoice 363591- Resubmittal
Attachments: 20260618- Invoice No.363591-CobbFendley-Richard Road(FINAL).pdf

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

Good Morning

Attached is invoice 4 from Cobb Fendley for Richards Rd.

Project #: 23312
Project Name: Richards Rd
Consultant: Cobb Fendley
Percent spent so far: 37%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
06.18.26	363591-4	$31,779.89

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $141,115.38

Please make check payable to:

Name: Edminster Hinshaw Russ & Assoc. dba EHRA Engineering

Address: 10011 Meadowglen Lane

Houston, Texas 77042

Please mail check to:

Name: Edminster Hinshaw Russ & Assoc. dba EHRA Engineering

Address: 10011 Meadowglen Lane

Houston, Texas 77042

Purpose of check: Invoice # 14 Project # 23402 & 23403

241-134-00 Bartlett Road

Professional Services for the Date Ending August 09, 2026

Charge to GL line: 605-605-545405

Julie Adams 9-3-26

Signature of Person Submitting Request **Date**

J. Ross McCall 9/03/2026

Signature of Official/Department Head Submitting Request **Date**

INVOICE

Remit via ACH to:
Stellar Bank
Routing # 113025723 - Account # 1017342

Edminster Hinshaw Russ & Assoc.
dba EHRA Engineering
10011 Meadowglen Lane
Houston, Texas 77042
713.784.4500

Walter County
775 Business 290 East
Hempstead, TX 77445

Invoice Number: 14
Date: 8/31/26
Invoice Total: $141,115.38
Professional Services for the Date Ending 8/9/26

241-134-00 Bartlett Road
Walter County Project #23402 & 23403

	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
General - Project Management - Segment I	$227,882.00	35.00%	$79,758.70	$0.00	$148,123.30
Preliminar Engineering - Segment I	$325,227.00	100.00%	$325,227.00	$0.00	$0.00
Final Design - Segment I	$743,479.00	35.00%	$260,217.65	$74,347.95	$483,261.35
General - Project Management - Segment II	$221,262.00	35.00%	$77,441.70	$0.00	$143,820.30
Preliminar Engineering - Segment II	$223,782.00	100.00%	$223,782.00	$0.00	$0.00
Final Design - Segment II	$667,674.00	35.00%	$233,685.90	$66,767.43	$433,988.10
Geotechnical - Segment I - Tetratech	$63,149.70	100.00%	$63,149.70	$0.00	$0.00
Geotechnical - Segment II - Tetratech	$70,052.00	100.00%	$70,052.00	$0.00	$0.00
Survey - Weisser	$211,590.00	64.64%	$136,780.00	$0.00	$74,810.00
Environmental - Consr	$18,866.00	85.69%	$16,166.60	$0.00	$2,699.40
Subsurface Utility Engineering - Pape-Dawson	$70,110.00	62.47%	$43,798.82	$0.00	$26,311.18
	$2,843,073.70	53.82%	$1,530,060.07	$141,115.38	$1,313,013.63

Optional Additional Services	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Structural - AKV	$100,515.00	0.00%	$0.00	$0.00	$100,515.00
Subsurface Utility Engineering - Pape-Dawson	$105,700.00	0.00%	$0.00	$0.00	$105,700.00
	$206,215.00	0.00%	$0.00	$0.00	$206,215.00

Construction Services - Hourly	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
CPS - Segment I	$91,777.00	0.00%	$0.00	$0.00	$91,777.00
CPS - Segment II	$91,777.00	0.00%	$0.00	$0.00	$91,777.00
Structural - AKV	$16,720.00	0.00%	$0.00	$0.00	$16,720.00
	$200,274.00	0.00%	$0.00	$0.00	$200,274.00

	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Estimated Expenses	$3,520.00	2.36%	$82.94	$0.00	$3,520.00
Grand Total	$3,253,082.70	47.04%	$1,530,143.01	$141,115.38	$1,723,022.63

10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

MONTHLY PROGRESS REPORT – August 2026

I. Project

Bartlett Road (Waller County Project Number 23402 & 23403)

Cane Island Parkway to Clay Road

II. Work Completed July 13, 2026 thru August 9, 2026

1. Survey (Weisser)
    a) ROE – Complete
    b) Survey Control – No update
    c) Existing ROW Mapping – Complete
    d) Topographic Survey – Complete
    e) Control and Right-of-way staking – No update
2. Geotechnical (TetraTech)
    a) Geotechnical Field Investigation and Testing Complete
3. Environmental (Consor)
    a) Environmental Complete
4. Engineering (EHRA)
    a) Roadway
        - Preparing 70% Plans
    b) Drainage Analysis
        - Coordinated with GFT for drainage analysis
        - Sized Detention Pond
    c) Traffic
        - Traffic Study completed
5. Structural (AKV)
    a) No update
6. SUE (Pape-Dawson)
    a) SUE level C/D completed
    b) SUE Level A/B in progress

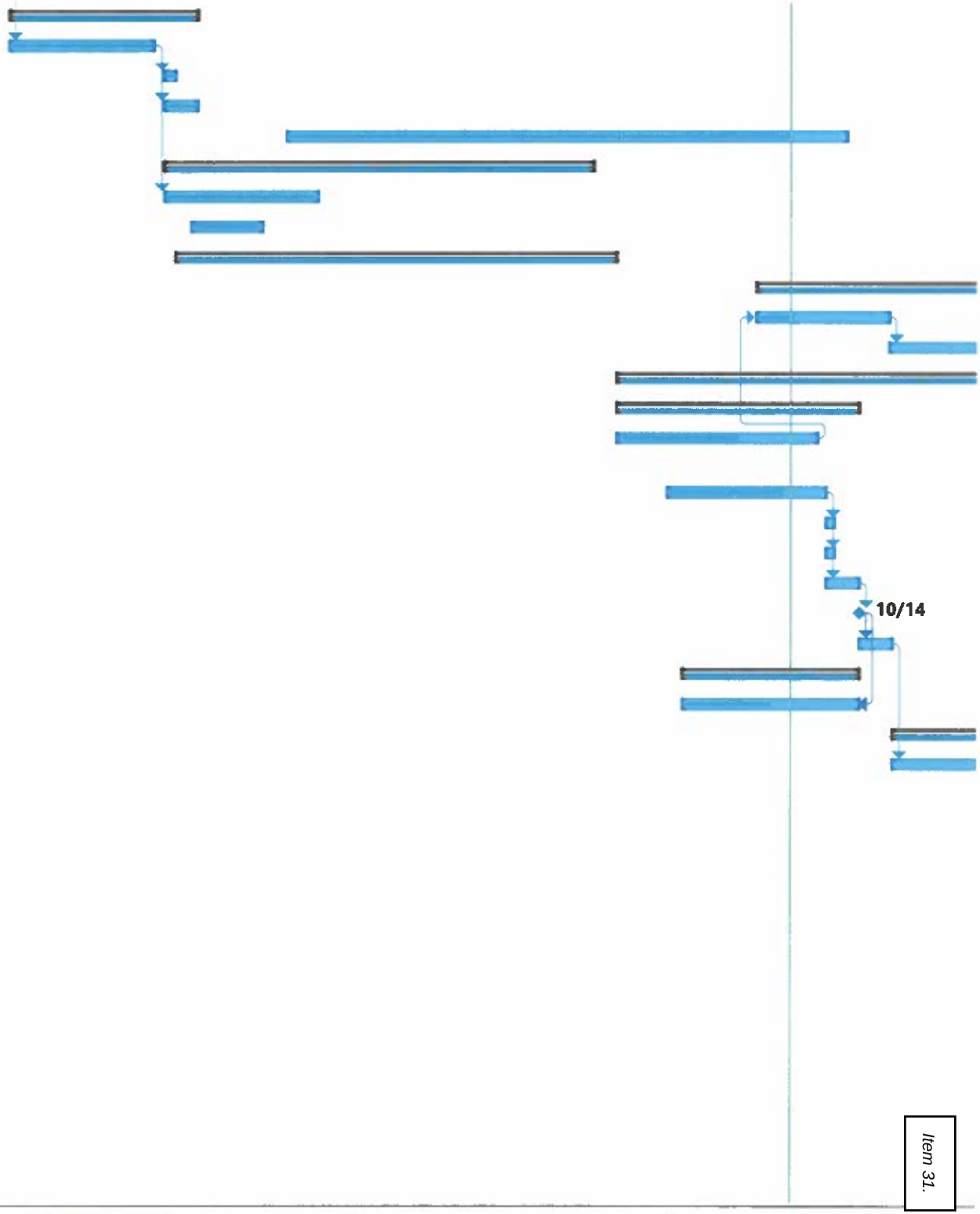
10011 Meadowglen Ln
Houston, Texas 77042
T 713.784.4500
EHRAinc.com
TBPE No. F-726

7. Project Management (EHRA)
    a) Attend progress meetings
    b) Coordinate with Survey, Geotechnical, Environmental, & SUE

A. Meetings -
- 7/16/26 – Waller Bond Program/Lakes of Cane Island Coordination Meeting
- 8/4/26 – Bartlett Road Progress Meeting
- 8/4/26 - Waller County - Morton Road, Bartlett Road, and Lakes of Cane Island (Rylander) Coordination

B. See attached for updated schedule

	80 days	**4/25/2025**	**8/21/2025**	**100%**
	60 days	4/25/2025	7/24/2025	100%
	5 days	8/1/2025	8/7/2025	100%
	15 days	8/1/2025	8/21/2025	100%
	231 days	10/17/2025	10/6/2026	90%
	176 days	**8/1/2025**	**4/29/2026**	**100%**
	67 days	8/1/2025	11/5/2025	100%
	31 days	8/18/2025	10/1/2025	100%
	181 days	**8/8/2025**	**5/13/2026**	**100%**
	218 days	**8/10/2026**	**7/12/2027**	**4%**
	58 days	8/10/2026	11/2/2026	30%
	160 days	11/2/2026	7/12/2027	0%
	295 days	**5/14/2026**	**8/4/2027**	**12%**
	104 days	**5/14/2026**	**10/14/2026**	**31%**
vlorton Road	60 days	5/14/2026	9/17/2026	60%
	69 days	6/15/2026	9/23/2026	75%
	3 days	9/23/2026	9/28/2026	0%
	3 days	9/23/2026	9/28/2026	0%
	15 days	9/23/2026	10/14/2026	0%
	0 days	10/14/2026	10/14/2026	0%
	15 days	10/14/2026	11/4/2026	0%
	77 days	**6/24/2026**	**10/14/2026**	**0%**
	77 days	6/24/2026	10/14/2026	50%
	85 days	**11/4/2026**	**3/24/2027**	**0%**
	70 days	11/4/2026	3/3/2027	0%
	3 days	3/3/2027	3/8/2027	0%
	2 days	3/3/2027	3/4/2027	0%
ent	2 days	3/3/2027	3/4/2027	0%
	15 days	3/3/2027	3/24/2027	0%
	0 days	3/24/2027	3/24/2027	0%
	15 days	3/24/2027	4/15/2027	0%
	60 days	**4/15/2027**	**7/14/2027**	**0%**
	51 days	4/15/2027	6/28/2027	0%
	3 days	6/28/2027	7/1/2027	0%
	2 days	6/28/2027	6/30/2027	0%
ent	2 days	6/28/2027	6/30/2027	0%
	10 days	6/28/2027	7/14/2027	0%
	0 days	7/14/2027	7/14/2027	0%
	15 days	7/14/2027	8/4/2027	0%



Item 31.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, September 3, 2026 1:08 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice 119479 from EHRA - Bartlett Road
Attachments: 20260831-Invoice14-EHRA-BartlettRoad-23402&23403.pdf

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

Good Afternoon,

Attached is invoice 14 from EHRA for Bartlett Road.

Project #:23402 & 23403
Project Name: Bartlett Rd S1 & S2
Consultant: EHRA
Percent spent so far: 47%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
08.31.26	14	$141,115.38

Thanks,

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $774,034.94

Please make check payable to:

Name: Forde Construction Company, Inc.

Address: 6842 Calle Lozano

Houston, TX 77041

Please mail check to:

Name: Forde Construction Company, Inc.

Address: 6842 Calle Lozano

Houston, TX 77041

Purpose of check: Inv # 04 Morton Road Overlay Project # B25-004

Charge to GL line: 605-605-545405

Julie Adams 9-1-26

Signature of Person Submitting Request — Date

Ross McCall 9/1/26

Signature of Official/Department Head Submitting Request — Date

Forde Construction Company, Inc

Pay Estimate Summary Report

Invoice # 04
Invoice Date: 8-15-2026
Dates Submitted: 8-15-2026
Contract # 825-004
Contract Days:90
Contract Days Used: 90
Job: 25021

Owner:WALLER COUNTY Bid 25-004
Morton Road Overlay

Contractor
Forde Construction Company, Inc
6842 Calle Lozano
Houston, TX 77041

Pay Item	Description	Contract Quantities	Unit	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
A	**SITE PREPARATION & WORK ZONE**									
1	PROJECT SIGN	2	EACH	$ 2,000.00	$ 4,000.00	2.00	-	2.00	$ -	$ 4,000.00
2	PREPARING RIGHT-OF-WAY	1	LS	$ 53,000.00	$ 53,000.00	1.00	-	1.00	$ -	$ 53,000.00
3	CONSTRUCTION SAFETY FENCE	100	LF	$ 1.40	$ 140.00	50.00	-	50.00	$ -	$ 70.00
4	TEMPORARY TRAFFIC CONTROL	4	MONTH	$ 12,000.00	$ 48,000.00	3.00	1.00	4.00	$ 12,000.00	$ 48,000.00
				Subtotal of A	$ 105,140.00	-	-	-	-	-
B	**REMOVALS**									
5	REMOVING STRUCTURES (METAL PIPE)	60	LF	$ 20.00	$ 1,200.00	60.00	-	60.00	$ -	$ 1,200.00
6	REMOVING STRUCTURES (REINFORCED CONCRETE PIPE)	184	LF	$ 12.00	$ 2,208.00	184.00	-	184.00	$ -	$ 2,208.00
				Subtotal of B	$ 3,408.00	-	-	-	-	-
C	**ROADWAY**									
7	EMBANKMENT	1000	CY	$ 17.00	$ 17,000.00	-	-	-	$ -	$ -
8	FLEXIBLE BASE (6 IN DEPTH)	200	SY	$ 60.00	$ 12,000.00	200.00	-	200.00	$ -	$ 12,000.00
9	DENSE-GRADED HOT-MIX ASPHALT BASE COURSE	11	TON	$ 430.00	$ 4,730.00	-	153.77	153.77	$ 66,121.10	$ 66,121.10
10	FULL-DEPTH RECLAMATION USING ASPHALT EMULSION(ROAD-MIXED) (6 IN DEPTH)	31750	SY	$ 12.50	$ 396,875.00	12,710.99	19,425.01	32,136.00	$ 242,812.63	$ 401,700.00
11	CEMENT (1% BY WEIGHT)	79	TON	$ 450.00	$ 35,550.00	-	1.15	1.15	$ 517.50	$ 517.50
12	FOG SEAL (CSS-1H) (0.05 GAL/SY)	1588	GAL	$ 5.00	$ 7,940.00	-	1,588.00	1,588.00	$ 7,940.00	$ 7,940.00
13	TACK COAT (CSS-1H) (0.10 GAL/SY)	3175	GAL	$ 5.00	$ 15,875.00	1,221.00	1,992.61	3,213.61	$ 9,963.05	$ 16,068.05
14	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (3" THICK)	5239	TON	$ 129.00	$ 675,831.00	1,670.84	3,520.16	5,191.00	$ 454,100.64	$ 669,639.00
15	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (FEATHERING DRIVEWAYS)	84	TON	$ 475.00	$ 39,900.00	-	84.00	84.00	$ 39,900.00	$ 39,900.00
16	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (FEATHERING TRANSITIONS AND INTERSECTIONS)	19	TON	$ 630.00	$ 11,970.00	-	-	-	$ -	$ -
17	CLEANING AND RESHAPING DITCHES	9320	LF	$ 6.70	$ 62,444.00	9,320.00	-	9,320.00	$ -	$ 62,444.00
				Subtotal of C	$ 1,280,115.00	-	-	-	-	-
D	**SWPPP**									
18	SEEDING FOR EROSION CONTROL (HYDRO-MULCH SEEDING)	15534	SY	$ 0.75	$ 11,650.50	-	-	-	$ -	$ -
19	BIODEGRADABLE EROSION CONTROL LOGS (INSTALLATION 60%, REMOVAL 40%)	1000	LF	$ 4.00	$ 4,000.00	450.00	-	450.00	$ -	$ 1,800.00
20	SWPPP MONITORING AND DOCUMENTATION	4	MONTH	$ 400.00	$ 1,600.00	3.00	1.00	4.00	$ 400.00	$ 1,600.00
				Subtotal of D	$ 17,250.50	-	-	-	-	-
E	**DRAINAGE**									
21	24" CORRUGATED METAL PIPE (CMP)	60	LF	$ 148.00	$ 8,880.00	60.00	-	60.00	$ -	$ 8,880.00
22	30" REINFORCED CONCRETE PIPE (CL IV) (RCP)	72	LF	$ 233.00	$ 16,776.00	72.00	-	72.00	$ -	$ 16,776.00
23	24" REINFORCED CONCRETE PIPE (CL IV) (RCP)	112	LF	$ 155.00	$ 17,360.00	112.00	-	112.00	$ -	$ 17,360.00
24	CUTTING AND RESTORING PAVEMENT	136	SY	$ 260.00	$ 35,360.00	136.00	-	136.00	$ -	$ 35,360.00
25	CLEAN EXISTING CULVERT	40	EA	$ 350.00	$ 14,000.00	29.00	6.00	35.00	$ 2,100.00	$ 12,250.00
				Subtotal E	$ 92,376.00	-	-	-	-	-
F	**SIGNING AND PAVEMENT MARKINGS**									
26	RETROREFLECTORIZED PAVEMENT MARKINGS(TYPE II) (4 IN, YELLOW, DASHED)	3114	LF	$ 0.85	$ 2,646.90	-	3,114.00	3,114.00	$ 2,646.90	$ 2,646.90
27	RETROREFLECTORIZED PAVEMENT MARKINGS(TYPE II) (4 IN, YELLOW, SOLID)	2220	LF	$ 0.85	$ 1,887.00	-	2,220.00	2,220.00	$ 1,887.00	$ 1,887.00
28	REFLECTORIZED PAVEMENT MARKINGS(TYPE II) (24", WHITE, SOLID, STOP BAR)	14	LF	$ 8.00	$ 112.00	-	-	-	$ -	$ -
29	TRAFFIC SIGNS, ROADSIDE SIGNS, AND MAILBOXES	1	LS	$ 1,500.00	$ 1,500.00	-	-	-	$ -	$ -
				Subtotal F	$ 6,145.90	-	-	-	-	-
G	**EXTRA WORK ITEMS**									
30	VIDEO RECORDING CONSTRUCTION	1	LS	$ 800.00	$ 800.00	0.50	0.50	1.00	$ 400.00	$ 800.00
31	CONTINGENCY	1	LS	$ 73,000.00	$ 73,000.00	-	-	-	$ -	$ -
32	CO-1 UNIFORMED TRAFFIC CONTROL OFFICERS	1500	HRS	$ 55.00	$ 82,500.00	410.00	350.00	760.00	$ 19,250.00	$ 41,800.00
33	CO-2 STABILIZED MATERIALS PLANT OPENING FEES	2	EA	$ 5,000.00	$ 10,000.00	2.00	-	2.00	$ -	$ 10,000.00
34	CO-3 10C (P) TY II AA CHIP SEAL MARKER WITH COVER (1000 EA) "TRPM"	1	LS	$ 1,892.30	$ 1,892.30	1.00	-	1.00	$ -	$ 1,892.30
				Subtotal G	$ 73,800.00	-	-	-	-	-

Totals:		
Orig. Contract	$	1,578,235.40
Change Order	$	~~84,092.50~~
Revised Total:	$	~~1,670,327.90~~

Co. PER CONTINGENCY

Original Contract Amount	$	1,578,235.40
Change Orders	$	~~84,092.50~~ PER CONTINGENCY
Total Contract		
Work Completed to Date	$	1,537,859.85 ✓
Stored Material	$	-
Total Complete/Stored/Pending	$	1,537,859.85
Less Retainage at 10%	$	153,785.99
Total (Less Retainage)	$	1,384,073.87
Adjustments	$	-
Less Previously Requested	$	610,038.93
Amount Due This Request	$	774,034.94 ✓

Reviewed - No Exceptions
Richard Kranby P.E. 9/1/2026

Item 32.

Julie Adams

From: Rick Kronenberger <rkronenberger@lja.com>
Sent: Tuesday, September 1, 2026 10:41 AM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Natasha Medina; Julie Adams
Subject: Project B25-004 Morton Road Overlay - Pay Application #4 (Forde Construction) - For Review and Payment
Attachments: PE-4-6-2026 - RLK Signed.pdf

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

Good Morning,

Attached is Pay Application/Invoice #4 from Forde Construction Company for Morton Road Overlay.

Project #:	B25-004	
Project Name:	Morton Road Overlay	
Contractor:	Forde Construction Company	
Contract Amount:	$	1,578,235.40
Percent Complete to Date:		97.44%
Retainage Pending:	$	153,785.98
Contract Duration:		90
Percent Time Used:		100.00%

Invoice #	Invoice Date	Period Cut Off Date	Days Charged	Work Complete Amount	Invoice Amount Less Retainage
1	4/9/2026	4/9/2026	15	$ 134,044.00	$ 120,639.60
2	5/14/2026	5/14/2026	30	$ 130,129.00	$ 117,116.10
3	6/15/2026	6/15/2026	30	$ 413,648.04	$ 372,283.23
4	8/15/2026	8/15/2026	15	$ 860,038.81	$ 774,034.94
5					
	Total		**90**	**$ 1,537,859.85**	**$ 1,384,073.87**

Please let me know if you have any questions.

Thank you,

RICK KRONENBERGER, PE | Vice President
Transportation | Construction Engineering & Inspection
C: 832.217.6014
2014 Airport Road, Building 100, Conroe, Texas 77301
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

LJA TRANSPORTATION

Top Workplaces USA | 2023

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $128,828.25

Please make check payable to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Please mail check to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Purpose of check: Invoice # 85206-01-10 Morton Road Reconstruction

For Professional Services from July 01, 2026 through July 31, 2026

Charge to GL line: 605-605-545405

Julie Adams 9-2-26

Signature of Person Submitting Request — Date

JW 9/02/2026

Signature of Official/Department ~~Head Submitting Request~~ — Date

GFT

Check Payment Information:
GFT Infrastructure, Inc.
PO Box 829160, Philadelphia, PA 19182-9160 Federal EIN: 25-1613591

ACH/EFT Payment Information:
Account Name: GFT Infrastructure, Inc.
ABA: 031312738 Account No.: 5003165655 Wire Routing No.: 043000096
SWIFT: PNCCUS33 (required for international payments)

Send Remit Info: AccountsReceivable@gftinc.com
Send Audit Inquiries: GovtContractAudit@gftinc.com
All Other Inquires Contact the Project Team

Waller County
775 Business US 290 East
Hempstead, TX 77445

August 28, 2026
Invoice No: AG085206.000 - 85206-01 -10
Due Date: September 27, 2026

Project AG085206.000 Waller County - Morton Road Reconstruction - 23401

Professional Services from July 01, 2026 to July 31, 2026

Phase 1000 Morton Road - Project Management

2023 Waller County Mobility Bond Program - Morton Road

Fee

	Total Fee	Percent Complete	Billed To Date	Previous Billings	Current Billings
1000 - Project Management	127,920.00	80.00	102,336.00	95,940.00	6,396.00
2000 - Preliminary Engineering	156,780.00	100.00	156,780.00	156,780.00	0.00
3000 - Drainage Analysis	283,380.00	90.00	255,042.00	240,873.00	14,169.00
4000 - Final PS&E - Package 1	239,180.00	30.00	71,754.00	18,000.00	53,754.00
5000 - Final PS&E - Package 2	833,800.00	2.00	16,676.00	0.00	16,676.00
6000 - Final PS&E - Package 3 Overlay	35,605.00	76.5794	27,266.10	27,266.10	0.00
ODC - Direct Expenses	5,025.00	2.00	100.50	100.50	0.00
Geotechnical - B2Z (Sub)	62,211.08	95.0938	59,158.87	59,158.87	0.00
Environmental - Consor (Sub)	33,006.00	98.0697	32,368.88	32,368.88	0.00
Bridge - Lindfield, Hunter, Junius (Sub)	524,552.00	0.00	0.00	0.00	0.00
SUE - Pape-Dawson (Sub)	257,865.00	30.2602	78,030.45	78,030.45	0.00
Traffic - TEDSI (Sub)	274,045.74	19.5736	53,640.50	53,640.50	0.00
Survey - Weisser (Sub)	447,500.00	58.5051	261,810.25	223,977.00	37,833.25
Construction Phase Service	185,655.00	0.00	0.00	0.00	0.00
Total Fee	3,466,524.82		1,114,963.55	986,135.30	128,828.25
	Total Fee				**128,828.25**
			Total this Phase		**128,828.25**
			Amount Due This Bill		**128,828.25**

Project	AG085206.000	Waller County - Morton Road Reconstructi	Invoice	85206-01-

Outstanding Invoices

Number	Date	Balance
85206-01-09	7/29/2026	77,631.10
Total		**77,631.10**

Morton Road from FM 2855 to Pitts Road in Waller County, Texas
Waller County 2023 Mobility Bond Program - 23401

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	$ 127,920.00	80.00%	$ 102,336.00	$ 95,940.00	$ 6,396.00	$ 25,584.00
Preliminary Engineering (GF)	$ 156,780.00	100.00%	$ 156,780.00	$ 156,780.00	$ -	$ -
Drainage Analysis (GF)	$ 283,380.00	90.00%	$ 255,042.00	$ 240,873.00	$ 14,169.00	$ 28,338.00
Final PS&E - Package 1 (GF)	$ 239,180.00	30.00%	$ 71,754.00	$ 18,000.00	$ 53,754.00	$ 167,426.00
Final PS&E - Package 2 (GF)	$ 833,800.00	2.00%	$ 16,676.00	$ -	$ 16,676.00	$ 817,124.00
Direct Expenses (GF)	$ 5,025.00	2.00%	$ 100.50	$ 100.50	$ -	$ 4,924.50
Traffic - TEDSI Infrastructure	$ 274,045.74	19.57%	$ 53,640.50	$ 53,640.50	$ -	$ 220,405.24
Bridge - Lindfield, Hunter, and Junius (LH&J)	$ 524,552.00	0.00%	$ -	$ -	$ -	$ 524,552.00
Environmental - Consor	$ 33,006.00	98.07%	$ 32,368.88	$ 32,368.88	$ -	$ 637.12
Geotechnical - B2Z	$ 62,211.08	95.09%	$ 59,158.87	$ 59,158.87	$ -	$ 3,052.21
Survey - Weisser	$ 447,500.00	58.51%	$ 261,810.25	$ 223,977.00	$ 37,833.25	$ 185,689.75
SUE - Pape-Dawson	$ 257,865.00	30.26%	$ 78,030.45	$ 78,030.45	$ -	$ 179,834.55
Additional Services - T&M						
Final PS&E - Package 3 Overlay (GF)	$ 35,605.00		$ 27,266.10	$ 27,266.10	$ -	$ 8,338.90
Construction Phase Services	$ 185,655.00		$ -	$ -	$ -	$ 185,655.00
	$ 3,466,524.82	32.16%	$ 1,114,963.55	$ 986,135.30	$ 128,828.25	$ 2,351,561.27

Progress Report No. 10

Morton Road from FM 2855 to Pitts Road

Waller County 2023 Mobility Bond Program – Project No. 23401

Reporting Period: July 01, 2026 to July 31, 2026

Report Date: August 28, 2026

1. Activities this Billing Period

1.1 Project Management (GFT)

- Conducted bi-weekly coordination meetings with subconsultants.
- Conducted Monthly coordination meetings with LJA.
- Attended meetings with Development teams.

1.2 Survey (Weisser)

- Addressed comments from Design Team, processed survey data and provided updated survey files.
- Began preparation of Parcel Surveys 1-10.

1.3 SUE (Pape-Dawson Engineers)

- Updated preliminary Utility Conflict Matrix (UCM).
- Updated Utility Layouts of Existing Utilities and conflicts.
- Updated existing utility base file from QL B SUE.
- Provided QL A SUE Plan.

1.4 Geotechnical (B2Z Engineering)

- Geotechnical Report included in PER.

1.5 Environmental Studies (Consor)

- Environmental documents included in PER.
- Environmental Constraints Report recommends additional field investigations.
- Received comments on PER and prepared responses.
- Held PER review meeting with County at LJA on June 16.

1.6 PS&E Design – Package 1

- Continued preparation of PS&E package 1 for drainage and roadway west of Bartlett Road.

1.7 PS&E Design – Package 2

- Began preparation of PS&E package 2 with drainage and roadway from FM 2855 to Lakes of Katy Lane.

1.8 Drainage Design (GFT)

- Continued to update Existing and Proposed Drainage Areas, land uses, and Peak Flows based on coordination with developments.
- Coordinated drainage design with adjacent projects, including Bartlett Road by EHRA and Developments by Pape-Dawson (Rylander) and Grange.
- Met with EHRA to coordinate drainage connectivity at Barlett Road.
- Continued to develop proposed condition Hydrographs and XP SWMM Model.
- Assessed modeling results and mitigation requirements.

2. Activities Next Month

2.1 Project Management (GFT)

- Continue to hold bi-weekly meetings with the subconsultants.
- Continue monthly updates with LJA.
- Continue meetings with Development teams.

2.2 Survey (Weisser)

- Continue preparation of Parcel Surveys at Bartlett Road.
- Address review comments from LJA.

2.3 SUE (Pape-Dawson Engineers)

- Update QL A test hole plan.
- Continue review of utility conflicts.
- Update UCM and Utility Layouts based on QL B SUE.

2.4 Geotechnical (B2Z Engineering)

- Address any review comments on draft Geotechnical Report.

2.5 Environmental Studies (Consor)

- Address any review comments on the draft Environmental Constraints Report.

2.6 PS&E Design – Package 1

- Continue preparation of initial PS&E package for drainage and roadway west of Bartlett Road.

2.7 PS&E Design – Package 2

- Continue preparation of PS&E package 2 with drainage and roadway from FM 2855 to Lakes of Katy Lane.

2.8 Drainage Design (GFT)

- Meet with BKDD and consultant design teams to review drainage results.
- Continue to coordinate drainage design with adjacent projects, including Bartlett Road by EHRA and Developments by Pape-Dawson and Grange.
- Finalize Proposed Hydrographs and XP SWMM Models.

3. Project Issues

- Separate package will be required for section of project from Rylander/Perry Homes development to Bartlett Road (Sta 100+00 to Sta 125+00).
- Continued coordination is needed with Rylander/Perry Homes and Grange developments to finalize drainage analysis.

4. Schedule of Planned Submittals

- PS&E Package #1
  - 70% submittal: September 03, 2026
  - 100% submittal: October 18, 2026

Michael J. Kaspar, P.E.

WEISSER Engineering & Surveying
PO Box 380 • Barker, TX 77413
(281) 579-7300 • weissereng.com
TBPE Reg No F-68 • TBPLS Reg No 10194324

Invoice

Invoice #:	EL021-9
Invoice Date:	7/22/2026
Due Date:	8/21/2026

Bill To

GFT Infrastructure, Inc.
3100 W ALABAMA ST
HOUSTON, TX 77098

WALLER COUNTY - MORTON ROAD - 2023 MOBILITY BOND

2023 Mobility Bond
Client Owner: Waller County
GF Project / Phase No: 085206 / SUB-WEIS

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	42,835.00	40,693.25	95.00%	5.00%	100.00%	2,141.75
EXISTING RIGHT OF WAY	68,995.00	65,545.25	95.00%	0.00%	95.00%	0.00
TOPOGRAPHIC SURVEY	122,830.00	116,688.50	95.00%	5.00%	100.00%	6,141.50
CONTROL AND RIGHT-OF-WAY STAKING	39,180.00	0.00	0.00%	0.00%	0.00%	0.00
PARCEL SURVEYS	147,750.00	0.00	0.00%	0.00%	0.00%	0.00
SOIL BORING LOCATIONS	3,530.00	0.00	0.00%	0.00%	0.00%	0.00
LEVEL "A" AND "B" SUE	22,380.00	0.00	0.00%	0.00%	0.00%	0.00

Weisser Engineering Company, Inc.
ACH INSTRUCTIONS PROSPERITY
BANK ROUTING NO. 113122655
ACCOUNT NO. 218335428

PROJECT: MORTON ROAD – 2023 MOBILITY BOND ENGINEERING AND DESIGN PROFESSIONAL SERVICES

CLIENT OWNER: WALLER COUNTY

PROJECT / PHASE NO: 085206 / SUB-WEI

PROGRESS REPORT 7-22-26 WEISSER ENGINEERING JOB NO. EL021

We have completed requested revisions to the row maps.

Brian Boelsche

WEISSER
Engineering &
Surveying

PO Box 380 • Barker, TX 77413

(281) 579-7300 • weissereng.com
TBPE Reg. No. F-68 • TBPLS Reg. No. 10194324

Invoice

Invoice #:	EL021-10
Invoice Date:	7/31/2026
Due Date:	8/30/2026

Bill To

GFT Infrastructure, Inc.
3100 W ALABAMA ST
HOUSTON, TX 77098

WALLER COUNTY - MORTON
ROAD - 2023 MOBILITY BOND

2023 Mobility Bond
Client Owner: Waller County
GF Project / Phase No: 085206 / SUB-WEIS

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	42,835.00	42,835.00	100.00%	0.00%	100.00%	0.00
EXISTING RIGHT OF WAY	68,995.00	65,545.25	95.00%	0.00%	95.00%	0.00
TOPOGRAPHIC SURVEY	122,830.00	122,830.00	100.00%	0.00%	100.00%	0.00
CONTROL AND RIGHT-OF-WAY STAKING	39,180.00	0.00	0.00%	0.00%	0.00%	0.00
PARCEL SURVEYS	147,750.00	0.00	0.00%	20.00%	20.00%	29,550.00
SOIL BORING LOCATIONS	3,530.00	0.00	0.00%	0.00%	0.00%	0.00
LEVEL "A" AND "B" SUE	22,380.00	0.00	0.00%	0.00%	0.00%	0.00

Weisser Engineering Company, Inc.
ACH INSTRUCTIONS PROSPERITY
BANK ROUTING NO. 113122655
ACCOUNT NO. 218335428

Subtotal	$29,550.00
Sales Tax (8.25%)	$0.00
Total	$29,550.00
Payments/Credits	
Balance Due	$29,550.00

Statement

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
EL021-8	5/22/2026		$27,279.20			$27,279.20
EL021-9	7/22/2026	$8,283.25				$8,283.25
Total Prior Billing		$8,283.25	$27,279.20			$35,562.45

PROJECT: MORTON ROAD – 2023 MOBILITY BOND ENGINEERING AND DESIGN PROFESSIONAL SERVICES

CLIENT OWNER: WALLER COUNTY

PROJECT / PHASE NO: 085206 / SUB-WEI

PROGRESS REPORT 7-31-26 **WEISSER ENGINEERING JOB NO. EL021**

Completed and delivered parcels 1-10.

Brian Boelsche

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

September 1, 2026

Subject: **2023 Waller County Mobility Road Bond**
Notice of Construction for Mathis Road

Dear Resident/Stakeholder,

Following the approval of the Waller County Mobility Bond in November of 2023, the Mathis project design team has worked diligently to complete the roadway design. Plans have recently been completed, construction bidding has occurred, and construction will begin in a few months. This letter is to provide you with information regarding construction and how it may temporarily impact your daily schedule.

Project Overview

WHAT: The limits of the project are from the intersection of Mathis and Rochen Roads, heading north up Mathis Road to the Waller County line, approximately 1,500 feet south of Betka Road. The 2.1-mile project will reconstruct, provide standard 11' lane widths, and add narrow shoulders to improve safety and traffic flow, while reducing long-term maintenance costs. The existing bridge at Mound Creek will remain in place, receiving minor improvements. Existing ditches will be regraded and existing road cross culvert drainage pipes will be replaced to get the existing drainage system to its original state. Driveways, within the road right-of-way and along the project, will be modified to tie into the new pavement.

WHO: Larry Young Paving, Inc. has recently been awarded the construction of this project. Additional information can be found on the County Engineer website: www.co.waller.tx.us/page/County.Engineer, then select the Waller County Road Bond '23 logo to access the program details .

WHEN: With the award to the lowest and best bidder on August 5, construction is expected to begin in the Fall of 2026. Construction is expected to take approximately 8 months, pending weather conditions, and coordination with the reconstruction project south of Rochen Road.

HOW WILL YOU BE IMPACTED: Project construction will be phased.

- Phase 1: Temporary paving will be placed along the west edge of the existing road, in order to provide a full width of lane when the east lane is closed. The contractor will work with residents to provide access to their driveway at all times.

- Phase 2: The east lane will be closed for reconstruction, placing all traffic on the existing west lane. When east lane is completed, the traffic will shift to the west lane while the east lane will be reconstructed. During the reconstruction of Mathis Rd, the landowners will have access to at least one of their property driveways at all times.

Our team is committed to keeping you informed and ensuring minimal disruption during construction of the project. We thank you in advance for your patience and cooperation. If you have any questions or comments, please feel free to contact my office at (979) 826-7670.

Sincerely,

J. Ross McCall, PE



Waller County Engineer

cc: Commissioner Walter Smith, Precinct 2
file

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Wednesday, September 2, 2026 8:56 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice - Morton Road #23401 - Current Invoice from Gannett Fleming, Inc. - 85206-01-10
Attachments: 20260828-Invoice#85206-01-10-GannettFleming-MortonRoad-23401.pdf

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

Good Morning!

Attached is invoice 10 from Gannet Fleming for Morton Rd.

Project #: 23401
Project Name: Morton Rd
Consultant: Gannett Fleming
Percent spent so far: 32%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
08.28.26	85206-01-10	$128,828.25

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $108,790.15

Please make check payable to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Please mail check to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Purpose of check: Invoice # 81708-01-11 Owens Rd

For Professional Services from July 01, 2026 through July 31, 2026

Charge to GL line: 605-605-545405

Julie Adams 9-2-26

Signature of Person Submitting Request — Date

J.W. Ross McCall 9/02/2026

Signature of Official/Department Head Submitting Request — Date

GFT

Check Payment Information:
GFT Infrastructure, Inc.
PO Box 829160, Philadelphia, PA 19182-9160 Federal EIN: 25-1613591

ACH/EFT Payment Information:
Account Name: GFT Infrastructure, Inc.
ABA: 031312738 Account No.: 5003165655 Wire Routing No.: 043000096
SWIFT: PNCCUS33 (required for international payments)

Send Remit Info: AccountsReceivable@gftinc.com
Send Audit Inquiries: GovtContractAudit@gftinc.com
All Other Inquires Contact the Project Team

Waller County
775 Business US 290 East
Hempstead, TX 77445

August 28, 2026
Invoice No: AG081708.000 - 81708-01 -11
Due Date: September 27, 2026

Project AG081708.000 Waller Cty Owens Rd - Mobility Bond Eng.

Professional Services from July 01, 2026 to July 31, 2026

Phase 1000 Owens Road - Project Management

Waller County 2023 Mobility Bond Program - Project No. 23310

Fee

	Total Fee	Percent Complete	Billed To Date	Previous Billings	Current Billings
Owens Road - Project Management	51,130.00	98.00	50,107.40	48,573.50	1,533.90
Owens Road - Preliminary Engineering	123,130.00	100.00	123,130.00	123,130.00	0.00
Owens Road - Final Design	351,835.00	98.00	344,798.30	263,876.25	80,922.05
Owens Road - Construction Phase Services	67,860.00	0.00	0.00	0.00	0.00
Owens Road - Other Direct Costs	3,500.00	37.1429	1,300.00	1,300.00	0.00
Owens Road - Cobb Fendley (Sub)	72,799.75	96.5622	70,297.05	53,755.10	16,541.95
Owens Road - HTS Consultants (Sub)	41,111.00	68.6644	28,228.63	28,228.63	0.00
Owens Road - Terracon (Sub)	23,320.00	100.00	23,320.00	23,320.00	0.00
Owens Road - Weisser Engineering (Sub)	170,525.00	87.302	148,871.75	139,079.50	9,792.25
Total Fee	905,210.75		790,053.13	681,262.98	108,790.15

Total Fee	**108,790.15**
Total this Phase	**108,790.15**
Amount Due This Bill	**108,790.15**

Outstanding Invoices

Number	Date	Balance
81708-01-10	7/29/2026	79,290.75
Total		**79,290.75**

Progress Report No. 11

Owens Road from University Drive to Kirkpatrick Road

Waller County 2023 Mobility Bond Program – Project No. 23310

Reporting Period: July 01, 2026 to July 31, 2026

Report Date: August 28, 2026

1. Activities this Billing Period

1.1 Project Management (GFT)

- Conducted bi-weekly coordination meetings with subconsultants.
- Held monthly progress meetings with LJA.

1.2 Survey (Weisser)

- Completed office production to process the additional survey work. Provided updated survey files to design team.

1.3 SUE (Cobb Fendley)

- Updated UCM and Utility Layouts and provided to design team.

1.4 Geotechnical (HTS)

- Final Geotechnical Report submitted with PER.

1.5 Environmental Studies (Terracon)

- All final reports submitted with PER.

1.6 PS&E Design (GFT)

- Advanced Roadway, TCP, and Drainage design toward 100% submittal.
- Continued Cross Sections for 100% submittal.
- Provided comment responses to review comments from LJA on the 70% submittal.
- Completed design and sheet production for the extended project limits west to City of Waller City Limits.
- Prepared Project Manual, Cost Estimate, Specifications, and Bid Package and submitted to LJA for review.

2. Activities Next Month

2.1 Project Management (GFT)

- Continue bi-weekly team meetings and monthly meetings with LJA.
- Continue to coordinate with subconsultants and monitor design schedule.

2.2 Survey (Weisser)

- Respond to any questions from design team.

2.3 SUE (Cobb Fendley)

- Respond to any questions from design team.

2.4 Final PS&E Design (GFT)

- Respond to review comments for LJA.
- Address review comments and prepare final plans and bid package.

3. Project Issues

- None at this time.

4. Schedule of Submittals

- 70% submittal: March 24, 2026
- 100% submittal: July 31, 2026
- Ready for Advertisement: September 15, 2026

Michael J. Kaspar, P.E.

Owens Road from University Road to James Muse Parkway in Waller County, Texas
Waller County Mobility Bond Program - Project No. 23310

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	$ 51,130.00	98.00%	$ 50,107.40	$ 48,573.50	$ 1,533.90	$ 1,022.60
Preliminary Engineering (GF)	$ 123,130.00	100.00%	$ 123,130.00	$ 123,130.00	$ -	$ -
Final Design (GF)	$ 351,835.00	98.00%	$ 344,798.30	$ 263,876.25	$ 80,922.05	$ 7,036.70
SUE - Utility Engineering (Cobb Fendley)	$ 72,799.75	96.56%	$ 70,297.05	$ 53,755.10	$ 16,541.95	$ 2,502.70
Geotechnical Investigation (HTS)	$ 41,111.00	68.66%	$ 28,228.63	$ 28,228.63	$ -	$ 12,882.37
Environmental (Terracon)	$ 23,320.00	100.00%	$ 23,320.00	$ 23,320.00	$ -	$ -
Right-of-Way Survey (Weisser)	$ 170,525.00	87.30%	$ 148,871.75	$ 139,079.50	$ 9,792.25	$ 21,653.25
Other Direct Costs (GF)	$ 3,500.00	37.14%	$ 1,300.00	$ 1,300.00	$ -	$ 2,200.00
Additional Services						
Construction Phase Services (GF)	$ 67,860.00	0.00%	$ -	$ -	$ -	$ 67,860.00
Total Management & Engineering Fees	$ 905,210.75	87.28%	$ 790,053.13	$ 681,262.98	$ 108,790.15	$ 115,157.62

Invoice

CobbFendley

4424 W Sam Houston Parkway N, Suite 600
Houston, Texas 77041

Gannett Fleming, Inc.
3838 N. Central Ave., Suite 1900
Phoenix, AZ 85012

July 23, 2026
Invoice No: 364633

Project 2506-074-01 Waller County 23310 - Owens Rd
GFT Project / Phase #: 081708 / SUB-COB
Invoice for period ending July 19, 2026

Task 01 SUE Office
Fee

Total Fee	37,608.00				
Percent Complete	95.00	Total Earned	35,727.60		
		Previous Fee Billing	28,206.00		
		Current Fee Billing	7,521.60		
		Total Fee			**7,521.60**

Budget Amount	**Current**	**Prior**	**To-Date**	
Total Billings	7,521.60	28,206.00	35,727.60	
Budget			37,608.00	
Remaining			1,880.40	
		Total this Task		**$7,521.60**

Task 02 UC Office
Fee

Total Fee	12,456.00				
Percent Complete	95.00	Total Earned	11,833.20		
		Previous Fee Billing	9,697.60		
		Current Fee Billing	2,135.60		
		Total Fee			**2,135.60**

Budget Amount	**Current**	**Prior**	**To-Date**	
Total Billings	2,135.60	9,697.60	11,833.20	
Budget			12,456.00	
Remaining			622.80	
		Total this Task		**$2,135.60**

Task 03 SUE Unit Costs
Fee

Total Fee	20,126.00				
Percent Complete	100.00	Total Earned	20,126.00		
		Previous Fee Billing	13,350.00		
		Current Fee Billing	6,776.00		
		Total Fee			**6,776.00**

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

Project	2506-074-01	Waller County 23310 - Owens Rd		Invoice	364633
Budget Amount		**Current**	**Prior**	**To-Date**	
Total Billings		6,776.00	13,350.00	20,126.00	
Budget				20,126.00	
			Total this Task		**$6,776.00**

Task	04	ODEs				
Fee						
Total Fee		2,610.25				
Percent Complete		100.00	Total Earned		2,610.25	
			Previous Fee Billing		2,501.50	
			Current Fee Billing		108.75	
			Total Fee			**108.75**
Budget Amount			**Current**	**Prior**	**To-Date**	
Total Billings			108.75	2,501.50	2,610.25	
Budget					2,610.25	
				Total this Task		**$108.75**

Total this Invoice	**$16,541.95**

PAYMENT DUE UPON RECEIPT. PLEASE INCLUDE INVOICE NUMBER WITH PAYMENT.

CobbFendley

July 20, 2026

Monthly Progress Report #8

Waller County Owens Rd
GF Project/Phase Number 081708
CF Project No: 2506-074-01
Period: March 1, 2026, to July 19, 2026

Task 1. Utility Engineering – SUE Office

- Progress report and invoice
- Review end limits for additional utilities and draft LOE
- Coordinate w/Client and UC team to provide updated Utility Layouts and UCM based on the completed SUE and the additional project limits
- Create field exhibit, schedule crews, update field schedule card
- Review field progress
- Refresh 811 ticket
- Request updated utility records: Ezee Fiber, Comcast
- Update SUE cadd file
- Update 100% Existing Utility Layouts
- Submittal (Updated SUE File, Updated UCM and Updated Existing Utility Layouts) – July 13 & 15, 2026

Task 2. Utility Engineering – UC Office

- Update UCM with updated proposed roadway limits and updated SUE QLD/B
- QAQC updated UCM

Task 3. SUE Unit Costs

- SUE Crew QLB
- Survey Crew QLB

Task 4. ODEs

- Mileage

WEISSER Engineering & Surveying
PO Box 380 • Barker, TX 77413
(281) 579-7300 • weisseng.com
TBPE Reg. No F-68 • TBPLS Reg No 10194324

Invoice

Invoice #:	EL022-9
Invoice Date:	7/29/2026
Due Date:	8/28/2026

Bill To

GFT Infrastructure, Inc.
3100 W ALABAMA ST
HOUSTON, TX 77098

Owens Road - 2023 Mobility Bond
Engineering and Design

Project / Phase No: 081708 / SUB-WEI

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
SURVEY CONTROL	20,630.00	18,567.00	90.00%	10.00%	100.00%	2,063.00
EXISTING RIGHT OF WAY MAPPING	34,560.00	31,104.00	90.00%	10.00%	100.00%	3,456.00
TOPOGRAPHIC SURVEY	62,005.00	58,904.75	95.00%	5.00%	100.00%	3,100.25
CONTROL AND RIGHT-OF-WAY STAKING	27,255.00	0.00	0.00%	0.00%	0.00%	0.00
SOIL BORING LOCATIONS	3,530.00	3,530.00	100.00%	0.00%	100.00%	0.00
ADDITIONAL SURVEY CONTROL	4,690.00	4,221.00	90.00%	5.00%	95.00%	234.50
ADDITIONAL RIGHT OF WAY MAPPING	7,675.00	6,907.50	90.00%	5.00%	95.00%	383.75
ADDITIONAL TOPOGRAPHIC SURVEY	11,095.00	9,985.50	90.00%	5.00%	95.00%	554.75
Additional Survey (As Needed)	2,505.00	0.00	0.00%	0.00%	0.00%	0.00

Project EL022 Owens Road - 2023 Mobility Bond Engineering and Design

Description	Hours	Rate	Amount

Subtotal	$9,792.25
Sales Tax (8.25%)	$0.00
Total	$9,792.25
Payments/Credits	
Balance Due	$9,792.25

Weisser Engineering Company, Inc.
ACH INSTRUCTIONS PROSPERITY
BANK ROUTING NO. 113122655
ACCOUNT NO. 218335428

Statement

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
EL022-8	6/30/2026	$21,114.00				$21,114.00
Total Prior Billing		$21,114.00				$21,114.00

PROJECT: OWENS ROAD – 2023 MOBILITY BOND ENGINEERING AND DESIGN PROFESSIONAL SERVICES

CLIENT OWNER: WALLER COUNTY

PROJECT / PHASE NO: 081708 / SUB-WEI

PROGRESS REPORT 7-29-26 WEISSER ENGINEERING JOB NO. EL022

Completed and submitted original Topo survey, ROW mapping and Survey control. Submitted additional Topo survey, additional ROW mapping and additional Survey control.

Brian Boelsche

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Wednesday, September 2, 2026 8:42 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Owens Rd #23310 - Gannett Fleming, Inc. - 81708-01-11
Attachments: 20260828-Invoice#81708-01-11-GannettFleming-OwensRoad-23310.pdf

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

Good Morning

Attached is invoice 11 from Gannett Fleming for Owens Rd.

Project #: 23310
Project Name: Owens Rd
Consultant: Gannett Fleming
Percent spent so far: 86%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
08.28.26	81708-01-11	$108,790.15

Thanks,

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $53,860.56

Please make check payable to:

Name: Kimley-Horn and Associates, Inc.

Address: P.O. Box 951640

Dallas, TX 75395-1640

Please mail check to:

Name: Kimley-Horn and Associates, Inc.

Address: P.O. Box 951640

Dallas, TX 75395-1640

Purpose of check: Invoice # 65035800-0726-16 Project # 65035800

Services Rendered July 01, 2026 through July 31, 2026

23102 Double Culvert Road

Charge to GL line: 605-605-545405

Julie Adams 8-24-26

Signature of Person Submitting Request **Date**

J. Ross McCall 8/24/26

Signature of Official/Department Head Submitting Request **Date**

Kimley»Horn

Invoice for Professional Services

Please remit payment electronically to:

Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number:	2073089159554
ABA#:	121000248

Include invoice # in memo line
Please email ACH payment details to payments@kimley-horn.com for proper payment application

WALLER COUNTY, TX
425 FM 1488
HEMPSTEAD, TX 77445

Federal Tax Id: 56-0885615
For Services Rendered through Jul 01 -31, 2026

Invoice Amount: $53,860.56

Invoice No: 065035800-0726
Invoice Date: Jul 31, 2026

Project No: 065035800
Project Name: 23102 DOUBLE CULVERT ROAD
Project Manager: POLZIN, ABBEY

Client Reference:

LUMP SUM

KH Ref # 065035800.1-36716560

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT ADMINISTRATION & PERMITTING	104,880.00	75.00%	78,660.00	75,513.60	3,146.40
PRELIMINARY ENGINEERING	536,332.69	94.00%	504,152.73	501,926.07	2,226.66
FINAL DESIGN	269,375.00	98.00%	263,987.50	215,500.00	48,487.50
Subtotal	**910,587.69**	**92.99%**	**846,800.23**	**792,939.67**	**53,860.56**
Total LUMP SUM					**53,860.56**

HOURLY NOT TO EXCEED

KH Ref # 065035800.3-36751093

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
CPS	72,270.00	0.00	0.00	0.00
Subtotal	**72,270.00**	**0.00**	**0.00**	**0.00**
Total HOURLY NOT TO EXCEED				**0.00**

Total Invoice: $53,860.56

Kimley»Horn
Expect More. Experience Better.

Progress Report #13 (June2026)
23102 Double Culvert Rd Segment 1

Project: Double Culvert Rd Segment 1
KHA Project #065035800

Date: August 20, 2026

Prepared by: Abbey Polzin, P.E.

Explanation of Effort (through July 31st):

During the month of July 2026, Kimley-Horn performed the following tasks:

- Finished addressing Final Design Submittal Comments
- Submitted bid package and addressed comments

Anticipated Activities Next Month:

We anticipate performing the following tasks next month:

- Responding to contractor question during bidding

Schedule:

- Bidding to begin in August

Pending Needs/Requests:

- N/A

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, August 21, 2026 10:59 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice 23102 DOUBLE CULVERT ROAD - Kimley-Horn July 2026 Invoice - 065035800
Attachments: 20260731-06503580004-KIMLEYHORN-23102 DOUBLE CULVERT ROAD-065035800.pdf

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

Good Morning,

Attached is invoice 16 from Kimley Horn for Double Culvert Road.

Project #: 23102
Project Name: Double Culvert Seg 1
Consultant: Kimley Horn
Percent spent so far: 86%
Design Schedule Changes: N/A

Invoice Date	Invoice #	Invoice $
07.31.26	065035800-0726-16	$53,860.56

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $8,122.50

Please make check payable to:

Name: R.G. Miller Engineers, Inc. Attn: Amy Phan

Address: 1080 Eldridge, Suite 600

Houston, TX 77077

Please mail check to:

Name: R.G. Miller Engineers, Inc. Attn: Amy Phan

Address: 1080 Eldridge, Suite 600

Houston, TX 77077

Purpose of check: Invoice # 101454-16 Neuman Road

Professional Engineering Services July 01, 2026 to July 31, 2026

Charge to GL line: 605-605-545405

Julie Adams 8-27-24

Signature of Person Submitting Request — Date

Ross McCall 9/27/26

Signature of Official/Department Head Submitting Request — Date

RG Miller | DCCM

R.G. Miller Engineers, Inc.

1080 Eldridge Pkwy, Suite 600, Houston, Texas 77077 Tel. 713-461-9600 Fax 713-461-8455

Remit Payment: R.G. Miller Engineers, Inc.
By Check: 1080 Eldridge Pkwy Suite 600 Houston, TX 77077
Electronic Instructions:
Bank: First Merchants Bank Acct#: 101174891
Wire/ACH ABA: 074900657
BIC/ SWIFT CODE: FMECUS33 (International)

BILL TO
Waller County
c/o Rosemary Gambino
P.O. Box 239
Waller, TX 77484

Email: jtyler@lja.com; rmcbride@lja.com
CC: kdezarn@lja.com

REMIT TO
R.G. Miller Engineers, Inc.
Attn: Amy Phan
1080 Eldridge, Suite 600
Houston, TX 77077
Email: aphan@rgmiller.com

Professional Engineering Services related to
Project: Neuman Road

INVOICE

Date of Invoice: 14-Aug-26 **RGME Invoice No.** 101454-16
RGME Project No.: 2117.0000
Period of Services: 7/1/2026 TO 7/31/2026

TASK Code	Phase Description		Contract Fee	% Complete	Invoiced to Date	Previously Invoiced	Current Invoice		Amount of Contract Value Remaining
100	PER Phase	LS	$190,540.00	100%	$190,540.00	$190,540.00	$0.00		$0.00
200	Design Phase	LS	$238,750.00	95%	$226,812.50	$219,650.00	$7,162.50		$11,937.50
210	Topographic Survey	T&M	$117,548.00	82%	$96,455.98	$95,495.98	$960.00		$21,092.02
220	Geotechnical Services	T&M	$99,567.00	100%	$99,567.00	$99,567.00	$0.00		$0.00
230	Subsurface Utility Engineering	T&M	$158,630.00	33%	$52,401.67	$52,401.67	$0.00		$106,228.33
240	Bridge Design	T&M	$73,080.00	0%	$0.00	$0.00	$0.00		$73,080.00
250	Environmental Services	T&M	$16,866.00	100%	$16,866.00	$16,866.00	$0.00		$0.00
300	Bid Phase	LS	$11,800.00	0%	$0.00	$0.00	$0.00		$11,800.00
	Total:		$906,781.00		$682,643.15	$674,520.65	$8,122.50		$224,137.85
	OVERALL TOTALS		$906,781.00	75%	$682,643.15	$674,520.65	$8,122.50		$224,137.85

AMOUNT DUE THIS INVOICE: $8,122.50

I certify that all payments requested are for appropriate purposes and in accordance with the terms and conditions set forth in the subcontract agreement.

Approved by:

Alberto Espinoza, P.E.
Senior Project Manager

August 14, 2026
Date

(If you have any questions regarding this invoice, call or email Mary Williams @ 281-921-8678 or mawilliams@rgmiller.com.)

2117.000
Phase: 210
Reimb w/NO markup

QUIDDITY ENGINEERING

Invoice Total: $960.00

Invoice #: ARIV1057708
Invoice date: 7/24/2026
Project Number: 30347-0001-01

APPROVED

RG Miller
1080 Eldridge Parkway
Houston, TX 77077

PAYMENT INFORMATION

Remit Address	ACH Info
Quiddity Engineering, LLC	Vantage Bank
PO Box 991	Acct: 108119104
Houston, TX 77001	ABA: 114915272
EIN: 87-3888184	Email: Payment@Quiddity.com

Payments are due upon receipt. Standard payment options are ACH or check. We also accept all major credit cards subject to a 3% convenience fee.

Project Title: Waller County; Project: Neuman Road from Gassner Lane to Depot Street
RGM Project No.: 2117.0000
Project Phase/Task No.: 210

For professional services from 01-Jun-2026 through 30-Jun-2026

30347-0001-01 Waller County-Neuman Road

30347-0001-01.130 - Neuman Road

Role		Hours	Rate	Amount
Project Manager		2.00	250.00	500.00
Survey Technician		4.00	115.00	460.00
	Subtotal	**6.00**		**960.00**

Billing limits	Current	Prior	To-Date
Total billings	960.00	95,495.98	96,455.98
Limit			117,548.00
Remaining			21,092.02

Invoice subtotal	960.00
Total	**960.00**

Project Waller County-Neuman Road **Invoice** ARIV1057708

Billing Backup

Quiddity Engineering, LLC

Project Waller County-Neuman Road

Professional Personnel

		Hours	Rate	Amount
30347-0001-01.130 Project Manager				
David Spradley	6/18/2026	1.00	250.00	250.00
David Spradley	6/17/2026	1.00	250.00	250.00
30347-0001-01.130 Survey Technician				
Jennifer Ojo	6/18/2026	4.00	115.00	460.00
Total labor		6.00		**960.00**

Total this Report	**960.00**
Total this Report (Rounded)	**960.00**

Neuman Road
July 2026 Progress Report

Summary of Work Accomplished in July 2026

- Addressing 70% submittal comments and prepare 100% submittal

Summary of Work to be Accomplished in August 2026

- Continued addressing of 70% submittal comments and preparation of 100% submittal

Project Schedule and Upcoming Deliverables

- Draft Geotechnical Report – 7/23/2025
- Survey Deliverables – 10/24/2025
- Preliminary Engineering Report Draft Submittal – 10/31/2025
- Preliminary Engineering Report Final Submittal – 12/23/2025
- 70% Design Submittal – 5/10/2026
- 100% Design Submittal – 9/18/2026

Outstanding Issues or Information Needs

Open Issues

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, August 27, 2026 8:07 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Project 2117.000 - Neuman Road - RGME Invoice # 101454 - 16
Attachments: 202600814 Invoice 101454-16 RGM - Neuman Road - 23404.pdf

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

Good Morning,

Attached is invoice 16 from RG Miller for Neuman Rd.

Project #: 23404
Project Name: Neuman Rd
Consultant: RG Miller
Percent spent so far: 75%
Design Schedule Changes: Final Submittal pushed about 2 months

Invoice Date	Invoice #	Invoice $
08.14.26	101454-16	$8122.50

Thanks,
NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $4,971.94

Please make check payable to:

Name: TEDSI Infrastructure Group

Address: 738 Highway 6 South, Suite 430

Houston, TX 77079

Please mail check to:

Name: TEDSI Infrastructure Group

Address: 738 Highway 6 South, Suite 430

Houston, TX 77079

Purpose of check: Invoice # 203417-13 Stockdick Road 23305

Professional Services from June 01, 2026 through June 30, 2026

Charge to GL line: 605-605-545405

Julie Adams — 9-4-24

Signature of Person Submitting Request — Date

J. Ross McCall — 9/04/26

Signature of Official/Department Head Submitting Request — Date

TEDSI INFRASTRUCTURE GROUP
TEDSI
TBPE F-1640
Consulting Engineers
738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

July14, 2026
Project No: 2025-2183-01
Invoice No: 203417-13

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

Total Contract Amount:	$1,563,052.31
Previous Amount Billed:	$646,154.70
Amount Billed to Date:	$651,126.64
Contract Amount Remaining:	$911,925.67

Project 2025-2183-01 Stockdick Road 23305
"2023 Mobility Bond Invoice" - 23305

Professional Services from June 01, 2026 to June 30, 2026

Phase 100 Project Meetings / Agency Coordination

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Meetings/Agency Coordination	97,661.59	92.00	89,848.66	88,872.05	976.61
Total Fee	97,661.59		89,848.66	88,872.05	976.61

Billing Summary	Current	Prior	To-Date	
Total Billings	976.61	88,872.05	89,848.66	
Total Fee			97,661.59	
Remaining Fee			7,812.93	
			Total this Phase	**$976.61**

Phase 200 Preliminary Engineering

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Coordination with Subs	80,746.46	92.00	74,286.74	73,479.28	807.46
PER Development	103,601.68	92.00	95,313.55	94,277.53	1,036.02
Total Fee	184,348.14		169,600.29	167,756.81	1,843.48

Billing Summary	Current	Prior	To-Date	
Total Billings	1,843.48	167,756.81	169,600.29	
Total Fee			184,348.14	
Remaining Fee			14,747.85	
			Total this Phase	**$1,843.48**

Project 2025-2183-01 Stockdick Road Invoice 203404-13

Phase 300 Final Design

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	493,855.39	0.00	0.00	0.00	0.00
Total Fee	493,855.39		0.00	0.00	0.00

Billing Summary	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Total Fee			493,855.39
Remaining Fee			493,855.39

Total this Phase **$0.00**

Phase 400 Extras

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Drainage (Gauge)	215,185.00	56.00	120,503.60	118,351.75	2,151.85
Bridge (B2Z)	18,518.08	0.00	0.00	0.00	0.00
Environmental (Terracon)	34,615.00	49.00	16,961.35	16,961.35	0.00
Geotechnical (Ninyo & Moore)	30,704.00	100.00	30,704.00	30,704.00	0.00
Survey (Weisser)	186,595.00	43.00	80,235.85	80,235.85	0.00
SUE (BBI)	204,525.55	70.00	143,167.89	143,167.89	0.00
Direct Expenses (TEDSI)	525.00	20.00	105.00	105.00	0.00
Total Fee	690,667.63		391,677.69	389,525.84	2,151.85

Billing Summary	Current	Prior	To-Date
Total Billings	2,151.85	389,525.84	391,677.69
Total Fee			690,667.63
Remaining Fee			298,989.94

Total this Phase **$2,151.85**

Phase 500 Construction Phase Services

Task 501 CPS (TEDSI)

Billing Summary	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Total Fee			70,879.56
Remaining Fee			70,879.56

Task 502 CPS (Gauge)

Billing Summary	Current	Prior	To-Date
Consultants	0.00	0.00	0.00
Total Fee			25,640.00
Remaining Fee			25,640.00

Total this Phase **$0.00**

Project	2025-2183-01	Stockdick Road	Invoice	203404-13

Total this Invoice **$4,971.94** ✓

Authorized By: Paul Bright Date: 07/14/2026

Paul Bright PE, RPLS

TEDSI INFRASTRUCTURE GROUP
TEDSI
TBPE F-1640
Consulting Engineers
738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Invoice Progress Report No. 13

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**
Invoice Period: **June 1, 2026 – June 31, 2026**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with Gauge / HR Green on drainage / detention requirements.
- Coordination with BKDD on future channel and detention options

Preliminary Engineering

- Developed preliminary alignment
- Preparation of schematic for ultimate conditions.
- Revised alignment to tie into proposed development on west side of FM 2855
- Revised alignment to tie into existing half boulevard on east side of Schliph Rd.
- Realigned alignment based on drainage requirements and gas pipelines.
- Prepared KMZ and presented to LJA
- Addressed PER comments received from March 20, 2026 Submittal

Final Design Phase

- No Activity this period. Dependent on completion of Study Phase

Surveying / ROW (Weisser):

- Topographic survey and locating all property lines.
- Received final existing ROW location
- Received survey control maps for PER and Final Plans
- Requested additional survey of outfall structures on east side of Schlipf.

Geotech (Ninyo&Moore):

- Preliminary Geotech Report is complete.

Drainage (Gauge / HR Green):

- Data Collection is complete.
- Received overall models of the Waller County area from LJA/BKDD
- Hydrologic analysis – completed existing and proposed analysis.
- Development of preliminary storm sewer options due to the gas pipelines.
- Developed existing SWMM Model
- Proposed SWMM model in progress
- HR Green has new preference for detention pond location. South side in conjunction with future BKDD Channel.
- Met with BKDD on May 28, 2026 to discuss ultimate plans for channel and if our detention area can be located within footprint of future channel.
- Requested survey of outfall structures on east side of Schlipf.

SUE (BBI):

- Received layout of SUE QL-B
- Completed SUE QL-A test holes and new layout

Environmental (Terracon):

- Completed draft Desktop Environmental Review
- Completed draft Waters of the US Desktop Assessment
- Completed draft Cultural Resources Assessment

Bridge (B2Z):

- No Activity this period.

Expected PER Submittal	3/20/2026
Resubmit PER	6/10/2026
Expected Interim Design Submittal	9/30/2026
Expected Final Design Submittal	12/23/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, September 4, 2026 9:20 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice_2026-07-14_Invoice 203417-13_TEDSI_Stockdick Road-23305
Attachments: 2023 Mobility Bond Invoice_2026-07-14_Invoice 203417-13_TEDSI_Stockdick Road-23305.pdf

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

Good Morning,

Attached is Invoice 13 from TEDSI for Stockdick Rd.

Project #: 23305
Project Name: Stockdick Rd
Consultant: TEDSI
Percent spent so far: 42%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
07.14.26	203417-13	$4,971.94

Thanks,

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $29,592.71

Please make check payable to:

Name: TEDSI Infrastructure Group

Address: 738 Highway 6 South, Suite 430

Houston, TX 77079

Please mail check to:

Name: TEDSI Infrastructure Group

Address: 738 Highway 6 South, Suite 430

Houston, TX 77079

Purpose of check: Invoice # 203449-14 Stockdick Road 23305

Professional Services from July 01, 2026 through July 31, 2026

Charge to GL line: 605-605-545405

Julie Adams 9-4-26

Signature of Person Submitting Request — Date

Ross McCall 9/04/2026

Signature of Official/Department Head Submitting Request — Date

TEDSI INFRASTRUCTURE GROUP
Consulting Engineers
738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

August 18, 2026
Project No: 2025-2183-01
Invoice No: 203449-14

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

Total Contract Amount:	$1,563,052.31
Previous Amount Billed:	$651,126.64
Amount Billed to Date:	$680,719.35
Contract Amount Remaining:	$882,332.96

Project 2025-2183-01 Stockdick Road 23305
"2023 Mobility Bond Invoice" - 23305

Professional Services from July 01, 2026 to July 31, 2026

Phase 100 Project Meetings / Agency Coordination

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Meetings/Agency Coordination	97,661.59	92.00	89,848.66	89,848.66	0.00
Total Fee	97,661.59		89,848.66	89,848.66	0.00

Billing Summary	Current	Prior	To-Date
Total Billings	0.00	89,848.66	89,848.66
Total Fee			97,661.59
Remaining Fee			7,812.93

Total this Phase **$0.00**

Phase 200 Preliminary Engineering

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Coordination with Subs	80,746.46	92.00	74,286.74	74,286.74	0.00
PER Development	103,601.68	92.00	95,313.55	95,313.55	0.00
Total Fee	184,348.14		169,600.29	169,600.29	0.00

Billing Summary	Current	Prior	To-Date
Total Billings	0.00	169,600.29	169,600.29
Total Fee			184,348.14
Remaining Fee			14,747.85

Total this Phase **$0.00**

Project	2025-2183-01	Stockdick Road	Invoice	203449-14

Phase 300 Final Design

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	493,855.39	3.00	14,815.66	0.00	14,815.66
Total Fee	493,855.39		14,815.66	0.00	14,815.66

Billing Summary	Current	Prior	To-Date
Total Billings	14,815.66	0.00	14,815.66
Total Fee			493,855.39
Remaining Fee			479,039.73

Total this Phase **$14,815.66**

Phase 400 Extras

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Drainage (Gauge)	215,185.00	62.00	133,414.70	120,503.60	12,911.10
Bridge (B2Z)	18,518.08	0.00	0.00	0.00	0.00
Environmental (Terracon)	34,615.00	49.00	16,961.35	16,961.35	0.00
Geotechnical (Ninyo & Moore)	30,704.00	100.00	30,704.00	30,704.00	0.00
Survey (Weisser)	186,595.00	44.00	82,101.80	80,235.85	1,865.95
SUE (BBI)	204,525.55	70.00	143,167.89	143,167.89	0.00
Direct Expenses (TEDSI)	525.00	20.00	105.00	105.00	0.00
Total Fee	690,667.63		406,454.74	391,677.69	14,777.05

Billing Summary	Current	Prior	To-Date
Total Billings	14,777.05	391,677.69	406,454.74
Total Fee			690,667.63
Remaining Fee			284,212.89

Total this Phase **$14,777.05**

Phase 500 Construction Phase Services

Task 501 CPS (TEDSI)

Billing Summary	Current	Prior	To-Date
Labor	0.00	0.00	0.00
Total Fee			70,879.56
Remaining Fee			70,879.56

Task 502 CPS (Gauge)

Billing Summary	Current	Prior	To-Date
Consultants	0.00	0.00	0.00
Total Fee			25,640.00
Remaining Fee			25,640.00

Total this Phase **$0.00**

Project	2025-2183-01	Stockdick Road	Invoice	203449-14

Total this Invoice **$29,592.71**

Authorized By: Paul Bright Date: 08/18/2026

Paul Bright PE, RPLS

TEDSI INFRASTRUCTURE GROUP
TEDSI
TBPE F-1640
Consulting Engineers
738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Invoice Progress Report No. 14

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**
Invoice Period: **July 1, 2026 – July 31, 2026**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with Gauge / HR Green on drainage / detention requirements.
- Coordination with BKDD on future channel and detention options

Preliminary Engineering

- Developed preliminary alignment
- Preparation of schematic for ultimate conditions.
- Revised alignment to tie into proposed development on west side of FM 2855
- Revised alignment to tie into existing half boulevard on east side of Schliph Rd.
- Realigned alignment based on drainage requirements and gas pipelines.
- Prepared KMZ and presented to LJA
- Addressed PER comments received from March 20, 2026 Submittal

Final Design Phase

- No Activity this period. Dependent on completion of Study Phase

Surveying / ROW (Weisser):

- Topographic survey and locating all property lines.
- Received final existing ROW location
- Received survey control maps for PER and Final Plans
- Requested additional survey of outfall structures on east side of Schlipf.

Geotech (Ninyo&Moore):

- Preliminary Geotech Report is complete.

Drainage (Gauge / HR Green):

- Data Collection is complete.
- Received overall models of the Waller County area from LJA/BKDD
- Hydrologic analysis – completed existing and proposed analysis.
- Development of preliminary storm sewer options due to the gas pipelines.
- Developed existing SWMM Model
- Proposed SWMM model in progress
- HR Green has new preference for detention pond location. South side in conjunction with future BKDD Channel.
- Met with BKDD on May 28, 2026 to discuss ultimate plans for channel and if our detention area can be located within footprint of future channel.
- Requested survey of outfall structures on east side of Schlipf.

SUE (BBI):

- Received layout of SUE QL-B
- Completed SUE QL-A test holes and new layout

Environmental (Terracon):

- Completed draft Desktop Environmental Review
- Completed draft Waters of the US Desktop Assessment
- Completed draft Cultural Resources Assessment

Bridge (B2Z):

- No Activity this period.

Expected PER Submittal	3/20/2026
Resubmit PER	6/10/2026
Expected Interim Design Submittal	9/30/2026
Expected Final Design Submittal	12/23/2026

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, September 4, 2026 9:20 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice_2026-08-18_Invoice 203449-14_TEDSI_Stockdick Road_ 23305
Attachments: 2023 Mobility Bond Invoice_2026-08-18_Invoice 203449-14_TEDSI_Stockdick Road_ 23305.pdf

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

Good Morning,

Attached is invoice 14 from TEDSI for Stockdick Rd.

Project #: 23305
Project Name: Stockdick Rd
Consultant: TEDSI
Percent spent so far: 44%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
08.18.26	203449-14	$29,592.71

Thanks,

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: $18,000.00

Please make check payable to:

Name: Whitney & Associates Real Estate Valuation and Consulting

Address: 2040 N Loop 336 West, Suite 305

Conroe, TX 77304

Please mail check to:

Name: Whitney & Associates Real Estate Valuation and Consulting

Address: 2040 N Loop 336 West, Suite 305

Conroe, TX 77304

Purpose of check: Invoice # 183-26C Appraisals (Parcels 2, 3, 4, and 5) at Morton Rd Project # 23401

Charge to GL line: 605-605-545405

Julie Adams 9-3-26

Signature of Person Submitting Request — Date

JW J. Ross McCall 9/3/26

Signature of Official/Department Head Submitting Request — Date

Invoice

Whitney & Associates
Real Estate Valuation and Consulting
2040 N. Loop 336 West, Suite 305
Conroe, Texas 77304
Phone: (936) 756-4001 Fax: (936) 756-2727
www.whitney-appraisals.com

Date	Invoice No.
9/1/2026	183-26C

Bill To

Waller County
836 Austin Street
Hempstead, Texas 77445

Due Date	Tax ID No.
9/1/2026	40-0001863

Description	Amount
APPRAISAL REPORT OF A 6.8904-ACRE TRACT OF LAND FOR A 0.1564-ACRE PROPOSED ACQUISITION LOCATED AT 28150 MORTON ROAD, KATY, WALLER COUNTY, TEXAS 77493 PARCEL 2 – MORTON ROAD PROPERTY OWNER: WINNIE PEARL KNIPE	4,500.00
APPRAISAL REPORT OF A 1.4956-ACRE TRACT OF LAND FOR A 0.3233-ACRE PROPOSED ACQUISITION LOCATED AT 28144 MORTON ROAD, KATY, WALLER COUNTY, TEXAS 77493 PARCEL 3 – MORTON ROAD PROPERTY OWNER: STEVEN B. KNIPE AND WIFE, BARBARA A. KNIPE	4,500.00
APPRAISAL REPORT OF A 2.1185-ACRE TRACT OF LAND FOR A 0.2419-ACRE PROPOSED ACQUISITION LOCATED ALONG THE NORTH LINE OF MORTON ROAD, WEST OF ROCKY LANE, KATY, WALLER COUNTY, TEXAS 77493 PARCEL 4 – MORTON ROAD PROPERTY OWNER: MANUEL ANTONIO ROBLES AND WIFE, KITTY MAHER ROBLES	4,500.00
APPRAISAL REPORT OF A 3.816-ACRE TRACT OF LAND FOR A 0.5820-ACRE PROPOSED ACQUISITION LOCATED AT 28108 ROCKY LANE, KATY, WALLER COUNTY, TEXAS 77493 PARCEL 5 – MORTON ROAD PROPERTY OWNER: LOUIS F. HICKMAN AND KATHRYN M. HICKMAN	4,500.00

Total	$18,000.00
Payments/Credits	$0.00
Balance Due	$18,000.00

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, September 3, 2026 10:23 AM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Waller Mobility Bond Project Invoice - Appraisal Invoice Morton Rd P2-5
Attachments: 183-26C Invoice_2026.09.01.pdf

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

Good Morning,

Attached is an invoice for 4 Appraisals (Parcels 2, 3, 4, and 5) at Morton Rd.

Project #: 23401
Project Name: Morton Rd
Consultant: Whitney & Associates
Invoice Number: 183-26C
Invoice $: $18,000.00

NATASHA MEDINA | Project Coordinator
Program Management
O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

ORDER NO. _____

AN ORDER RATIFYING THE AD VALOREM PROPERTY TAX INCREASE REFLECTED IN THE 2027 BUDGET AS REQUIRED BY §111.008(c) LOCAL GOVERNMENT CODE OF TEXAS; CONTAINING REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Commissioners Court for Waller County, Texas (the "County") has adopted a budget for its 2027 calendar year that will require raising more revenues from property taxes than in calendar year 2026.

WHEREAS, §111.008(c), Local Government Code of Texas, requires that a separate vote of the Commissioners Court for the County to ratify the property tax increase reflected in the 2027 budget.

WHEREAS, the ratification of the property tax increase reflected in the 2027 budget was made in a separate vote of the Commissioners Court than the vote for the County to adopt the 2027 budget or the vote to set the 2026 tax rate as required by Chapter 26, Tax Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT FOR WALLER COUNTY, TEXAS:

The property tax rate of $ .558466 as reflected in the 2026 budget of the County is ratified by a vote of:

Judge Carbett "Trey" J. Duhon III	voted AYE,	voted NAY,	ABSTAINED
Comm. John A. Amsler	voted AYE,	voted NAY,	ABSTAINED
Comm. Walter E. Smith	voted AYE,	voted NAY,	ABSTAINED
Comm. Kendric D. Jones	voted AYE,	voted NAY,	ABSTAINED
Comm. Justin Beckendorff	voted AYE,	voted NAY,	ABSTAINED

The foregoing vote of the Commissioners Court to ratify the property tax increase reflected in the 2027 budget is separate and apart from the Commissioners Court's adoption of the 2027 budget or the vote by the Commissioners Court to adopt the 2026 tax rate required by Chapter 26, Tax Code.

Effective Date and Publication. This Order and the ratification of the property tax increase as reflected in the 2027 budget is effective immediately upon adoption of this Order.

PASSED, APPROVED and ADOPTED this 16th day of September, 2026.

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

ATTEST:

_____
Debbie Hollan, County Clerk

Waller County, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property
Section 551.043(c), Texas Government Code

The following comparison is provided for the Median-Valued Homestead Property:

1. Current Fiscal Year Taxes: $ ___1,898.93___

2. Estimated Taxes under Proposal Budget: $ ___1,906.71___

3. Estimated Taxes under No-New Revenue Rate: $ ___1,758.11___

THE STATE OF TEXAS **IN THE COMMISSIONERS' COURT**

COUNTY OF WALLER **OF WALLER COUNTY, TEXAS**

BE IT REMEMBERED that on this the 16th day of September, 2026, the Commissioners' Court of Waller County, Texas met in Regular Session at its regular meeting place in the Waller County Courthouse in Hempstead, Texas with the following members of said Court Present:

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

And the Court being duly opened, Commissioner _____, made a motion that the total tax rate of $.558466 be adopted as the 2026 Tax Rate.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 3.5 PERCENT AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 BY APPROXIMATELY $-11.03.

This total tax rate shall be levied as follows:

There shall be levied and collected upon all taxable property in Waller County for the year 2026, for the use of the County, except the first Three Thousand ($3,000.00) value of residential homestead, an ad valorem tax for maintenance and operations of $.023116 on each $100.00 worth of taxable property so assessed to be credited to the Farm-to-Market Roads of Waller County, Texas.

There shall be levied and collected upon all taxable property in Waller County for the year 2026, for the use of the County, an ad valorem tax for maintenance and operations of $.428905 on each $100.00 worth of taxable property so assessed to be credited to the General Fund of Waller County, Texas.

There shall be levied and collected upon all taxable property in Waller County for the year 2026, for the use of the County, an ad valorem tax for interest and sinking of $.106445 on

each $100.00 worth of taxable property so assessed to be credited to the Debt Fund of Waller County, Texas.

It shall be noted that Waller County grants a $25,000.00 homestead exemption to persons who are sixty-five (65) year of age or older or who are disabled persons as has been previously allowed.

It shall be noted that Waller County grants an exemption of twenty percent (20%) of the appraised value of the residence homestead of Waller County residents in accordance with Tax Code Sec. 11.13(n), as amended. If this percentage produces an exemption of less than $5,000.00 when applied to a particular residence homestead, the individual is entitled to an exemption of $5,000.00 of the appraised value.

Upon the question being duly and timely put by the Presiding Judge,

Judge Carbett "Trey" J. Duhon III,	___ voted AYE, ___ voted NAY,___ ABSTAINED
Comm. John A. Amsler	___ voted AYE, ___ voted NAY,___ ABSTAINED
Comm. Walter E. Smith	___ voted AYE, ___ voted NAY,___ ABSTAINED
Comm. Kendric D. Jones	___ voted AYE, ___ voted NAY,___ ABSTAINED
Comm. Justin Beckendorff	___ voted AYE, ___ voted NAY,___ ABSTAINED

Whereupon the Presiding Judge declared the Motion passed, approved and adopted as an Order of this Court.

_____

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

ATTEST:

_____

Debbie Hollan, County Clerk

Waller County, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property
Section 551.043(c), Texas Government Code

The following comparison is provided for the Median-Valued Homestead Property:

1. Current Fiscal Year Taxes: $ ___1,898.93___

2. Estimated Taxes under Proposal Budget: $ ___1,906.71___

3. Estimated Taxes under No-New Revenue Rate: $ ___1,758.11___

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

THE STATE OF TEXAS §

COUNTY OF WALLER §

WHEREAS, the Commissioners Court of Waller County, Texas (the "County") deems it advisable to give notice of its intention to issue certificates of obligation of said County, as hereinafter provided; and

WHEREAS, it is officially found and determined that the meeting at which this Resolution has been considered and acted upon was open to the public and public notice of the time, place and subject of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS:

Section 1. FORM OF NOTICE. Attached hereto and marked Exhibit "A" is a form of Notice of Intention to Issue Certificates of Obligation, the form and substance of which are hereby adopted and approved.

Section 2. PUBLICATION OF NOTICE. Said Notice shall be published, in substantially the form attached hereto, in a newspaper, as defined in Subchapter C of Chapter 2051, Texas Government Code, of general circulation in said County once a week for two consecutive weeks, the date of the first publication thereof to be at least forty-five (45) days prior to the date tentatively set for passage of the order authorizing the issuance of such certificates.

Section 3. POSTING OF NOTICE ON WEBSITE. Further, said Notice shall be posted, in substantially the form attached hereto, continuously on the County's website for at least forty-five (45) days prior to the date tentatively set for passage of the order authorizing the issuance of such certificates.

PASSED AND APPROVED THIS 16TH DAY OF SEPTEMBER 2026.

_____
County Judge

ATTEST:

_____
County Clerk of the Commissioners
Court of Waller County, Texas

[COMMISSIONERS COURT SEAL]

Exhibit "A"
NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that the Commissioners Court of Waller County, Texas, will convene at 9:00 a.m. on the 18th day of November, 2026, at its regular meeting place thereof in the Waller County Courthouse, 836 Austin St., Hempstead, Texas, and, during such meeting, the Commissioners Court will consider passage of an order and take such other actions as may be deemed necessary to authorize the issuance of the following: certificates of obligation (the "certificates") in an aggregate principal amount not to exceed $125,000,000 for the purpose of paying contractual obligations to be incurred for (1) designing, constructing, equipping, improving, maintaining, and acquiring real property and rights of way for, a new County-owned facility that will be used for the County's judicial facilities, District Attorney's office, District Clerk's office, and other administrative functions of the County; (2) renovating, improving, and equipping existing County-owned buildings and facilities used for County administrative purposes; and (3) the payment of professional services and costs of issuance related thereto. The certificates will be payable from the levy of an annual ad valorem tax, within the limitations prescribed by law, upon all taxable property within the County. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of the Certificate of Obligation Act of 1971, as amended, Local Government Code Section 271.041, et seq.

As further required by Local Government Code Section 271.049(b)(4)-(6), the following additional information is provided:

(A) The current principal of all outstanding debt obligations of the County is $168,825,000.
(B) The current combined principal and interest required to pay all outstanding debt obligations of the County on time and in full is $230,093,988.
(C) The maximum principal amount of the certificates to be authorized is $125,000,000.
(D) The estimated combined principal and interest required to pay the certificates to be authorized on time and in full is approximately $237,575,528.
(E) The maximum interest rate for the certificates may not exceed the maximum legal interest rate.
(F) The maximum maturity date of the certificates to be authorized is 2056 (30 yrs).

Pursuant to Texas Local Government Code Section 271.049, an election on the question of the issuance of the certificates will be called if before the time tentatively set for the authorization and issuance or if before the authorization of the certificates, the County Clerk receives a petition signed by at least five percent of the qualified voters of the County protesting the issuance of the certificates, the County may not issue the certificates unless the issuance is approved at an election ordered, held and conducted in the manner provided for bond elections.

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

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

APPLICATION: Sunterra Property Owners Association, INC., a Texas non-profit corporation, and Harris-Waller Counties Municipal Utility District No. 5, a political subdivision of the State of Texas, owner(s), are requesting to be allowed to amend Unrestricted Reserve "A", Block 1, Sunterra Lagoon recorded in C. C. F. No. 2110192, Official Public Records, Waller County, Texas. The amendment will create two reserves.

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

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on *September 16, 2026 at 9:00 AM* at the Waller County Courthouse, 836 Austin Street., Hempstead, Texas 77445.

UNRESTRICTED RESERVE A
15.88 AC
691,931 Sq. Ft.

RESTRICTED RESERVE B
Restricted to
Recreational and Related Uses
Only Purposes
8.08 AC
351,910 Sq. Ft.

RESERVE TOTALS
23.96 AC
1,043,841 Sq. Ft.

SUNTERRA
SEC 7
C.C.F. No. 2112031
O.P.R.W.C.T.

Brookshire-Katy Drainage District
Called 77.23 Ac. Agreement Tract
(Exhibit "A-1")
C.C.F. No. 2009285
O.P.R.W.C.T.

N: 13,865,449.42
E: 2,984,919.04

SUNTERRA SEC 5
C.C.F. No. 2110450
O.P.R.W.C.T.

SUNTERRA LAGOON
C.C.F. No. 2110192
O.P.R.W.C.T.

SUNTERRA SEC 11
C.C.F. No. 2110194
O.P.R.W.C.T.

SUNTERRA SEC 2
C.C.F. No. 2108106
O.P.R.W.C.T.

BARTLETT ROAD STREET DEDICATION
C.C.F. No. 2108104
O.P.R.W.C.T.

BARTLETT ROAD (100' ROW)
C.C.F. No. 2108104
O.P.R.W.C.T.

SANTA ROSA HILLS DRIVE (P.V.T.) (PAE/PUE)

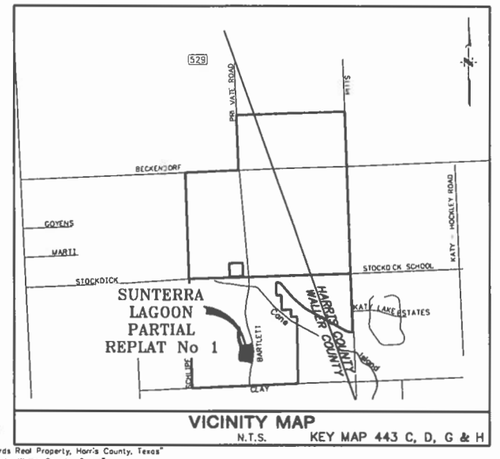
MAUI BEND DRIVE (P.V.T.) (PAE/PUE)

GRAYTON BAY LANE (P.V.T.) (PAE/PUE)

CRYSTAL VISTA DRIVE
C.C.F. No. 2110192
O.P.R.W.C.T.

MATCHLINE

SCALE: 1" = 60'



VICINITY MAP
N.T.S.
KEY MAP 443 C, D, G & H

Legend:
AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
No. . . . . "Number"
O.P.R.R.P.H.C.T. . "Official Public Records Real Property, Harris County, Texas"
O.P.R.W.C.T. . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft. . . . . "Square Feet"
UE . . . . . "Utility Easement"
Vol. __ Pg. __ . . "Volume and Page"
WLE . . . . . "Waterline Easement"
• . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity Property Corner" as Per Certification"
① . . . . . "Block Number"

General Notes

1. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
2. The coordinates shown hereon are Texas coordinate system of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
3. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
4. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
5. The drainage system for this subdivision is designed in accordance with the Brookshire Katy Drainage District Rules and Regulations which allows street ponding with intense rainfall events.
6. All property to drain into the drainage easements only through an approved drainage structure.
7. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
8. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" as shown on LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas. Unshaded Zone "X", is defined as areas determined to be outside the 0.2% annual chance floodplain.
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 lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
10. Contours shown hereon are NAVD88 datum.
11. All building lines along street rights-of-way as shown on the plat.
12. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
13. Project site is within City of Houston ETJ.
14. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAV088, 2001 Adjustment).
15. TBM "7523" being a set cotton picker spindle, located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAV088, 2001 Adjustment).
16. No pipeline or pipeline easement exist within the boundaries of this plat.
17. Reserve "A" and "B": Proposed uses include:
    A variety of potential and possible uses, including but not limited to, commercial retail, restaurants, entertainment, recreation, open space, amenity space, residential uses, including condo and multifamily uses. This note is not intended to be a plat restriction, but rather gives the City notice that this reserve will be developed in accordance with existing land use regulations.
18. This plat was prepared from information by Charter Title Company, File Number 1076501800196A, dated March 11, 2026. The surveyor has not abstracted the subject tract.
19. Tract is subject to Electric Easement granted to CenterPoint Energy Houston Electric, LLC recorded on February 28, 2024, under C.C.F. No. 2402504, O.P.R.W.C.T.

FINAL REPLAT OF
SUNTERRA LAGOON
PARTIAL REPLAT No 1

A SUBDIVISION OF 23.96 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201 AND
THE J. W. McCUTCHEON SURVEY SECTION 130, A-308
ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1
AS RECORDED UNDER SUNTERRA LAGOON, C.C.F. No. 2110192, O.P.R.W.C.T.

WALLER COUNTY, TEXAS

2 RESERVES 1 BLOCK

REASON FOR REPLAT: TO CREATE TWO RESERVES

JUNE 2026

OWNER
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5
a Political subdivision of the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mheyne@abhr.com

OWNER
SUNTERRA PROPERTY OWNERS ASSOCIATION INC.,
a Texas non-profit corporation
447 Bartlett Rd.
Katy, TX, 77493
(281) 371-6136
Sunterra@ciramail.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC and Surveying
Texas Board of Professional Engineers #20041201
Registration No. F-23190 & ; T-10183 832.913.6300
2127 W. Grand Parkway North, Suite 150 Katy, TX

SHEET 1 OF 3

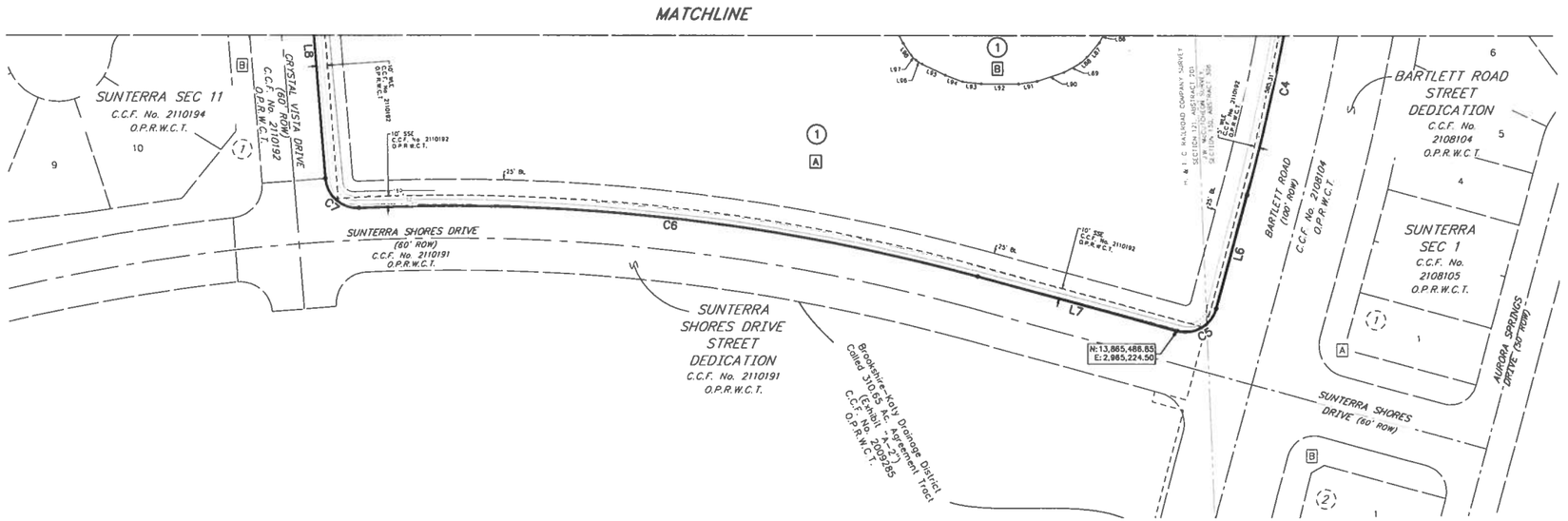
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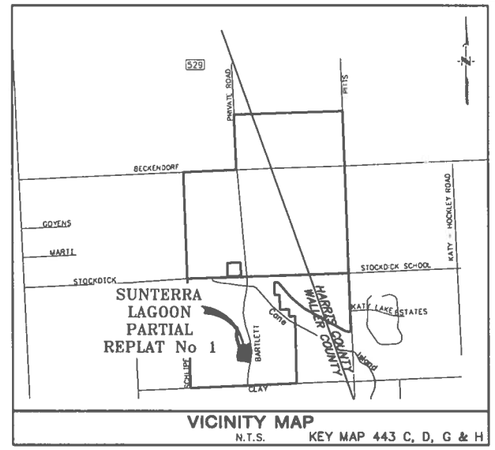
BS

UNRESTRICTED RESERVE [A]
15.88 AC
691,931 Sq. Ft.

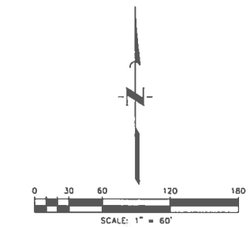
RESTRICTED RESERVE [B]
Restricted to
Recreational and Related Uses
Only Purposes
8.08 AC
351,910 Sq. Ft.

RESERVE TOTALS
23.96 AC
1,043,841 Sq. Ft.





VICINITY MAP
N.T.S. KEY MAP 443 C, D, G & H



Legend:

AC	"Acres"
AE	"Aerial Easement"
BL	"Building Line"
C.C.F.	"County Clerk's File"
No.	"Number"
O.P.R.R.P.H.C.T.	"Official Public Records Real Property, Harris County, Texas"
O.P.R.W.C.T.	"Official Public Records, Waller County, Texas"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
UE	"Utility Easement"
Vol — Pg	"Volume and Page"
WLE	"Waterline Easement"
●	"Set 3/4-inch Iron With Cap Stamped "Quiddity Property Corner" as Per Certification"
①	"Block Number"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°29'22"E	200.66'
L2	N63°59'23"E	55.63'
L3	S75°06'26"E	115.80'
L4	N50°25'56"E	181.76'
L5	S17°48'37"E	145.58'
L6	S15°16'51"W	110.05'
L7	N74°43'09"W	192.79'
L8	N04°28'44"W	239.08'
L9	N14°05'07"E	109.49'
L10	N73°35'48"E	32.74'
L11	N74°13'47"E	108.44'
L12	S70°20'45"E	30.56'
L13	S13°36'16"E	30.96'
L14	S13°19'38"E	27.00'
L15	S13°55'58"E	35.14'
L16	S34°22'19"W	25.41'
L17	S09°07'00"E	6.76'
L18	N83°44'56"E	13.30'
L19	S89°19'08"E	8.16'
L20	N89°12'45"E	17.39'
L21	S83°11'31"E	17.54'
L22	S80°09'22"E	16.64'
L23	S77°07'07"E	17.47'
L24	S74°28'42"E	17.42'
L25	S71°10'22"E	17.54'
L26	S66°33'57"E	8.74'
L27	S66°54'19"E	8.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S57°54'22"E	17.32'
L29	S47°13'48"E	17.37'
L30	S42°01'18"E	17.45'
L31	S33°10'31"E	8.58'
L32	S28°14'51"E	17.59'
L33	S21°48'03"E	17.31'
L34	S17°56'30"E	17.49'
L35	S10°29'37"E	17.44'
L36	S00°19'23"E	17.39'
L37	S11°08'34"W	17.31'
L38	S23°52'51"W	17.53'
L39	S28°14'48"W	17.36'
L40	S33°33'52"W	17.32'
L41	S38°43'34"W	17.56'
L42	S45°14'40"W	17.41'
L43	S54°54'50"W	8.94'
L44	S12°42'17"E	17.88'
L45	S10°25'14"E	26.25'
L46	S46°38'34"W	22.10'
L47	S22°47'59"W	9.13'
L48	S14°39'10"W	4.82'
L49	S22°43'35"W	17.77'
L50	S27°38'55"W	8.73'
L51	S33°03'19"W	8.61'
L52	S32°57'52"W	31.52'
L53	S88°09'52"W	28.70'
L54	N01°50'08"W	21.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S85°09'28"W	56.75'
L56	S03°41'59"E	14.59'
L57	N84°59'02"E	82.56'
L58	S04°54'21"E	29.87'
L59	N85°02'06"E	21.67'
L60	S05°01'47"E	42.85'
L61	S85°48'39"W	24.24'
L62	S04°54'33"E	16.77'
L63	S85°05'27"W	34.12'
L64	S19°59'25"W	29.23'
L65	S69°37'17"E	14.46'
L66	S04°47'49"E	14.22'
L67	N85°39'55"E	36.29'
L68	S01°38'28"E	16.38'
L69	S61°29'25"E	4.68'
L70	S61°28'44"E	17.58'
L71	S54°13'29"E	17.29'
L72	S44°04'58"E	17.45'
L73	S34°15'04"E	17.36'
L74	S20°25'59"E	8.72'
L75	S15°19'22"E	17.38'
L76	S01°26'20"E	26.05'
L77	S12°18'53"W	26.14'
L78	S21°09'26"W	17.66'
L79	S65°37'22"E	26.29'
L80	S23°34'37"W	53.62'
L81	S25°54'21"W	41.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S65°29'52"W	4.31'
L83	S49°33'09"W	16.83'
L84	S38°30'25"W	8.77'
L85	S29°55'54"W	13.52'
L86	S28°45'48"W	12.93'
L87	S39°26'58"W	17.45'
L88	S49°15'21"W	8.63'
L89	S60°50'22"W	17.42'
L90	S71°13'33"W	26.13'
L91	S81°58'42"W	17.44'
L92	N89°34'01"W	34.93'
L93	N83°52'14"W	17.38'
L94	N69°26'15"W	17.34'
L95	N63°59'09"W	24.09'
L96	N57°24'35"W	6.57'
L97	N44°22'19"W	6.58'
L98	N32°36'41"W	13.11'
L99	N27°17'47"W	32.86'
L100	N56°30'45"W	15.45'
L101	N50°09'44"W	17.29'
L102	N45°59'11"W	34.95'
L103	N59°05'16"W	6.64'
L104	N66°27'21"W	17.64'
L105	N69°26'44"W	8.83'
L106	N63°50'00"W	6.50'
L107	N35°27'45"W	13.09'
L108	N10°09'47"W	6.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	N03°51'42"W	26.27'
L110	N06°22'08"W	15.35'
L111	N40°11'09"W	6.84'
L112	N59°22'20"W	32.71'
L113	N44°17'03"W	13.02'
L114	N18°16'58"W	12.87'
L115	N03°39'19"E	17.59'
L116	N09°41'07"W	13.26'
L117	N25°54'27"W	13.13'
L118	N42°37'11"W	12.28'
L119	N36°59'17"W	17.37'
L120	N30°40'59"W	17.41'
L121	N24°59'37"W	9.00'
L122	S58°05'49"W	7.78'
L123	S81°11'09"W	4.20'
L124	N72°54'28"W	4.49'
L125	N59°12'52"W	8.71'
L126	N36°19'31"W	4.57'
L127	N14°26'49"W	34.32'
L128	N12°06'28"W	13.57'
L129	N06°23'49"W	13.22'
L130	N05°04'17"W	5.82'
L131	N03°25'02"W	12.84'
L132	N00°29'57"W	8.73'
L133	N02°50'46"E	20.34'
L134	N75°53'58"W	4.30'
L135	N49°23'24"W	4.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L136	N24°45'29"W	4.40'
L137	N02°45'49"E	4.50'
L138	N80°12'17"W	7.92'
L139	N06°07'11"E	4.47'
L140	N09°26'48"E	22.90'
L141	N09°34'20"E	11.15'
L142	N79°09'33"W	8.68'
L143	N08°51'20"E	17.14'
L144	N47°08'42"W	11.41'
L145	N21°47'24"W	8.21'
L146	N07°16'15"W	9.59'
L147	N12°54'53"E	8.81'
L148	N31°21'21"E	8.72'
L149	N42°51'15"E	8.54'
L150	N07°15'37"E	8.72'
L151	N29°32'26"E	26.55'
L152	N30°34'34"E	8.49'
L153	N29°34'51"E	42.13'
L154	N29°25'29"E	8.54'
L155	N29°50'06"E	55.04'
L156	N15°02'33"W	21.57'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	80.00'	8°29'59"	11.87'	N68°14'22"E	11.86'	5.94'
C2	280.00'	40°54'12"	199.89'	N84°26'29"E	195.67'	104.42'
C3	80.00'	54°27'39"	76.04'	N77°39'45"E	73.21'	41.17'
C4	1950.00'	33°05'28"	1126.22'	S01°15'53"E	1110.63'	579.30'
C5	30.00'	90°00'00"	47.12'	S60°16'51"W	42.43'	30.00'
C6	1860.00'	17°55'27"	581.88'	N83°40'53"W	579.51'	293.33'
C7	30.00'	88°09'52"	46.16'	N48°33'40"W	41.74'	29.05'
C8	755.00'	18°33'51"	244.62'	N04°48'12"E	243.56'	123.39'
C9	830.00'	30°31'33"	442.20'	N01°10'39"W	436.99'	226.49'

FINAL REPLAT OF
SUNTERRA LAGOON
PARTIAL REPLAT No 1

A SUBDIVISION OF 23.96 ACRES OF LAND
OUT OF THE
H. & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201 AND
THE J. W. McCUTCHEON SURVEY SECTION 130, A-308
ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1
AS RECORDED UNDER SUNTERRA LAGOON, C.C.F. No. 2110192, O.P.R.W.C.T.

WALLER COUNTY, TEXAS

2 RESERVES 1 BLOCK

REASON FOR REPLAT: TO CREATE TWO RESERVES

JUNE 2026

OWNER
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5
a Political subdivision of the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mneyne@abhr.com

OWNER
SUNTERRA PROPERTY OWNERS ASSOCIATION INC.,
a Texas non-profit corporation
447 Bartlett Rd
Katy, TX. 77493
(281) 371-6136
Sunterra@ciramail.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23760 & 10046700
2322 W. Grand Parkway North, Suite 150 Katy, TX 77449 ● 832.913.6300

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BS

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

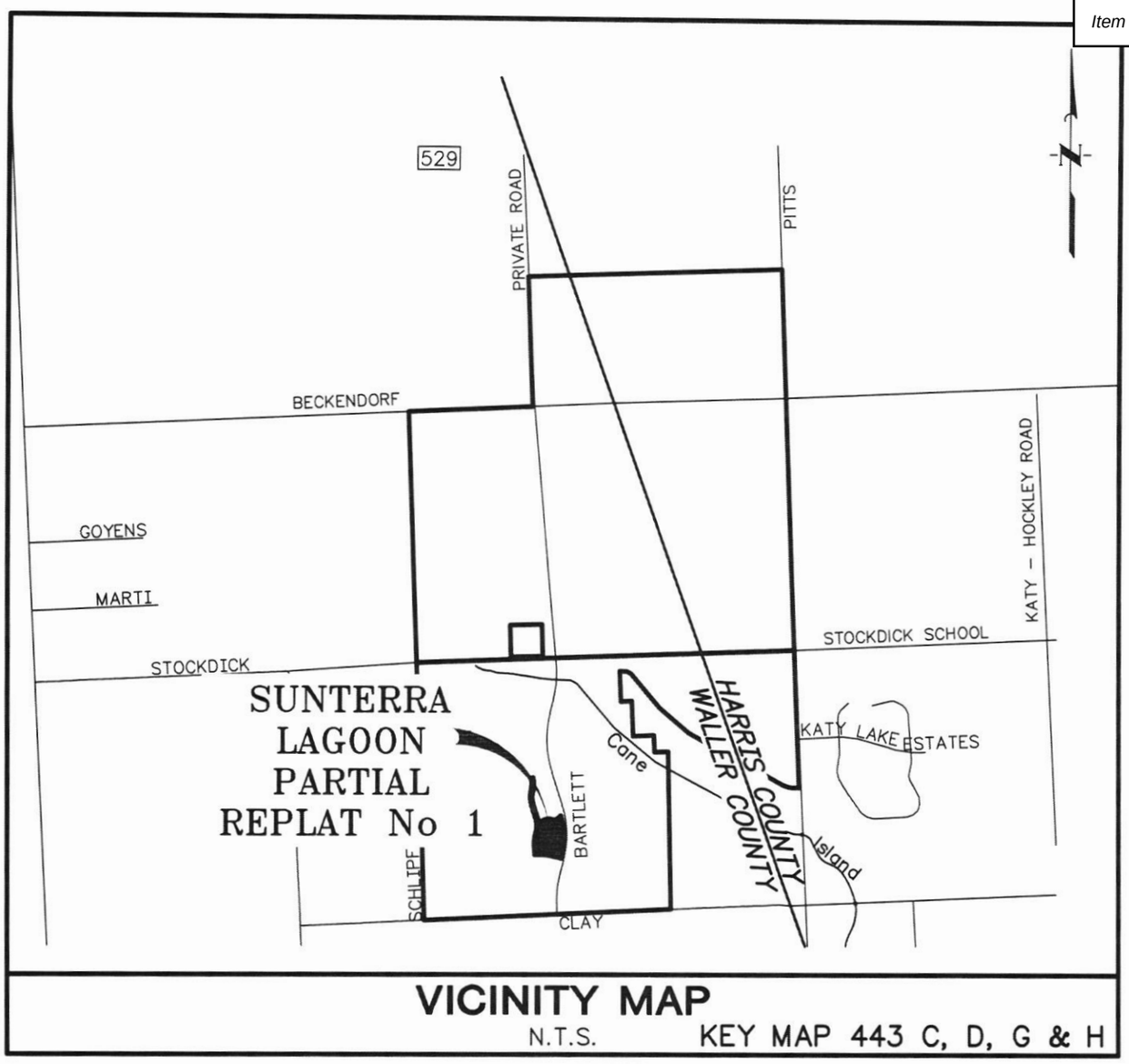
To: Honorable Commissioners' Court

Item: Final Partial Replat Approval of Sunterra Lagoon No. 1

Date: September 16, 2026

Background
Final Partial Replat of Sunterra Lagoon No. 1 which consist of 23.96 acres will include 1 Block & 2 Reserves in Precinct 3.

Staff Recommendation
Approve Plat



VICINITY MAP
N.T.S. KEY MAP 443 C, D, G & H

FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1

A SUBDIVISION OF 23.96 ACRES OF LAND OUT OF THE H. & T. C. RAILROAD COMPANY SURVEY SECTION 121, A-201 AND THE J. W. McCUTCHEON SURVEY SECTION 130, A-308 ALSO BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1 AS RECORDED UNDER SUNTERRA LAGOON, C.C.F. No. 2110192, O.P.R.W.C.T. WALLER COUNTY, TEXAS

2 RESERVES 1 BLOCK

REASON FOR REPLAT: TO CREATE TWO RESERVES

JUNE 2026

DATE: JUNE 2026 SCALE NTS SHEET 1A OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No.: F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

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BS

Legend:

AC . . . . . "Acres"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
C.C.F. . . . . ."County Clerk's File"
No . . . . . "Number"
O.P.R.R.P.H.C.T. . "Official Public Records Real Property, Harris County, Texas"
O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . ."Sanitary Sewer Easement"
Sq Ft . . . . . ."Square Feet"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . ."Volume and Page"
WLE . . . . . ."Waterline Easement"
● . . . . . "Set 3/4-inch Iron With Cap Stamped "Quiddity Property Corner" as Per Certification"
① . . . . . "Block Number"

General Notes

1. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
2. The coordinates shown hereon are Texas coordinate system of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
3. Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
4. Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
5. The drainage system for this subdivision is designed in accordance with the Brookshire Katy Drainage District Rules and Regulations which allows street ponding with intense rainfall events.
6. All property to drain into the drainage easements only through an approved drainage structure.
7. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
8. This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480640, Map Number 48473C0375E, Panel 0375, suffix "E" as shown on LOMR 22-06-2777P dated November 20, 2023 for Waller County, Texas. Unshaded Zone "X", is defined as areas determined to be outside the 0.2% annual chance floodplain.
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 lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
10. Contours shown hereon are NAVD88 datum.
11. All building lines along street rights-of-way as shown on the plat.
12. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
13. Project site is within City of Houston ETJ.
14. Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
15. TBM '7523" being a set cotton picker spindle. Located in the South edge of asphalt of Clay Road, being +/- 6,946' East of the intersection of Clay Road and Schlipf Road, and +/- 3,601' West of the intersection of Clay Road and Pitts Road. Elevation = 159.03' (NAVD88, 2001 Adjustment).
16. No pipeline or pipeline easement exist within the boundaries of this plat.
17. Reserve "A" and "B": Proposed uses include:
A variety of potential and possible uses, including but not limited to, commercial retail, restaurants, entertainment, recreation, open space, amenity space, residential uses, including condo and multifamily uses. This note is not intended to be a plat restriction, but rather gives the City notice that this reserve will be developed in accordance with existing land use regulations.
18. This plat was prepared from information by Charter Title Company, File Number 1076601800196A, dated March 11, 2026. The surveyor has not abstracted the subject tract.
19. Tract is subject to Electric Easement granted to CenterPoint Energy Houston Electric, LLC recorded on February 28, 2024, under C.C.F. No. 2402504, O.P.R.W.C.T.

DATE: JUNE 2026	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM
SCALE NTS				
SHEET 1B OF 1				

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UNRESTRICTED RESERVE [A]
15.88 AC
691,931 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to
Recreational and Related Uses
Only Purposes
8.08 AC
351,910 Sq. Ft.

RESERVE TOTALS
23.96 AC
1,043,841 Sq. Ft.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	80.00'	8°29'59"	11.87'	N68°14'22"E	11.86'	5.94'
C2	280.00'	40°54'12"	199.89'	N84°26'29"E	195.67'	104.42'
C3	80.00'	54°27'39"	76.04'	N77°39'45"E	73.21'	41.17'
C4	1,950.00'	33°05'28"	1126.22'	S01°15'53"E	1,110.63'	579.30'
C5	30.00'	90°00'00"	47.12'	S60°16'51"W	42.43'	30.00'
C6	1,860.00'	17°55'27"	581.88'	N83°40'53"W	579.51'	293.33'
C7	30.00'	88°09'52"	46.16'	N48°33'40"W	41.74'	29.05'
C8	755.00'	18°33'51"	244.62'	N04°48'12"E	243.56'	123.39'
C9	830.00'	30°31'33"	442.20'	N01°10'39"W	436.99'	226.49'

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DATE: JUNE 2026
SCALE NTS
SHEET 1C OF 1

FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10045100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
CJAMNIK@QUIDDITY.COM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°29'22"E	200.66'
L2	N63°59'23"E	55.63'
L3	S75°06'26"E	115.80'
L4	N50°25'56"E	181.76'
L5	S17°48'37"E	145.58'
L6	S15°16'51"W	110.05'
L7	N74°43'09"W	192.79'
L8	N04°28'44"W	239.08'
L9	N14°05'07"E	109.49'
L10	N73°35'48"E	32.74'
L11	N74°13'47"E	108.44'
L12	S70°20'45"E	30.56'
L13	S13°36'16"E	30.96'
L14	S13°19'38"E	27.00'
L15	S13°55'58"E	35.14'
L16	S34°22'19"W	25.41'
L17	S09°07'00"E	6.76'
L18	N83°44'56"E	13.30'
L19	S89°19'08"E	8.16'
L20	N89°12'45"E	17.39'
L21	S83°11'31"E	17.54'
L22	S80°09'22"E	16.64'
L23	S77°07'07"E	17.47'
L24	S74°28'42"E	17.42'
L25	S71°10'22"E	17.54'
L26	S66°33'57"E	8.74'
L27	S66°54'19"E	8.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	S57°54'22"E	17.32'
L29	S47°13'48"E	17.37'
L30	S42°01'18"E	17.45'
L31	S33°10'31"E	8.58'
L32	S28°14'51"E	17.59'
L33	S21°48'03"E	17.31'
L34	S17°56'30"E	17.49'
L35	S10°29'37"E	17.44'
L36	S00°19'23"E	17.39'
L37	S11°08'34"W	17.31'
L38	S23°52'51"W	17.53'
L39	S28°14'48"W	17.36'
L40	S33°33'52"W	17.32'
L41	S38°43'34"W	17.56'
L42	S45°14'40"W	17.41'
L43	S54°54'50"W	8.94'
L44	S12°42'17"E	17.88'
L45	S10°25'14"E	26.25'
L46	S46°38'34"W	22.10'
L47	S22°47'59"W	9.13'
L48	S14°39'10"W	4.82'
L49	S22°43'35"W	17.77'
L50	S27°38'55"W	8.73'
L51	S33°03'19"W	8.61'
L52	S32°57'52"W	31.52'
L53	S88°09'52"W	28.70'
L54	N01°50'08"W	21.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	S85°09'28"W	56.75'
L56	S03°41'59"E	14.59'
L57	N84°59'02"E	82.56'
L58	S04°54'21"E	29.87'
L59	N85°02'06"E	21.67'
L60	S05°01'47"E	42.85'
L61	S85°48'39"W	24.24'
L62	S04°54'33"E	16.77'
L63	S85°05'27"W	34.12'
L64	S19°59'25"W	29.23'
L65	S69°37'17"E	14.46'
L66	S04°47'49"E	14.22'
L67	N85°39'55"E	36.29'
L68	S01°38'28"E	16.38'
L69	S61°29'25"E	4.68'
L70	S61°28'44"E	17.58'
L71	S54°13'29"E	17.29'
L72	S44°04'58"E	17.45'
L73	S34°15'04"E	17.36'
L74	S20°25'59"E	8.72'
L75	S15°19'22"E	17.38'
L76	S01°26'20"E	26.05'
L77	S12°18'53"W	26.14'
L78	S21°09'26"W	17.66'
L79	S65°37'22"E	26.29'
L80	S23°34'37"W	53.62'
L81	S25°54'21"W	41.20'

DATE: JUNE 2026

SCALE NTS

SHEET 1D OF 1

FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1

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LINE TABLE		
LINE	BEARING	DISTANCE
L82	S65°29'52"W	4.31'
L83	S49°33'09"W	16.83'
L84	S38°30'25"W	8.77'
L85	S29°55'54"W	13.52'
L86	S28°45'48"W	12.93'
L87	S39°26'58"W	17.45'
L88	S49°15'21"W	8.63'
L89	S60°50'22"W	17.42'
L90	S71°13'33"W	26.13'
L91	S81°58'42"W	17.44'
L92	N89°34'01"W	34.93'
L93	N83°52'14"W	17.38'
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L96	N57°24'35"W	6.57'
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L98	N32°36'41"W	13.11'
L99	N27°17'47"W	32.86'
L100	N56°30'45"W	15.45'
L101	N50°09'44"W	17.29'
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L103	N59°05'16"W	6.64'
L104	N66°27'21"W	17.64'
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L106	N63°50'00"W	6.50'
L107	N35°27'45"W	13.09'
L108	N10°09'47"W	6.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	N03°51'42"W	26.27'
L110	N06°22'08"W	15.35'
L111	N40°11'09"W	6.84'
L112	N59°22'20"W	32.71'
L113	N44°17'03"W	13.02'
L114	N18°16'58"W	12.87'
L115	N03°39'19"E	17.59'
L116	N09°41'07"W	13.26'
L117	N25°54'27"W	13.13'
L118	N42°37'11"W	12.28'
L119	N36°59'17"W	17.37'
L120	N30°40'59"W	17.41'
L121	N24°59'37"W	9.00'
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L123	S81°11'09"W	4.20'
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L127	N14°26'49"W	34.32'
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L130	N05°04'17"W	5.62'
L131	N03°25'02"W	12.84'
L132	N00°29'57"W	8.73'
L133	N02°50'46"E	20.34'
L134	N75°53'58"W	4.30'
L135	N49°23'24"W	4.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L136	N24°45'29"W	4.40'
L137	N02°45'49"E	4.50'
L138	N80°12'17"W	7.92'
L139	N06°07'11"E	4.47'
L140	N09°26'48"E	22.90'
L141	N09°34'20"E	11.15'
L142	N79°09'33"W	8.68'
L143	N08°51'20"E	17.14'
L144	N47°08'42"W	11.41'
L145	N21°47'24"W	8.21'
L146	N07°16'15"W	9.59'
L147	N12°54'53"E	8.81'
L148	N31°21'21"E	8.72'
L149	N42°51'15"E	8.54'
L150	N07°15'37"E	8.72'
L151	N29°32'26"E	26.55'
L152	N30°34'34"E	8.49'
L153	N29°34'51"E	42.13'
L154	N29°25'29"E	8.54'
L155	N29°50'06"E	55.04'
L156	N15°02'03"W	21.57'

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DATE: JUNE 2026

SCALE NTS

SHEET 1E OF 1

FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1

OWNER
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas
3200 Southwest Freeway, Suite 2600
Houston, TX 77002
(713) 860-6400
mheyne@abhr.com

OWNER
SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation
447 Bartlett Rd.
Katy, TX, 77493
(281) 371-6136
Sunterra@ciramail.com

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10041100
2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000
CJAMNIK@QUIDDITY.COM

STATE OF TEXAS §

COUNTY OF WALLER §

We, SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non–profit corporation, acting by and through Jennifer LaFemina, Secretary/Tresurer, and HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas acting by and through Chelsea Taylor, President, and Hannah Gay, Assistant Secretary, owner hereinafter referred to as Owners of the 23.96 acre tract described in the above and foregoing map of Sunterra Lagoon partial replat no 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 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 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.

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

IN TESTIMONY WHEREOF, the SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non–profit corporation, has caused these presents to be signed by Jennifer LaFemina, Secretary/Treasurer thereunto authorize, this 18 day of June 2026

SUNTERRA PROPERTY OWNERS ASSOCIATION, INC.,
a Texas non–profit corporation,

By: _____
Jennifer LaFemina
Secretary/Treasurer

STATE OF FLORIDA §

COUNTY OF Manatee §

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Lafemina, Secretary/Tresurer of SUNTERRA PROPERTY OWNERS ASSOCIATION, INC., a Texas non–profit corporation, 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 18 day of June, 2026

_____
Notary Public in and for the State of ~~Texas~~ Florida

Diana Forbes
Print Name

My commission expires: 6/30/29

DIANA FORBES
MY COMMISSION # HH 693292
EXPIRES: June 30, 2029

DATE: JUNE 2026 SCALE NTS SHEET 1F OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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IN TESTIMONY WHEREOF, the HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas, has caused these presents to be signed by Chelsea Taylor, President and Hanna Gay, Assistant Secretary, thereunto authorize, this 25 day of June 2026

HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5,
a political subdivision of the State of Texas,

By: _____
Chelsea Taylor
President

By: _____
Hannah Gay
Assistant Secretary

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Chelsea Taylor, President, and Hannah Gay, Assistant Secretary, HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas, , known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of June, 2026.

_____
Notary Public in and for the State of Texas

Merry Heyne
Print Name

MERRY HEYNE
Notary Public, State of Texas
Comm. Expires 01-15-2030
Notary ID 129677697

My commission expires: 1-15-2030

DATE: JUNE 2026 SCALE NTS SHEET 1G2 OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2026–69

APPROVED BY THE BOARD OF SUPERVISORS ON

5.11.2026
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, 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.

7-16-26
Date

J. Ross McCall, PE
County Engineer

DATE: JUNE 2026 SCALE NTS SHEET 1H OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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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.

A 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 LOMR 22–06–2777P dated 11/20/2023.

No portion of this subdivision lies within the boundaries of the 0.2% annual change (500–year) floodplain as delineated on Waller County Community Panel #480640 of LOMR 22–06–2777P dated 11/20/2023.

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

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Sunterra Lagoon Partial Replat No 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this

8 day of July, 2026

By: _____
Lisa M. Clark
Chair

or

M. Sonny Garza
Vice Chairman

By: _____
Vonn Tran
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

I, Devin P. Espinosa, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller County and is in compliance with the County's Regulations and with all generally accepted engineering standards.

STATE OF TEXAS
DEVIN P. ESPINOSA
139534
LICENSED
PROFESSIONAL ENGINEER
06-19-2026

Devin P. Espinosa, PE
Professional Engineer No. 139534

DATE: JUNE 2026 SCALE NTS SHEET 1I OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** **HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas** 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** **SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation** 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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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

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

_____
Kendric D. Jones
Commissioner, Precinct 3

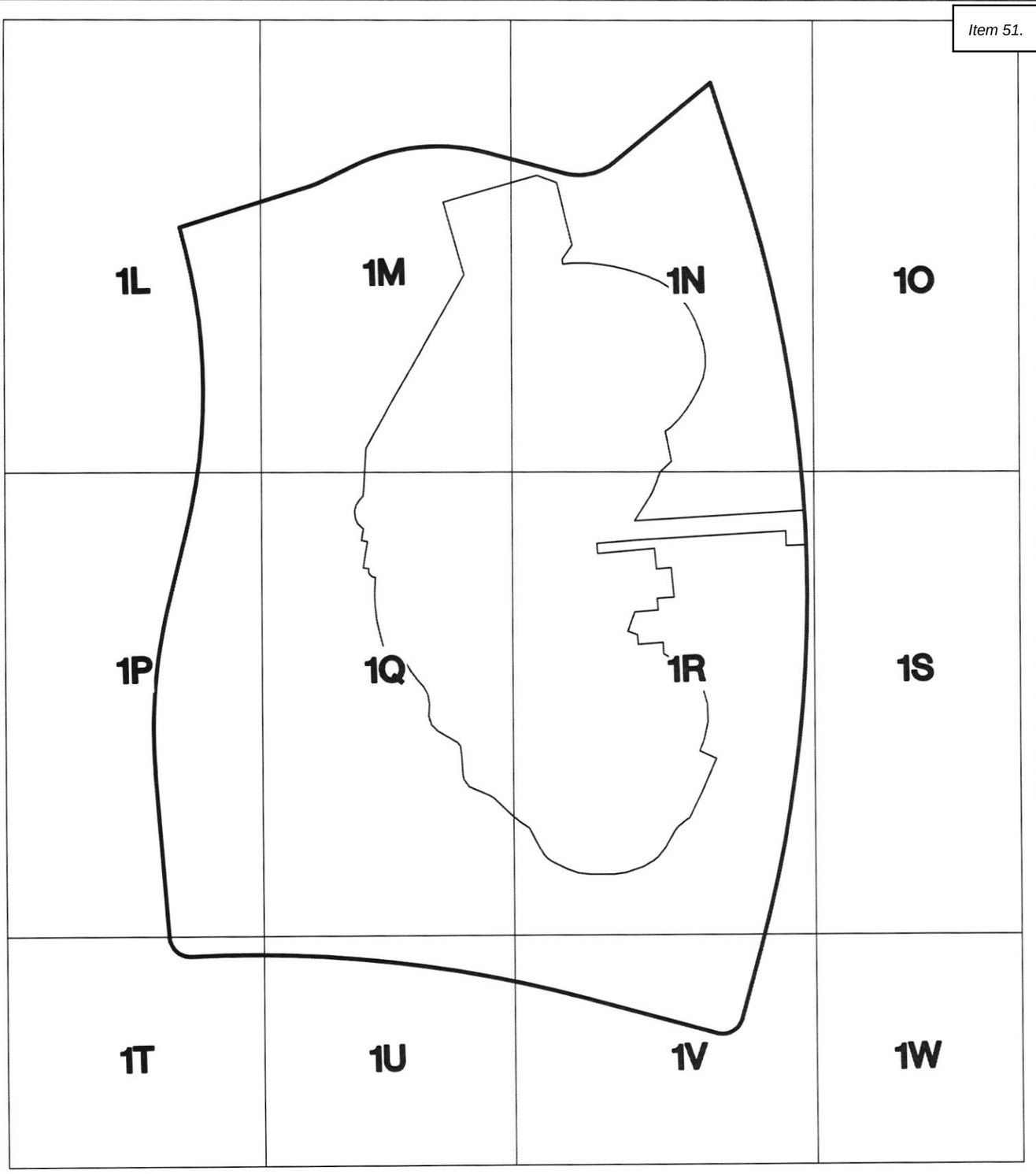
_____
Justin Beckendorff
Commissioner, Precinct 4

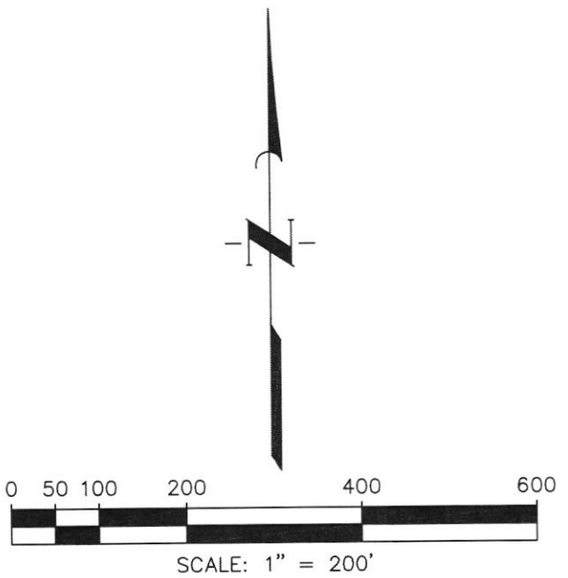
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: JUNE 2026 SCALE NTS SHEET 1J OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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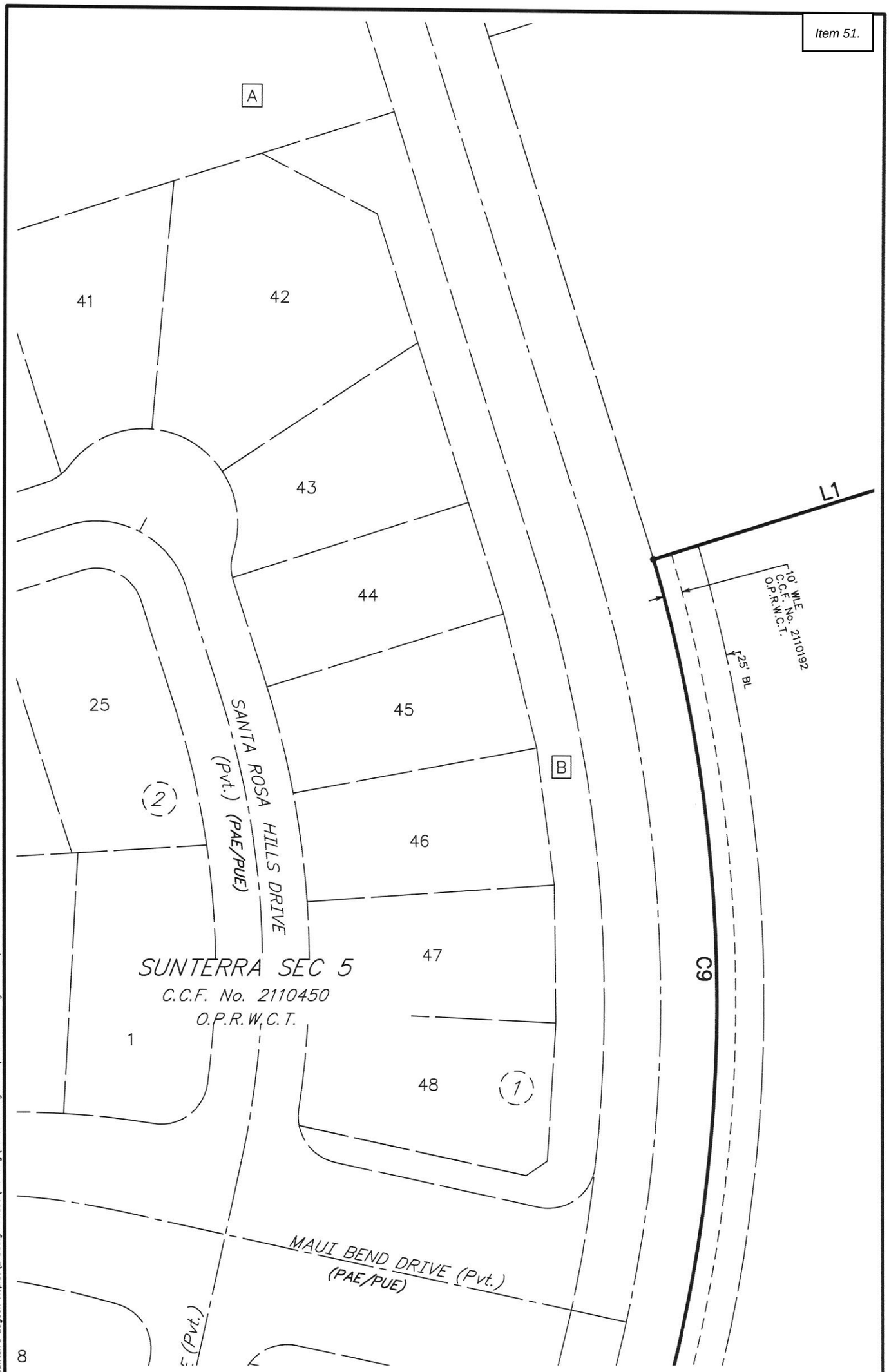
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DATE: JUNE 2026 SCALE NTS SHEET 1K OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

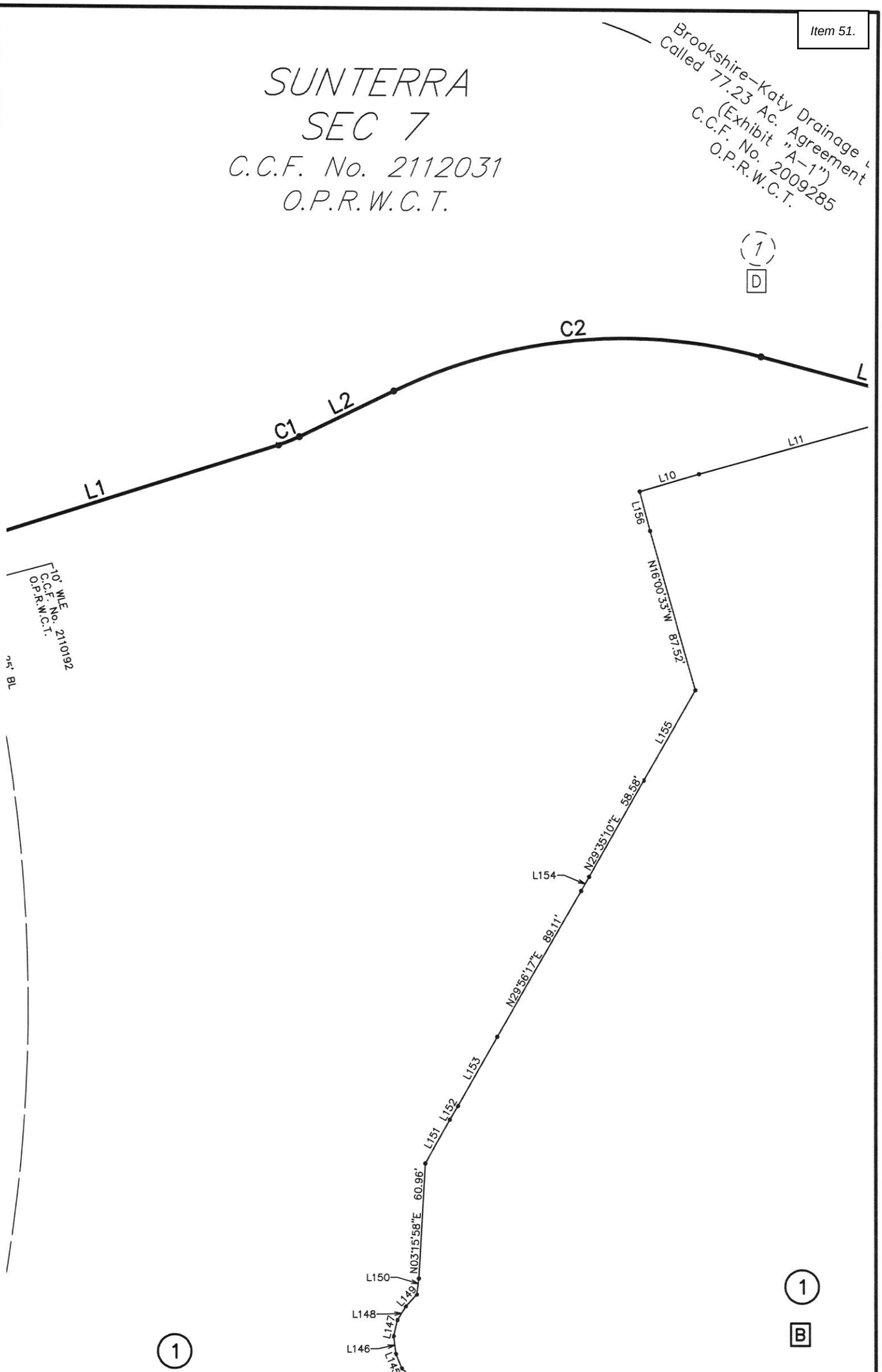
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DATE: JUNE 2026 SCALE NTS SHEET 1L OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10040100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

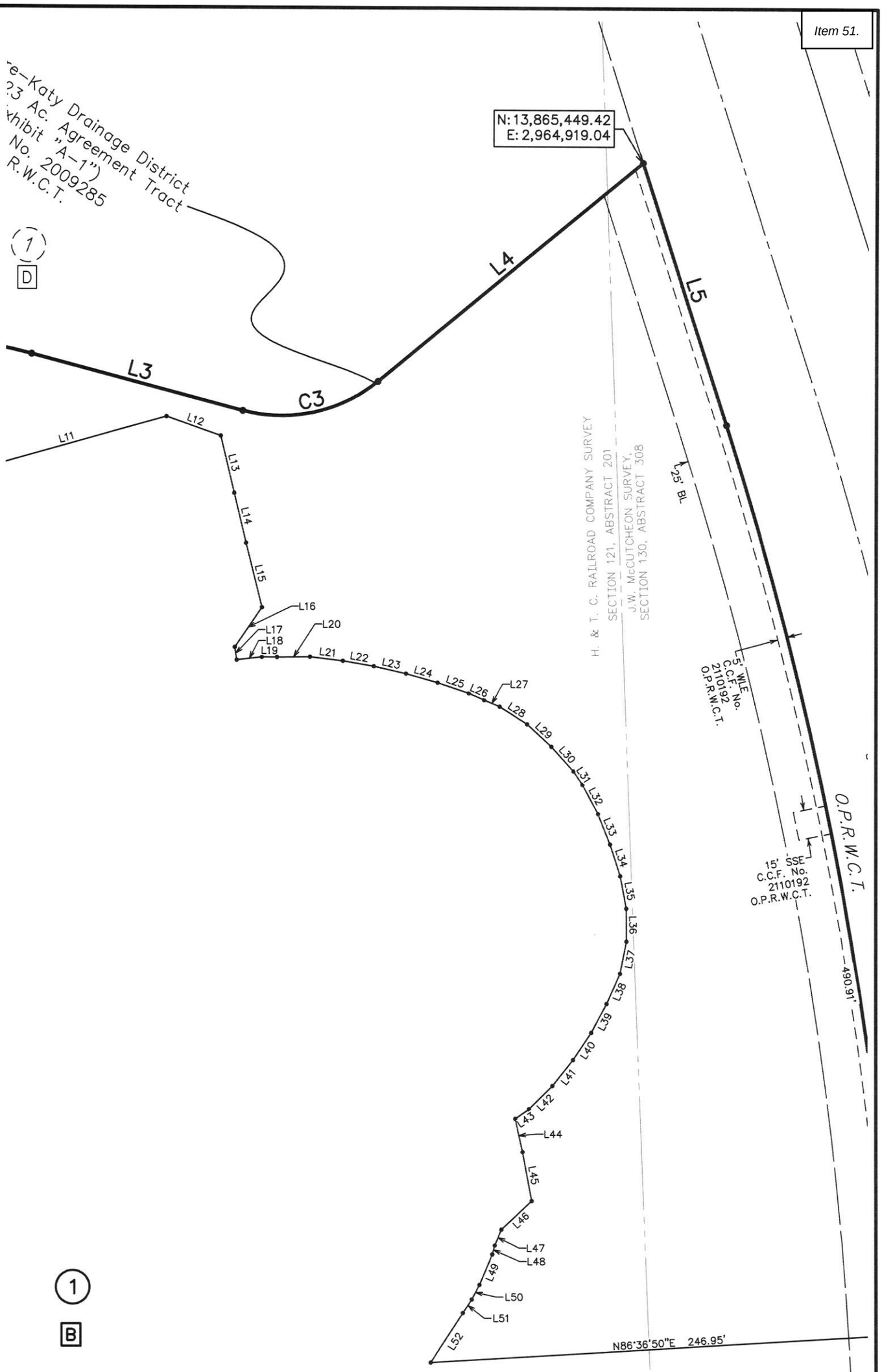
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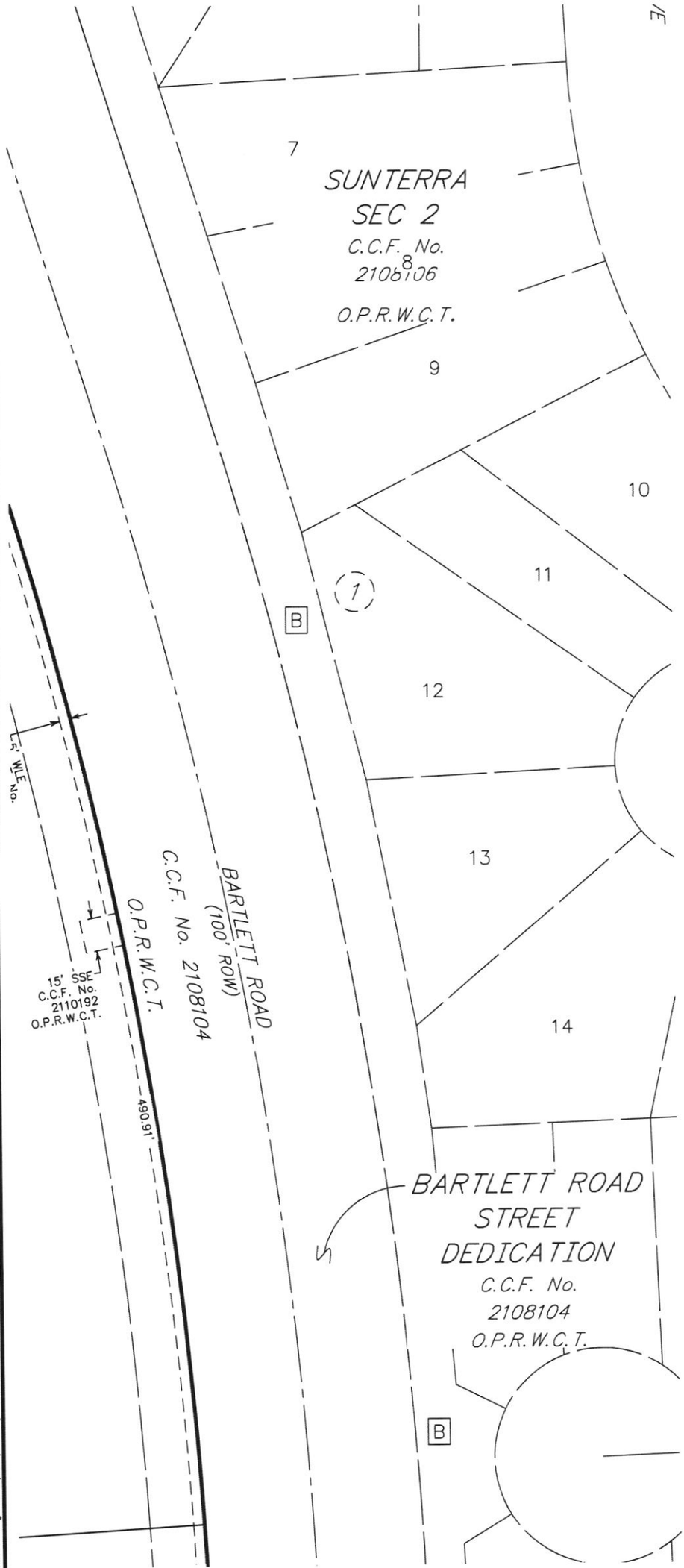
DATE: JUNE 2026 SCALE NTS SHEET 1M OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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DATE: JUNE 2026 SCALE NTS SHEET 1N OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

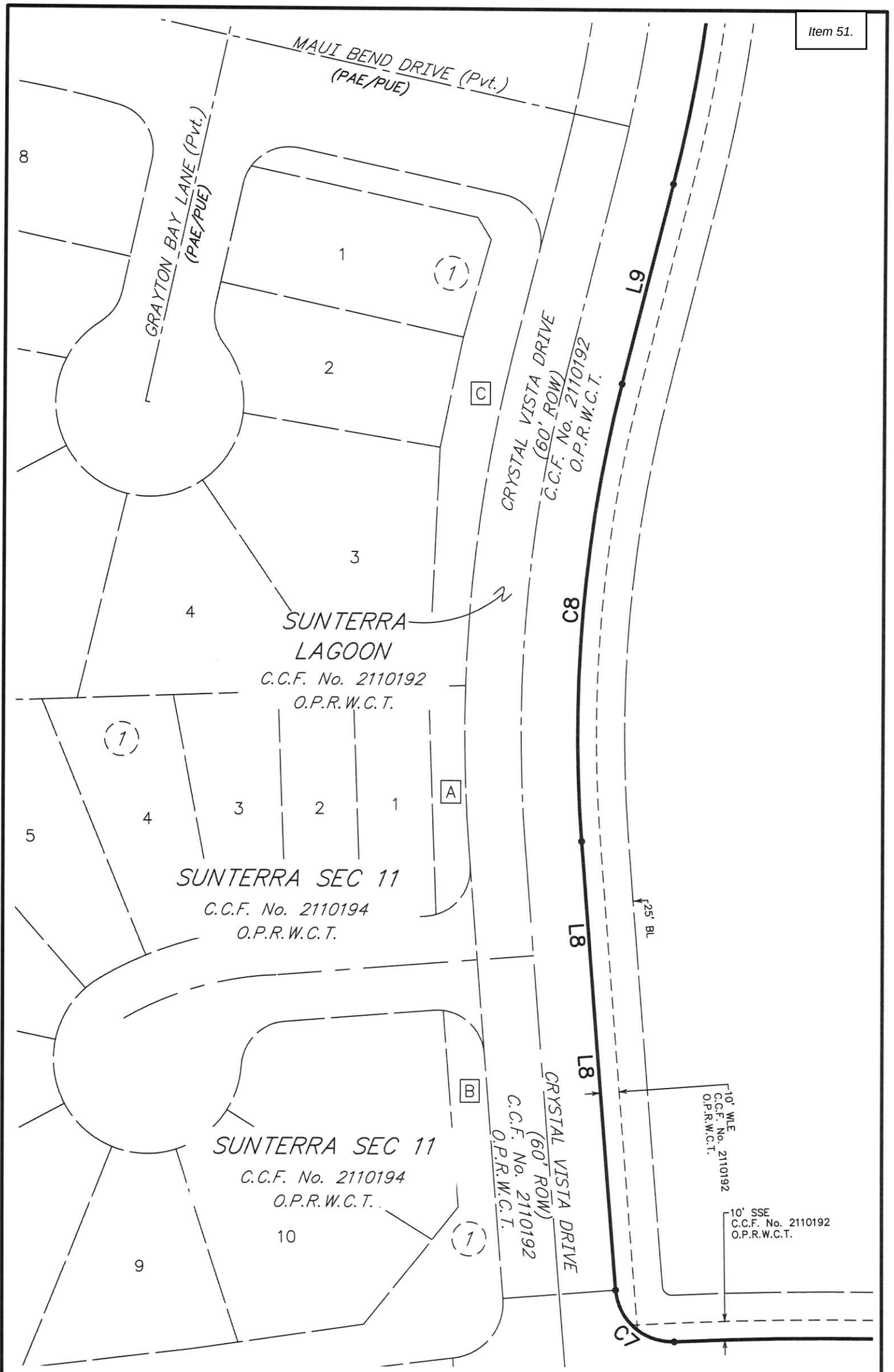
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DATE: JUNE 2026 SCALE NTS SHEET 10 OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

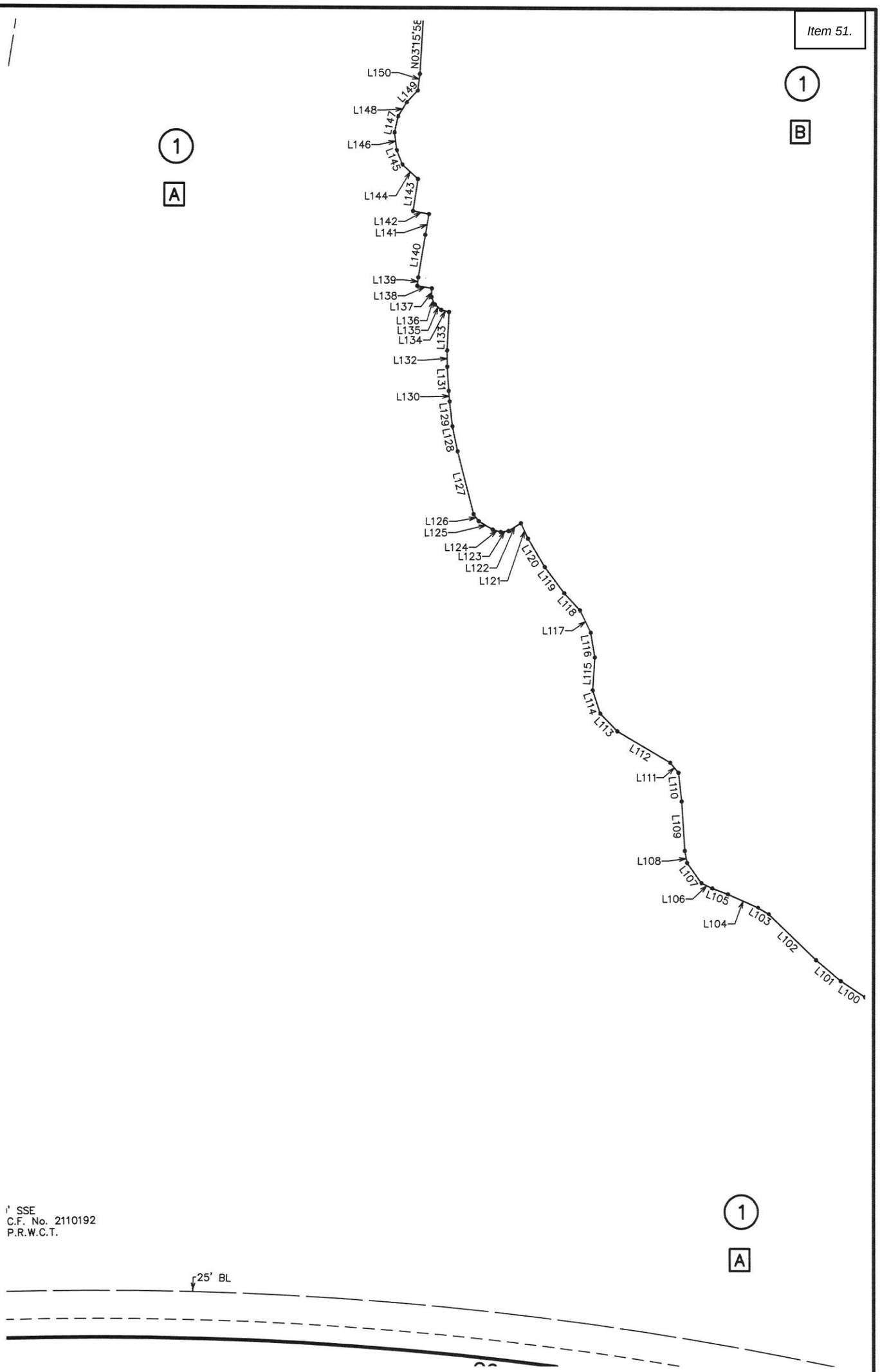
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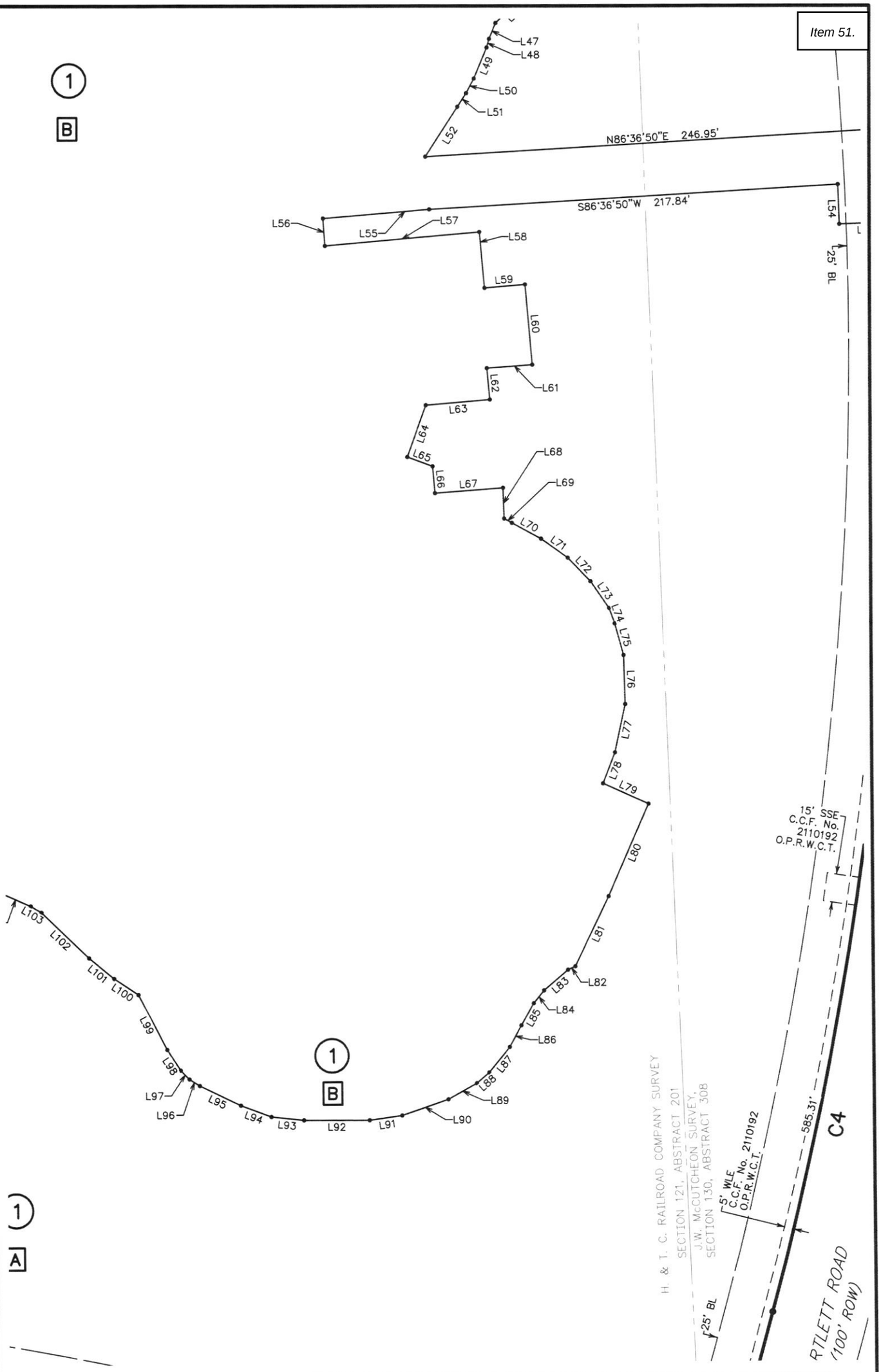
DATE: JUNE 2026 SCALE NTS SHEET 1P OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10041300 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

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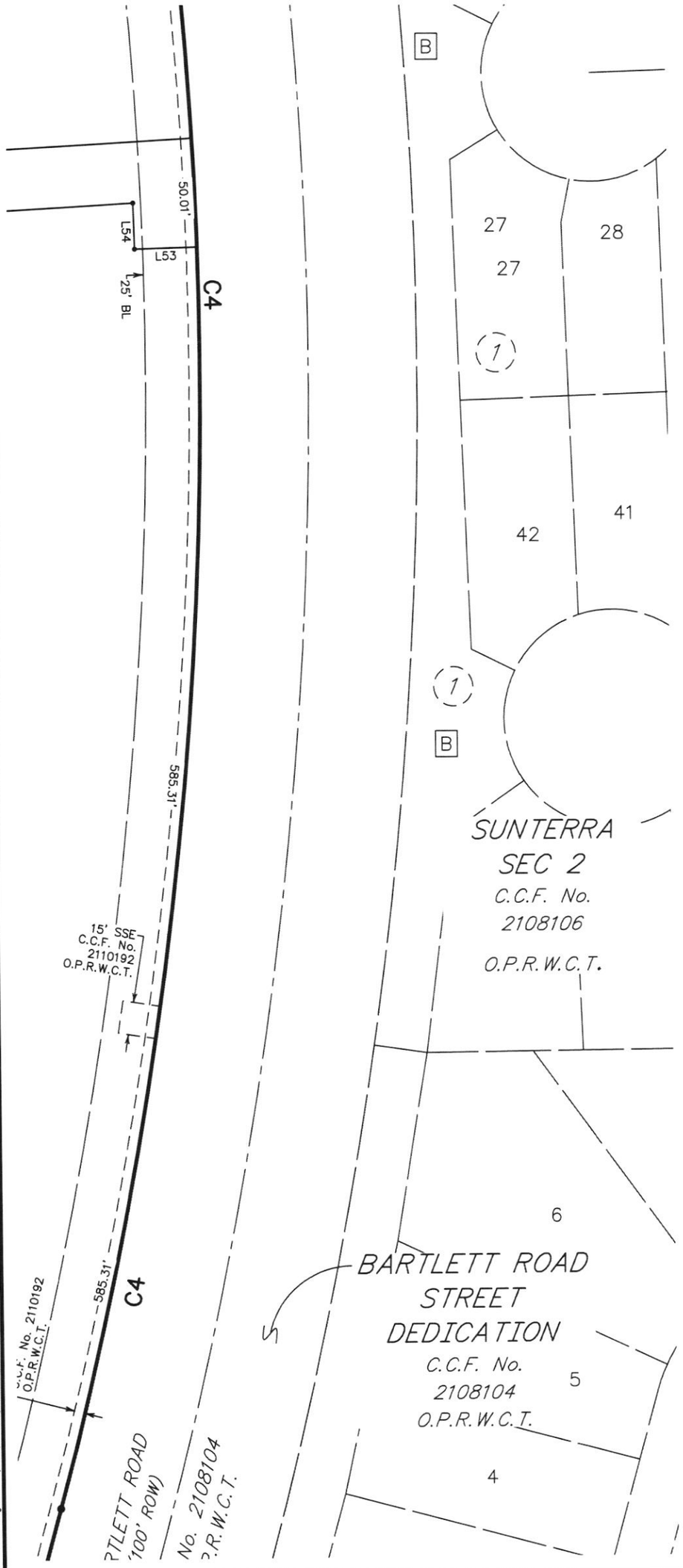
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DATE: JUNE 2026 SCALE NTS SHEET 1Q OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM



DATE: JUNE 2026 SCALE NTS SHEET 1R OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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DATE: JUNE 2026 SCALE NTS SHEET 1S OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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DATE: JUNE 2026 SCALE NTS SHEET 1T OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10045100 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM

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C.F. No. 2110192
P.R.W.C.T.

A

25' BL

C6

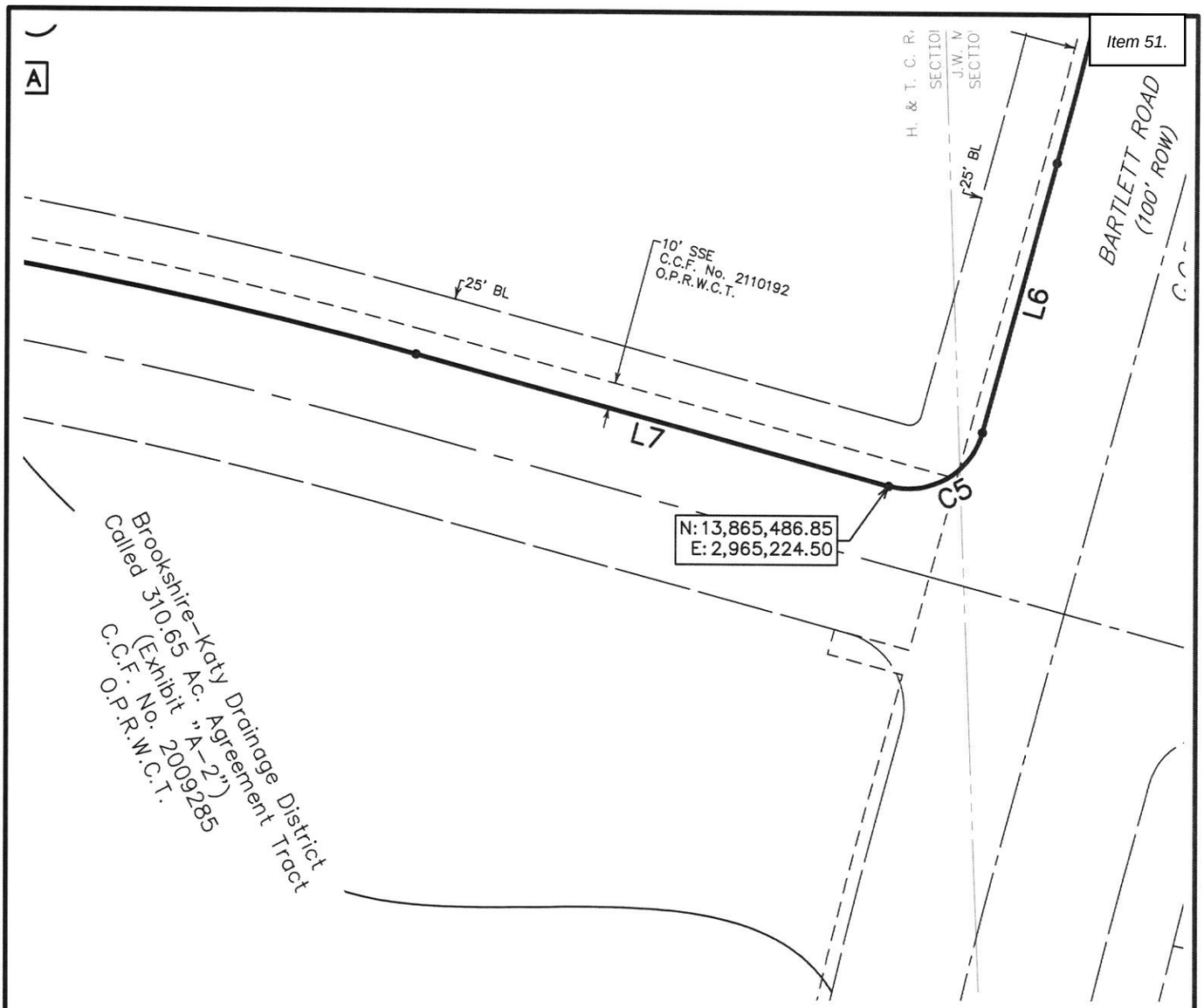
SHORES DRIVE
(60' ROW)
No. 2110191
P.R.W.C.T.

SUNTERRA
SHORES DRIVE
STREET
DEDICATION
C.C.F. No. 2110191
O.P.R.W.C.T.

Brookshire-
Called 310.65 Ac.
(Exhibit "A"
C.C.F. No. 2009
O.P.R.W.C.T.

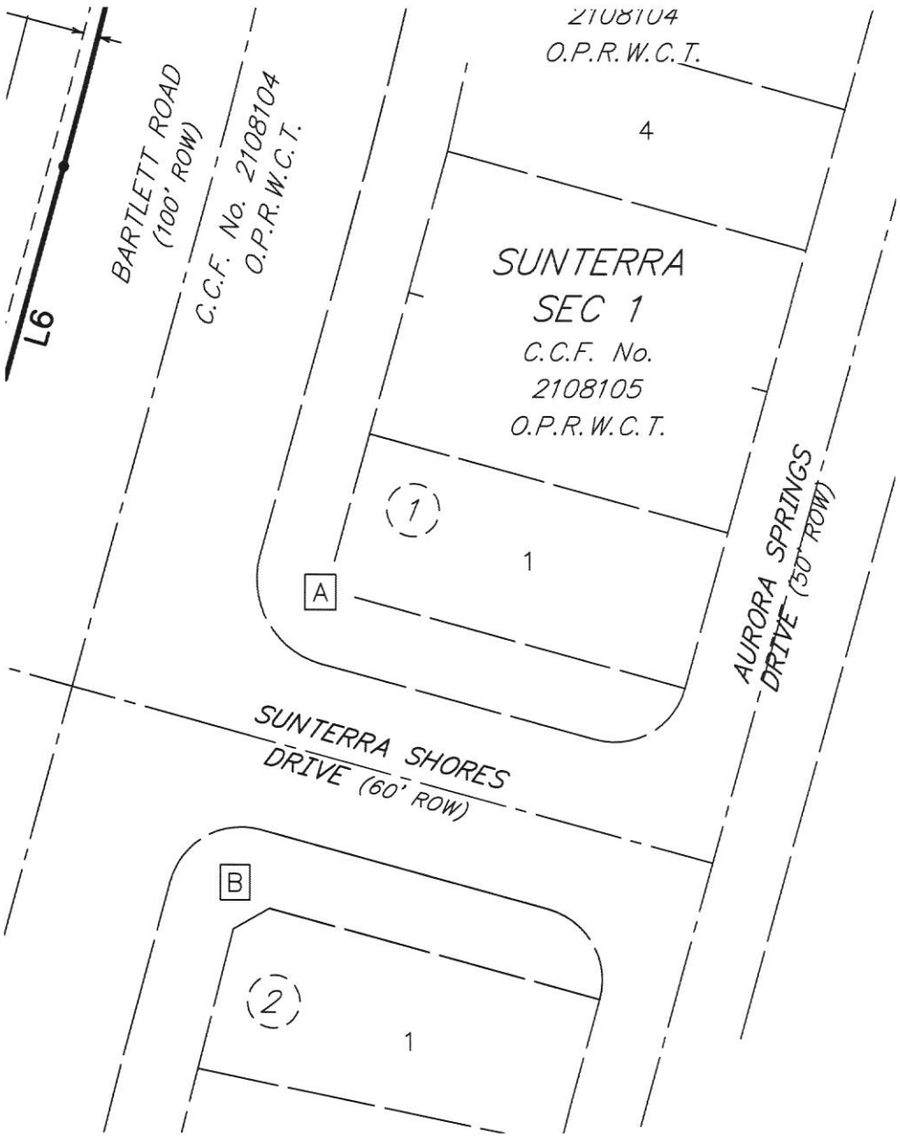
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DATE: JUNE 2026 SCALE NTS SHEET 1U OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM



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DATE: JUNE 2026 SCALE NTS SHEET 1V OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860-6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non-profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371-6136 Sunterra@ciramail.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23790 & 100451-00 2322 West Grand Parkway North, Suite 150 Katy, TX 77449 832.913.4000 CJAMNIK@QUIDDITY.COM



DATE: JUNE 2026 SCALE NTS SHEET 1W OF 1	FINAL REPLAT OF SUNTERRA LAGOON PARTIAL REPLAT No 1	**OWNER** HARRIS–WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5 a Political subdivision of the State of Texas 3200 Southwest Freeway, Suite 2600 Houston, TX 77002 (713) 860–6400 mheyne@abhr.com	**OWNER** SUNTERRA PROPERTY OWNERS ASSOCIATION INC., a Texas non–profit corporation 447 Bartlett Rd. Katy, TX, 77493 (281) 371–6136 Sunterra@ciramail.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 CJAMNIK@QUIDDITY.COM

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DONATION DEED
(Public Rights-of-Way)

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

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WALLER §

THAT **CENTURY LAND HOLDINGS OF TEXAS, LLC,** a Colorado limited liability company (hereinafter referred to as "Grantor"), for the purpose of a donation to Grantee (as hereinafter defined), has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto the **WALLER COUNTY, TEXAS**, a political subdivision of the State of Texas, its successors and assigns (hereinafter referred to as "Grantee"), all of that certain tract or parcel of land situated in the Waller County, Texas, containing 0.9423 acre, as the same are more particularly described in and shown on **Exhibit A** attached hereto and incorporated herein for all purposes (collectively, the "Property").

This Donation Deed and the conveyance hereinabove set forth are made for public use and enjoyment as and for public rights-of-way, together with the right to install, construct, maintain, repair, and operate facilities thereunder for electrical power and telecommunications, gas, water, sanitary sewer, and storm sewer, if any.

Further, this Donation Deed is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and is further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in the Official Public Records of Waller County, Texas, to the extent the same are validly existing, applicable to the Property, and enforceable against a political subdivision of the State of Texas (collectively, the "Permitted Encumbrances").

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" "WITH ALL FAULTS" BASIS. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DONATION DEED, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES,

4932-8342-7742 v.1

COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on the period of ownership.

When the context requires, singular nouns and pronouns include the plural.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

[Signature pages follow this page.]

4932-8342-7742 v.1

EXECUTED by Grantor on the date set forth in the acknowledgment below, but EFFECTIVE as of the _____ day of _____, 2026 (the "Effective Date").

GRANTOR:

CENTURY LAND HOLDINGS OF TEXAS, LLC,
a Colorado limited liability company

By: _____
Name: LOUIS TRAPOLINO
Title: AUTHORIZED SIGNER

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17th day of August, 2026, by LOUIS TRAPOLINO, AUTHORIZED SIGNER of CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)

_____
Notary Public, State of Texas

Katherine Cabrera
My Commission Expires
10/28/2026
Notary ID 130007366

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the Effective Date.

GRANTEE:

WALLER COUNTY, TEXAS

By: _____
Name: Carbett "Trey" J. Duhon III
Title: County Judge

APPROVED AS TO FORM:

By: _____
Name: _____
Title: Assistant County Attorney

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2026, 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 .

(NOTARY SEAL)

_____
Notary Public, State of Texas

4932-8342-7742 v.1

Attachment:
Exhibit A – Description and Sketch of the Property

After Recording, Please Return To:
Waller County Engineering
775 Bus 290 East
Hempstead, TX 77445

4932-8342-7742 v.1

EHRA

0.9423 OF ONE ACRE

FIELD NOTES of a 0.9423 of one acre tract of land situated in the H.&T.C. R.R. Survey, Section 51, Abstract No. 143, Waller County, Texas; said 0.9423 of one acre tract of land being out of and a part of a called 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC and recorded at Waller County Clerk's File No. (W.C.C.F. No.) 2411344; said 0.9423 of one acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.

BEGINNING at the Northeast corner of this tract of land, the Northeast corner of said 318.15 acre tract and in the South right-of-way line of Morrison Road (width varies as occupied).

1) **THENCE** S 02°03'04" E with the East line of this tract of land and the East line of said 318.15 acre tract a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land and being in the West line of Lot 92, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.), from which a found 1/2-inch iron rod bears s 02°10'59" E, 10.18 feet.

2) **THENCE** S 87°35'04" W with the South line of this tract of land a distance of 2,736.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land, being in the West line of said 318.15 acre tract and the East line of a called 310.5246 acre tract as conveyed to GR 310 L.L.C. as recorded in W.C.C.F. No. 2205137.

3) **THENCE** N 01°56'21" W with the West line of this tract of land, the West line of said 318.15 acre tract and the East line of said 310.5246 acre tract a distance of 15.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest corner of this tract of land, the Northwest corner of said 318.15 acre tract and in the South right-of-way of said Morrison Road.

4) **THENCE** N 87°35'04" E with the North line of this tract of land, the North line of said 318.15 acre tract and the South right-of-way line of said Morrison Road a distance of 2,736.43 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 0.9423 of one acre (41,047 square feet) of land. This description accompanies an Exhibit, prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated May 28, 2025.

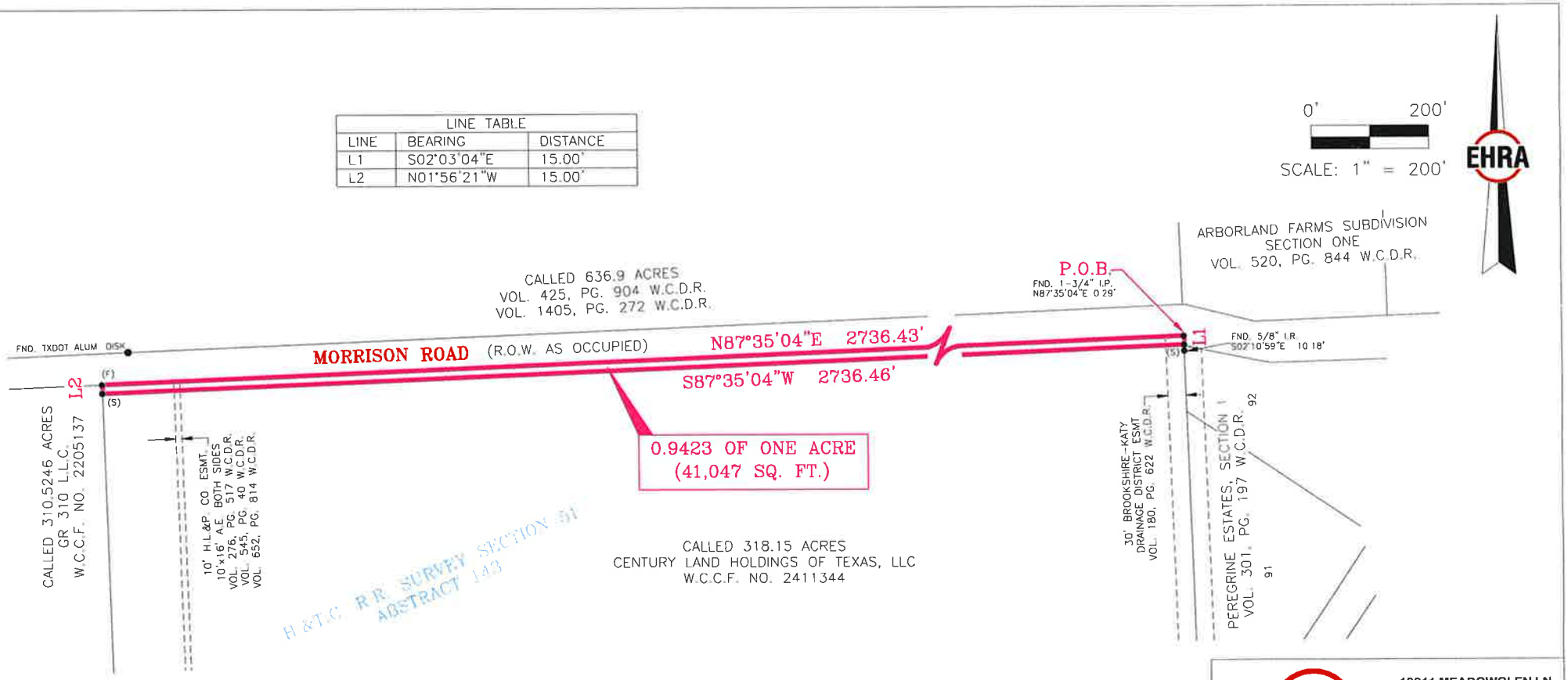


A. Munroe Kelsay, R.P.L.S.
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500
TBPLS No. 10092300

Date: 05/28/2025
Job No: 231-060-00
File No: R:\2023\231-060-00\Docs\Description\Exhibit\231-060-00-EH(0.9423 ac)_MorrisonRd_Desc.docx

Item 52.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°03'04"E	15.00'
L2	N01°56'21"W	15.00'



NOTES:

1. All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.
2. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
3. Metes and bounds description of even date accompanies this survey.
4. (S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
   (F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EXHIBIT OF A 0.9423 OF ONE ACRE TRACT OF LAND IN THE H.&T.C. R.R. SURVEY, SEC 51, A-143, WALLER COUNTY, TEXAS

DATE:	SCALE:	JOB NO.:
MAY 27, 2025	1"= 200'	231-060-00

DWG. NAME: 231-060-00-EH(0.9423 ac)_MorrisonRd.dwg

DONATION DEED
(Public Rights-of-Way)

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

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WALLER §

THAT **MILLROSE PROPERTIES TEXAS, LLC,** a Texas limited liability company (hereinafter referred to as "Grantor"), for the purpose of a donation to Grantee (as hereinafter defined), has GRANTED, GIVEN AND CONVEYED, and by these presents does GRANT, GIVE AND CONVEY unto the **WALLER COUNTY, TEXAS**, a political subdivision of the State of Texas, its successors and assigns (hereinafter referred to as "Grantee"), all of that certain tract or parcel of land situated in the Waller County, Texas, containing 1.974 acres, as the same are more particularly described in and shown on **Exhibit A** attached hereto and incorporated herein for all purposes (collectively, the "Property").

This Donation Deed and the conveyance hereinabove set forth are made for public use and enjoyment as and for public rights-of-way, together with the right to install, construct, maintain, repair, and operate facilities thereunder for electrical power and telecommunications, gas, water, sanitary sewer, and storm sewer, if any.

Further, this Donation Deed is executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and is further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in the Official Public Records of Waller County, Texas, to the extent the same are validly existing, applicable to the Property, and enforceable against a political subdivision of the State of Texas (collectively, the "Permitted Encumbrances").

GRANTEE IS TAKING POSSESSION OF THE PROPERTY ON AN "AS IS" "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED OF ANY KIND OR NATURE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE,

4915-6592-6258 v.1

DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON; (D) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION THEREOF WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS) OR COMPLIANCE WITH APPLICABLE ENVIRONMENTAL LAWS, RULES, OR REGULATIONS, INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, CONSERVATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, THE SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO, OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY), OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. FOR PURPOSES HEREIN, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE, WITHOUT LIMITATION, THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC POLLUTANTS DESIGNATED BY CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY HAZARDOUS SUBSTANCE LAWS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY, AND GRANTEE IS TAKING POSSESSION OF THE PROPERTY PURSUANT TO GRANTEE'S INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING SOLELY UPON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND DETERMINATION OF THE VALUE OF THE PROPERTY AND USES FOR WHICH THE

4915-6592-6258 v.1

PROPERTY MAY BE CONDUCTED, AND NOT PURSUANT TO ANY INFORMATION PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY SUCH INFORMATION AND GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND AS TO THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

If current ad valorem taxes on the Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on the period of ownership.

When the context requires, singular nouns and pronouns include the plural.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

[Signature pages follow this page.]

4915-6592-6258 v.1

EXECUTED by Grantor on the date set forth in the acknowledgment below, but EFFECTIVE as of the 17 day of November, 2025 (the "Effective Date").

GRANTOR:

MILLROSE PROPERTIES TEXAS, LLC,
a Texas limited liability company

By: _____
Name: Heather McGill
Title: Authorized Signatory

THE STATE OF ~~TEXAS~~ Pennsylvania §
§
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 17 day of November, 2025, by Heather McGill, Authorized Signatory of MILLROSE PROPERTIES TEXAS, LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)

_____
Notary Public, State of ~~Texas~~ Pennsylvania

Commonwealth of Pennsylvania - Notary Seal
Suzan E. Naessens, Notary Public
Montgomery County
My Commission Expires December 7, 2026
Commission Number 1194716

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the Effective Date.

GRANTEE:

WALLER COUNTY, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2026, 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 .

(NOTARY SEAL)

_____
Notary Public, State of Texas

4915-6592-6258 v.1

Attachment:
Exhibit A – Description and Sketch of the Property

After Recording, Please Return To:
Waller County Engineering
775 Bus 290 East
Hempstead, TX 77445

4915-6592-6258 v.1

Exhibit A - Description and Sketch of the Property

EHRA

TBPE No. F-726
TBPLS No. 10092300

1.974 ACRES

FIELD NOTES of a 1.974 acre tract of land situated in the H.&T.C. R.R. Company Survey, Section 51, Abstract No. 143, Waller County, Texas; said 1.9674 acre tract of land being out of and a part of a called 229.735 acre tract of land as conveyed to Millrose Properties Texas, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2500833; said 1.974 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.

BEGINNING at the Northeast corner of this tract of land and the Northeast corner of said 229.735 acre tract of land and also being in Morrison Road (50 feet wide as occupied), from which a found TxDot aluminum disk bears N 49°29'09" E, a distance of 59.48 feet.

1) **THENCE** S 01°56'21" E with the East line of this tract of land and the East line of said 229.735 acre tract of land; at a distance of 17.06 feet pass a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northwest corner of a called 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC and recorded under W.C.C.F. No. 2411344 and being in the Southerly right-of-way line of Morrison Road (50 feet wide, as occupied), and continuing with the East line of this tract of land, the East line of said 229.735 acre tract of land and the West line of said 318.15 acre tract of land a total distance of 32.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land, a point in the East line of said 229.735 acre tract and the West line of said 318.15 acre tract of land.

2) **THENCE** S 87°35'04" W with South line of this tract of land a distance of 2,215.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land, from which a found TxDot aluminum disk bears N 89°33'08" W, a distance of 300.28 feet.

3) **THENCE** N 02°00'26" W with the West line of this tract of land; at a distance of 15.00 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set at the South right-of-way line of said Morrison Road, and continuing for a total distance of 45.57 feet to the Northwest corner of this tract of land and being Northwest corner of said 229.735 acre tract of land, from which a found TxDot aluminum disk bears N 88°58'42" W, a distance of 303.27 feet.

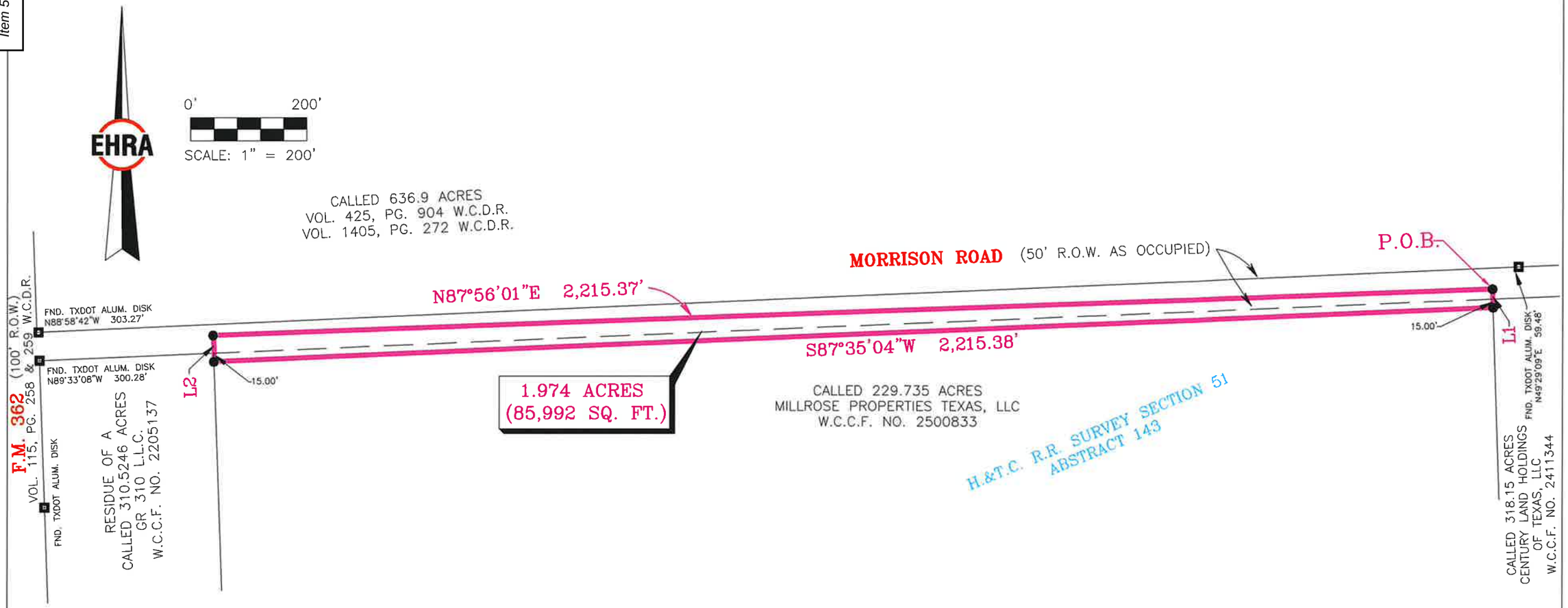
4) **THENCE** N 87°56'01" E with the North line of this tract of land and the North line of said 229.735 acre tract of land a distance of 2,215.37 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated gross area of 1.974 acres (85,992 sq.ft.) acres of land.

EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA

A. Munroe Kelsay
Texas Registration No. 5580
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

STATE OF TEXAS
REGISTERED
A. MUNROE KELSAY
5580
PROFESSIONAL
LAND SURVEYOR

Date: *07/29/2025*
Job No: *241-094-00*
File No: R:\2024\241-094-00\Docs\Description\Exhibit\241-094-00_EH(1.974 ac)_Desc.docx



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°56'21"E	32.06'
L2	N02°00'26"W	45.57'

NOTES:

1. All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.
2. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
3. Metes and bounds description of even date accompanies this survey.
4. (S) indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".

EHRA
ENGINEERING THE FUTURE
SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EXHIBIT OF A 1.974 ACRE TRACT OF LAND IN THE H.&T.C. R.R. SURVEY, SEC. 51, A-143, WALLER COUNTY, TEXAS

DATE: JULY 29, 2025	SCALE: 1"= 200'	JOB NO.: 241-094-00
DWG. NAME: 241-094-00_EH-ROW(1.97 ac).dwg		

R:\2024\241-094-00\Drawing\Exhibit\241-094-00_EH-ROW (1.97ac).dwg, 10/2/2025 12:24:49 PM, DWG To P

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 IEA, 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 provide construction engineering and inspection services for the reconstruction of Double Culvert Road north of FM 1736 and Cedar Creek Road from Double Culvert Road to SH 6, 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, Appendix A, attached hereto and incorporated herein by reference as if copied herein verbatim (Scope of Services), and has submitted a proposal to provide professional engineering services for the Project;

WHEREAS, the County is satisfied that the Engineer is capable of performing the necessary services required for the Project and desires to contract with the Engineer to perform the services described in the Scope of Services;

WHEREAS, the provisions of Chapter 262, Texas Local Government Code, Competitive Bidding Law do not apply to the proposed agreement because the contract is for professional appraisal 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, 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. <u>General</u>

   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 contractors 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 and use the degree of care and skill reasonably necessary to ensure compliance 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 deficiencies in its documents.

c. The Engineer will collaborate with LJA and County personnel to facilitate the maintenance 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, request for information (RFIs), change orders, pay estimates, 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 the County's 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.

2. Scope of Services

The services to be provided herein in regard to the Project are defined in Appendix A ("Scope of Services").

3. Compensation and Payment

a. The Engineer shall be entitled to payment based on specified rates and reimbursement as set forth in this section, and the Engineer agrees that such payment will constitute full compensation for the performance of services under this Agreement. The County shall not be obligated to pay in excess of

$866,159.40 and the Engineer shall not be obligated to perform further services hereunder once such sum has been earned, except to the extent that the County has given prior written authorization to perform additional services and receive compensation therefore from funds in excess of such figure and within the maximum sum available under 3.c.

(1) All hourly billing for defined services 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. Engineer understands and agrees that the Maximum Compensation stated is an all-inclusive amount and not additional fee, cost or reimbursed expense shall be added whatsoever to the fee stated in Appendix B.

(2) Where subcontractors are employed by the Engineer to perform services specified in this Agreement, the Engineer will be reimbursed for subcontractors' salaries and hourly rates, on the same basis as described for the Engineer's own personnel in subparagraph a. (1), of this Paragraph. Reimbursement to the Engineer for non-salary costs incurred by subcontractors will be on the same basis as if the costs were incurred by the Engineer. The Engineer will be paid a subcontract administrative fee equal to ten percent (10%) of all subcontractor invoiced amounts. Total contract amounts shall include subcontractor 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 two (2) copies of invoices 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). 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 30 days from receipt.

c. It is expressly understood and agreed that the County has available the total maximum sum of **$866,159.40** 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 the Waller County Procurement Director 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 the time for performance of the Engineer's services under this Agreement shall begin with receipt of the Notice to Proceed and end **550** calendar days from that date and remain in full force and effect until Project completion.

The contract period in which work authorizations may be issued may not be longer than one and a half years after the date of contract execution or contract amendment. The Engineer is responsible for notifying the County thirty days prior to the end of the contract.

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), 13 (Appearance as Witness), or 16 (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 construction engineering and inspection services 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 or LJA 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

The Engineer will permit the County to inspect and examine the pertinent books and records of the Engineer, but only for the purpose of verifying the direct salary costs, overtime work, and out-of-pocket expenses for additional services charged to the Project described in and contemplated by Paragraph 3. a., above.

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 the County, to perform the services when and as required and without delays. It is understood that the County will approve assignment and release of all key engineering and inspection personnel and that the Engineer shall submit written notification of all key engineering and inspection personnel changes monthly for the County'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 subcontractors 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 subcontractor of the Engineer who, in the opinion of the County, is incompetent or by his conduct becomes detrimental to the Project shall, upon request of the County, immediately be removed from association with the Project.

c. Except as otherwise specified in paragraph 10. below, the Engineer shall furnish all equipment, transportation, supplies, and materials required for its operations under this Agreement.

10. Items to be Furnished to the Engineer by the County

The following items will be supplied to the Engineer by the County:

a. Digital copies of construction contract plans and specifications for the Project area.

11. 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. Responsibility to the County for sublet work shall remain with the Engineer.

12. Conferences

At the request of the County, the Engineer shall provide appropriate personnel for conferences at its offices, or attend conferences at the various offices of the County, or at the site of the Project, and shall permit inspections of its offices by the County, or others when requested by the County.

13. 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.

14. Compliance with Laws

The Engineer shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and, to the extent that the Engineer has actual knowledge, the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, it is understood that the Engineer shall be responsible for complying with 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 subcontractors fully comply with Section 2251.023 Texas Government Code.

15. 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. The Engineer's insurance policies shall be the primary policies. Under no circumstances will the County be liable for any policy premiums or deductibles. The Minimum Insurance Requirements are attached hereto as Appendix C. During the Term of this Agreement and any extensions thereto, the Engineer at its sole cost and expense shall provide insurance of such type and with such terms and limits as may be reasonably associated with this Agreement as stated in attached Exhibit C.

16. Indemnification

TO THE EXTENT ALLOWED BY LAW, THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE COUNTY, ITS 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 SUBCONTRACTORS/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.

17. 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.

b. All formal notices and demands under this Agreement shall be delivered to the Waller County Judge, Attention: Carbett "Trey" J. Duhon III, 836 Austin St, STE 4300, Hempstead, TX 77445.

c. All written notices, demands, and other papers or documents to be delivered to the Engineer under this Agreement shall be delivered to IEA Inc., Attention: Howard Caldwell P.E., 6505 Mapleshade Lane, Dallas, TX 75252, or at such other place or places as the Engineer may designate by written notice delivered to the County.

18. Reports of Accidents, Etc.

Within 24 hours after 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 provide notice via phone call to LJA within 2 hours of the Engineer having knowledge of the incident and will subsequently send a written report of such accident or other event to the County, setting forth a full and concise statement of the facts pertaining thereto that are known to the Engineer within 24 hours of the incident. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. Independent Contractor

Notwithstanding any provision of this Agreement, the Engineer shall at all times act as an independent contractor, not as an employee of the County, and the Engineer shall be responsible for the means and methods employed in performing services hereunder.

a. The Services performed by the Engineer under this Agreement are performed by the Engineer as an independent contractor. This Agreement is not intended to create and shall not constitute a partnership or joint venture between the parties. The Engineer shall have and retain the exclusive right of control over employment, firing, discipline, compensation, insurance, and benefits in accordance with the applicable laws of the State of Texas. The Engineer has no authority to bind or otherwise obligate the County orally, in writing or by any act or omission. Nothing contained herein shall establish an agency, employee-employer relationship, partnership, joint enterprise, joint employer, or joint venture relationship by or between the County and the Engineer.

b. The Engineer warrants that it will comply with all applicable federal and state laws including, but not limited, to the Prompt Pay Act, in the payment of its employees or subcontract employees.

c. The Engineer is solely responsible for the payment of wages and any applicable benefits to workers for Services performed for the County. The Engineer shall be responsible for withholding federal and state income taxes, paying Federal Social Security taxes, maintaining unemployment insurance and maintaining workers' compensation insurance in an amount and under such terms as required by the applicable laws of the State of Texas.

d. The Engineer's workers are not entitled to any contributions by or benefits from the County for any pension plan, bonus plan or any other benefit plan. The Engineer and the workers furnished by the Engineer shall not be entitled to any fringe benefits or similar benefits afforded to employees of the County. The County is not liable for payment of any federal or state taxes and charges including, but not limited to, income withholding taxes, social security, unemployment, workers' compensation, and similar taxes and charges. This Article shall survive the expiration or termination of this Agreement.

25. 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.

26. Additional Statutory Requirements

Company represents and certifies that, at the time of execution of this Agreement, Engineer (including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same) is not listed by the Texas Comptroller of Public Accounts pursuant to Chapters 2252 or 2270 of the Texas Government Code, nor will Company engage in scrutinized business operations or other business practices that would cause it to be listed during the term of this Agreement.

27. Dispute Resolution

In an effort to resolve any conflicts that arise during design or construction of the Project or following the completion of the Project, the County and the Engineer agree that all disputes between them arising out of or relating to this Agreement shall first be submitted to non-binding mediation unless the parties mutually agree otherwise. This provision does not preclude available legal remedies in the event the parties are unable to resolve said conflicts through mediation.

IN WITNESS WHEREOF, County and Engineer have caused their respective duly authorized representatives to execute, seal and deliver this Agreement, all as of the day and year first above written.

COUNTY:

WALLER COUNTY

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

_____
Date

ENGINEER:

IEA, Inc.

_____
Howard Caldwell

_____
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 $866,159.40 to accomplish and pay the obligation of Waller County in the foregoing matter.

_____
Alan R. Younts, County Auditor

APPENDIX A

SCOPE OF SERVICES

A. General

The Engineer will provide Construction Engineering and Inspection Services for the Project.

Under this Agreement, Construction Engineering and Inspection Services will include Construction Project Management, Inspection, Project Document and Cost Control, and Personnel Management. Also included are Supplemental Design Engineering Services as needed.

The services listed are the major services that, if directed by the County, will be utilized as part of this contract.

B. Construction Project Management/Inspection

The Engineer, as needed and requested by the County, will provide qualified personnel to execute the function of a Resident Engineer, Design Engineer, Project Field Engineer, Field Engineer, Office Engineer, Office Manager/Administrative Staff, Critical Path Method (CPM) Scheduler, CADD Technician and Inspection staff who will report to the County's Program Manager, LJA. The Engineer will assign field personnel to the Project, and obtain written approval of assignment from LJA prior to implementation.

Each assigned construction project may require unique support activities; however, the typical expectations and responsibilities for the Engineer are as follows:

The Engineer, acting as the Resident Engineer, will manage the progress of assigned construction contracts. The Engineer will coordinate inspection and materials testing personnel; manage Project schedules; coordinate, respond, and track Project RFIs (requests for information); coordinate and track submittals; review and approve required Project shop drawings and submittals; provide supplemental design engineering services (i.e. signed and sealed plan sheets); and provide any other services requested by LJA to support timely Project completion.

The Engineer will review the Project plans and specifications in advance of the various work operations progressively throughout the Project and be thoroughly familiar with the Project requirements. The Engineer is expected to look at the future Project operations to identify potential constructability problems, conflicts, omissions, plan errors, etc. that could result in delays, deficient work or extra costs and bring these issues to LJA's attention. The Engineer may be required to provide design services

(i.e. signed and sealed plan sheets) to help LJA resolve these issues in a timely manner.

The Engineer will monitor the Project contractor's established traffic control and daily operations for compliance with plans, specifications otherwise referred to as the contract documents. The Engineer is responsible for monitoring the Project's operation to verify that the contractor's workmanship and materials incorporated into the Project meet the requirements of the contract documents. The Engineer is responsible for managing and directing daily inspection crews and ensuring the inspectors are properly documenting all daily construction activities, daily photo log, weather conditions, time charges, daily quantities with measurements and calculations, and Project contractor's resources, as well as Project specific information. Discrepancies or deviations from Project contract documents will be identified and brought to the attention of the Project contractor and LJA's Project Manager for correction within 5 days. If required, the Engineer will prepare Project documentation for claim negotiations, hearings or litigation in accordance with Section 13 of the Agreement.

The Engineer will monitor the Project contractor's operations for conflicts with utilities, permit compliance and unforeseen jobsite conditions associated with the Project. The Engineer will coordinate issues with LJA's Project Manager.

The Engineer will coordinate and monitor the performance of their Materials Testing Lab to help verify that sampling, testing, and reporting are performed as required and in a timely manner. The Engineer will track and verify Lab Technician hours and tests performed and review monthly invoices for the Materials Testing Labs, which is part of the Engineer's invoice. The Engineer shall review the testing data and verify that testing results meet Project specified requirements.

The Engineer, in conjunction with LJA, will be responsible for coordination between various entities on the Project, which include, but are not limited, to: County, Designers, TxDOT Personnel/Contractors, Cities, Utility companies, County contractors, LJA Personnel/Contractors, Law Enforcement, Incident Management, Railroad Companies, Materials Testing Services, etc.

The Engineer will evaluate the Project contractor's cost proposals/claims for additional compensation for extra work or time. Each change order proposal will be reviewed for validity and completeness of time impact and cost of change order work. The Engineer will provide recommendations to LJA for approval prior to implementation. The Engineer may be required to prepare signed and sealed plan sheet revisions and specification modifications associated with a desired change in construction Project scope. The Engineer may be requested to prepare a Project bid item quantity "update and reconciliation" change order and contingency balance analysis (including pending change orders). The quantity "update and reconciliation" change order mentioned above shall address all known quantity over-runs and completed significant quantity under-runs.

The Engineer will review the Project contractor's field documentation on a weekly basis to verify compliance with the Texas Pollutant Discharge Elimination System (TPDES) permit requirements. The Engineer will check the Project on a regular basis and after each heavy rainfall to verify that the Storm Water Pollution Prevention Plan (SWPPP) is being followed as required and timely maintenance is occurring. The Engineer will document discrepancies on a TPDES/SWPPP check list and report deficiencies to Project contractor and LJA.

When the Engineer is called upon to observe the work of the Project contractor(s) for the detection of defects or deficiencies in such work, the Engineer will not bear any responsibility or liability for such defects or deficiencies in the work. The Engineer shall not make inspections or reviews of the safety programs or procedures of the Project contractor(s), and shall not review their work for the purpose of ensuring their compliance with safety standards. No fault or negligence shall be attributed to the Engineer based upon the acts or omissions of any Project contractor(s). Construction safety shall remain the sole responsibility of the Project contractor(s).

C. Project Document and Cost Control

All construction documentations (Change Orders, Project Schedule, RFIs, Pay Estimates, Submittals, etc.) shall be scanned, uploaded, and filed as directed by LJA throughout the course of the Project.

The Engineer is responsible for tracking all required submittals to verify that the Project contractor is providing all required shop drawings and submittals in a timely manner, and receiving proper approval prior to implementation. All required submittals and their corresponding revisions will be uploaded and stored on the County's system, in a filing notation agreed upon by LJA.

The Engineer will conduct the pre-construction meeting and construction coordination meetings. The Engineer is responsible for recording meeting minutes and distributing.

The Engineer is responsible for uploading and including all necessary documentation (drawing revisions, correspondence, etc.) to support Project RFIs on the County's system. RFIs are not a change document; however, it can lead to possible design changes and change orders. The change orders and corresponding documentation will need to be uploaded in the County's system. The Engineer is expected to work in conjunction with LJA when a required response will warrant additional work or payment.

The Engineer will review and approve all information entered into the Daily Report. Daily sketches, measurements and calculation sheets shall be submitted by Project inspectors with their daily report for each pay item installed, then checked and approved by the Engineer's senior inspector. Documenting quantities at the end of the week or month (periods longer than a day) will not be acceptable performance. The Engineer shall keep thorough records on the Construction Contractor's heavy

equipment, noting on the daily construction report: equipment description with make and model number, date arrived on Project, owned or rented, hours used/standby, broke down, date it left the Project or moved to another Project section, and a photo of each piece of equipment for equipment log. The Project Daily Report also will incorporate contract items of observation and decisions associated with the construction of the Project that could be pertinent to extra work and/or claim situations. Digital photographs with a “Date & Time” stamp shall be taken on a daily basis to document construction activities and progress, (with an emphasis on subsurface work) and capture details of problems, conflicts and potential claim issues. The Engineer shall attach each day’s photos to the Daily Report.

The Engineer will compile, review and recommend for approval the Construction Contractor’s monthly, pre-final and final pay estimates for construction of the Project utilizing the County’s system. The Engineer will submit monthly pay estimates in a timely manner such that they can be approved by Commissioners Court and paid by the County within 30 days of the agreed upon monthly estimate cut-off date.

The Engineer will prepare a monthly summary report of construction activities with outstanding issues outlined for review. The Engineer will verify that complete documentation is submitted by the Construction Contractor for material-on-hand payments and checked for accuracy. The Engineer will compile and submit monthly progress information associated with the Project to LJA for review and approval.

Over-run and under-run explanations of original pay item quantities: When original pay item quantities over-run/under-run by 10% or more, a detailed explanation must be given as to why the over-run/under-run occurred. The Engineer shall avoid only stating “design error” as the explanation unless that is the definitive cause as determined solely by the County. The Engineer shall give detailed explanations/justifications of why the over-run/under-run occurred that can be used on the final change order document and may help improve problem areas in the future.

The Engineer will complete the Project Closeout Check List. The Engineer will coordinate final documentation processing in accordance with County standards, policies, procedures and guidelines and submit to LJA upon completion.

The Engineer will prepare an ongoing punch list of discrepancies for the various construction items and monitor the completion and acceptance of the items as required by the Project specifications.

The Engineer will review the Project for substantial completion and final acceptance and coordinate final review walk downs with LJA.

D. Record Drawings

Based upon information supplied in the Project contract documents, the Construction Contractor, and LJA, the Engineer will review and maintain redlined record drawings

throughout the duration of the contract. The redlined drawings will include all revised design plan sheets and show field changes in red, which do not constitute a design change. These drawings must be neat, legible and clearly show what was changed in the field. Design revisions to the plan sheets will be performed by the Engineer based on RFI responses or Change Orders and incorporated into the plans. The Engineer will require that the Construction Contractor's redlined drawings be kept up-to-date with changes being shown in red in an accurate, neat and orderly appearance so they can be used as the record drawings at the end of the Project. After the Resident Engineer has verified the accuracy and completeness of the Record Drawings, each sheet of the Record Drawings shall be marked with the words "RECORD DRAWINGS" in Red ink. The Resident Engineer shall incorporate all redlines into the plan set electronically and provide the final record plan set (both hard copy and electronically) to the County within 90 days of final acceptance of the Project.

RECORD DRAWINGS

THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE THE CONTENT, ACCURACY AND COMPLETENESS OF THESE RECORD DRAWINGS/ CONTRACTOR REDLINE DRAWINGS REPRESENT HOW THE PROJECT WAS CONSTRUCTED IN THE FIELD.

CONSTRUCTION MANAGEMENT FIRM_____

RESIDENT ENGINEER'S SIGNATURE_____

RESIDENT ENGINEER'S NAME PRINTED_____

DATE_____

E. Personnel Management

All Engineer staff overtime must be approved by LJA prior to the overtime being worked.

All Engineer/Staff vacation/paid time off/planned sick leave/other types of time off work must be approved a minimum of two weeks in advance of the time off by LJA. The Engineer shall provide replacement personnel in a timely manner to be approved by LJA as required.

Personnel shall call in any unplanned sick leave to the Senior Inspector or Resident Engineer before the start of the work shift.

All inspectors will be required to take a lunch break of at least ½ hour. Exceptions must be approved in advance by LJA. This lunch break time will not be charged to the County.

A weekly timesheet must be turned in by each inspector each Monday morning to LJA. Timesheets will be compared with the invoice time charged to the County. In the event that an inspector is not at work on a Monday morning, it must be turned in on the first day back to work.

Resident Engineer/Senior Inspector will assign inspector/office manager work shifts in accordance with direction from LJA. Work shifts may be staggered and adjusted to meet day, night and weekend work requirements and minimize overtime as directed by LJA.

F. Miscellaneous

Visitors to the Project: The Engineer or its representatives are to politely greet any visitor, identifying himself/herself and ask for the visitor's identification and inquire

about how the person can be helped. If the visitor is the County Judge, a County Commissioner, County Engineer or a member of their staff, the Engineer or its representative shall immediately notify LJA. The Engineer will provide the authorized visitors (County employees, LJA employees, and their successors and assigns) with the proper safety attire (hard hat and vest) and offer to take them on a tour of the Project. If the visitor is someone with no official business, he or she shall be told that the area is a construction site and to leave the site immediately. If the visitor is a member of the Media, politely decline any interview request. Direct all media requests for interviews or questions concerning the construction Project to Waller County Road and Bridge Department at (979) 826-7670. No consultant or contractor is authorized to speak for or on behalf of the County. Incidents observed by the Engineer involving the media or trespassers on the site shall be documented on the daily construction report.

When accidents occur within the Project limits, the inspection team members will attempt to obtain Police/Sheriff accident case numbers (without disrupting the Officer's investigation) and document on the Daily Work Report as much information as possible (attach photos of Project traffic control, damage to County facilities, accident information, etc.).

APPENDIX B

SPECIFIED RATES

IEA, Inc.

Hourly billings shall be based on certified employee rates for their classification.
Engineer shall submit a copy of certified payroll for each employee working on the project with a monthly invoice to support billing on invoices.

Specified Rates	
Job Classification	**Specified Rate**
Engineering & Design	
Resident Engineers IV *(Professional Engineer w/a min. 20+ yrs. experience*)	$303.48/hour
Resident Engineer III *(Professional Engineer w/a min 15 yrs. Experience)*	N/A
Resident Engineer II *(Professional Engineer w/a min. 10 yrs. experience)*	N/A
Resident Engineer I *(Professional Engineer w/a min. 5 yrs. experience)*	N/A
Technical Advisor (*min. 25+ yrs. experience*)	$395.16/hour
Field Engineer II *(Professional Engineer w/a min 2 to. 5 yrs. Construction experience)*	N/A
Field Engineer I *(min. EIT w/2 yrs. Construction experience)*	$119.51/hour
Senior Engineer / Design Engineer *(Professional Engineer w/a min. 8 yrs. experience)*	$301.46/hour / $202.32/hour
CADD Operator / Sr. CADD Operator	$140.17/hour / $177.03/hour
Schedule	
Scheduler *(min. 5 yrs. Primavera Scheduling)*	N/A
Sr. Scheduler *(min. 10 yrs. Primavera Scheduling)*	N/A
Inspection	
Bridge Inspector *(min. 15 yrs. Experience)*	N/A
Electrical / CTMS Inspector *(Journeyman Electrician License and/or min. 15 yrs. experience)*	N/A
Chief Inspector *(min. 15+ yrs. Experience)*	$231.00/hour
Inspector IV / Senior Inspector *(Level IV NICET Certified or min. 15 yrs. Experience)*	$156.60/hour
Inspector III *(Level III NICET Certified or min. 10 yrs. experience)*	N/A

Specified Rates (cont.)	
Inspector II *(Level II NICET Certified and/or min 5 yrs. experience)*	$110.93/hour
Inspector I *(Level I NICET Certified and/or min. 2 yrs. experience)*	N/A
Environmental Inspector III *(Level III NICET Certified and/or min. 10 yrs. experience)*	N/A
Construction Engineering Not Otherwise Classified	
Administration	
Record Keeper	$120.13/hour
Office Manager/Admin.	$110.65/hour

Experience Note:

Experience to be County/TxDOT construction experience or equivalent using County/TxDOT Specifications. Exceptions may be given on a case-by-case basis with prior written consent from LJA.

Note:

Written request and approval is required for all consultant staff before working on this project using the Consultant Staff Approval form attached hereto.

Maximum Reimbursable Expenses

Vehicles (Field Staff) ** (w/Required Safety Light Bars)	Each/Month	$ 1,650
Cell Phones**	Each/Month	$100.00
Courier/FedEx Delivery	Each	At cost
Mileage	Per mile	Current IRS Approved Rate
Miscellaneous	Each	At cost

Note: There shall be no markup allowed on reimbursable expenses by any parties.

** Full amount of vehicle and cell phone allowance is to be paid to the employee unless provided by the Engineer. Vehicle and cell phone rates may be prorated for part time staff; or the mileage rate will be paid in lieu of monthly vehicle rate as determined by the County.

SPECIFIED RATES

B2Z Engineering

Hourly billings shall be based on certified employee rates for their classification. Engineer shall submit a copy of certified payroll for each employee working on the project with a monthly invoice to support billing on invoices.

Specified Rates	
Job Classification	**Specified Rate**
Engineering & Design	
Resident Engineers IV *(Professional Engineer w/a min. 20+ yrs. experience*)	N/A
Resident Engineer III *(Professional Engineer w/a min 15 yrs. Experience)*	N/A
Resident Engineer II *(Professional Engineer w/a min. 10 yrs. experience)*	N/A
Resident Engineer I *(Professional Engineer w/a min. 5 yrs. experience)*	N/A
Technical Advisor (*min. 25+ yrs. experience*)	N/A
Field Engineer II *(Professional Engineer w/a min 2 to. 5 yrs. Construction experience)*	N/A
Quality Manager	$190.00/hour
Project Engineer	$200.00/hour
CADD Operator / Sr. CADD Operator	N/A
Schedule	
Scheduler *(min. 5 yrs. Primavera Scheduling)*	N/A
Sr. Scheduler *(min. 10 yrs. Primavera Scheduling)*	N/A
Inspection	
Bridge Inspector *(min. 15 yrs. Experience)*	N/A
Electrical / CTMS Inspector *(Journeyman Electrician License and/or min. 15 yrs. experience)*	N/A
Chief Inspector *(min. 15+ yrs. Experience)*	N/A
Inspector IV / Senior Inspector *(Level IV NICET Certified or min. 15 yrs. Experience)*	N/A
Inspector III	N/A

(Level III NICET Certified or min. 10 yrs. experience)	
Specified Rates (cont.)	
Inspector II *(Level II NICET Certified and/or min 5 yrs. experience)*	N/A
Inspector I *(Level I NICET Certified and/or min. 2 yrs. experience)*	N/A
Laboratory/Field Technician	$110.00/hour
Construction Engineering Not Otherwise Classified	
Administration	
Record Keeper	N/A
Office Manager/Admin.	$95.00/hour

Experience Note:

Experience to be County/TxDOT construction experience or equivalent using County/TxDOT Specifications. Exceptions may be given on a case-by-case basis with prior written consent from LJA.

Note:

Written request and approval is required for all consultant staff before working on this project using the Consultant Staff Approval form attached hereto.

Maximum Reimbursable Expenses

Vehicles (Field Staff) **		
(w/Required Safety Light Bars)	Each/Month	N/A
Cell Phones**	Each/Month	N/A
Courier/FedEx Delivery	Each	At cost
Mileage	Per mile	Current IRS Approved Rate
Miscellaneous	Each	At cost

Note: There shall be no markup allowed on reimbursable expenses by any parties.

** Full amount of vehicle and cell phone allowance is to be paid to the employee unless provided by the Engineer. Vehicle and cell phone rates may be prorated for part time staff; or the mileage rate will be paid in lieu of monthly vehicle rate as determined by the County.

WALLER COUNTY
CONSTRUCTION ENGINEERING AND INSPECTION SERVICES
Double Culvert Road north of FM 1736
Cedar Creek Road from Double Culvert Road to SH 6
Engineer's Staff Approval Form

Written request and approval is required for all Engineer's staff before working on this project. All new and replacement personnel requests shall include the resume' to determine if minimum qualifications are met. Note the individual(s) leaving the project and being replaced.

Requested By:_____ (Engineer) Approved By:_____ (LJA)

Request Date:_____ Approval Date:_____

NAME	POSITION	RATE	START DATE
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

Comments:

APPENDIX C

MINIMUM INSURANCE REQUIREMENTS

IEA, Inc.

During the term of the Contract, the Contractor at its sole cost and expense shall provide primary commercial insurance of such type and with such terms and limits as may be reasonably associated with the Contract. As a minimum, the Contractor shall provide and maintain the following coverage and limits:

A. **Workers Compensation**, as required by the laws of Texas, **and Employers' Liability**, as well as All States, USL&H (United States Longshore & Harbor Workers Compensation Act) and other endorsements if applicable to the Project, and in accordance with state law.

Employers' Liability

- Each Accident: $1,000,000
- Disease–Each Employee: $1,000,000
- Policy Limit: $1,000,000

B. **Commercial General Liability**, including but not limited to the coverage indicated below. Coverage shall not exclude or limit Products/Completed Operations, Contractual Liability, or Cross Liability. Where exposure exists, the County may require coverage for watercraft, blasting, collapse, explosions, blowout, cratering, underground damage, pollution, or other coverage. *Waller County shall be named Additional Insured on primary/non-contributory basis.*

- Each Occurrence: $1,000,000
- Personal and Advertising Injury: $1,000,000
- Products/Completed Operations: $1,000,000
- General Aggregate (per Project): $2,000,000

C. **Automobile Liability**, including coverage for all owned, hired, and non-owned vehicles used in connection with the contract. *Waller County shall be named Additional Insured on primary/non-contributory basis.*

- Combined Single Limit-Each Accident: $1,000,000

D. **Umbrella/Excess Liability** *(Waller County shall be named Additional Insured on primary/non-contributory basis)*

- Each Occurrence/Aggregate: $1,000,000

E. **Professional/Errors & Omissions Liability**

- Per Claim/Aggregate: $1,000,000

The County reserves the right to require additional insurance if necessary and shall give reasonable notice to the Engineer to request such additional insurance. Coverage shall be issued by companies licensed by Texas Department of Insurance (TDI) to do business in Texas and who have an A.M. Best rating of at least A-. Engineer shall furnish evidence of such insurance to the County in the form of unaltered insurance certificates. If any part of the contract is sublet, insurance shall be provided by or on behalf of any subcontractor, and shall be sufficient to cover their portion of the contract. Engineer shall furnish evidence of such insurance to the County as well.

Policies of insurance required by the contract shall waive all rights of subrogation against the County, its officers, employees and agents. If any applicable insurance policies are cancelled, materially changed, or non-renewed, Engineer shall give written notice to the County at least 30 days prior to such effective date and within 30 days thereafter, shall provide evidence of suitable replacement policies. Failure to keep in force the required insurance coverage may result in termination of the contract. Upon request, certified copies of original insurance policies shall be furnished to the County.

The requirements stipulated in this attachment do not establish limits of Engineer liability.

Docusign Envelope ID: 50ED0F2C-5628-876D-810B-49FBB22DF527

FIRST AMENDMENT TO ENGINEERING SERVICES AGREEMENT

This FIRST AMENDMENT TO ENGINEERING SERVICES AGREEMENT (the "Amendment") is made and entered into by and between **WALLER COUNTY, TEXAS** (the "County") and Woolpert, Inc., (the "Engineer" or "Company"). The County and Company are at times collectively referred to as the "Parties" with reference to the following:

A. The Parties entered into an Engineering Services Agreement with an effective date of May 27, 2026 (the "Agreement").

B. The Parties now desire to amend the Agreement to reflect the Project definition.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained in the Agreement and herein and for good and valuable consideration as agreed to herein, the Parties hereby agree as follows:

1. **The first recital of Page 1 is amended to read as follows:**

Original Language	Amended Language
Whereas, the County proposes to hire the Engineer to provide construction engineering and inspection services for/to the reconstruction of Penick/Mathis Road from approximately Hebert Road to just south of Rochen Road in Waller County, Texas, hereinafter called the "Project";	**Whereas,** the County proposes to hire the Engineer to provide construction engineering and inspection services for/to the reconstruction of Penick/Mathis Road from approximately Hebert Road to the Harris County line, south of Betka Road in Waller County, Texas, hereinafter called the "Project";

2. Except as expressly amended by this Amendment, the Agreement is hereby reaffirmed and shall remain in full force and effect.
3. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original instrument, and all of which, taken together, shall constitute the executed Amendment.

[SIGNATURE PAGE TO FOLLOW]

Docusign Envelope ID: 50ED0F2C-5628-876D-810B-49FBB22DF527

IN WITNESS WHEREOF, the Parties have executed this Amendment effective upon final signature.

COUNTY:

WALLER COUNTY

_____

Carbett "Trey" J. Duhon III, County Judge

_____

Date

ENGINEER:

WOOLPERT Inc.

Signed by:

_____

F561D6041EE948E...

Bryan Dickerson

8/26/2026

_____

Date

ATTEST:

_____

Debbie Hollan, County Clerk

Approved:

_____

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

From: trf_egrantshelp@txdot.gov
To: Joan Beaty; Rebecca Wallett; Brooke Bacuetes
Cc: trf_egrantshelp@txdot.gov; melissa.mcknight@txdot.gov
Subject: 2027-WallerCOSO-S-1YG-00074 conditionally approved for Traffic Safety Funding
Date: Monday, August 31, 2026 2:50:17 PM

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

Dear Traffic Safety Subgrantee Partner:

Congratulations. Your proposal, 2027-WallerCOSO-S-1YG-00074, has been conditionally approved for Traffic Safety Funding.

Please note that this approval is contingent upon-
1) Annual Grant Application (AGA) approval by the National Highway Traffic Safety Administration (NHTSA),
2) Availability of federal funds awarded to the State of Texas under the provisions of the Triennial Highway Safety Plan (3HSP), and
3) Internal Compliance Program review clearance of your agency by the TxDOT Compliance Division.

TxDOT Traffic Safety grant agreements must be electronically/digitally signed by both parties. You must read and follow the "Grant Electronic Signature Agreement" instructions on the eGrantsHelp page for detailed steps on how to electronically sign your grant agreements in eGrants.

The Terms and Conditions applicable to traffic safety grants and agreements have been revised. The updated Terms and Conditions and Summary of Revisions documents have been posted to the Terms and Conditions page of your grant agreement and are available on eGrants Help for reference. Please review the revised Terms and Conditions carefully, as they contain updates that may affect grant administration, programmatic requirements, reimbursement processes, and other agreement responsibilities. You must ensure compliance with the current Terms and Conditions applicable to your project.

If your agency or organization is no longer interested in receiving grant funding, and you would like to have your proposal withdrawn, please contact your TxDOT Project Manager.

Please note that the grant is effective on Oct 01, 2026, or on the date of final signature by both parties, whichever is later. No costs may be reimbursed if incurred prior to the effective date of the grant.

For questions regarding this notice, please contact your TxDOT Project Manager. If you have technical questions, contact your TxDOT Project Manager, or eGrantsHelp at: eGrantsHelp@txdot.gov

Your partnership, commitment, and willingness to support traffic safety efforts are greatly appreciated and play a critical role in reducing fatal and serious injury crashes.

Sincerely,

David Palmer
Director, Behavioral Traffic Safety
Texas Department of Transportation
Traffic Safety Division



From: trf_egrantshelp@txdot.gov
To: Joan Beaty; Rebecca Wallett; Brooke Bacuetes
Cc: trf_egrantshelp@txdot.gov; melissa.mcknight@txdot.gov
Subject: 2027-WallerCOSO-S-CMV-00030 conditionally approved for Traffic Safety Funding
Date: Monday, August 31, 2026 2:48:44 PM

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

Dear Traffic Safety Subgrantee Partner:

Congratulations. Your proposal, 2027-WallerCOSO-S-CMV-00030, has been conditionally approved for Traffic Safety Funding.

Please note that this approval is contingent upon-
1) Annual Grant Application (AGA) approval by the National Highway Traffic Safety Administration (NHTSA),
2) Availability of federal funds awarded to the State of Texas under the provisions of the Triennial Highway Safety Plan (3HSP), and
3) Internal Compliance Program review clearance of your agency by the TxDOT Compliance Division.

TxDOT Traffic Safety grant agreements must be electronically/digitally signed by both parties. You must read and follow the "Grant Electronic Signature Agreement" instructions on the eGrantsHelp page for detailed steps on how to electronically sign your grant agreements in eGrants.

The Terms and Conditions applicable to traffic safety grants and agreements have been revised. The updated Terms and Conditions and Summary of Revisions documents have been posted to the Terms and Conditions page of your grant agreement and are available on eGrants Help for reference. Please review the revised Terms and Conditions carefully, as they contain updates that may affect grant administration, programmatic requirements, reimbursement processes, and other agreement responsibilities. You must ensure compliance with the current Terms and Conditions applicable to your project.

If your agency or organization is no longer interested in receiving grant funding, and you would like to have your proposal withdrawn, please contact your TxDOT Project Manager.

Please note that the grant is effective on Oct 01, 2026, or on the date of final signature by both parties, whichever is later. No costs may be reimbursed if incurred prior to the effective date of the grant.

For questions regarding this notice, please contact your TxDOT Project Manager. If you have technical questions, contact your TxDOT Project Manager, or eGrantsHelp at: eGrantsHelp@txdot.gov

Your partnership, commitment, and willingness to support traffic safety efforts are greatly appreciated and play a critical role in reducing fatal and serious injury crashes.

Sincerely,

David Palmer
Director, Behavioral Traffic Safety
Texas Department of Transportation
Traffic Safety Division



TEXAS INDIGENT DEFENSE COMMISSION

CHAIR:
Honorable Missy Medary
Corpus Christi, Presiding Judge,
5th Administrative
Judicial Region of Texas

EX OFFICIO MEMBERS:
Honorable Jimmy Blacklock
Honorable Brent Hagenbuch
Honorable Phil King
Honorable Emily Miskel
Honorable Joseph "Joe" Moody
Honorable David J. Schenck
Honorable John Smithee

MEMBERS APPOINTED BY GOVERNOR:
Mr. James D. "Jim" Bethke
Mr. Alex Bunin
Mr. Jay Cohen
Honorable Valerie Covey
Honorable Richard Evans
Honorable Missy Medary
Honorable James R. "J.R." Woolley, Jr.

EXECUTIVE DIRECTOR:
Scott Ehlers

August 25, 2026

The Honorable Carbett Duhon
Waller County Judge
Via Email: t.duhon@wallercounty.us

Dear Judge Duhon:

I am pleased to inform you that the Texas Indigent Defense Commission (TIDC) has awarded Waller County a Formula Grant in the amount of $51,693. The FY26 Formula Grant Statement of Grant Award is attached. The resolution adopted by the Commissioners Court and submitted with the application is considered your county's acceptance of the grant terms.

Please note that Waller County's FY26 Formula Grant award will be disbursed in a single payment in August 2026 instead of quarterly payments.

The Commission works together with counties to promote innovation and improvement in indigent defense systems statewide. On behalf of the Commission, I commend Waller County for its efforts in these areas. If you have any questions or need clarification about the Commission's grant programs, please reach out to the TIDC Funding Team at Grants@TIDC.Texas.Gov or 1-866-499-0656.

Sincerely,

Missy Medary
Chair, Texas Indigent Defense Commission
Presiding Judge, 5th Administrative Judicial Region of Texas

Cc: a.younts@wallercounty.us

TEXAS INDIGENT DEFENSE COMMISSION

Statement of Grant Award

FY26 Formula Grant

Date Issued:	August 25, 2026
Grant Number:	212-26-237
Grantee Name:	Waller County
Program Title:	Formula Grant Program
Grant Period:	10/01/2025 - 9/30/2026
Grant Award Amount:	$51,693

The Texas Indigent Defense Commission (Commission) has awarded the above-referenced grant for indigent defense services. Formula Grants are provided by the Commission to meet its statutory mandates and to promote Texas counties' compliance with standards adopted by the Commission.

Grant Calculation:

- The sum of $15,000 plus;
- A calculation applied to the funds budgeted for FY2026 formula grants by the Commission based:
    - 50 percent on the County's percent of state population; and
    - 50 percent on the County's percent of statewide FY 2025 direct indigent defense expenditures (as defined in Title 1, Part 8, Texas Administrative Code Sec. 173.202(1)-(3)):
        - less discretionary funds provided by the Commission for expenditures defined in Title 1, Part 8, Texas Administrative Code Sec. 173.202(1)-(3)
        - less the reimbursed costs of operating a regional program
        - The baseline requirements contained in the Request for Applications do not apply to counties with a 2000 Census population of less than 10,000 but do apply to all other counties.
- The County shall not receive more in funds than what was actually spent by the county in the prior year.

Standard Grant Conditions:

- The authorized official for the grantee accepts the grant award.
- The authorized official, financial officer, and program director, referred to below as grant officials, agree to the terms of the grant as written in the FY26 Formula Grant Program Request for Applications issued in September 2025, including the rules and documents adopted by reference in the Commission on Indigent Defense's Grant Rules in Title 1, Part 8, Chapter 173, Texas Administrative Code.
- The grant officials understand that a violation of any term of the grant may result in the Commission placing a temporary hold on grant funds, permanently de-obligating all or part of the grant funds, requiring reimbursement for funds already spent, or barring the organization from receiving future grants.
- Disbursement of funds is always subject to the availability of funds.
- Any plan documents submitted to the Commission must continue to meet all grant eligibility requirements.
-

SUBDIVISION DEVELOPMENT AGREEMENT BETWEEN WALLER COUNTY, TEXAS AND ASHTON HOUSTON RESIDENTIAL, LLC FM 1774 180 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 Ashton Houston Residential, LLC ("Developer"), a Texas limited liability company qualified to conduct business in Texas, for the FM 1774 180 subdivision effective as of _____, 2026 (the "Effective Date"). County and Developer are sometimes referred to herein collectively as "the Parties" and individually as "a Party".

Recitals

WHEREAS, Developer has purchased or intends to purchase approximately 180.2 acres of real property located in Waller County, Texas, which is more particularly described by metes and bounds in Exhibit A ("Property") and which will be developed into the FM 1774 180 subdivision ("Project"); and

WHEREAS, Developer desires to develop Project in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, and all other provisions Plan of Development detailed in the plan of development attached hereto as Exhibit B – Plan of Development ("Plan of Development" or "Exhibit B"), as well as the general development plan attached hereto as Exhibit C – General Development Plan ("General Development Plan" or "Exhibit C"), and in accordance with the variances approved by the County attached hereto as Exhibit D – Variances ("Exhibit D" or "Variances"); Exhibit E – Waller County Subdivision and Development Regulations ("Exhibit E" or "County SDR's") and Exhibit F – Memorandum of Agreement ("Exhibit F" or "Memo"), 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 Project 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 Project, 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 the Project. The Parties shall coordinate the development of certain aspects of the Project 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 the Project.

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 Project in accordance with the terms of this Agreement and its Exhibits. While Developer and its Affiliate entities (as defined below), its contractors and subcontractors 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 finished lots or entitled lots from Developer, as long as construction complies with the terms of this Agreement. Developer intends to sell the Property to Ashton Houston Residential, L.L.C, a Texas limited liability company ("AW"). Assignment of this Agreement to a party other than an Affiliate of Developer or AW shall require the written agreement of the County. For 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 AW, or (b) an entity at least five percent of whose economic interest is owned by Developer or AW or an entity that directly or indirectly controls, is controlled by or is under common control with Developer or AW, or (c) a land banking entity to which the Developer or AW has a contractual right to repurchase finished lots or all or a portion of the Property from the land banking entity; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

5. **AMENDMENTS AND WAIVERS.** Amendments to this Agreement, beyond the allowances and minor modifications stipulated within the Plan of Development, 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 Project. A memorandum of this Agreement in the form attached hereto as Exhibit F shall be recorded in the Official Public Records of Waller County, Texas. Agreement is not

intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Property.

7. **DEVELOPMENT RIGHTS.** Upon the mutual execution of this Agreement, the County and Developer agree that the Development Rights, consisting of the covenants, agreements, and privileges regarding the development of the Project as set forth in this Agreement, shall be governed by applicable law, including Chapter 245 of the Texas Local Government Code.

8. **VARIANCES.** County has granted the Variances set forth in Exhibit D prior to the execution and approval of this Agreement. County has the authority to enter into this Agreement and to grant the Variances attached to this Agreement, as well as to consider and grant future variances in accordance with applicable law.

9. **COST REIMBURSEMENT**. Developer shall reimburse County for all reasonable and documented costs incurred by County in connection with the review, negotiation, administration, and enforcement of this Agreement, including but not limited to legal fees, engineering review fees, and third-party consultant costs. County shall provide Developer with an itemized invoice, and payment shall be due within thirty (30) days of receipt.

10. **TOSCA LANE IMPROVEMENT.** Developer agrees that Tosca Lane shall serve as a second point of vehicular access to the Project upon the platting and recordation of one hundred fifty (150) residential lots within the Project. Upon reaching this threshold, Developer shall, at its sole cost and expense, construct and complete the Tosca Lane connection in accordance with County standards and subject to County review and approval, including milling and overlaying Tosca Lane. Furthermore, the Developer shall be responsible for acquiring any additional right-of-way as necessary to make the connection. The secondary access via Tosca Lane shall be completed and operational prior to the issuance of building permits for any lots in excess of the initial 150 lots, unless otherwise approved in writing by the County. The connection may either be a permanent access easement or platted.

11. **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.

12. **TERMINATION FOR FAILURE TO BEGIN DEVELOPMENT.** County may terminate this Agreement if Developer has not completed construction of 95% of the roads and streets in Phase 1, as shown in Exhibit C, and Developer has not sold at least 5% of the lots in Phase 1 to builders on or before December 31, 2030; provided the County gives prior written notice, and Developer fails to cure within 60 days of receipt of the notice. Upon said termination by County, this Agreement shall have no further force and effect.

13. **NOTICES.** All notices for this Agreement shall be in writing and may be affected 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:	Eugene and Paula Mattern

Attn: Jarrod Payne
P.O. Box 1029
Magnolia, TX 77353
ojadevelopment@gmail.com

Ashton Houston Residential, L.L.C.
Attn: Ryan Day
4920 Westway Blvd, Suite 125
Houston, TX 77041 972-768-1876
Ryan.day@ashtonwoods.com

With copy to:

Ashton Woods USA L.L.C
Attn: Christina Malone, Vice President and Associate General Counsel
3820 Mansell Road, Suite 400
Alpharetta, Georgia 30022 678-781-2078
Christina.malone@ashtonwoods.com

14. **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 Developer's governing documents.

15. **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.

16. ***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.

17. **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.

18. **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.

19. **NO JOINT VENTURE.** This Agreement does not create a joint venture or partnership between the Parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Project.

20. **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.

21. **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.

22. **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.

23. **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.

24. **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.

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

In Witness whereof, the Parties hereto have duly executed this agreement, as of the Effective Date.

[EXECUTION PAGES TO FOLLOW]

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

Ashton Houston Residential, LLC
A Texas limited liability company

By: _____
Name: _____
Title: _____
Date: _____

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____day of _____, 202___ by _____, Ashton Houston Residential LLC, a Texas limited liability company.

_____
Notary Public, State of Texas

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Waller County Subdivision Regulations

Exhibit F – Memorandum of Agreement

Exhibit A

Real Property Description

TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
180.156 ACRES
IN THE R.O. LUSK SURVEY, ABSTRACT NUMBER 299
GRIMES COUNTY, TEXAS
IN THE R.O. LUSK SURVEY, ABSTRACT NUMBER 212
AND IN THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NUMBER 99
WALLER COUNTY, TEXAS

BEING a 180.156 acre tract of land situated in the R.O. Lusk Survey, Abstract Number 299, Grimes County, Texas, in the R.O. Lusk Survey, Abstract Number 212, and in the B.B.B. & C. RR. Co. Survey, Abstract Number 99, Waller County, Texas, being comprised of the remainder of that certain called 70.191 acre tract described as "Tract One" and all of that same called 19.755 acre tract described as "Tract Two", both in instrument to Eugene Mattern and Paula J. Mattern, recorded in Volume 571, Page 767, of the Deed Records of Waller County, Texas (D.R.W.C.T.), and all of that same called 91.557 acre tract described as "Tract One" in instrument to Eugene D. Mattern, recorded in Volume 1038, Page 398, of the Official Records of Waller County, Texas (O.R.W.C.T.), also recorded in Volume 1038, Page 398, of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), said 180.156 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with 3 inch aluminum cap stamped "TXDOT" found in the northeasterly right-of-way of Farm to Market Road 1774 (FM 1774), for the common corner of said remainder of 70.191 acre tract, the remainder of that certain called 2.000 acre tract described in instrument to Robert I. Scheffler 2018 Revocable Trust, recorded under Instrument Number 1808255, of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), that certain called 0.1861 acre tract described as "Parcel 9A", in instrument to The State of Texas, recorded in Instrument Number 1702386, O.P.R.W.C.T., and that certain called 0.2144 acre tract described as "Parcel 8", in instrument to The State of Texas, recorded under Instrument Number 1702386, O.P.R.W.C.T., being the most westerly southwest corner of the herein described 180.156 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears South 43°09'49" East, 701.69 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 14,011,830.08, E: 2,973,583.67**, Central Zone, grid measurements;

THENCE North 43°07'54" West, 474.94 feet, with the northeasterly right-of-way of said FM 1774, the common line between said remainder of 70.191 acre tract and said 0.2144 acre tract, to a 5/8 inch iron rod with 3 inch aluminum disk stamped "TXDOT" found for the common corner of said remainder of 70.191 acre tract, said 0.2144 acre tract, that certain called 0.0968 acre tract described as "Parcel 7", in instrument to The State of Texas, recorded under Instrument Number 1702382, O.P.R.W.C.T., and Block 4, Section 6, of Mill Creek Estate, as shown on the map or plat thereof, recorded in Volume 221, Page 501, D.R.W.C.T., being the most westerly corner of the herein described 180.156 acre tract;

THENCE with the common line between said remainder of 70.191 acre tract and said Section 6, the following three (3) courses and distances:

1. North 45°17'33" East, 134.64 feet, to a 1/2 inch iron pipe found for corner;
2. North 45°11'50" East, at a distance of 108.35 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 216.82 feet, pass a 1/2 inch iron pipe found for reference, at a distance of 325.03 feet, pass a 1/2 inch iron pipe found for reference, at a distance of 433.41 feet, pass a 1/2 inch iron pipe found for reference, at a distance of 541.73 feet, pass a 1/2 inch iron pipe found for reference, at a distance of 649.84 feet, pass a 1/2 inch iron pipe found for reference, at a distance of 758.39 feet, pass a 5/8 inch iron rod with cap found, in all, a total distance of 969.76 feet, to a ½ inch iron rod found for corner;
3. North 45°05'15" East, at a distance of 164.31 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 1781.48 feet, to an angle iron found in the westerly line of said 91.557 acre tract for the common northerly corner of said remainder of 70.191 acre tract and said Section 6, being an interior corner of the herein described 180.156 acre tract;

THENCE North 08°40'00" West, 218.51 feet, with the easterly line of said Section 6 and Block 11, of Lake Hollyhill Acres, as shown on map or plat thereof, recorded in Volume 275, Page 292 of the Plat Records of Grimes County, Texas (P.R.G.C.T.), common to the westerly line of said 91.557 acre tract, to a 3/8 inch iron rod found for the westerly common north corner of said 91.557 acre tract and said Block 11, being the most northerly northwest corner of the herein described 180.156 acre tract;

THENCE North 87°06'05" East, with the common line between said 91.557 acre tract and said Block 11, at a distance of 415.10 feet, pass a 3/4 inch iron pipe found for reference, at a distance of 615.30 feet, pass a 3/4 inch iron pipe found for reference, at a distance of 815.50 feet, pass a 5/8 inch iron rod found for reference, at a distance of 1015.48 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 1508.95 feet, to a 1 inch iron pipe found in the westerly line of that certain called 269.16 acre tract described in instrument to MGW Development Company, recorded under Instrument Number 2104269, O.P.R.W.C.T., also recorded under Document Number 2021-315622, R.P.R.G.C.T., for the common easterly corner of said 91.557 acre tract and said Block 11, being the northeasterly corner of the herein described 180.156 acre tract;

THENCE South 01°48'31" East, 2771.18 feet, with the easterly line of said 91.557 acre tract, to a fence corner post found for the common easterly corner of said 91.557 acre tract and said 19.755 acre tract, being an angle point in the easterly line of the herein described 180.156 acre tract;

THENCE with the easterly line of said 19.755 acre tract, the following four (4) courses and distances:

1. South 01°54'44" East, 495.11 feet, to a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for corner;
2. South 03°28'29" East, 439.91 feet, to a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for corner;
3. South 00°21'30" East, 98.02 feet, to a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for corner;
4. South 07°30'46" West, 48.74 feet, to a 1/2 inch iron rod found for the common easterly corner of said 19.755 acre tract and that certain called 56.081 acre tract described in instrument to Anna M. Rumfolo, recorded in Volume 799, Page 485, D.R.W.C.T., being the southeasterly corner of the herein described 180.156 acre tract;

THENCE with the common line between said 19.755 acre tract and said 56.081 acre tract, the following two (2) courses and distances:

1. North 83°32'27" West, 829.56 feet, to a 1/2 inch iron rod found for corner;
2. North 02°30'37" West, 994.63 feet, to a 1/2 inch iron rod found for the common corner of said 19.755 acre tract, said 56.081 acre tract, and said 91.557 acre tract, being an interior corner of the herein described 180.156 acre tract;

THENCE with the common line between said 91.557 and said 56.081 acre tract, the following two (2) courses and distances:

1. South 86°45'01" West, 591.36 feet, to a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for corner;
2. North 05°41'43" West, 75.37 feet, to an angle iron found for the common easterly corner of said remainder of the 70.191 acre tract and said 56.081 acre tract, being an interior corner of the herein described 180.156 acre tract;

THENCE South 87°27'24" West, 896.66 feet, with the northerly line of said 56.081 acre tract, that certain called 1.500 acre tract, described as “Lot 6” in instrument to Brad Wood and Lynda Wood, recorded in Volume 682, Page 732, D.R.W.C.T., that certain called 1.0 acre tract, described as “Lot 7” in instrument to Ronald Nunley and Marian A. Nunley, recorded in Volume 299, Page 851, D.R.W.C.T., and that certain called 0.83 acre tract, now or formerly described as “Lot 8” in instrument to Beverly Elliot Arcia, recorded in Volume 1278, Page 282, O.P.R.W.C.T., common to a southerly line of said remainder of 70.191 acre tract, to a 1/2 inch iron rod found for a common corner of said remainder of 70.191 acre tract and said 0.83 acre tract, being an angle point in a southerly line of the herein described 180.156 acre tract;

THENCE South 87°13'26" West, 562.34 feet, with the northerly line of said 0.83 acre tract, that certain called 0.8285 acre tract, described as “Lot 9” in instrument to Gordon Edward Clunn, recorded under Instrument Number 2111690, O.P.R.W.C.T., and that certain called 1.0 (Net) acre tract, described as “Lot 10” in instrument to Rachelle L. Luera, recorded under Instrument Number 2007817, O.P.R.W.C.T., common to a southerly line of said remainder of 70.191 acre tract, to a 3/4 inch iron rod found in the easterly line of said remainder of 2.000 acre tract, for the common westerly corner of said remainder of 70.191 acre tract and said 1.0 (Net) acre tract, being a southwesterly corner of the herein described 180.156 acre tract;

THENCE with the common line between said remainder of 70.191 acre tract and said remainder of 2.000 acre tract the following two (2) courses and distances:

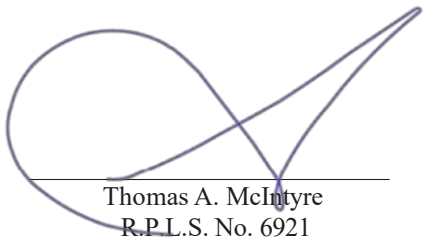
1. North 02°22'32" West, 131.63 feet, to a 1/2 inch iron rod with cap found for corner;
2. South 87°24'53" West, 391.38 feet, to the **POINT OF BEGINNING** and containing a computed area of 180.156 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 19, 2025, by Texas Professional Surveying, LLC., and is referenced to Survey Drawing Project Number 20950.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

March 3, 2026
Date





Thomas A. McIntyre
R.P.L.S. No. 6921

Exhibit B

Plan of Development

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

EXHIBIT B

PLAN OF DEVELOPMENT

FM 1774 180 SUBDIVISION

A. Introduction

FM 1774 180 Subdivision (Project) is a single-family community consisting of approximately 180 acres, located northeast of F.M. 1774, and southeast of East Holly Hill Drive. The tract is located at the far northeast corner of Waller County, in Precinct 2 and Grimes County, in Precinct 2. The Project may have a different name in the future, and if the name does indeed change, the Developer shall inform County staff prior to the first final plat submittal.

The Developer desires to construct a community consisting of recreational amenities and open space, with a range of housing types and prices.

This Plan of Development (PD), its description, rules, and regulations shall apply to the entirety of the property as is depicted in Figure 2 – Conceptual Plan. The land plan depicted in Figure 2 is preliminary and subject to change.

1. This Plan of Development includes the following sections:

   A. Introduction
   B. General Provisions
   C. Land Uses
   D. Development Regulations
   E. Parks, Recreation and Trails
   F. Street Plan & Cross Sections
   G. Building Regulations
   H. Applicability
   I. Minor Modifications

B. General Provisions

1. The PD approved herein will be constructed, developed, and maintained in compliance with this PD and other applicable ordinances of the County.

2. If there are discrepancies between the text of this document and the figures attached, the text shall prevail.

3. The Project shall be developed in accordance with the following figures that are attached to and made part of this PD:

   Figure 1 - Boundary Exhibit
   Figure 2 – Conceptual Plan
   Figure 3 - Landscape and Open Space Plan
   Figure 4 - Street Type Designation Map
   Figure 5 - Street Cross Section, Local Residential Street
   Figure 6 - Street Cross Section, Collector Street
   Figure 7 - Fence Exhibit
   Figure 8 – Tosca Lane Improvement Exhibit

4. The Project will be a part of a Municipal Utility District (MUD) and will be annexed into a district prior to the recordation of the first plat. The Developer shall notify the County once the MUD is created and when the Project is added to the MUD.

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

6. The HOA shall enforce deed restrictions established and recorded for the Project.

7. All roadways within the development shall be constructed with a minimum 6-inch-thick concrete pavement section.

8. The Developer shall maintain a maintenance bond in accordance with Waller County Subdivision Rules and Regulations.

This space left intentionally blank.

9. As a prerequisite for the development outlined in this agreement, the Developer shall conduct a comprehensive Traffic Impact Analysis (TIA) in accordance with the standards and guidelines established by TxDOT. The TIA shall thoroughly assess the potential impact of the proposed development on the surrounding transportation infrastructure, including but not limited to roadways, intersections, and traffic flow. The analysis shall consider factors such as vehicular and pedestrian movements, peak traffic hours, and any other relevant parameters.

10. The Developer acknowledges and agrees to be solely responsible for the installation of traffic control devices on all county roads affected by the Project described herein. The scope of responsibility includes, but is not limited to, the procurement, installation, and maintenance of all necessary traffic control devices in accordance with the TIA recommendations, county regulations and standards. All traffic control devices installed by the Developer shall comply with the latest edition of the Texas Manual on Uniform Traffic Control Devices and any other relevant county ordinances, regulations, or standards in effect at the time of installation. The MUD, HOA, or TxDOT (and not Waller County) shall be responsible for funding any future traffic control improvements necessitated by traffic generated by the Project. If Waller County determines that such improvements are warranted, the costs shall be allocated on a prorated basis based on the Project's share of traffic contributing to the need for the improvement, as determined by a TIA. The Project's proportionate share shall be funded by the MUD or HOA, with the remaining costs allocated among other adjacent developments that also contribute to the need for the improvement, as identified in the TIA.

11. The Developer shall acquire and construct a connection to Tosca Lane and add an asphalt overlay up to the existing width of Tosca Lane as necessary to provide paved vehicular access to East Holly Hill Drive (Figure 8). The Developer's improvements shall connect to the existing public right-of-way, and the Developer shall not be required to dedicate or acquire any additional right-of-way. The connection may either be a permanent access easement or platted. Currently there is not a cul-da-sac constructed within the right-of-way of Tosca Lane and therefore, the Developer shall not be required to construct a cul-de-sac within said right-of-way. No further roadway improvements beyond those expressly described herein shall be required of the Developer.

12. Law Enforcement: Developer, HOA, or the MUD shall contract with the Waller County Sheriff's Office to provide supplemental police protection services to the Project by a deputy sheriff at 50% buildout, as determined by occupied homes per a MUD operator's report to be provided along with all final plat submittals beginning with Section 3.

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C. Land Uses

1. The maximum number of single-family lots shall not exceed 700 lots. Currently, there is planned to be approximately 564 lots.

2. In accordance with the proposed PD, a portion of the land will be allocated for neighborhood park purposes, to equal one acre for every 54 proposed dwelling units. A minimum of 10.4 acres shall be dedicated for these purposes (564 lots/54 = 10.4 acres). If additional lots are platted, the commensurate amount of parkland shall be dedicated. A parkland dedication table shall be provided with each plat to ensure compliance with this requirement. The requirements for parkland dedication are described in Section E. Each plat does not need to stand on its own with regard to parkland dedication as parkland dedication shall be considered on a project total basis.

3. Multi-family and build-to-rent development shall be prohibited within the Project.

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D. Development Regulations

Area within the PD shall be developed in accordance with the following regulations:

1. The maximum number of lots shall not exceed 700 lots (unless additional tracts of land are acquired and added to this PD).

2. No more than 35% of the total lots shall be 49.99-feet in width or less in width, as measured at the right-of-way line, except along cul-de-sacs and knuckles which shall be measured at the building line.

3. Maximum lot coverage: 70% calculated as the ground covered by building structures, principal, or accessory, and the driveway of the gross lot surface area.

4. Minimum front yard building setback: 25 feet; measured from the front property/right-of-way line, and described in Exhibit D.

   (a) Cul-de-sac front yard setback – minimum 20 feet (cul-de-sac bulbs and knuckle bulbs). Lot width is measured at the building line.

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

5. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots. Minimum 25 feet garage setback if the garage door faces the side street, as described in Exhibit D. Fence lines between homes shall start at the rear of the structures, maintaining a 5' clear space on each side of the property line to provide a total of 10' clear space between structures.

6. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than 15 feet wide that is adjacent to a major thoroughfare, the minimum rear yard building setback is 25 feet measured from the street right-of-way line and a minimum of ten feet from the rear property line.

7. The minimum right-of-way width for local streets within the PD shall be 50 feet as approved by variance, and described in Exhibit D.

8. The minimum right-of-way width for collector streets within the PD shall be 60 feet as approved by variance, and described in Exhibit D. A boulevard entry is planned which will have an 80-foot right-of-way that transitions to a 60-foot right-of-way as shown in Figure 2.

9. The minimum lot size within the PD shall be 40 feet wide and 5,000 square feet as approved by variance, and described in Exhibit D.

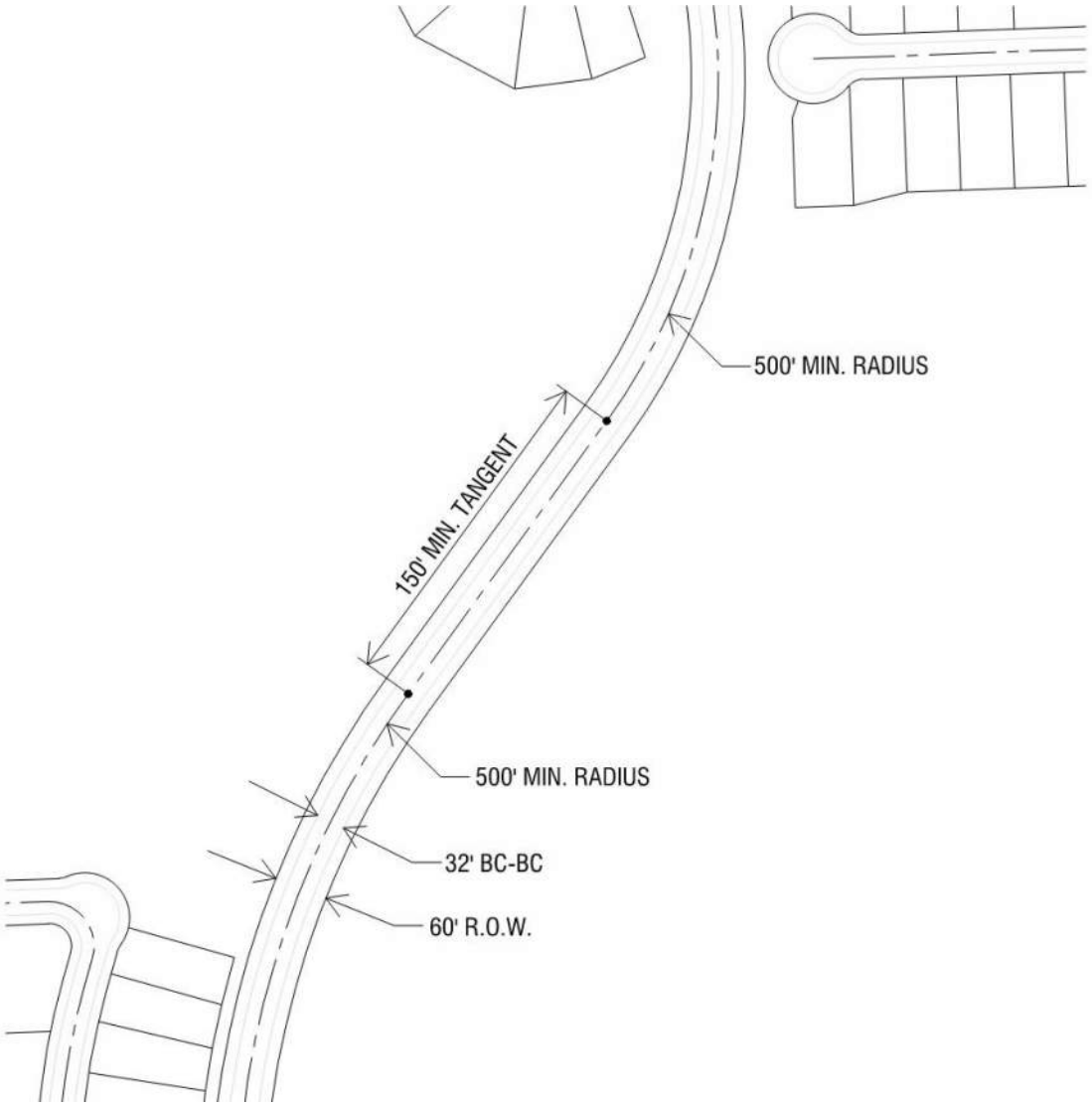
10. For local streets, curves shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet. The provisions of this standard were approved by variance, and are described in Exhibit D.

    Diagram: Minimum Centerline Radius and Tangent
    300' Minimum Centerline Radius
    50' Minimum Centerline Tangent Distance between Curves
    50' Right of Way
    28' Back of Curb to Back of Curb



11. For collector streets, curves shall have a minimum centerline radius of 500 feet. Reverse curves shall be separated by a tangent distance of not less than 150 feet. The provisions of this standard were approved by variance and are described in Exhibit D.

    Diagram: Minimum Centerline Radius and Tangent
    500' Minimum Centerline Radius
    150' Minimum Centerline Tangent Distance between Curves
    60' Right of Way
    32' Back of Curb to Back of Curb
    10' Minimum Landscape Reserve along Each Side of Collector



12. Cul-de-sac bulbs and knuckles shall have a 60-foot right-of-way radius and a 50-foot paving radius as approved by variance, and described in Exhibit D.

13. Developer will make three equal payments of $25,000.00 upon final platting and issuing of permits for Lots 1, 201, and 551, which funds will be used by the County for "Community Enhancements" such as park or engineering improvements in Precinct 2. Total payments to equal $75,000.00. No additional fees or dedication of land or public parks shall be required.

14. Shade Trees:

    (a) All lots shall have a minimum of one tree, planted in the front yard setback. The trees must be a minimum of 3 inches in caliper width and a minimum height of eight feet as measured at the tree trunk from the ground as planted.

    (b) In addition, on corner lots, one tree shall be provided 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 setback.

15. Parking:

    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 residents' 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, or plumbers, but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the residents.

    (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.

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16. Screening:

    (a) Refer to Figure 7 – Fence Exhibit, which illustrates the types and locations of required screening.

    (b) A 6-foot brick or masonry perimeter fence shall be provided at the primary entry on FM 1774 along the backs and side lot lines within 100-feet of the entry intersection and along the main internal collector road.

17. Block Length and Intersection Spacing:

    (a) Each local street shall intersect with another local street, or collector street at least every 1,500 feet, measured from edge of right-of-way to edge of right-of-way.

    (b) Intersections along local streets shall be spaced a minimum of 100 feet apart, measured from edge of right-of-way to edge of right-of-way.

    (c) No additional stub streets shall be required other than those shown in Figure 2.

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E. Parks, Recreation and Trails

As shown in Figure 3 - Landscape and Open Space Plan, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. At least 50% of the area required for parks and open space shall be provided by neighborhood parkland consisting of the following:

   (a) Pocket parks: recreation reserves of a minimum of 1/4 acre.

   (b) Community parks: recreation reserves of a minimum of 1/2 acre.

2. Each home shall be located within 1/4 mile of a pocket park or 1/2 mile of a community park.

3. The remainder of the acreage required for parks and open space may be provided by the following:

   (a) Unencumbered landscape buffer and open space

   (b) Land encumbered by detention areas or lake and drainage channel borders, if it complies with criteria listed below:

      1) Areas along lake and drainage channel borders have an average width of at least 30 feet and a minimum width of 20 feet; and

      2) Side slopes do not exceed a four to one (4:1) ratio; and

      3) It is not a maintenance berm that is counted as park land in the previous section.

4. All pocket parks, community parks, unencumbered landscape buffer and open space, and land encumbered by detention are or lake and drainage channel borders that counts towards the required parkland dedication shall comply with the criteria listed below:

   (a) Front a minimum of 60 feet on a public street or directly adjacent to a park that has the requisite frontage.

   (b) Contain additional man-made improvements provided by the Developer including but not limited to: concrete cart paths, sidewalks, planter beds, educational signage, water fountains, benches, playgrounds, and shelters that facilitate an active/passive human recreational role.

   (c) Furthermore, all pocket parks and community parks shall include a minimum of five (5), fifteen (15) gallon shade trees upon initial construction.

5. Minimum 4-foot-wide sidewalks shall be provided along both sides of local residential streets and along the maintenance berms of wet detention ponds (where being utilized to meet parks and open space requirements and illustrated on Figure 3, attached hereto). All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas ADA standards.

6. Minimum 4-foot-wide sidewalks shall be provided along both sides of internal collectors within the property. At the discretion of the Developer, an 8-foot-wide joint use trail may be constructed on only one side of the right-of-way in lieu of two separate 4-foot-wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided. If a joint use trail illustrated on Figure 3 happens to abut an internal collector road, only one trail shall be required in that location. And if so provided, the HOA or District (not Waller County) shall be responsible for the maintenance of the joint-use trail and its ancillary signage, and landscape.

7. Minimum 4-foot-wide sidewalks shall be provided along the perimeter of any "wet" detention basin that is intended to hold water on a permanent basis. Installation of said sidewalks shall occur within 12 months of the completion of construction of the respective detention basin.

8. Parkland may be provided within the Grimes County portion of the Project if it is included in a recorded plat or if it is included within a recorded easement that dedicates such area for recreation purposes.

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F. Street Plan and Cross Sections

1. All new construction will be concrete curb and gutter with ultimate storm sewer.

   (a) Street cross sections are listed below.

      1) Figure 5 - Street cross section, Local Residential Street

      2) Figure 6 - Street cross section, Collector Street

   (b) Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria and Development Agreement.

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G. Building Regulations

Single-family homes within the PD shall be developed in accordance with the following building regulations:

1. Primary exterior finishes comprise 50% of the front façade.

2. No single exterior finish material shall cover more than 80% of the front of any home.

3. Primary finishes:

   (a) Brick, metal, stone, real stucco (wire mesh, cement lime based), steel, vertical board and batten, fiberglass doors, and glass.

4. Secondary exterior finishes:

   (a) Wood, ceramic tiles, oriented strand board siding, wood fiber, Hardie Plank siding, and fiber cement siding.

5. Use of architectural metals may include canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.

6. The following building materials shall not be used on the exterior finish:

   (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding.

   (b) plastic, or fiberglass panels.

   (c) Smooth or untextured concrete surfaces.

   (d) Exterior Insulated Finish Systems (E.I.F.S.) – except moldings.

   (e) Unfired or underfired clay, sand, or shale brick.

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H. 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 to the Development Agreement. Applicable Variances to those regulations are addressed in this Development Agreement. 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 as a lesser restriction.

I. Minor Modifications

Certain changes to the provisions of the PD may be made administratively by the County Engineer or his designee and/or a Commissioners' Court designee (Designated Official), provided such changes are consistent with the intent and general purpose of the PD. Decisions by the Designated Official regarding administrative changes shall be subject to appeal to the Waller County Commissioners Court.

The following shall be considered minor modifications of the PD:

1. Modifications to internal street patterns.

2. Modifications to the location of connections to existing or future thoroughfares and collectors, so long as the minimum requirement for separation is maintained within this PD.

3. Modifications to the proposed location of land uses identified in Figure 2 to address market conditions.

4. Modifications to lot size, geometry, or configuration shown in Figure 2, provided that such lots shall adhere to the minimum standards and requirements set forth in this PD.

5. Changes to development regulations that are in the interest of the community and do not affect health or safety issues.

6. Relocation or modification of park sites, trails, or any other community feature.

7. The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by an HOA, or similar, provided the overall circulation of the Project is maintained.

8. The Designated Official may determine that a particular use will be allowed, which is not specifically listed as a permitted use because it is determined to be analogous and/or accessory to a permitted use.

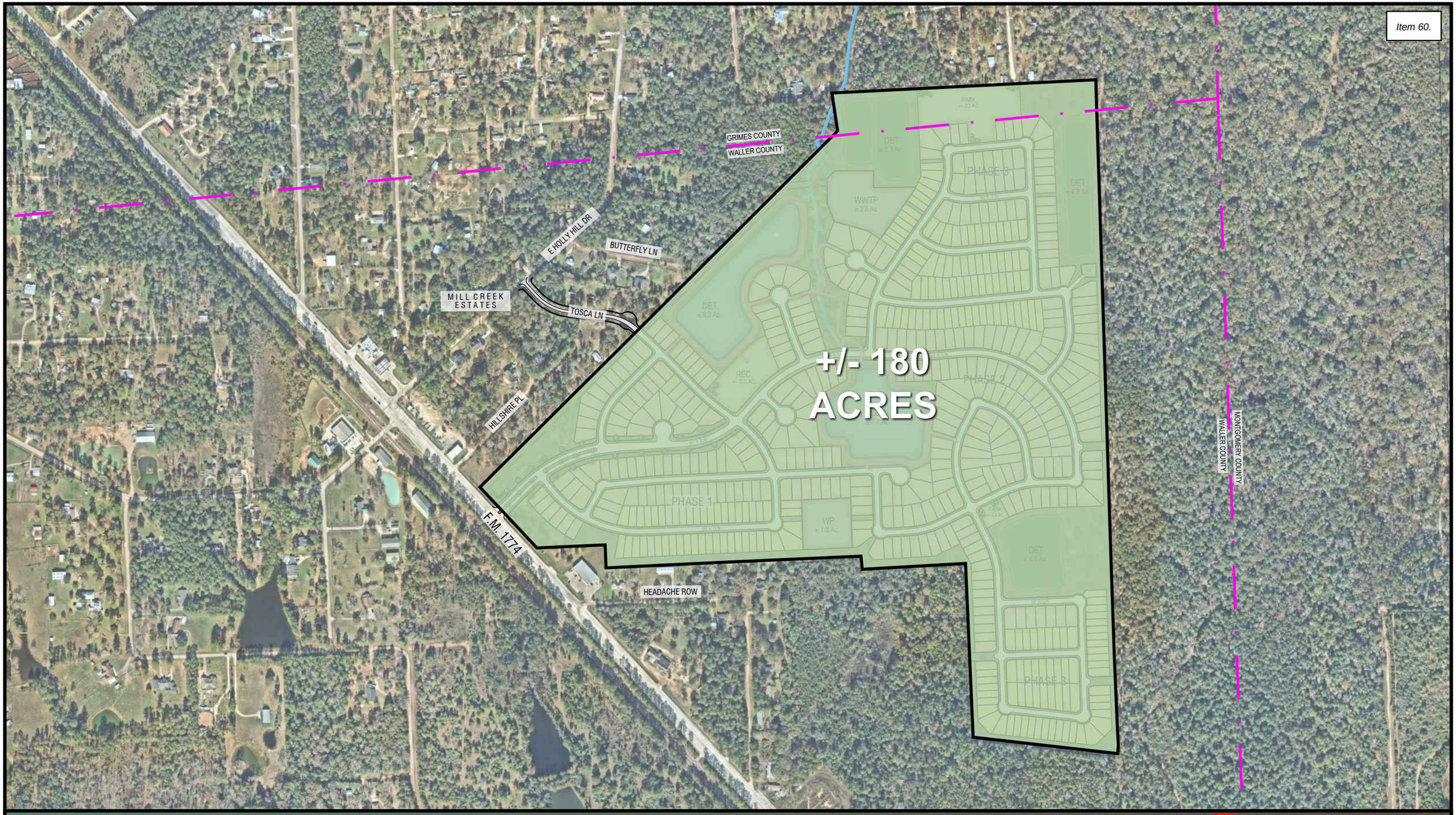


Figure 1: Boundary Exhibit

Waller & Grimes County, Texas

0 125' 250' 500'
SCALE: 1"=500'
TRUE SCALE AT 11" x 17"

NORTH

EHRA JOB NO.
251-041-00
TRIP No. 25-1740

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SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE NO. F-726
TBPLS NO. 10092300

P:\251-041-00\Land Plan\DA\For Exhibit Prep\Exhibit B - Plan of Development\Figure 1-3 Boundary Exhibits 20260629.dwg Jul 17, 2026-12:23pm Edited by: wmohamed

LAND USE AREAS & LOT TOTALS		
40' x 120' Typical: ± 194 Lots (34%)		
50' x 120' Typical: ± 370 Lots (66%)		
Detention	±	31.4 Ac.
Park / Rec	±	5.6 Ac.
WP / WWTP / LS	±	4.6 Ac.
Access Easement	±	2.2 Ac.
Landscape Buffer / Open Space	±	12.4 Ac.
Greenbelt (Tree Pres. w/ Trail)	±	2.0 Ac.
Tree Preservation	±	3.3 Ac.
Collector Road	±	2.8 Ac.
Trail		
Total ± 564 Lots		± 180.2 Ac.

Notes:
1. Tosca Lane to be milled and overlayed.

PHASE 1	
40' x 120' Typ.:	50 Lots (29%)
50' x 120' Typ.:	120 Lots (71%)
Total	170 Lots

PHASE 2	
40' x 120' Typ.:	39 Lots (21%)
50' x 120' Typ.:	146 Lots (79%)
Total	185 Lots

PHASE 3	
40' x 120' Typ.:	105 Lots (50%)
50' x 120' Typ.:	104 Lots (50%)
Total	209 Lots

GRIMES COUNTY
WALLER COUNTY
E HOLLY HILL DR
BUTTERFLY LN
MILL CREEK ESTATES
TOSCA LN
HILLSHIRE PL
MODEL PARK
MONUMENT SIGN
FM 1774
TREE PRESERVATION
HEADACHE ROW
BRENDA TOLLESON TRUSTEE
MGW DEVELOPMENT COMPANY
MONTGOMERY COUNTY
WALLER COUNTY
PARK +/- 3.2 AC.
DET. ± 5.3 Ac.
PHASE 3
WWTP ± 2.8 Ac.
DET. ± 4.9 Ac.
LS
DET. ± 8.3 Ac.
REC. +/- 2.0 AC.
PHASE 2
DET. ± 7.7 Ac.
PHASE 1
WP ± 1.8 Ac.
PARK +/- 0.4 AC.
DET. ± 4.9 Ac.
PHASE 3
50' R.O.W.
60' R.O.W.

Figure 2: Conceptual Plan - 564 Lots

Waller & Grimes County, Texas

0 125' 250' 500'
SCALE: 1"=500'
TRUE SCALE AT 11" x 17"

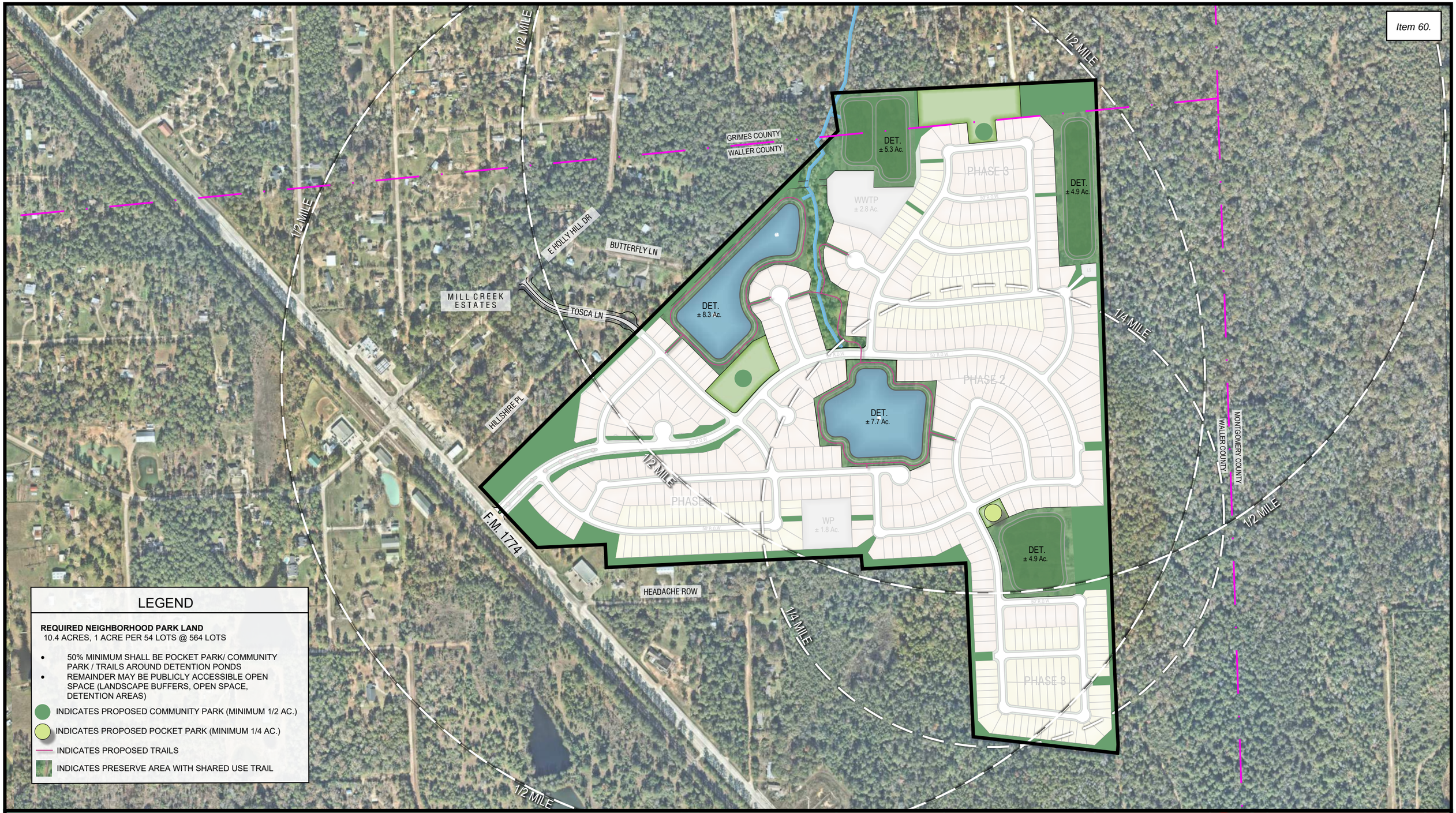
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LEGEND

REQUIRED NEIGHBORHOOD PARK LAND
10.4 ACRES, 1 ACRE PER 54 LOTS @ 564 LOTS

- 50% MINIMUM SHALL BE POCKET PARK/ COMMUNITY PARK / TRAILS AROUND DETENTION PONDS
- REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS)

INDICATES PROPOSED COMMUNITY PARK (MINIMUM 1/2 AC.)

INDICATES PROPOSED POCKET PARK (MINIMUM 1/4 AC.)

INDICATES PROPOSED TRAILS

INDICATES PRESERVE AREA WITH SHARED USE TRAIL

Figure 3: Landscape & Open Space Plan

Waller & Grimes County, Texas

0 125' 250' 500'
SCALE: 1"=500'
TRUE SCALE AT 11" x 17"

NORTH

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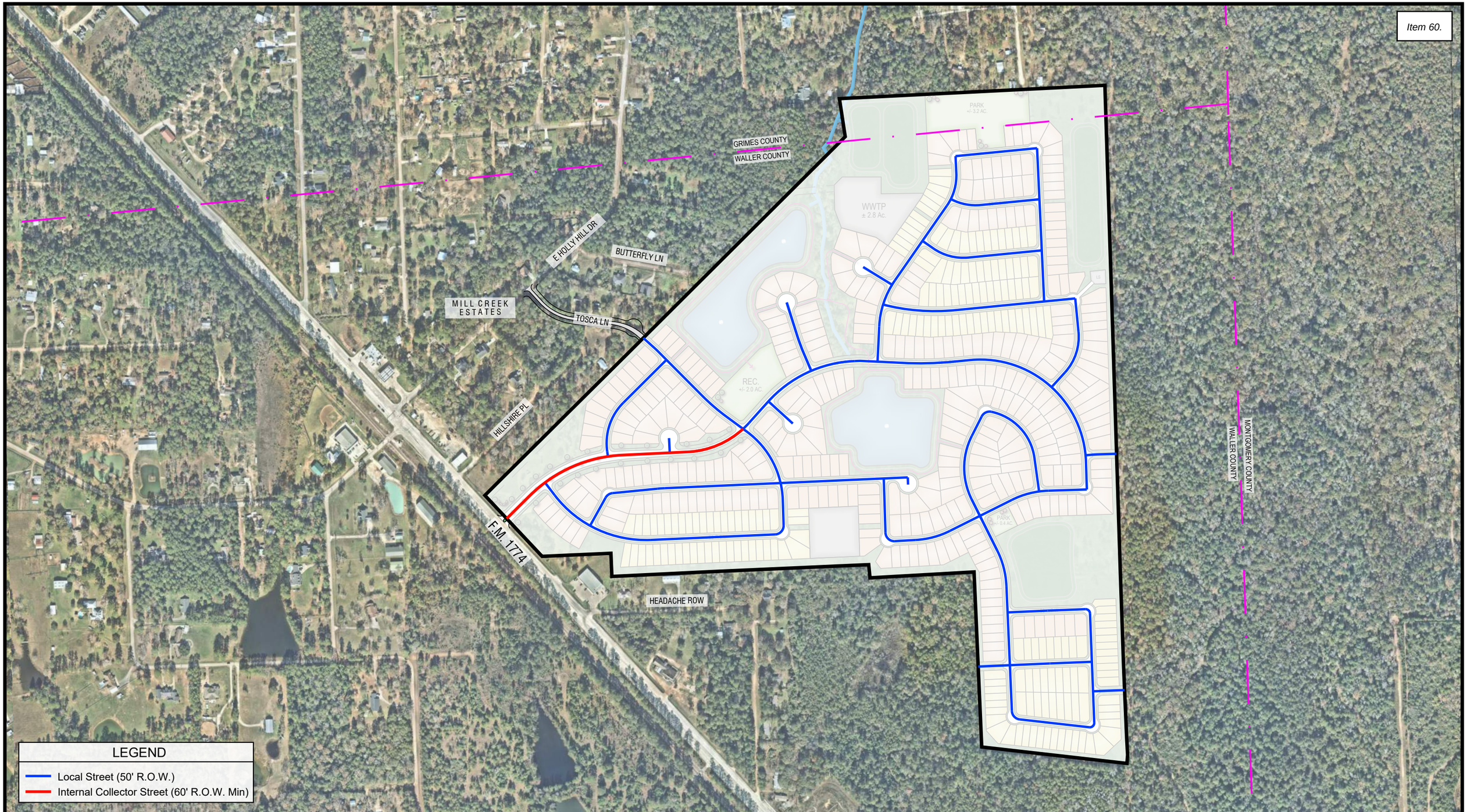


Figure 4: Street Type Designation Map

Waller & Grimes County, Texas

0 125' 250' 500'
SCALE: 1"=500'
TRUE SCALE AT 11" x 17"

NORTH

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P:\251-041-00\Land Plan\DA\For Exhibit Prep\Exhibit B - Plan of Development\Figure 4 - Street Type 20260629.dwg Jul 17, 2026-12:18pm Edited by: wmohamed

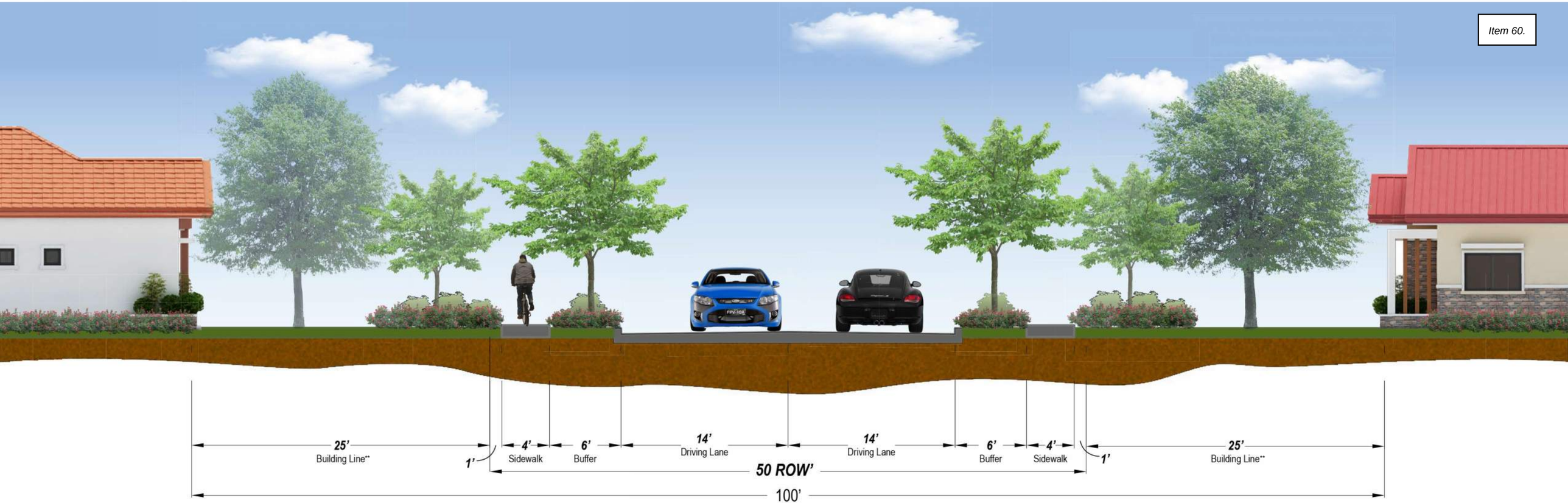


Figure 5: Street Cross Section | Residential Street
*Sidewalk can meander within the ROW
**Building line can be reduced to 20' on cul-de-sacs and knuckles

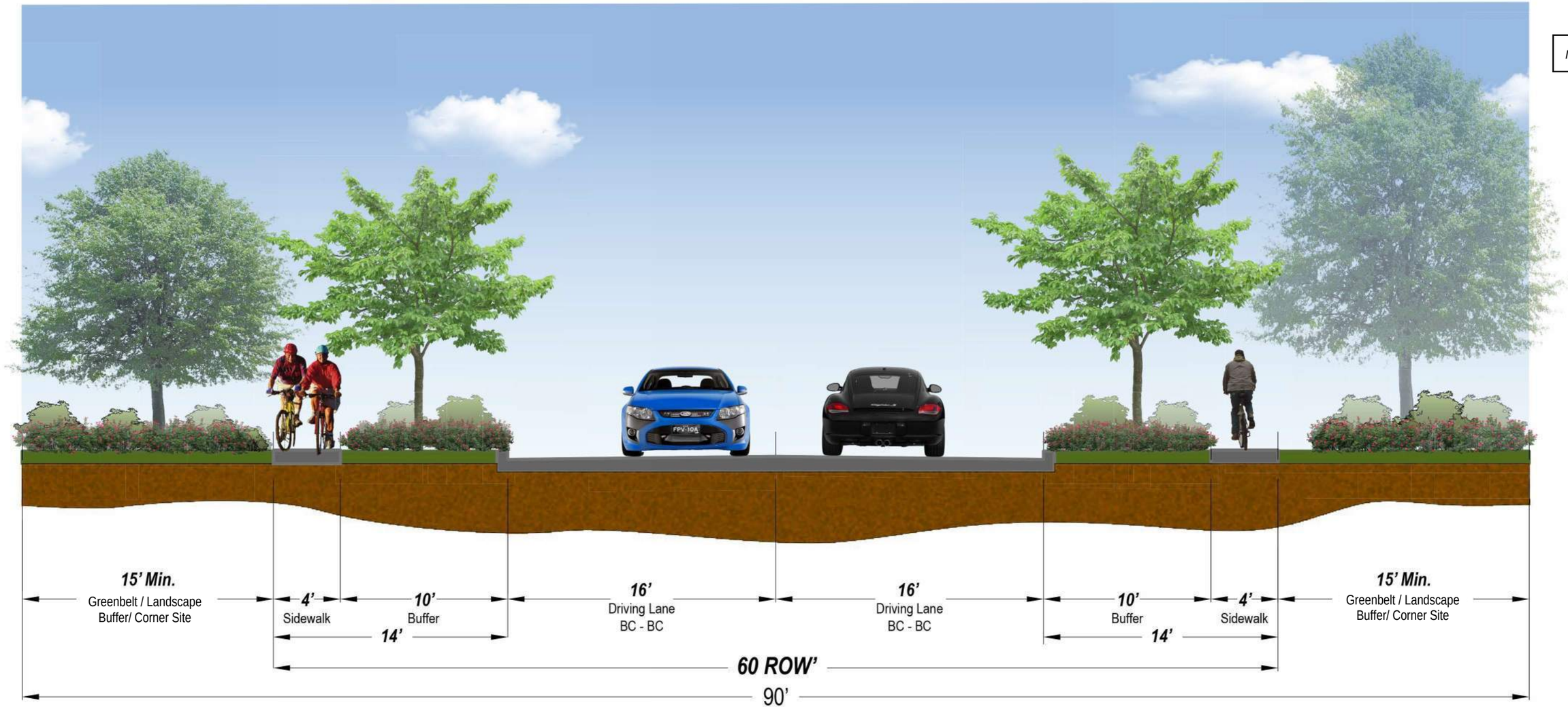
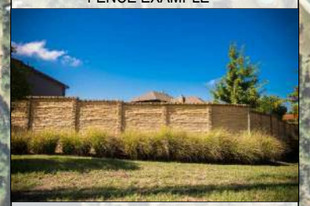


Figure 6 : Street Cross Section | Collector Street

*Sidewalk can meander within the ROW

GRIMES COUNTY
WALLER COUNTY
E HOLLY HILL DR.
BUTTERFLY LN
MILL CREEK ESTATES
TOSCA LN
HILLSHIRE PL
F.M. 1774
HEADACHE ROW
PARK
+/- 3.2 AC.
WWTP
± 2.8 Ac.
REC.
+/- 2.0 AC.
PARK
+/- 0.4 AC.
50' R.O.W.
MONTGOMERY COUNTY
WALLER COUNTY

6' MASONRY/PRE-CAST CONCRETE FENCE EXAMPLE



NOTE: THE ABOVE IMAGE IS A CHARACTER IMAGE ONLY. THE EXACT STYLE, HEIGHT, AND COLOR MAY VARY UPON CONSTRUCTION.

LEGEND

6' Masonry/Pre-Cast Concrete Fence

Figure 7: Fencing Exhibit

Waller & Grimes County, Texas

0 125' 250' 500'
SCALE: 1"=500'
TRUE SCALE AT 11" x 17"

NORTH

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251-041-00
TRIP No. 25-1740

P:\251-041-00\Land\Plan\DA\For Exhibit Prep\Exhibit B - Plan of Development\Figure 7 - Fencing Exhibit 20260529.dwg Jul 17, 2026-12:17pm Edited by: emohamad

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TBPLS NO. 10092300

Developer shall acquire and construct a connection t
Tosca Lane and add asphalt overlay up to the existing width
of Tosca Lane as necessary to provide paved vehicular
access to East Holly Hill Drive.

E HOLLY HILL DR

MILL CREEK
ESTATES

17'

ASPHALT PAVEMENT

50' R

TOSCA LANE
(60' R.O.W.)

R.O.W. or
P.A.E. TO BE
ACQUIRED

MILL CREEK
ESTATES

Figure 8: Tosca Lane Improvement Exhibit

Waller & Grimes County, Texas

0 15' 30' 60'
SCALE: 1"=60'
TRUE SCALE AT 11" x 17"

NORTH

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251-041-00
TRIP No. 25-1740

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TBPLS NO. 10092300

P:\251-041-00\Land\Plan\DA\For Exhibit Prep\Exhibit 8 - Plan of Development\Figure 8 - Tosca Lane Improvement Exhibit 20260807.dwg Aug 07, 2026-8:50am Edited by: SSweitzer

Exhibit C

General Land Plan

GENERAL NOTES:

1. D.E. indicates Drainage Easement.
   U.E. indicates Utility Easement.
   ESMT. indicates Easement.
   STM. S.E. indicates Storm Sewer Easement.
   W.C.D.R. NO. indicates Waller County Deed Record Number.
   P.U.E indicates Public Utility Easement.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   (S) indicates Set 3/4" Iron Rod with cap stamped E.H.R.A. 713-784-4500.
   W.L.E. indicates Waterline Easement.

2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 1.0.

3. A subdivision variance has been submitted to reduce the minimum right-of-way width for a collector street to 60 feet.

4. A subdivision variance has been submitted to reduce the minimum lot width to 40 feet.

5. A subdivision variance has been submitted to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet.

6. A subdivision variance has been submitted to reduce the minimum right-of-way width for local streets to 50 feet.

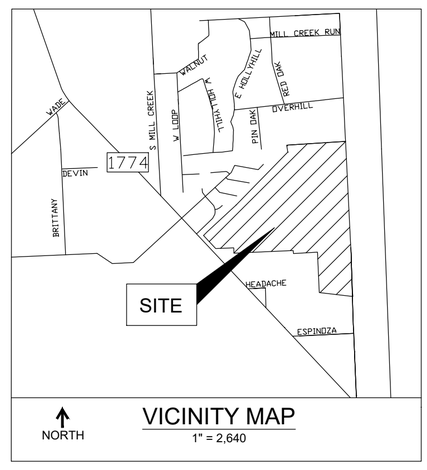
7. A subdivision variance has been submitted to reduce the minimum centerline radius for local streets to 300 feet with a minimum tangent of 50 feet between reverse curves.

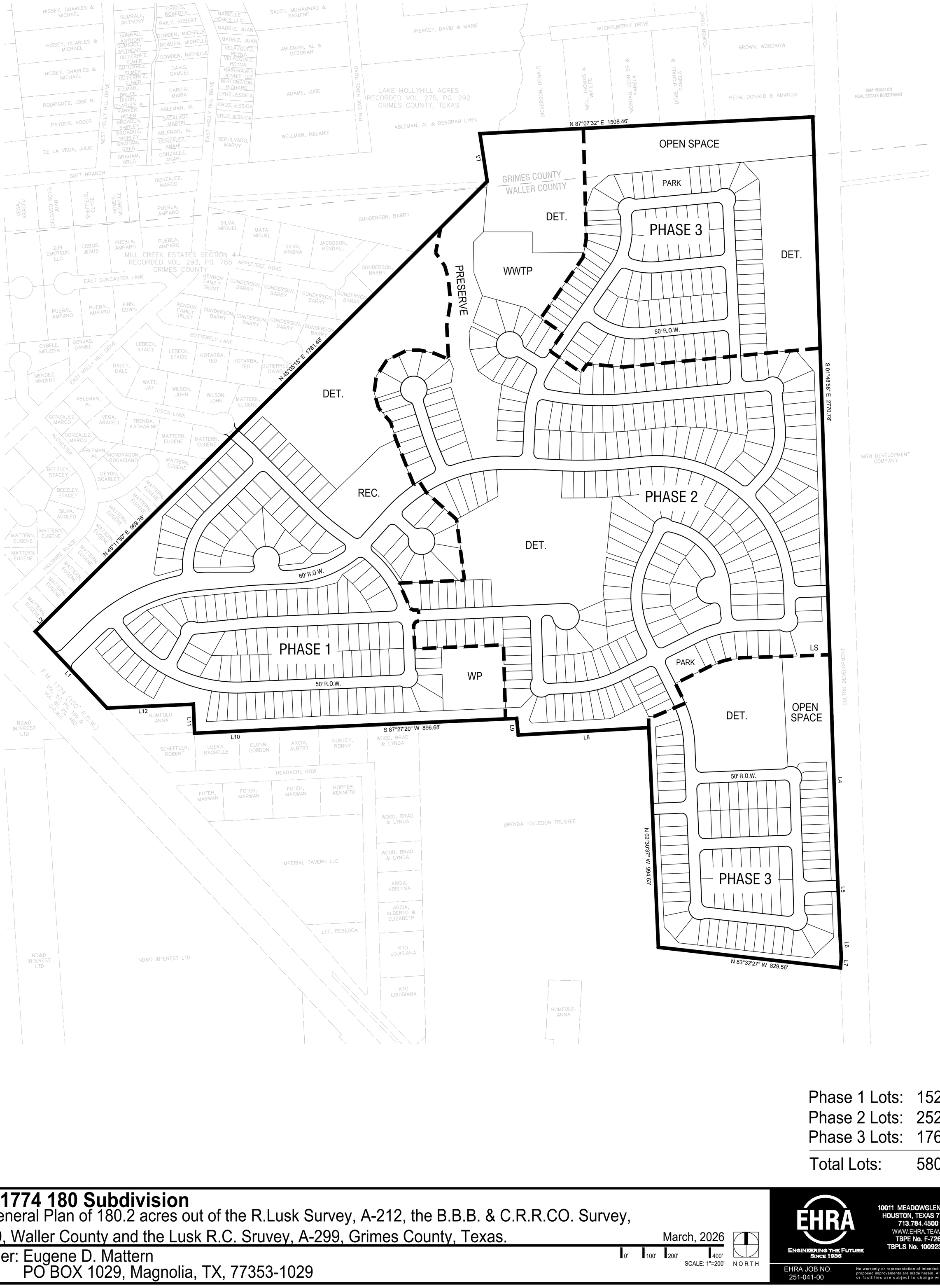
8. A subdivision variance has been submitted to reduce the minimum centerline radius for collector streets to 650 feet with a minimum tangent of 150 feet between reverse curves.

9. Phasing, section lines, and ultimate lot count subject to change.

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 43°10'08" W	474.80'
L2	N 45°08'24" E	134.51'
L3	N 08°40'00" W	218.51'
L4	S 01°59'00" E	533.81'
L5	S 02°27'30" E	400.44'
L6	S 03°15'38" E	98.02'
L7	S 04°19'25" W	48.74'
L8	S 86°45'01" W	591.36'
L9	N 05°41'43" W	75.37'
L10	S 87°13'33" W	562.32'
L11	N 02°22'32" W	131.63'
L12	S 87°25'59" W	390.90'





Phase 1 Lots:	152
Phase 2 Lots:	252
Phase 3 Lots:	176
Total Lots:	580

FM 1774 180 Subdivision

A General Plan of 180.2 acres out of the R.Lusk Survey, A-212, the B.B.B. & C.R.R.CO. Survey, A-99, Waller County and the Lusk R.C. Sruvey, A-299, Grimes County, Texas.

March, 2026

Owner: Eugene D. Mattern
PO BOX 1029, Magnolia, TX, 77353-1029

0' 100' 200' 400'
SCALE: 1"=200'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 251-041-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-041-00\LandPlan\DA\For Exhibit Prep\Exhibit C\Exhibit - General Plan 20260324.dwg Mar 24, 2026-3:13pm Edited by: mmohamad

Exhibit D

Approved Variances

1. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.7, requiring a 50-foot minimum lot width.
Approved Variance:	40-foot minimum lot width, measured at the building line, and 5,000 square foot minimum is permitted.

2. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.15, requiring a 15-foot minimum side street building line.
Approved Variance:	10-foot minimum side street building line is permitted.

3. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.15, requiring a 25-foot front building line for local streets.
Approved Variance:	20-foot front building line for lots fronting cul-de-sac bulbs and knuckle bulbs are permitted.

4. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.4, requiring a cul-de-sac right-of-way radius of 70-feet.
Approved Variance:	60-foot cul-de-sac right-of-way radius is permitted.

5. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.5, requiring a minimum 650-foot radius on local street centerlines.
Approved Variance:	A minimum 300-foot radius on local street centerlines is permitted.

6. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.1, requiring a minimum 60-foot right-of-way for urban subdivisions.
Approved Variance:	A minimum 50-foot right-of-way width is permitted.

7. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.2.5, requiring a minimum 1,200-foot radius on collector street centerlines.
Approved Variance:	A minimum 500-foot radius on collector street centerlines is permitted.

Exhibit E

Waller County

Subdivision and Development Regulations

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

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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:

$$\text{Storage} = 0.65 * A_{dev}$$

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 Ashton Houston Residential, LLC for the FM 1774 180 Subdivision ("Agreement"). The Agreement, dated effective _, 202__, 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 _____, 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

Ashton Houston Residential, LLC
A Texas limited liability company

By: _____
Title: _____
Date: _____

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _day of _____, 202__ by_____, Manager of Ashton Houston Residential, LLC, a Texas limited liability company.

_____
Notary Public

Exhibit A

Real Property Description

Exhibit B

Plan of Development

Exhibit C

General Land Plan

Exhibit D

Approved Variances

1. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.7, requiring a 50-foot minimum lot width.
Approved Variance:	40-foot minimum lot width, measured at the building line, and 5,000 square foot minimum is permitted.

2. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.15, requiring a 15-foot minimum side street building line.
Approved Variance:	10-foot minimum side street building line is permitted.

3. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, 3.4.15, requiring a 25-foot front building line for local streets.
Approved Variance:	20-foot front building line for lots fronting cul-de-sac bulbs and knuckle bulbs are permitted.

4. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

   Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.4, requiring a cul-de-sac right-of-way radius of 70-feet.

   Approved Variance: 60-foot cul-de-sac right-of-way radius is permitted.

5. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

   Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.5, requiring a minimum 650-foot radius on local street centerlines.

   Approved Variance: A minimum 300-foot radius on local street centerlines is permitted.

6. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

   Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.1, requiring a minimum 60-foot right-of-way for urban subdivisions.

   Approved Variance: A minimum 50-foot right-of-way width is permitted.

7. On _____, the Waller County Commissioners Court approved the following variance for Ashton Houston Residential, LLC, for the FM 1774 180 subdivision:

Variance from:	Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.2.5, requiring a minimum 1,200-foot radius on collector street centerlines.
Approved Variance:	A minimum 500-foot radius on collector street centerlines is permitted.

Exhibit E

Waller County

Subdivision and Development Regulations

Exhibit F

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement between Waller County, Texas and Ashton Houston Residential, LLC for the FM 1774 180 Subdivision ("Agreement"). The Agreement, dated effective _, 202__, 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 _____, 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

Ashton Houston Residential, LLC
A Texas limited liability company

By: _____
Title: _____
Date: _____

STATE OF _____ §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _day of _____, 202__ by_____, Manager of Ashton Houston Residential, LLC, a Texas limited liability company.

_____
Notary Public

STATE OF TEXAS
COUNTY OF WALLER

ADDENDUM TO DIR-CPO-5433 BETWEEN WALLER COUNTY, TEXAS AND MOTOROLA SOLUTIONS, INC FOR PURCHASE OF EXACOM LOGGING SOLUTION

This Addendum ("Addendum") 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 Motorola Solutions, Inc. ("Contractor"), a Delaware corporation, with its principal place of business at 500 W. Monroe Street, Suite 4400, Chicago, Illinois 60667 (each referred to individually as "Party" and collectively as "Parties").

WHEREAS, the Waller County Commissioners Court is the general contracting authority for County departments, unless specifically provided otherwise by the laws of the State of Texas;

WHEREAS, WHEREAS, pursuant to Texas Local Government Code Chapter 271, Subchapter F, the County may participate in a cooperative purchasing program with another local government of Texas or another State, or with a local cooperative organization of Texas or another State;

WHEREAS, the Waller County Sheriff's Office ("Sheriff's Office") desires to enter into an Addendum with Contractor for the purchase of a the proposed Exacom Logging Solution as described in Exhibit A;

WHEREAS, the County may make purchases under contracts competitively awarded by the Texas Department of Information Resources ("DIR");

WHEREAS, Motorola Solutions, Inc. was awarded contract DIR-CPO-5433 with DIR, and the County desires to purchase the proposed Exacom Logging Solution pursuant to that contract;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

SECTION 1. ADDENDUM

1.1 Services to be Performed: Contractor shall provide the Waller County Sheriff's Office with the goods and services in accordance with the Proposal, attached hereto as Exhibit A, and otherwise in accordance with this Addendum.

1.2 Contract Documents: The following documents constitute the "Contract Documents":

a. this Addendum;

b. the Proposal, attached hereto as Exhibit A; and

c. DIR contract number DIR-CPO-5433 available at https://dir.texas.gov/contracts/dir-cpo-5433 ;

1.3 Dir Contract Controls: This Addendum and the related purchase are made pursuant to DIR Contract No. DIR-CPO-5433. The parties acknowledge and agree that DIR Contract No. DIR-CPO-5433, including all applicable appendices, exhibits, amendments, and addenda, governs the purchase of the goods and services described in Supplier's proposal and any related purchase order.

1.4 Order Of Precedence; Conflicting Terms. In the event of any conflict or inconsistency between DIR Contract No. DIR-CPO-5433 and this Addendum, any statement of work, quote, purchase order, invoice, acknowledgment, or any other document or term relating to this purchase, DIR Contract No. DIR-CPO-5433 shall control. Any term that conflicts with, modifies, limits, or is inconsistent with DIR Contract No. DIR-CPO-5433 is rejected and shall be void and of no force or effect. In such event, the rejected language shall be substituted with language within DIR-CPO-5433. In the event of any conflict or inconsistency between this Addendum and any statement of work, quote, purchase order, invoice, acknowledgment, or any other document or term relating to this purchase other than DIR-CPO-5433, this Addendum shall control.

SECTION 2. DESIGNATED REPRESENTATIVES

2.1 County's Designated Representatives: The County designates the Waller County Sheriff as the Designated Representative with regard to the services performed under this Addendum.

2.2 Contractor's Designated Representatives: Contractor designates [NAME] as its Designated Representative with regard to the services performed under this Addendum.

2.3 Changes to Designated Representatives: Either Party may change its Designated Representative(s) by providing written notice to the other Party.

SECTION 3. CONTRACTOR'S OBLIGATIONS

3.1 Goods and Services to be Provided: Contractor shall provide the goods and services identified in Exhibit A.

3.2 Quality of Goods: All goods supplied by Contractor must be new and in first class condition, and, if shipped, must be in containers suitable for damage-free shipment and storage. The goods must be warranted in the same manner and to the same extent as normally provided to other customers of Contractor or the product's manufacturer. "Factory seconds," "refurbished," or otherwise inferior items are not acceptable.

3.3 Conditions of Goods: Goods supplied under this Addendum must be delivered in the best possible condition, covered by the product warranties provided by Contractor or the product manufacturer to other customers, and are subject to inspection, testing, and approval by the County. In the event that a good fails to meet the requirements of the item's specifications, or the terms and conditions of this Addendum, Contractor must replace the defective good without charge for the replacement. The County may dispose of defective products that are not picked up by the Contractor without cost or penalty. Goods damaged in shipping are considered defective. Latent defects discovered after delivery and acceptance of any goods may result in revocation of the acceptance of such products.

3.4 Delivery of Goods: The place of delivery for the goods is the Waller County Sheriff's Office located at 100 Sheriff R. Glenn Smith Dr., Hempstead, Texas 77445. The Contractor must notify the County immediately of an anticipated or actual delay in the delivery of the goods. Contractor is responsible for paying all freight, delivery, handling, and other charges incurred transporting and delivering products to the County, and for risk of loss until the product is delivered to and accepted by the County. Costs related to freight, delivery, handling, and other charges incurred transporting and delivering products must be prepaid by the Contractor.

3.5 Conference and Cooperation: Contractor shall confer with the County or the Designated Representative on an as needed basis to ensure the services are performed satisfactorily, and to make any necessary or requested adjustments. Contractor shall cooperate at all times with the County, and other contractors providing services to the county to maintain maximum efficiency.

3.6 Necessary and Qualified Staff: Contractor shall provide necessary staff and equipment to perform the services, and shall be responsible for any cost associated with implementing this Addendum. Contractor agrees to employ, maintain, and assign a sufficient number of competent and qualified personnel to provide the services required by this Addendum.

SECTION 4. CONTRACT PRICE

4.1 Compensation: In consideration of the goods to be provided and the services to be performed by the Contractor under the terms of this Addendum, the County shall pay Contractor in not to exceed two hundred and eight thousand ninety-nine dollars ($208,099.00), the amount identified under "Exacom Logging Solution Pricing" on page 47 of Exhibit A. Amounts for "Exacom Post Warranty Support Services" on page 47 of Exhibit A, other than that for Year 1, shall be paid by amendment to this Addendum if mutually agreed by both Parties.

4.2 Invoices: Contractor shall submit an invoice to the County for payment to be provided hereunder.

4.3 Payment: The County agrees to pay Contractor for goods and services in the amount identified in Section 4.1 according to the terms and conditions of this Addendum. The County shall pay all valid invoices in accordance with Texas Government Code Chapter 2251. The County will not pay an invoice in full if there is a dispute about the accuracy of the invoice.

4.4 Right to Withhold Payment: The County may withhold or nullify the whole or part of any payment to Contractor to such extent as the County deems necessary in the event that:

a. Work is not performed in accordance with the Contract Documents, and the defective performance is not remedied as required by the County and in the timeframe required by the County;

b. The work performed is not to the satisfaction of the County, and the Contractor does not remedy the work performed to the satisfaction of the County; or

c. Contractor or its employees, staff, agents, or representatives cause damage to County property.

4.5 Right to Setoff: Notwithstanding anything to the contrary in this Addendum, and without

prejudice to any other right or remedy the County has or may have, the County may set off or recoup any amount it owes to Contractor against any amount for which the County determines in good faith that Contractor owes the County.

SECTION 5. TERM AND TERMINATION

5.1 Addendum Term: This Addendum shall begin on the Effective date and continue until complete performance of the terms hereof (the "Term"), unless either Party terminates this Addendum earlier in accordance with its terms.

5.2 Termination for Failure to Perform: Either Party may terminate this Addendum if the other Party fails to perform in accordance with the terms of this Addendum, 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.

5.3 Termination for Insolvency and Bankruptcy: The County, in its sole discretion, may immediately terminate this Addendum without notice and without the opportunity to cure if Contractor, or any of its parent or subsidiary business entities responsible for providing services under the Addendum become insolvent or files any petition for bankruptcy.

5.4 Termination for Cause or Convenience: The County may terminate this Addendum for cause or convenience, and without penalty, by providing thirty (30) day written notice to the Contractor in accordance with Section 5.6. The notice must state the reasons for such termination. The Addendum will continue in force during the thirty (30) day notice period.

5.5 Notice of Termination: The terminating Party shall provide thirty (30) days written notice of termination to the other Party as provided in Section 16.17.

5.6 Opportunity to Cure: A Party receiving notice of termination for cause 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 Addendum 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.

5.7 Termination Without Penalty: Contractor shall not be entitled to any damages, whether direct or indirect, should the County choose to exercise its option to terminate.

5.8 Prorated Refund: In the event that this Addendum is terminated prior to the end of the Term, Contractor shall refund to the County a prorated portion of the fee already paid to Contractor.

SECTION 6. NO EXCLUSION OR PAYMENT

6.1 No Exclusion or Payment: Contractor understands and agrees that this Addendum does not create an exclusive right for Contractor to provide the services contemplated by this Addendum.

SECTION 7. RECORDS AND AUDITS

7.1 Records and Audits: The County and the Waller County Auditor shall have access to and the right to examine any directly pertinent books, documents, papers, and records of Contractor involving transactions relating to this Addendum. The County shall give

Contractor reasonable advance notice of intended inspections or audits. Contractor shall maintain records necessary for the County or the County Auditor to complete an audit, and to comply in all respects with any request by the County or the County Auditor for records and documents for the purpose of performing an audit

SECTION 8. INTERPRETATION

8.1 Interpretation: This Addendum controls over any other document, order form, purchase order, terms, or conditions in regard to the services to be performed hereunder. In the event of any disputes over the meaning or application of this Addendum, it shall be interpreted fairly and reasonably, and neither more strongly for nor against either Party.

SECTION 9. SITE INSPECTION AND COORDINATION

9.1 Site Inspection and Coordination: Contractor represents that Contractor is thoroughly acquainted with all matters relating to the performance of this Addendum. All services under this Addendum shall be coordinated under, and performed to the satisfaction of the County or the Designated Representative.

SECTION 10. NO DISCLAIMER OF WARRANTIES

10.1 No Disclaimer of Warranties: Contractor shall not disclaim any warranty provided by law, except as otherwise provided in this Addendum. All warranties survive the termination of this Addendum.

SECTION 11. PERMITS; COMPLIANCE WITH LAWS AND REGULATIONS.

11.1 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 the services prior to executing this Addendum. Contractor shall perform its obligations pursuant to this Addendum in accordance with all federal, state, and local statutes, ordinances, laws, regulations, and executive, administrative, and judicial orders applicable to the services to be performed.

SECTION 12. INDEPENDENT CONTRACTOR.

12.1 Independent Contractor: In performing the services under this Addendum, Contractor and its employees are independent contractors. Contractor shall exercise independent judgment in performing its duties under this Addendum, in cooperation with the County, and is solely responsible for setting working hours, scheduling or prioritizing its work flow, and determining how the work is to be performed. No term or provision of this Addendum or act of the Contractor in the performance of this Addendum shall be construed as making Contractor or its employees an agent, servant, or employee of the County in any capacity or form.

SECTION 13. INDEMNITY.

13.1 INDEMNITY: CONTRACTOR SHALL INDEMNIFY THE COUNTY IN ACCORDANCE WITH THE INDEMNIFICATION PROVISIONS OF DIR-CPO-5433.

SECTION 14. INSURANCE REQUIREMENTS

14.1 Insurance Requirements: Contractor shall provide insurance coverage as specified in DIR-

CPO-5433.

SECTION 15. TEXAS REQUIRED ASSURANCES

15.1 No Excluded Nation or Foreign Terrorist Organization: Pursuant to Texas Government Code 2252.152, Contractor hereby verifies that neither it, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit is identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Texas Government Code Sections 806.051, 807.051, or 2252.153.

15.2 No Israel Boycott: Pursuant to Texas Government Code 2271.002, Contractor hereby verifies that neither it, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, if employing ten (10) or ore full-time employees and this Contract has a value of $100,000 or more, Contractor 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 Texas Government Code Section 808.001.

15.3 No Discrimination Against Firearm and Ammunition Industries: Pursuant to Texas Government Code 2274.002, Contractor hereby verifies that neither it, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, if employing ten (10) or ore full-time employees and this Contract has a value of $100,000 or more, Contractor 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 contract 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 Texas Government Code Section 2274.001(3). "Firearm entity" and "firearm trade association" have the meanings provided in Texas Government Code Sections 2274.001(6) and (7).

15.4 No Energy Company Boycott: Pursuant to Texas Government Code 2276.002, Contractor hereby verifies that neither it, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, if employing ten (10) or ore full-time employees and this Contract has a value of $100,000 or more, Contractor 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 Texas Government Code Section 809.001.

SECTION 16. MISCELLANEOUS PROVISIONS

16.1 Recitals: The Recitals are incorporated into this Addendum.

16.2 Jurisdiction and Venue: This Addendum is made in 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 action(s) brought directly or indirectly by reason of this Addendum shall be in a court of competent jurisdiction in Waller County, Texas. This Addendum is made and is to be performed in Waller County, Texas.

16.3 Right of Review: The County or the Designated Representative may review and inspect any and all of the services performed by Contractor under this Addendum. The is granted

the right to audit, at the County's election, all of Contractor's records and billings related to the performance of this Addendum as may be reasonably necessary. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Addendum. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Addendum shall be subject to County's rights as may be disclosed by a review under this Section.

16.4 No Subcontractors: Contractor shall not subcontract any portion of its duties under this Addendum, unless the County has provided prior written consent. In the event that the County provides written consent for a portion of the services to be performed by a subcontractor, the subcontractor must agree to be bound by the terms of this Addendum.

16.5 No Waiver: No claim or right arising out of a breach of this Addendum 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. Either Party's failure to require strict performance of any provision of this Addendum does not waive or diminish the that Party's right thereafter to demand strict compliance with that or any other provision. Neither Party's waiver or failure to exercise in any respect any right provided for in this Addendum shall not be deemed a waiver of any further right under this Addendum. Neither Party, nor its employees, officers, and officials waive, modify, or alter to any extent any of their defenses, immunities, or remedies.

16.6 Force Majeure: Neither Party shall be deemed to have breached any provision of this Addendum as a result of any delay, failure in performance, or interruption of services resulting directly or indirectly from acts of God, network failures, acts of civil or military authorities, civil disturbances, wars, energy crises, fires, transportation contingencies, interruptions in third-party telecommunications, or Internet equipment or service, or other catastrophes, or any other occurrences which are reasonably beyond a Party's control. The Parties are required to use due caution and preventive measures to protect against the effects of force majeure, and the burden of proving that a force majeure event has occurred shall rest on the Part seeking relief under this provision. The Party seeking relief due to force majeure is required to promptly notify the other Party in writing, citing the details of the force majeure event and the relief sought, and shall resume performance immediately after the obstacles to performance caused by a force majeure event have been removed, provided the Addendum has not been terminated. Delay or failure of performance, by either Party to this Addendum, causes solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event.

16.7 Severability: If any provision of this Addendum 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 Addendum shall be valid and enforceable to the maximum extent possible.

16.8 Entire Addendum: This Addendum, together with all of its exhibits, embodies the complete Addendum of the Parties hereto, superseding all oral or written previous and contemporary agreements between the Parties and relating to matters in this Addendum. The Addendum may not be modified, altered, or amended except by written instrument duly executed by

both Parties.

16.9 Titles Not Restrictive: The titles assigned to the various sections and paragraphs of this Addendum are for convenience only. Titles shall not be considered restrictive of the subject matter of any part of this Addendum.

16.10 Tax Exempt: The County is tax-exempt, and will not pay a tax from which it is exempt. Tax exempt paperwork may be provided upon written request.

16.11 No Arbitration: A dispute arising under this Addendum shall not be subject to arbitration.

16.12 Waiver of Subrogation: Contractor and Contractor's insurance carrier waive any and all rights whatsoever with regard to subrogation against the County as indirect parties to any suit arising out of personal or property damages resulting from Contractor's, its employees', or permitted subcontractors' performance under this Addendum.

16.13 No Third-Party Beneficiaries: This Addendum does not inure to the benefit of any third party, except permitted successor or assigns.

16.14 Authority to Sign: Signatories to this Addendum represent and warrant that they have the authority to bind the respective parties.

16.15 Confidentiality: 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 Addendum. 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 may furnish information acquired through or pursuant to this Addendum and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be disclosed. Neither the County, nor any of its officers, or employees shall have any 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.

16.16 Limit of Appropriations: Funds for payment of this Addendum have been provided through the County budget approved by Commissioners Court for this fiscal year only. The State of Texas law prohibits the obligation and expenditure of public funds beyond the current fiscal year. The fiscal year for the County extends from January 1 of each calendar year until December 31 of the same calendar year. It is the expectation of the County that funding will be available to pay for the expenditures related to this Contract. Notwithstanding anything to the contrary in this Contract, if at any time during the term of this Contract the Commissioners Court of the County fails to provide funding for this Contract during the County's following fiscal year, does not adopt a budget for expenditures, or is only able to partially fund the expenditures required by this Contract, the County may, upon giving Contractor written notice of such failure, terminate this Contract, or a part hereof without any further liability to 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, from time to time, be made by the Waller County Commissioners Court. The failure of County to appropriate sufficient funds will not cause the County to be in default under this Addendum, and Contractor's sole and exclusive remedy shall be to terminate this Addendum. The County shall pay Contractor for any services already rendered under this Contract prior to the effective date of the termination.

16.17 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 Addendum shall be delivered to the following persons, unless a substitute representative is designated in writing:

To the County:	To Contractor:
Waller County Judge 836 Austin St., Suite 4300 Hempstead, Texas 77445	Attn: [NAME] 500 W. Monroe Street, Suite 4400 Chicago, Illinois 60661

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Addendum has been entered into as of the last date of signature affixed hereto.

COUNTY	**CONTRACTOR**
WALLER COUNTY, TEXAS a political subdivision of the State of Texas	**MOTOROLA SOLUTIONS, INC.** a Delaware corporation
Carbett "Trey" Duhon, III County Judge	Chris Matthieu Area Sales Manager
Date	Date
ATTEST	**ATTEST**
Debbie Hollan County Clerk	NAME TITLE

Waller County Sheriff's Office

Firm Proposal

Motorola Exacom Logger

Brandon Casanova

brandon.casanova@motorolasolutions.com

The design, technical, and price information furnished with this proposal is proprietary information of Motorola Solutions, Inc (Motorola). Such information is submitted with the restriction that it is to be used only for the evaluation of the proposal, and is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the proposal, without the express written permission of Motorola Solutions, Inc

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Motorola Solutions, Inc
500 W Monroe Street, Ste 4400
Chicago, IL 60661-37

7/15/26
Waller County Sheriff's Office
701 Calvit St.
Hempstead, Texas 77445
RE: Exacom Request

Dear Waller County Sheriff Office

Motorola Solutions, Inc (Motorola Solutions) appreciates the opportunity to provide the Waller County Sheriff's Office (WCSO) with a proposal for quality communications equipment and services. Motorola Solutions' project team has taken great care to propose a solution to address your operational objectives.

The proposed Exacom Logging Solution includes:

- One (1) Exacom Hindsight 600 Series Logger
- ExaCare Essentials Post Warranty Support for Five (5) Years
- Installation and Implementation Services
- Training

This proposal is subject to the terms and conditions of the State of Texas DIR-CPO-5433 contract, its Exhibits, and applicable Addenda. This proposal shall remain valid for 60 days. This proposal may be accepted by issuing a signed purchase order that specifically references "PO is subject to the terms and conditions of the Texas DIR-CPO-5433 contract and Motorola's proposal."

Any questions Waller County Sheriff's Office (WCSO) has regarding this proposal can be directed to Brandon Casanova at 337-354-5872, or Brandon.casanova@motorolasolutions.com.

Our goal is to provide Waller County with the best products and services available in the communications industry. We thank you for the opportunity to present our proposed solution and we look forward to continuing to work with you to develop and implement a solution that meets your needs.

Sincerely,

Chris Matthieu
Areas Sales Manager

Motorola Solutions, Inc

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Solution Summary

After carefully reviewing the Waller County Sheriff's Office (WCSO) requirements for improved radio communications, Motorola Solutions, Inc. (Motorola Solutions) has prepared this firm proposal to provide WCSO with a new Exacom logging solution.

Our solution addresses the latest requirements for multimedia recording, specifically optimized for P25 and 9-1-1 environments. The proposed Exacom HindSight 600 Series Multimedia Recording solution meets WCSO's immediate needs.

Exacom Advantage

With 40 years of experience and thousands of mission-critical deployments globally, Exacom provides industry-leading flexibility:

- **Multimedia Support:** Analog, RoIP, VoIP, Text/SMS, and Screen Capture.
- **Security:** Unique architecture allows secure sharing between organizations while maintaining independent recorder functionality.
- **Lifecycle Management:** Comprehensive support including software assurance, hardware warranties, and proactive software patches.

Proposed System Configuration

The **HindSight 600 Series** recording system for Waller County is designed as an on-premise solution to support 911 use cases, Viper SIP integration, and Mitel VoIP telephony. It will capture communications across radio and telephony platforms to provide comprehensive oversight for 6 total users.

- Records Motorola P25 radio including 11 talkpaths
- Captures up to 16 analog/POT's/Ringdown lines
- Capacity for 6 concurrent 911 calls
- Motorola P25 AIS integration captures radio traffic, eliminating need for physical console integration
- Viper integration supports 911 calls, admin calls, and text-to-911 features.
- Mitel VoIP integration via Mitel border gateway with SRC.
- Tyler CAD integration included
- 6TB NAS option included for archival backup.
- Provides concurrent access for up to 6 users to manage and review recordings

System Diagram

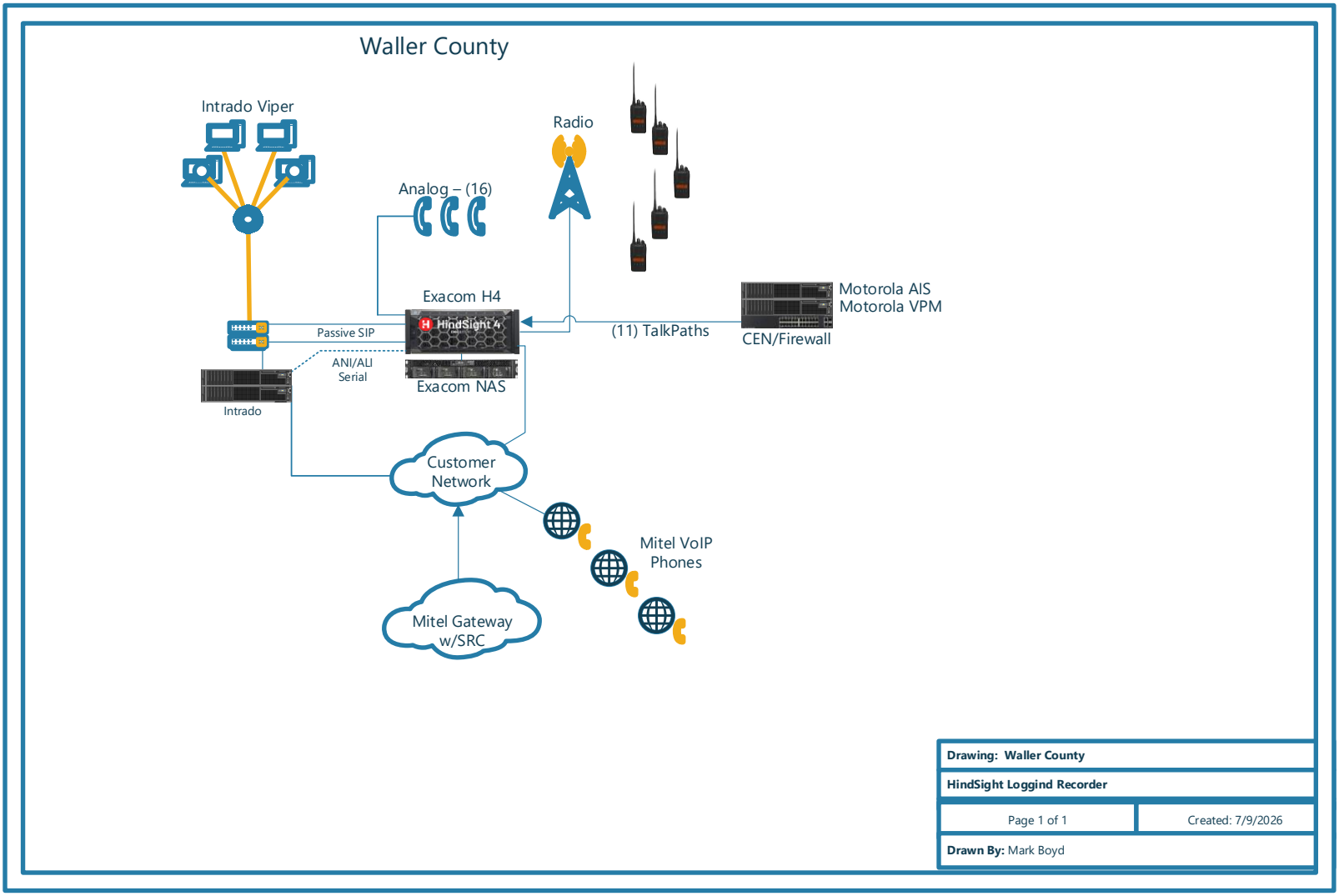


Figure: System Diagram – Waller County Logging Solution

Motorola Offering

Motorola will support WCSO operations by providing the following hardware, software, and support services :

- One (1) Exacom Hindsight 600 Series Logger
- One (1) Dual NIC Card
- One (1) Hindsight Viper NG911 Passive SIP integration
- One (1) Hindsight Motorola P25 AIS Interface Module
- One (1) Hindsight Mitel Integration with Mitel Border Gateway
- One (1) Hindsight ALI/ANI Server
- Six (6) Concurrent User Client License
- Eight (8) Hindsight Single-Channel VoIP SW License
- Eleven (11) Hindsight Single-Channel P25 RoIP License
- One (1) Hindsight 16-Channel Analog Card (TAA)
- Sixteen (16) Hindsight Single Channel A/D SW License
- One (1) Hindsight CAD Integration- Tyler New World (one-way)
- One (1) Hindsight 20/600 Series Storage Backup Solution; 6TB RAID 5
- One (1) ExaHealth Automated Health and Monitoring Service
- One (1) ExaBackup Automatic Backup Utility
- ExaCare Essentials Post Warranty Support for Five (5) Years
- Installation and Implementation Services
- Onsite Logger Training

The Motorola solution offers new and enhanced capabilities for future growth, as well as full compliance with current industry standards and best practices.

Solution Components

The proposed solution hardware and software are described below:

Archiving Interface Server (AIS)

The Motorola MCC7500 AIS solution consists of the following:

- MOTOROLA VOICE PROCESSOR MODULE
- MCC 7500 SECURE OPERATION LICENSE
- MCC 7500 -- MCC 7100 OTEK OPERATION LICENSE
- MCC 7500 AIS SOFTWARE LICENSE
- Z2 MINI G9 WORKSTATION

Capturing and Logging Audio

The proposed console system includes a logging recorder subsystem that enables the recording and replay of audio and other information associated with real-time conversations over the network. These capabilities provide Waller County's personnel with clear audio and enough information to easily understand the context and content of any recorded transmission.

This proposal includes a logging recorder that record simultaneous conversations coming through the Archiving Interface Server (AIS).

In addition to recording audio, the logging recorder has the ability to capture the following information, if supported:

- Talkgroup and channel information
- User identification, such as unit ID and alias
- Call type, such as Talkgroup Call, Telephone Patch Call, and Emergency Call
- Non-voice events, such as Call Alerts, Radio Status Check, and Radio Message

Upon playback, this information can be displayed and searched to retrieve a desired call. The logging recorder’s capacity is based on the number of radio transmissions it needs to record simultaneously, not on the number of channels that it can record.

A call can be saved either as a complete call (audio and any information associated with the call) or as a simple .wav file. Files saved as complete calls must be played using the application included with the logging recorder. Files saved as .wav files can be played on any application that supports them.

Record and Replay of Archived Calls

The logging recorder for Waller County is an IP-based recorder that can record all IP traffic sent to it. It provides Waller County with the capability to record audio at the same level of quality as that heard at

the dispatch position. In addition, it can record information associated with the call beyond just the audio.

A replay station can access recordings on multiple recorders, even ones that are not being used with the AIS. This provides the user with a complete view of everything being recorded from a single point.

Management of Logging Recorder Subsystem

Security and fault management for the logging recorder subsystem are configured and managed by a common administration application, residing on either a playback station or a dedicated PC. Administrative personnel can use the management controls of the logging recorder subsystem to configure how calls are recorded.

On a global level, administrators can define which calls are recorded by which agency or department. On a more granular level, administrators can define the following recording behavior:

- Which talkgroups and conventional resources to record and which resources are critical.
- Whether secure calls are recorded.
- What access rights are assigned to replay station user accounts.
- What operational characteristics are assigned to the recorders (for example watermark limits for the recording media, or what to do when the recording media fills up).

Long-Term Logging Port

The long-term logging port allows an external logging recorder to be connected to a dispatch console. Long-term audio recording is used to record a portion of the inbound and outbound audio present on a specific dispatch position. These recordings are typically archived for long-term storage, and provide a historical record of the radio communications made at a given dispatch position.

The long-term logging port can be configured to log any combination of these audio sources, such as:

- Audio received from a currently selected radio.
- Microphone audio being transmitted by this dispatcher to the currently selected or unselected radio resources.
- Any tones generated by the dispatch position that appear in its speakers (trunking tones, emergency tones, etc.) or tones generated by an external paging encoder.

This output may be used with an instant recall recorder as well as a long-term logging recorder.

Exacom HindSight Logging Solution

The product description gives an overview of the features and benefits of HindSight. Please refer to the Summary of Offer section listing features and functions that are included in this bid.

Introduction to HindSight

Public safety agencies rely on accurate communications records for daily operations, investigations, compliance, training, quality assurance, and after-action review. As communications environments have become more complex, those records often span several systems, including call handling, dispatch, CAD, radio, and records platforms.

The proposed HindSight solution is designed to provide a reliable, secure, and searchable recording environment for the agency's current communications systems. In addition to capturing and preserving required recordings, HindSight supports the broader need to maintain usable operational context around those communications, including metadata, timestamps, system identifiers, and related event information where available.

This approach helps reduce the effort required to locate, review, and understand communications after an event. It also provides a practical foundation for future operational needs as the agency's technology environment continues to evolve.



Figure: Exacom GUI

Solution Overview

HindSight provides a centralized platform for capturing, storing, searching, replaying, and managing public safety communications. The system supports recordings from radio, telephony, call handling, dispatch, and other integrated sources, depending on the agency's environment and selected scope.

The purpose of the solution is not only to retain audio, but to make communications easier to find and review when they are needed. By capturing audio alongside available metadata and system information, HindSight helps users better understand the communications associated with a call, incident, channel, user, or time period.

This is especially important in environments where information may otherwise be spread across multiple systems. HindSight provides a consistent place to access and review communications records, reducing the need to manually reconstruct events from separate sources.

Supported Recording Interfaces

HindSight supports a broad range of recording interfaces across public safety communications environments, helping agencies capture and organize communications data from the systems that support daily operations. Public safety events often move across multiple platforms, including 911 call handling, dispatch, CAD, radio, broadband push-to-talk, QA/QI, records, and related operational systems. HindSight is designed to help preserve those communications and associated data sources in a unified recording, search, playback, and incident review platform.

This approach supports more than basic audio retention. By bringing available voice, radio, CAD, call handling, dispatch, and related system information into a centralized review environment, HindSight helps agencies reduce the effort required to locate communications, understand how events unfolded, and review activity across the broader response lifecycle. The result is a more usable communications record that can support investigations, training, quality assurance, compliance, and after-action review.

Interface Category	Supported Systems / Examples
Phone & VoIP Systems	Analog, SIP, Avaya Aura SIP/H.323, Cisco SIP, Mitel
Radio & RoIP System	Motorola Solutions ASTRO P25
CPE / Call Handling Equipment	Motorola Solutions VESTA and CallWorks, Carbyne, NGA911
Dispatch Consoles	Avtec Scout, Motorola Solutions MCC7500, MCC7500E, AXS Consoles, and APX 7500

Mission-Critical Push-to-Talk / MCPTX	Samsung / FirstNet direct-to-LTE servers, Ericsson / Frontline direct-to-LTE servers, Catalyst IntelliLink Interworking, Etherstack Agency Onboarding Router, ESChat Cloud-to-Cloud
Computer-Aided Dispatch / CAD	Motorola FLEX, CentralSquare CAD, Hexagon Intergraph CAD / I-CAD
Quality Assurance / QI Platforms	AQUA, Frontline QA Tracker, GovWorx CommsCoach

The interfaces above represent available HindSight integration categories and examples. Specific recording interfaces, features, metadata capture, workflows, and data availability may vary based on the purchased options, system design, licensing, deployment model, call flow, source system configuration, and third-party integration requirements. Some capabilities listed in this section may reflect available integrations with third-party systems that are not included in the proposed solution unless specifically identified in the quote, or approved scope of work.

Recording Platform

HindSight 600 Series Recording System

The proposed HindSight server is built on a commercial off-the-shelf Supermicro SuperChassis platform, providing agencies with a reliable, serviceable hardware foundation for mission-critical recording. The chassis supports enterprise-grade components, including hot-swappable storage bays, redundant high-efficiency power supplies, front-panel system indicators, and dedicated cooling fans designed to support continuous operation. Using COTS hardware helps reduce reliance on proprietary server platforms, supports maintainability, and provides a practical path for lifecycle refreshes as hardware ages or agency needs evolve.

Feature	Description
Form Factor	4U 19” rack mount server / tower chassis
Platform	Supermicro SuperChassis
Operating System	Windows Server 2016, 2019, or 2022
Storage	3x 2TB SSD drives configured as RAID 5, providing approximately 4TB usable storage
Processor	Single processor; Intel® Xeon® processor 4309Y
RAM	32GB

Dimensions	Height: 17.8” (452 mm); Depth: 25.5” (647 mm), with extra depth required for cables; Width: 7” (178 mm)
Weight	62 lbs (28.1 kg)
Power	1U, redundant, Titanium power supply; input voltage of 100–127 V AC, 200–240 V AC, and 240 V DC
Temperature	Operating: 41°F–95°F (5°C–35°C); Storage: -40°F–158°F (-40°C–70°C)
Relative Humidity	Operating: 8%–90% non-condensing; Storage: 5%–95% non-condensing
Included Peripherals	CD/DVD, keyboard, and mouse

Exacom Features & Functionality

HindSight is designed to make recorded communications easier to access, manage, review, and protect. Through a secure, browser-based interface, agencies can search across recorded sources, replay synchronized audio and media, organize related recordings into incidents, manage users and permissions, preserve evidence, and export records for review or release. The platform brings day-to-day operational workflows, administrative controls, and evidentiary safeguards into one centralized system, helping agencies reduce manual effort while improving visibility, accountability, and control.

Access Without Added IT Burden

No Dedicated Client Software

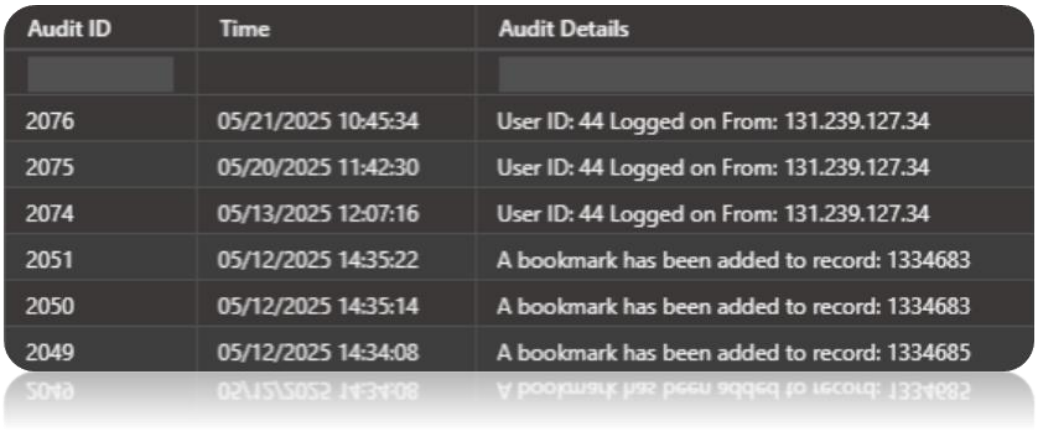
HindSight provides access through a secure, browser-based HTML5 interface, eliminating the need for dedicated client software or separate access platforms. Authorized users can search, review, manage, and export recordings, simplifying deployment and reducing IT overhead.

HTTPS/TLS Encryption

Browser-based access is protected using HTTPS/TLS encryption to help secure communications between the user’s workstation and the HindSight platform(s). This supports safe access to recordings, administrative tools, and system functions while helping protect sensitive audio and metadata in transit.

Evidentiary Grade Recordings & Audit Logs

All recordings are stored in secure, tamper-evident formats. Any attempt to alter or delete audio files is logged and flagged, preserving the integrity of evidence for legal or investigative use. The system maintains detailed audit logs of every user action—such as login, playback, export, or configuration changes—which can be reviewed at any time for compliance or incident investigation.



Audit ID	Time	Audit Details
2076	05/21/2025 10:45:34	User ID: 44 Logged on From: 131.239.127.34
2075	05/20/2025 11:42:30	User ID: 44 Logged on From: 131.239.127.34
2074	05/13/2025 12:07:16	User ID: 44 Logged on From: 131.239.127.34
2051	05/12/2025 14:35:22	A bookmark has been added to record: 1334683
2050	05/12/2025 14:35:14	A bookmark has been added to record: 1334683
2049	05/12/2025 14:34:08	A bookmark has been added to record: 1334685

Figure: Comprehensive Audit Log

Secure System Control

Administrators can manage users, permissions, system settings, audit logs, and configuration tools from the same interface used for search and playback. This gives agencies one consistent place to oversee system activity and maintain control across users, departments, and workflows.

Role-Based Access Controls

HindSight allows agencies to assign permissions based on user roles, responsibilities, or departments. Administrators can control which recordings, features, and system settings each user can access, helping ensure personnel only interact with the information and tools appropriate to their role.

Cascading Permissions

Permissions can be configured at the group or user level, allowing agencies to apply broad access rules while still supporting more specific exceptions when needed. This helps simplify administration while maintaining granular control over sensitive recordings and system functions.

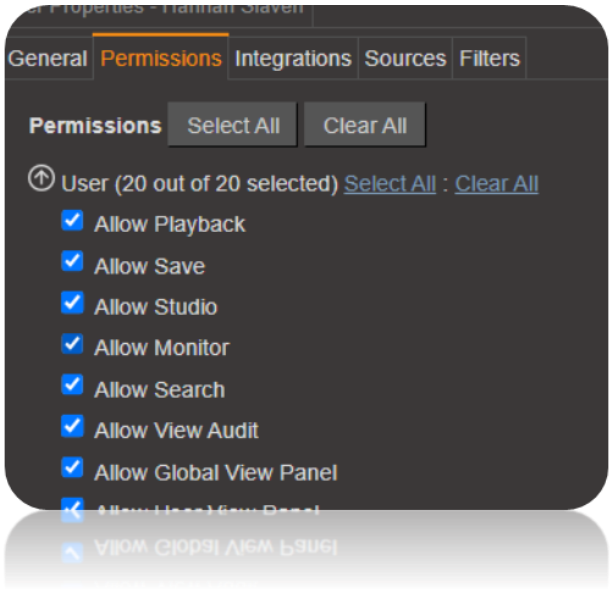


Figure: Cascading Permissions Functionality

User Authentication

Every user must authenticate with a unique login, and password complexity requirements can be enforced. HindSight supports single sign-on (SSO) via Active Directory for enhanced security and ease of management.

Audit Log Review

Administrators can review detailed audit logs to monitor system activity, including user logins, playback, exports, configuration changes, and other key actions. This supports accountability, compliance review, and investigation of system activity when needed.

Playback Built for Fast Review

Instant Recall / Instant Playback

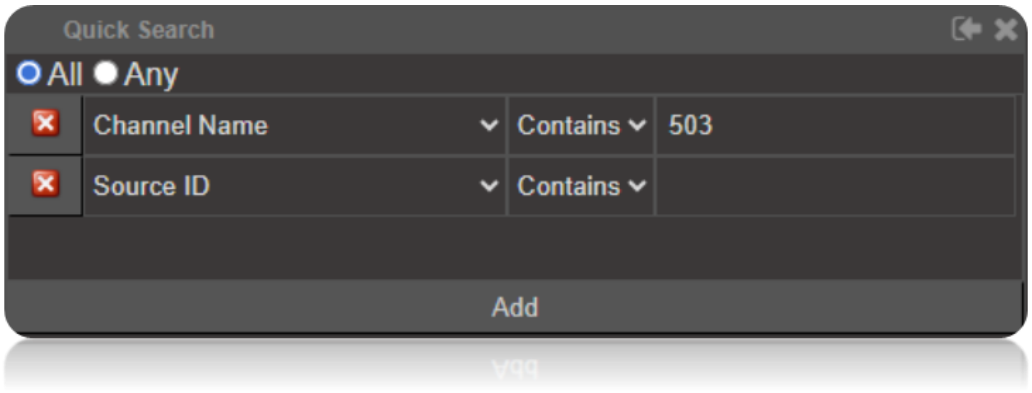
Authorized users can quickly access recent recordings for immediate review, which is especially useful for supervisors, QA, and active incident follow-up.

Live Monitoring

Depending on the deployment and configuration, users can access near real-time or low-latency audio review to support operational awareness.

Fast, Accurate Search & Filter

HindSight empowers agencies with fast, flexible access to recordings through an intuitive and powerful search experience. Whether locating a single call or building a full incident timeline, users can search across multiple data points—such as caller information, incident numbers, or timeframes—with precision and ease.



Search by Multiple Attributes

The platform is designed to reduce the time it takes to find and retrieve critical communications, which is essential for QA, investigations, and transparency. Search results are presented in a clear, sortable format and can be filtered, flagged, and saved for future use. These capabilities allow dispatch supervisors, analysts, and administrators to respond faster to public records requests, audit events with confidence, and proactively monitor performance. With HindSight, search isn't just a technical function—it's a tool for improving service delivery, reducing workload, and strengthening accountability.

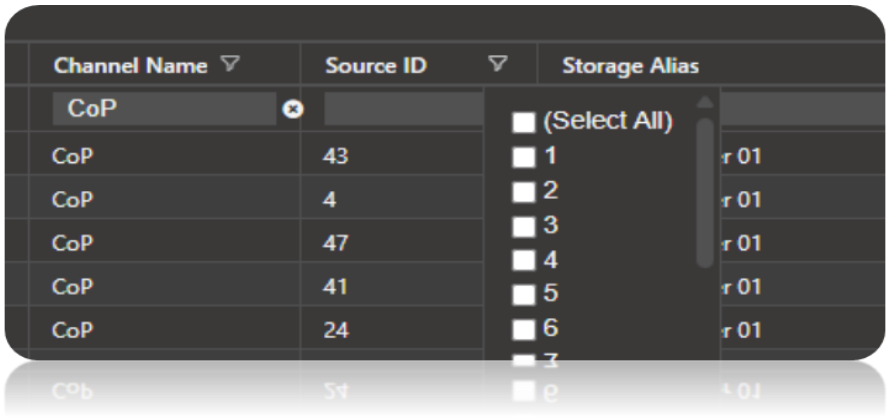


Figure: Quickly Filter and Sort Columns

Synchronized Multi-Channel Playback

Playback across related recordings can be synchronized so users can hear calls, radio traffic, and other communications in the order they occurred, making incident reconstruction faster and more accurate.

Automatic Gain Control

Audio levels can be adjusted to improve listenability across recordings with inconsistent volume.

Find, Group, and Review Faster

Organize Recordings with Tags

Agencies can tag recordings with identifiers like CAD incident numbers, “HIPAA,” “confidential,” or other operational keywords. This makes it easy to filter, organize, and retrieve recordings for specific cases, compliance needs, or sensitive topics.

Highlight Key Moments with Bookmarks

Bookmarks let users annotate specific points within a recording—such as marking segments for QA review, incident reconstruction, or important events. They streamline searching and help staff quickly return to critical audio segments within lengthy recordings.

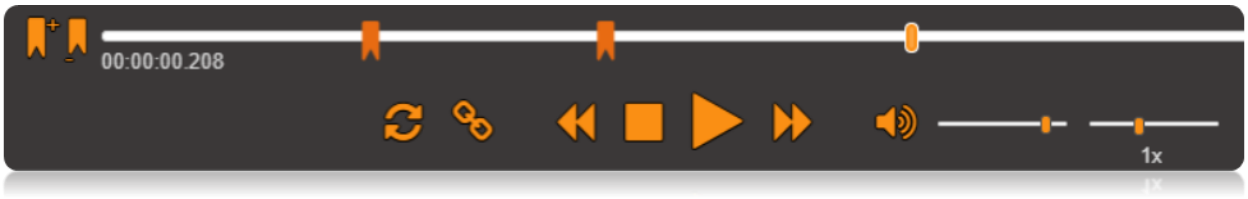
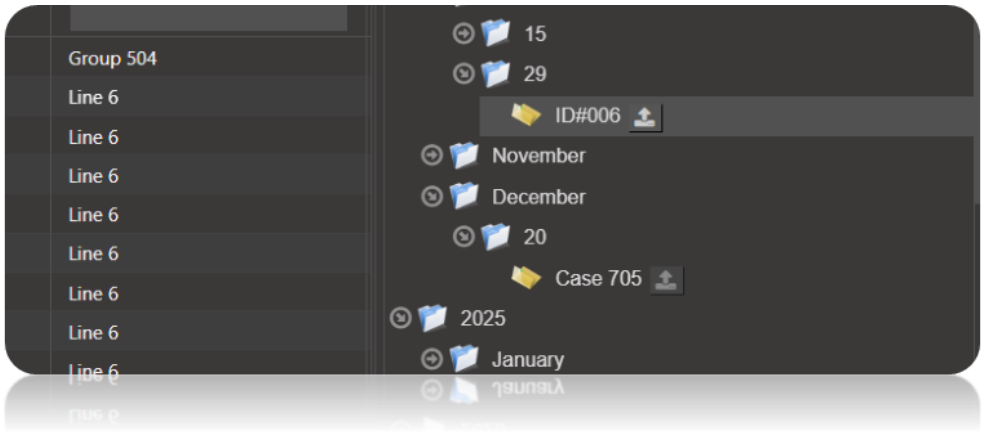


Figure: Intuitive Playback & Bookmarks

Easy Records Requests

Incident Reconstruction

HindSight lets users quickly assemble all recordings related to an incident by searching across channels, dates, and times. Once grouped, users can review the incident timeline, add notes, and organize relevant audio. For collaboration or evidence sharing, secure links to incident recordings can be generated and sent to authorized parties, streamlining access and review.



HindSight lets users quickly assemble all recordings related to an incident by searching across channels, dates, and times. Once grouped, users can review the incident timeline, add notes, and organize relevant audio. For collaboration or evidence sharing, secure links to incident recordings can be generated and sent to authorized parties, streamlining access and review.

Manual Audio Redaction

The proposed software features a built-in Redaction Studio that allows users with the proper permission to redact sensitive information without having to use third-party software or open a different window. The software only allows downloaded copies of audio to be redacted; at no point is the original recording altered.

Audio recordings are loaded into the redaction studio and are transformed into a visual waveform for intuitive playback, selection, and redaction. Users can adjust playback speed, zoom in and out in the waveform, and adjust audio volume as needed. A variety of redaction options, like cut, silence, and beep tone, can be leveraged based on the specific situation and need.

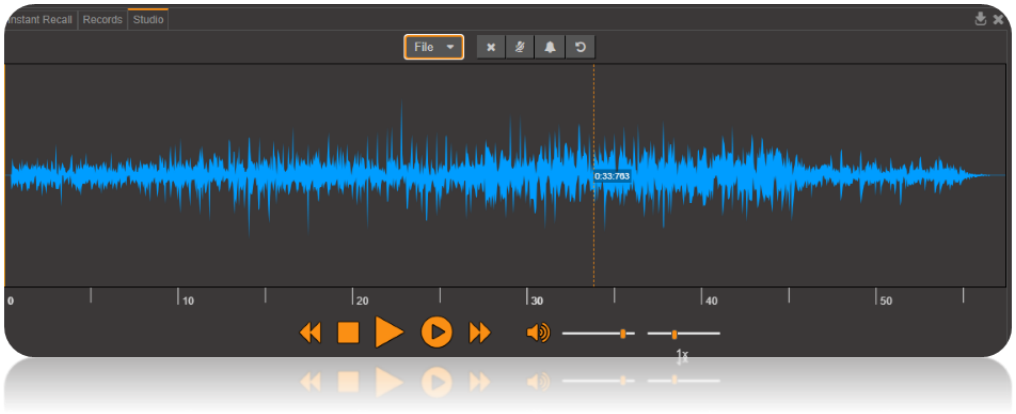


Figure: Audio Redaction

Exporting Recordings & Incidents

Users can export recordings in common audio formats (WAV, MP3) along with associated metadata for evidentiary or training purposes. Secure links to recordings can also be generated and shared.

Retention That Supports Compliance and Control

Retention Policy Management

Configure retention rules to align with agency policies, legal requirements, and storage management needs. This helps ensure recordings are kept for the appropriate period and removed according to approved retention schedules when they are no longer needed.

Motorola Solutions Ecosystem Support

HindSight integrates with more than 85 communications platforms, helping agencies bring radio, telephony, CAD, dispatch, call handling, and other recorded sources into a single pane of access for recording, search, playback, and incident review. This reduces silos between systems and gives authorized users a more complete view of communications activity during investigations, QA, training, after-action review, and records requests.

As part of the Motorola Solutions ecosystem, HindSight is positioned to support a more connected approach to public safety communications data. Agencies can capture clean audio and available system metadata from Motorola and third-party environments while maintaining flexibility to support the systems already in place today. This allows HindSight to serve as both a reliable recording platform and a practical foundation for preserving operational context across the broader response lifecycle.

The platform is also designed to grow beyond what an agency needs to record today. As communications environments evolve, agencies can add new integrations, data sources, deployment models, and capabilities without replacing the core recording platform. Built to operate within major public safety ecosystems, including Motorola environments, HindSight helps reduce integration risk while supporting future modernization, lifecycle planning, and deeper ecosystem alignment over time.

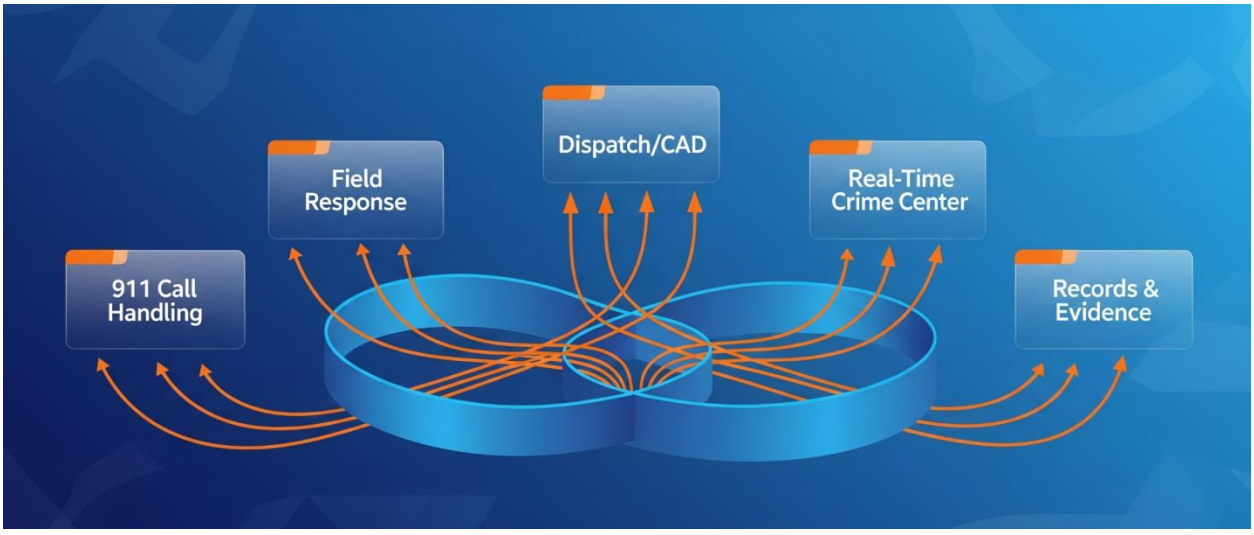


Figure: Motorola Ecosystem Support

Flexible Deployment Options

HindSight is available in several deployment models to support different agency environments, IT strategies, and operational requirements. Available options may include on-premise, hybrid managed, and cloud-native deployments. The final deployment model, architecture, and included services are based on the specific scope, quote, and system design proposed for each customer.

WCSO Hindsight Deployment consists of the following:

On-Premise Deployment

HindSight may be deployed on dedicated recording infrastructure within the customer's environment. This model supports local control of the recording platform while providing access to HindSight's core search, playback, export, incident management, and administrative features.

System Monitoring Capabilities

For customer-managed HindSight deployments, including on-premise server and customer-supplied VM environments, Motorola Solutions provides built-in monitoring tools that help agencies maintain visibility into their system health and recording activity. While the customer retains responsibility for managing the local infrastructure, HindSight includes monitoring capabilities designed to help customers identify potential issues before they impact recording continuity.

Real-Time Fault Monitoring

HindSight provides continuous monitoring of key system functions and recording activity, including channel status, service health, and system processes. This operational health monitoring generates alerts based on system status and configured thresholds, enabling administrators to quickly identify and respond to issues like channel inactivity or service interruptions, thereby ensuring day-to-day recorder performance.

SNMP and Email Alerts

HindSight can send alerts through SNMP traps and/or email notifications, allowing agencies to route system health information to internal IT teams or existing network monitoring tools.

Customer-Controlled Visibility

In customer-managed deployments, monitoring is designed to support the agency's internal oversight of the system. Agencies can use HindSight's monitoring tools to track recorder health, investigate alerts, and coordinate with Motorola Solutions Support when assistance is needed.

Cybersecurity

SOC 2 Type II-Aligned Controls

HindSight is supported by SOC 2 Type II-audited controls that help demonstrate secure handling of customer data, system access, and service delivery processes.

NIST-Aligned Security Practices

The solution is designed to support NIST-aligned security expectations, including practices associated with NIST 800-53 and NIST 800-171. This helps agencies address cybersecurity review, procurement requirements, and public safety compliance expectations.

JITC-Tested Deployment Standards

HindSight 4 Release 4.5 is listed on the DoDIN Approved Products List through December 2027 after interoperability and cybersecurity testing. This supports confidence in the solution’s use across demanding, security-conscious environments.

Secure Development & Security Testing

HindSight is developed with security testing practices designed to identify and reduce known software risks before they impact the platform. This includes static and dynamic software security scanning, along with review of third-party software and hardware components.

Software Patches & Security Updates

With active maintenance coverage, HindSight receives ongoing software maintenance releases and security patches. This helps keep the recording platform current and reduces the risk of unsupported or outdated software becoming a security concern.

Backhaul Requirements

Preliminary network and backhaul link specifications are provided below.

Bandwidth:

The bandwidths referenced are the minimums that need to be provided to ensure the performance of a fully utilized site. The port speed and/or internal backhaul network may need to be greater to ensure the jitter specification is met.

Simulcast subsite to Master site ≥ 10 Mbps

Tolerance to Backhaul Network Congestion or Outage:

- Repeater Site Links : 2 seconds
- Console/NM Dispatch Site Links: 1.2 seconds

Detection and Convergence:

An outage detection mechanism is required to efficiently converge traffic over to alternate paths. As a result, Bidirectional Failure Detection (BFD) is used to assess and inform link- state between site link endpoints.

- Site Links: 300ms interval x 3, or 900ms
- BFD packets are marked as IP-Precedence/Class Selector 6.

Link Latency:

Latency or IP Packet Transfer Delay is defined per RFC 2681.

- Trunked repeater site to Dispatch site: 100ms; late join< 92ms
- Dispatch site to Trunked Repeater site: 70ms; late join < 37ms
- Site Link: <10ms
- Subsite Link: < 10ms

Jitter:

The measurement method for jitter is based on RFC 3393 (Section 2.4) and ITU-T

Recommendation Y.1541. RFC 3393 specifies the calculation of inter-packet delay variation (IPDV). ITU-T Y.1541 uses IPDV to calculate jitter. All jitter specifications are 99th percentile values. The jitter specification must apply when passing standard 1500 byte packets.

- Console site to Master site ≤ 20 ms
- The jitter budget needs to be kept to 20 ms* or less.
- *Jitter limits mentioned above are a 99th percentile value and are based on Y.1564 method of calculation

Packet Loss:

This refers to "Type-P-One-Way-Packet-Loss" as defined in RFC 2680, section 2.4.

In the context of audio for the ASTRO 25 network, reordered packets are also considered packet loss.

- All link types ≤ 0.01%
- Packet loss is defined per RFC 2680. The specification for end-to-end packet loss is no more than 0.01%.
- Recommended MTU size 2048. At the very least, support jumbo frames (no fragmentation)
- All MPLS traffic must be encapsulated in an 802.1q VLAN tag. Additional MPLS specifications will be provided by Motorola during the Design Review with customer.

QoS Mechanisms:

Four QoS levels are recommended for optimal user experience, but at least 2 are required.

The following QoS mechanisms are supported:

- Layer 3 (ToS or DSCP)
- Layer 2 (802.1p Priority)

Committed Information Rate:

- Motorola recommends allocating at least 5 Mbps throughput on the links dedicated for ASTRO traffic. The bandwidth specifications will be further discussed during the customer design review process.
- For Layer 2 connectivity, the customer is responsible for and will provide the dark fiber connectivity between sites.
    - Specification:
        - Transparent Layer 2 Path
        - MTU of 2048
        - Single-Mode or Multi-Mode Fiber. Maximum distance for Single-Mode fiber is 10 km while for Multi-Mode fiber is 0.5 km.

Power Calculations

	QTY	Power Factor (Pf)	AC Volts	Unit Amps	Unit Watts	Unit VA	Unit BTU	Total Amps	Total Watts	Total VA	Total BTU	Total Outlets	Simplex (Single) Outlets	Dedicated Breakers	Motorola Part Number / Notes
Ancillary Site Equipment (Rack Mount)															
NM/Dispatch Gateway (SRX345 - 7.18 and beyond)	1	0.95	120	1.07	122	128	416	1.07	122	128	416	1	1	1	SQM01SUM0205 /
NM/Dispatch LAN Switch EX4100	1	0.95	120	0.67	76	80	261	0.67	76	80	261	1	1	1	CLN1856
AIS-VPM	1	0.95	120	0.40	46	48	156	0.40	46	48	156	1	1	1	B1933A
AIS-PC	1	0.95	120	1.70	194	204	661	1.70	194	204	661	1	1	1	TT3225
IP Logging Recorder (Exacom)	1	0.95	120	6.70	764	804	2607	6.70	764	804	2607	1	1	1	SQM01SUM0194A / CA01448A
UPS for the logging recorder	1	0.95	120	5.00	570	600	1945	5.00	570	600	1945	1	1	1	Various, amps for recharging only
Manual Addition	0	0.95	0	0.00	0	0	0	0.00	0	0	0	0	0	0	
ANCILLARY TOTAL								**15.54**	**1772**	**1865**	**6046**	**6**			
UPS size (adds 20% for Utility Fluctuations)								**18.65**	**2126**	**2238**	**7256**	**7**			
25% Percentage for Future Expansion								**23.31**	**2657**	**2797**	**9070**	**9**			

Statement of Work

This Statement of Work (SOW) defines the deliverables to be provided to Waller County for the implementation of an on-premise HindSight recording solution. The tasks outlined herein will be performed by Motorola Solutions, its subcontractors (if applicable), and the Waller County to deploy the system as described in the System Description. This document details the activities required for installation and configuration, identifies applicable implementation standards, and clarifies the responsibilities of both Motorola Solutions and the Waller County throughout the project.

Site Name	Major Equipment
Waller County Dispatch – Primary Communications Center	Exacom HindSight Series 600 Logging Solution

Specifically, this SOW includes:

- A definition of roles and responsibilities for Motorola Solutions and the Waller County.
- Key assumptions made during project planning and system design.
- An overview of installation, configuration, and system validation activities.

This SOW reflects the current understanding of the work required to ensure a successful deployment of the HindSight on-premises solution. It is based on known site conditions, infrastructure, and integration requirements at the time of development. Any changes to site conditions, system scope, or technical requirements may require updates to this SOW and associated pricing.

Responsibility Matrix

This Statement of Work (SOW) describes the deliverables to be furnished to WCSO. The tasks described herein will be performed by Motorola Solutions, Inc., its subcontractors, and the Customer to implement the solution described in the System Description. It describes the actual work involved in installation, identifies the installation standards to be followed, and clarifies the responsibilities for Motorola Solutions and the Customer during the project implementation. The responsibility matrix specifically details the required actions by each party:

Tasks	Motorola Solutions	Waller County
PROJECT INITIATION		
Execute contract and distribute contract documents	X	
Assign Motorola/Exacom Project Manager as single point of contact	X	
Assign Motorola/Exacom project resources	X	
Assign Waller County project contacts		X
Schedule project kickoff meeting	X	X
Deliverable: Signed contract, defined project team, and scheduled project kickoff meeting		
PROJECT ADMINISTRATION		
Ensure required project meetings are conducted	X	X
Maintain project schedule and milestones	X	
Record and distribute status meeting minutes	X	
Complete assigned project tasks per schedule	X	X
Provide timely access, decisions, and approvals		X
Submit project milestone completion documentation	X	
Review and approve project milestones		X
Deliverable: Completed and approved project milestones throughout the project		
PROJECT KICKOFF		
Introduce project team and review roles	X	X
Review project scope and objectives	X	X
Review Statement of Work responsibilities	X	X
Review high-level project schedule	X	X
Schedule Design Review	X	X
Deliverable: Completed project kickoff and scheduled Design Review		
DESIGN REVIEW		
Review operational and recording requirements	X	X
Define scope of logging (radio, telephony, IP, integrations)	X	

Tasks	Motorola Solutions	Waller County
Present system architecture and design	X	
Define network, security, and infrastructure requirements	X	X
Present preliminary installation plan	X	
Present cutover approach and migration methodology	X	
Validate site readiness assumptions	X	X
Approve final system design		X
Execute Change Order for material scope changes	X	X
Deliverable: Finalized design documentation including any applicable Change Orders		
SITE PREPARATION AND DEVELOPMENT		
Provide space, power, and environmental requirements	X	
Provide rack space, power, grounding, HVAC, and network connectivity		X
Provide IP addressing, VLANs, and firewall rules		X
Ensure sites are ready for installation		X
Validate site readiness	X	X
Deliverable: Site information and preparation requirements completed for each site		
EQUIPMENT SHIPMENT & STORAGE		
Ship Motorola equipment	X	
Provide secure delivery and storage location		X
Receive and inventory equipment	X	X
Deliverable: Equipment received and ready for installation		
SYSTEM INSTALLATION & CONFIGURATION (Exacom Logger)		
Install HindSight hardware components	X	
Configure recording services and channels	X	
Configure encryption and security settings as applicable	X	
Provide network connectivity to recorder		X
Provide access to equipment during installation		X

Tasks	Motorola Solutions	Waller County
Verify audio and data flow	X	X
Document as built configuration	X	
Deliverable: Logging system installed and configured		
SYSTEM OPTIMIZATION & TESTING		
Optimize system performance and recording quality	X	
Verify recording functionality	X	
Conduct functional acceptance testing	X	X
Document testing results and punch list items	X	
Approve functional acceptance results		X
Deliverable: Functional testing completed and approved		
TRAINING		
Finalize training schedule	X	X
Conduct administrator and user training	X	
Ensure staff attendance and prerequisites		X
Provide training facilities (if applicable)		X
Deliverable: Training coursework completed		
CUTOVER & GO LIVE		
Finalize cutover plan	X	X
Conduct cutover coordination meeting	X	X
Migrate recording services to new system	X	X
Validate system operation post cutover	X	X
Resolve punch list items	X	X
Approve cutover completion		X
Deliverable: Migration to new solution completed and punch list items resolved		
TRANSITION TO WARRANTY & FINAL ACCEPTANCE		
Provide warranty and support documentation	X	

Tasks	Motorola Solutions	Waller County
Transition system to support operations	X	
Provide final as built documentation	X	
Review and approve documentation		X
Execute Final System Acceptance		X
Deliverable: All required documentation provided and approved; Final System Acceptance completed		

Change Order Process

Either Party may request changes within the general scope of this Agreement. If a requested change causes an increase or decrease in the cost, change in system configuration or adds time to the project's timeline required to perform this Agreement, the Parties will agree to an equitable adjustment of the Contract Price, Performance Schedule, or both, and will reflect the adjustment in a change order. Neither Party is obligated to perform requested changes unless both Parties execute a written change order.

Assumptions

Motorola Solutions has made several assumptions in preparing this proposal, which are noted below. To provide a firm quote Motorola Solutions will need to verify all assumptions or seek alternates if any are invalid.

- All existing sites or equipment locations will have sufficient space available for the system described as required/specified by R56 - Standards and Guidelines for Communication Sites.
- Appropriate emergency backup or UPS power systems are currently available or shall be provided by the Waller County.
- All existing sites or equipment locations will have adequate electrical power in the proper phase and voltage, appropriate internet access, and site grounding to support the requirements of the system described.
- Any site/location upgrades or modifications are the responsibility of Waller County.
- Any necessary demarcation points are defined as the Motorola Solutions-provided equipment. This includes demarcation for the following services:
    1. 120VAC Power & Circuits.
    2. Backup Power.
    3. Grounding.
    4. Communication Circuits and backhaul links between sites.

- Approved Local, State, or Federal permits as may be required for the installation and operation of the proposed equipment are the responsibility of the Waller County.
- Any required system interconnections not specifically outlined here will be provided by Waller County. These may include dedicated phone circuits, microwave links, or other types of connectivity.
- Motorola Solutions is not responsible for interference caused or received by the Motorola Solutions-provided equipment except for interference that is directly caused by the Motorola-provided transmitter(s) to the Motorola Solutions-provided receiver(s). Should your system experience interference, Motorola Solutions can be contracted to investigate the source and recommend solutions to mitigate the issue.
- No decommissioning or removal of existing equipment is included in this scope.
- No additional networking equipment is proposed; Motorola Solutions assumes existing network infrastructure can support the solution.
- Waller County must ensure sufficient bandwidth is available to support real-time recording, retrieval, and administrative functions without performance degradation. Minimum of 1.5Mbps per audio stream.
- Waller County is responsible for ensuring adequate rack space, power, cooling, and network drops are available at all locations prior to installation.
- Waller County will coordinate access to PSAPs, network environments, and third-party vendors (CAD, radio, CHE) for integration and testing.
- Full system functionality assumes all required integration interfaces are available and configured according to Motorola standards.
- CAD integration requires the CAD system to export XML files to a shared location.
- Secure remote access will be implemented using VLAN segmentation and white-listed IPs.
- MFA and Active Directory integration are supported; Waller County must provide AD details and approve firewall configurations.
- Waller County will be responsible in routing all audio resources to the Motorola Solutions-provided Exacom logging recorder. Demarcation point is at the existing punchblocks.
- Archiving Server Interface (AIS) is included in this proposal.
- Existing Playback Stations will be used.
- A Performance Bond is not required.
- Union labor is not required.
- Prevailing wages are not required.
- Work is performed on non-holidays during normal business hours, Monday-Friday, 0800-1700.
- Any changes in design, scope, and schedule would be handled through a change order process.
- No Aux I/O capability is being provided
- No coverage guarantee is included in this proposal.
- Backup power is the responsibility of WCSO.
- Motorola's demarcation point is defined as the back of the logging recorder and/or other server hardware supplied.
- WCSO is responsible for providing appropriate connections to remotely configure the Exacom logging recorder (if needed).

- All audio and LAN connections should be terminated at the back of the logging recorder, unless specified elsewhere in this document.
- WCSO is responsible for ensuring the availability and proper function of any data feeds being utilized for capture by the recording system including but not limited to ANI/ALI, Caller ID, CTI up to and including the demarcation point whether hard point or LAN based.
- Existing subscribers programming and configuration is not included in this proposal.
- Redbox logger will be decommissioned after cutover to the Exacom logger.
- WCSO is responsible for removing any decommissioned equipment.

Acceptance Test Plan

System Acceptance of the proposed solution will occur upon successful completion of a Functional Acceptance Test Plan (FATP), which will test the features, functions, and failure modes for the installed equipment in order to verify that the solution operates according to its design. This plan will validate that the Customer's solution will operate according to its design, and increase the efficiency and accuracy of the final installation activities. A detailed FATP will be developed and finalized during project implementation.

A sample plan is shown below.

Exacom Acceptance Test Plan (ATP) Version 3.0

Site:_____

Acceptance Test Plan format (ATP) accepted by:_____Date_____

Acceptance Test Plan (ATP) Completed and Passed by:_____Date_____

Description of Test	Test Applies	Pass	Fail	Installer	WCSO
Equipment Installation Acceptance	Y/N				
Servers and equipment installed properly:					
Cables neatly dressed:					
Cables and equipment properly labeled:					
Necessary wiring and labeling at punch blocks correctly installed:					
All boxes and packing materials cleaned up:					
Notes:					
Audio Source Test	Y/N				
Determine all audio sources that are expected to be recorded. See attached *spread sheet ATP Generic Sources List:*					
Perform test call at each audio source. Speak the audio source name (i.e. phone position/radio name) during the test. Verify recording for each source is identified correctly:					
Notes:					
Service and Alarm Manager. Requires Customer Provided SNMP Server	Y/N				
Determine all the faults that should be reported. See attached spread sheet ATP Exahealth List:					

Description of Test	Test Applies	Pass	Fail	Installer	WCSO
Trigger several faults and alarms on the Exacom server and ensure they are reported to the SNMP server:					
Audio storage backup to NAS	Y/N				
Audio backup location identified.					
Use file explorer from the recorder to browse to the NAS device. Confirm new EMC files are appearing with today's date.					
Logging Recorder Configuration and User Accounts	Y/N				
Completed configuring customer user accounts and user folders:					
Provided user accounts and passwords to customer:					
Test a remote computer for client log-in, playback, and download:					
Notes:					
Training	Y/N				
On-Site Training Provided:					
Delivered training and collected class roster:					

ATP ExaHealth Test

Test	Y/N
Determine all the required talk groups that are expected to be recorded. See attached *spread sheet ATP P25 Radio List.*	
Perform one test call in each talkgroup interest range set to be recorded.	
Test a talkgroup that is not set to be recorded. Confirm it does not appear in the recorder.	
Perform test call using several encrypted talk groups and verify the audio is clear:	
Perform radio group call and verify it recorded and is identified as a group call:	
Perform radio emergency call and verify it recorded and is identified as a emergency call:	
Using console perform group patch call and verify it is identified a patch call:	
Verify radio alias displays correctly:	
Verify talk group alias displays correctly:	
Notes:	

Warranty Support & Lifecycle Services

Included with the purchase of Motorola Solutions equipment is a standard one-year manufacturer's limited commercial warranty to correct possible defects in materials and workmanship. It covers only the equipment supplied by Motorola Solutions. Warranty services will include repair service during normal business hours, Monday through Friday, excluding holidays observed by Motorola Solutions.

Today's IP-based, software-driven communications systems provide our customers with robust features and advanced applications which can lead to increased productivity and operational efficiency. The integration of third party software applications and Commercial-Off-The-Shelf (COTS) equipment provide benefits and flexibility, yet they also affect how these systems are managed and sustained. Multiple technologies and multiple vendors must now be addressed in a sustainment plan. Information Assurance, security, and technology obsolescence strategies must be taken into account.

Motorola Solutions has invested heavily in developing the resources, tools, policies and programs necessary to fully support and sustain these highly complex systems. Our plans have been designed to address the unique challenges involved in the sustainment of these IP based, multi vendor/technologies. Motorola Solutions has a proven track record providing comprehensive and effective sustainment plans. Each service offering is managed by a Motorola Solutions Customer Service Manager (CSM) who provides an experienced interface between our customers and the organizations providing service.

Post Warranty and Lifecycle Services

Motorola is proposing support services for five years as described below.

Exacom ExaCare Essentials Post Warranty

Support and Coverage

Motorola Solutions will serve as the primary point of contact for all service requests related to the HindSight recording solution, with integrated support provided by Exacom, a Motorola Solutions Company, as part of the Motorola ecosystem. Requests are triaged and directed to the appropriate technical resources to ensure timely and effective resolution. Hardware is supported with software updates and a hardware warranty for a maximum of 5 years. A hardware refresh is required before the system reaches 5 years old to continue support. Maintenance and support services are delivered under the ExaCare program as outlined in this SOW. Initial warranty coverage is included in the base system pricing. Optional multi-year support extensions are available to ensure continued access to technical support, software updates, and hardware maintenance for applicable recording infrastructure deployed within the Waller County environment.

Product Lifecycle and Updates

ExaCare is designed to keep the system operating on supported and secure versions throughout the term of the agreement. Software updates and system enhancements are delivered in alignment with Motorola Solutions ecosystem upgrade cycles, including radio, telephony, and supporting infrastructure platforms, to maintain compatibility and system integrity. Requests for upgrades outside of these coordinated lifecycle events may be evaluated separately and could be subject to additional fees. Updates provided under ExaCare are intended to maintain system performance, security, and compatibility. These updates are generally limited to existing system functionality and licensed features. New features, expanded capabilities, or system growth (such as additional channels, integrations, or applications) may require separate licensing or commercial agreements. Support services are structured to maintain system availability, ensure optimal performance, and minimize operational disruption. When required, Motorola Solutions will coordinate internally and with the Waller County to address issues across integrated environments, including radio, telephony, and CAD systems. The terms and conditions of this Statement of Work (SOW) are incorporated into and governed by Motorola Solutions' applicable Service Terms and Conditions, or any other agreement to which this SOW is attached and made a part thereof by reference.

Waller County Responsibilities

The Waller County has the following responsibilities for support of the HindSight recording system:

- Contact Motorola Solutions to initiate a service request.
- Provide relevant system information, including system configuration details (as applicable).
- Provide a primary contact name and phone number for coordination.
- Provide timely access to authorized personnel for troubleshooting and resolution activities.
- Allow secure remote access, as approved by the Waller County, to Motorola Solutions-managed systems for support, maintenance, and diagnostics.
- Maintain connectivity and access to the network environment required for proper system operation and support.

Remote access will be coordinated in accordance with the Waller County's security policies and procedures.

Motorola Solutions Responsibilities

Motorola Solutions has the following responsibilities for post-warranty support of the HindSight recording system:

- Respond to requests for support related to the restoration of a failed or degraded system.
- Collect relevant system and Waller County information, including system configuration details, customer name, and primary contact information.
- Generate and assign a support case number for tracking and communication.
- Triage the request and route it to the appropriate internal resources, including Exacom subject matter experts, for resolution.
- Monitor progress and drive the issue through to resolution, coordinating with the Waller County and any required third-party vendors.
- Provide Return Material Authorization (RMA) numbers for hardware requiring repair or replacement.
- Receive malfunctioning hardware, document its condition upon arrival, and manage repair or replacement activities.
- Repair or replace defective hardware components using commercially reasonable efforts, provided the equipment has been used under normal operating conditions.
- Return repaired or replacement hardware to the Waller County and provide status updates throughout the process.
- Identify and communicate “no trouble found” conditions or issues resulting from misuse, modification, or improper handling.
- Coordinate any required on-site support activities with the Waller County, including scheduling and scope of work.
- Upon arrival on-site, check in with the designated Waller County contact and provide updates throughout the visit.
- Deliver a summary of work completed, actions in progress, and any outstanding issues before departure.
- Provide a follow-up report, if required, documenting unresolved items and next steps.
- Provide guidance on any additional requirements or recommended actions identified during troubleshooting.
- Ensure all services are performed in accordance with defined Service Level Agreements (SLAs) and support program terms, as detailed in the **ExaCare Essentials: Service Levels and Response Times** table below.
- Close the support case upon confirmation that the issue has been resolved to the satisfaction of the Waller County.

ExaCare Essentials

Service Levels and Response Times

Priority Level	Description	Examples	Support Coverage	Response Time
Priority 1 (High)	Critical system impact	System not recording, missing recordings	8x5 *(after hours: emergency support)*	2 hours
Priority 2 (Medium)	Significant impact, system partially functional	Instances of missed recordings, unable to access recordings	8x5	4 hours
Priority 3 (Low)	Minor impact, system operational	Recording functioning but metadata incorrect, general system questions	8x5	24 hours
Priority 4 (Informational / Service Requests)	Non-critical requests	Settings changes, general inquiries	8x5	24 hours

After-Hours Support

Condition	Response
Priority 1 (High / Emergency)	Responded to immediately
Priority 2–4	Ticket logged and addressed next business day

Exacom Support Elements

Exacom Normal Support Hours of Operation and Contact

Normal Business Hours: 8 am to 5 pm M-F Eastern Time except for U.S. Holidays. Emergency Hours: Times outside Normal Business Hours

Exacom Support Services:

Phone: 603-228-0706, Option 1

Email: support@exacom.com

https://exacom.freshdesk.com/support

Onsite Support

Exacom will facilitate and quote onsite Support Services as can be provided by the Exacom Network of Support Technicians and Authorized Independent Dealers. Onsite maintenance will be quoted upon request. Rates will vary as result of response time requirements and other site variables such as location and product application.

Secure Access and Remote Diagnostic Capabilities

Exacom can provide remote diagnostics, system health checks, log reviews, act as user and provide remote support directly on the product provided a secure VPN is made available to Exacom from Customer. This level of access is required to provide a secure, higher level of remote support.

Return Material Authorization (RMA)

For defective hardware, a Return Material Authorization (RMA#) must be requested from Exacom Support Services during Normal Business Hours, prior to returning equipment for repair or servicing. Shipping costs, method and insurance for parts or systems shipped to Exacom are the responsibility of the Customer.

Advanced Replacement

For some defective hardware advanced replacement may be an option. Advanced replacement is when a part is shipped to address a problem prior to the suspected bad part being returned under an RMA. If the bad part is not received in 10 days of RMA being issued, Customer will be charged for part as new. When not included as part of the support level purchase, all expedited shipping charges to complete an advanced replacement will be invoiced to the Customer.

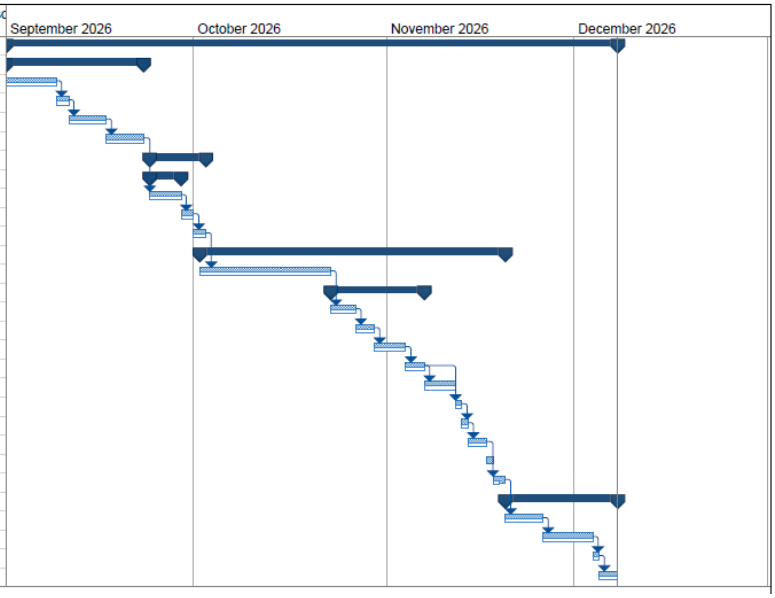
Project Schedule

Motorola Solutions is providing an estimated project schedule to assist with planning and preparing for the work described in this document. This schedule is based on our experience implementing similar systems. The schedule will be adjusted as necessary to reflect WCSO's specific project needs identified during the project definition process.

Motorola estimates the project implementation to be approximately 2-4 months from Contract Execution to Final Acceptance. As part of the Design Review and Implementation Planning, the implementation project schedule will be fine-tuned by Motorola's Project Manager with WCSO.

A sample linear schedule is shown below.

ID	Task Name	Duration	Start	Finish	Predecessors	Successo
1	**WCSO- Exacom Logger Upgrade**	**67 d**	**Tue 9/1/26**	**Mon 12/7/26**		
2	**Project Initiation**	**15 d**	**Tue 9/1/26**	**Tue 9/22/26**		
3	Award (Project Set Up)	5 d	Tue 9/1/26	Tue 9/8/26		4
4	Post Sale Transition Meeting Completed	2 d	Wed 9/9/26	Thu 9/10/26	3	5
5	Internal Project Plan/Design Review	4 d	Fri 9/11/26	Wed 9/16/26	4	6
6	Customer Kick Off	4 d	Thu 9/17/26	Tue 9/22/26	5	9
7	**Project Planning**	**7 d**	**Thu 9/24/26**	**Fri 10/2/26**		
8	**Customer Design Review (CDR)**	**3 d**	**Thu 9/24/26**	**Mon 9/28/26**		
9	Customer Contract/Design Review	3 d	Thu 9/24/26	Mon 9/28/26	6	10
10	Contract Change Order Process	2 d	Tue 9/29/26	Wed 9/30/26	9	11
11	Update Project Plans (Post CDR)	2 d	Thu 10/1/26	Fri 10/2/26	10	13
12	**Project Execution**	**35 d**	**Fri 10/2/26**	**Thu 11/19/26**		
13	Make Order and SI Procurement	15 d	Fri 10/2/26	Thu 10/22/26	11	15
14	**Exacom Logger Install**	**11 d**	**Fri 10/23/26**	**Fri 11/6/26**		
15	Transport equipment to WCSO	2 d	Fri 10/23/26	Mon 10/26/26	13	16
16	Install all Motorola-provided equipment for WCSO	3 d	Tue 10/27/26	Thu 10/29/26	15	17
17	Program and Configure equipment	3 d	Fri 10/30/26	Tue 11/3/26	16	18
18	Optimize Exacom equipment	3 d	Wed 11/4/26	Fri 11/6/26	17	19,20
19	**System Optimization**	3 d	Sat 11/7/26	Wed 11/11/26	18	
20	System Acceptance Test	1 d	Thu 11/12/26	Thu 11/12/26	18	21
21	System Readiness Review	1 d	Fri 11/13/26	Fri 11/13/26	20	22
22	System Cutover	1 d	Sat 11/14/26	Mon 11/16/26	21	24
23	Beneficial Use System Acceptance	1 d	Tue 11/17/26	Tue 11/17/26		
24	Trainng	2 d	Wed 11/18/26	Thu 11/19/26	22	26
25	**Project Close**	**10 d**	**Fri 11/20/26**	**Mon 12/7/26**		
26	Finalize System Documentation	4 d	Fri 11/20/26	Wed 11/25/26	24	27
27	Punchlist Resolution	4 d	Thu 11/26/26	Thu 12/3/26	26	28
28	Final Acceptance	1 d	Fri 12/4/26	Fri 12/4/26	27	29
29	Complete Service Transition Meeting	1 d	Sat 12/5/26	Mon 12/7/26	28	



Training

Exacom Training Classes

Successful implementation and ongoing use of any communications system are dependent on effective training. Motorola Solutions will deliver comprehensive onsite training by providing knowledgeable and experienced instructors, well-designed courseware, and integrated lab activities.

Training includes user and administrator training.

The Exacom courses below will provide attendees with a level of knowledge to use the system to its maximum potential:

- Logging Recorder Administrator Training: Training for up to six students at Waller County's site.
- User Training for up to six students.

Equipment List

SUB SYS	QTY	NOMENCLATURE	DESCRIPTION
Core Site	1	SQM01SUM0323A	ASTRO MASTER SITE
Core Site	1	CA03517AF	ASTRO CORE EXPANSION, AN2024.X
Core Site	1	UA00674AA	ADD: 1 CONSOLE OP: AXS, MCC7500/E OR AIS
Dispatch Center	1	B1933A	MOTOROLA VOICE PROCESSOR MODULE
Dispatch Center	1	CA00147AF	ADD: MCC 7500 SECURE OPERATION
Dispatch Center	1	CA01220AA	ADD: MCC 7500 / MCC 7100 OTEK OPERATION
Dispatch Center	1	CA00288AB	ADD: MCC 7500 AIS SOFTWARE LICENSE
Dispatch Center	1	CA00182AB	ADD: AES ALOGRITHM
Dispatch Center	1	CA00245AA	ADD: ADP ALGORITHM
Dispatch Center	1	CA00140AA	ADD: AC LINE CORD, NORTH AMERICAN
Dispatch Center	1	DSF2B56AA	USB EXTERNAL DVD DRIVE
Dispatch Center	1	TT4270B	Z2 MINI G9 WORKSTATION GEN14 PROCESSOR
Dispatch Center	1	DDN9748A	19 INCH BLACK SHELF
Dispatch Center	1	CLN9066A	NETWORK SWITCH, JUNIPER EX4100 24-PORT NON TAA
Dispatch Center	1	T8639A	JUNIPER CONTROL ROOM FIREWALL
Records and Evidence	1	DS9000710	QUAD NIC CARD
Records and Evidence	1	DS9002308	HINDSIGHT MITEL INTEGRATION WITH MITEL BORDER GATEWAY
Records and Evidence	11	DS9002602	HINDSIGHT SINGLE-CHANNEL P25-ROIP LICENSE
Records and Evidence	1	DS9000701	HINDSIGHT 16-CHANNEL ANALOG CARD
Records and Evidence	1	DS900051302	HINDSIGHT 20/600 SERIES STORAGE BACKUP SOLUTION (TAA COMPLIANT) W/ HS BACKUP SW
Records and Evidence	1	DS9002295	HINDSIGHT MOTOROLA P25 AIS INTERFACE MODULE - 2021.X
Records and Evidence	1	DS900010107	HINDSIGHT 600 SERIES MULTIMEDIA RECORDING SYSTEM (TAA COMPLIANT)
Records and Evidence	1	PSV00S06387A	EXACARE ESSENTIALS FOR APPROVED RESELLERS (1 YEAR)
Records and Evidence	16	DS9002600	HINDSIGHT SINGLE-CHANNEL A/D SW LICENSE
Records and Evidence	8	DS9002601	HINDSIGHT SINGLE-CHANNEL VOIP SW LICENSE
Records and Evidence	1	DS9002301	HINDSIGHT CAD INTEGRATION - TYLER NEW WORLD (1-WAY)
Records and Evidence	6	DS9002412	HINDSIGHT CONCURRENT USER CLIENT LICENSE
Records and Evidence	1	DS9004600	HARDWARE MARKET VOLATILITY SURCHAGE
Records and Evidence	1	DS9002214	HINDSIGHT VIPER NG911 PASSIVE SIP INTEGRATION
Records and Evidence	1	DS9002200	HINDSIGHT ANI/ALI SERIAL INTERFACE
Records and Evidence	1	DS9002288	EXAHEALTH AUTOMATED HEALTH AND MONITORING SERVICE
Records and Evidence	1	DS9002289	EXABACKUP AUTOMATIC BACKUP UTILITY

Pricing Summary

Exacom Logging Solution Pricing

Description	Price
Equipment Total (includes subscriptions)	$171,181
Contract Discount	($8,933)
Equipment Total after Contract Discount	$162,248
20% Discount	($32,450)
Equipment Total after 20% Discount	$129,798
Implementation and Installation Services	$78,301
Base Solution Sub-Total (exclusive of applicable taxes)	$208,099
Solution Total (exclusive of applicable taxes)	$208,099

Exacom Post Warranty Support Services

Description	Price
Exacom ExaCare Essentials	
Year 1	included
Year 2	$13,300
Year 3	$13,300
Year 4	$13,300
Year 5	$13,300
Year 6	$13,300
Exacom Post Warranty Total (exclusive of applicable taxes)	**$66,500**
Services Total (exclusive of applicable taxes)	**$66,500**

Complete Logging Solution with Services

Description	Price
Exacom Logging Solution Total	$208,099
Exacom Post Warranty Support Services Total	**$66,500**
Solution Grand Total	$274,599

Quote is valid for 60 days from the date of this proposal.

Payment Milestones

The Contract Price in U.S. dollars is **$**274,599**.**

Except for a payment that is due on the Effective Date, the Customer will make payments to Motorola within thirty (30) days after the date of each invoice. The Customer will make payments when due in the form of a check, cashier's check, or wire transfer drawn on a U.S. financial institution. If the Customer has purchased additional Professional or Subscription services, payment will be in accordance with the applicable addenda. Payment for the System purchase will be in accordance with the following milestones.

Milestone	Milestone Detail	Percentage
1	Equipment Delivery	50%
2	Final Acceptance	50%

If Subscribers are purchased, 100% of the Subscriber Contract Price will be invoiced upon shipment (as shipped).

Motorola Solutions shall make partial shipments of equipment and will request payment upon shipment of such equipment. In addition, Motorola Solutions shall invoice for installations completed on a site-by-site basis or when professional services are completed, when applicable. The value of the equipment shipped/services performed will be determined by the value shipped/services performed as a percentage of the total milestone value. Unless otherwise specified, contract discounts are based upon all items proposed and overall system package. Overdue invoices will bear simple interest at the maximum allowable rate by state law.

Due to significant market and tariff volatility, as well as fluctuations in the cost of energy and raw materials including, but not limited to, steel, copper, finished wood, and concrete, Motorola Solutions reserves the right to equitably adjust the contract price, completion schedule, and/or contract requirements. Additionally, Motorola Solutions reserves the right to apply a fuel surcharge to quoted freight rates based on the prevailing diesel cost at the time of shipment.

For Maintenance and Support Plan and Subscription Based Services: Motorola Solutions will invoice the Customer annually in advance of each year of the plan.

Inflation Review

For multi-year agreements, at the end of the first year of the Agreement and each year thereafter, a CPI percentage change calculation shall be performed using the U.S. Department of Labor, Consumer Price Index, “All Items,” Unadjusted Urban Areas (CPI-U). Should the annual inflation rate increase greater than 3% during the previous year, Motorola Solutions shall have the right to increase all future maintenance prices by the CPI increase amount exceeding 3%. “All Items,” not seasonally adjusted shall be used as the measure of CPI for this price adjustment. The adjustment calculation will be based upon the CPI for the most recent twelve (12) month increment beginning from the most current month available as posted by the U.S. Department of Labor (http://www.bls.gov) immediately preceding the new maintenance year. For purposes of illustration, if in Year 5 the CPI reported an increase of 8%, Motorola Solutions may increase the Year 6 price by 5% (8%-3% base). Any pricing change would be documented in a change order executed with the Customer.

Contractual Documentation

Motorola's proposal is subject to the terms and conditions of the State of Texas DIR-CPO-5433 contract, its Exhibits, and applicable Addenda. This proposal shall remain valid through April 30th, 2026. The Waller County Sheriff Office may accept this proposal by issuing a signed purchase order referencing "PO is subject to the terms and conditions of the Texas DIR-CPO-5433 contract and Motorola's proposal."

Data Location

Disclaimer: Data for the State of Texas Customer may be exported by Provider if (1) access is needed for internal business purposes such as processing orders or invoices to Poland, or (2) access to City or County Data is necessary to enable third tier development support personnel located outside of the United States to perform fixes or other remedial services associated with the products and services purchased hereunder.

Product Accessibility

Disclaimer: Motorola provides products geared towards law enforcement professionals in their day-to-day operations and as such, our mobile video products are provided to work in and be supported in that environment. This Agreement encompasses a large variety of products, and as such accessibility for mobile video products may vary based on it's environment and function, as such the accessibility requirements in this section shall not apply to Mobile Video Products. To the extent that accessibility standards could be applicable and/or commercially feasible for the applicable products and their environment, the DIR agencies may request that Motorola either provide the most recent VPAT assessment (if available), complete a VPAT assessment in a reasonable timeframe, or respond to an accessibility information requests within in a reasonable timeframe.

Limitation of Liability

Disclaimer: The liability for damages in any claim or cause of action arising under or related to any Purchase Order related to this proposal shall not exceed two times (2x) the total value of the Purchase Order. Such value includes all the amounts paid and amounts to be paid over the life of the Purchase Order to Motorola by Customer as described in the Purchase Order.

License Agreement Term and Termination

Disclaimer: Licensee's right to use the Software and Documentation will begin when a signed purchase order is issued and will continue for the life of the Designated Products with which or for which the Software and Documentation have been provided by Motorola, unless Licensee breaches this Agreement, in which case this Agreement and Licensee's right to use the Software and Documentation may be terminated immediately upon notice by Motorola. Within thirty (30) days after termination of this Agreement, Licensee must certify in writing to Motorola that all copies of the Software have been removed or deleted from the Designated Products and that all copies of the Software and

Documentation have been returned to Motorola or destroyed by Licensee and are no longer in use by Licensee.

Disclaimer: Licensee acknowledges that Motorola made a considerable investment of resources in the development, marketing, and distribution of the Software and Documentation and that Licensee's breach of this Agreement will result in irreparable harm to Motorola for which monetary damages would be inadequate. If Licensee breaches this Agreement, Motorola may terminate this Agreement and be entitled to all available remedies at law or in equity (including immediate injunctive relief and repossession of all non-embedded Software and associated Documentation unless Licensee is a Federal agency of the United States Government).

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

Buy Board 724-23

End User:	WALLER COUNTY SHERIFF'S OFFICE	**Caldwell Rep:**	Willie Wallenberg
Contact:	Charles Marshall	**Phone:**	254-935-8845
Phone/Email:	c.marshall@wallercounty.us / 979-221-3827	**Date:**	08/28/2026
Product Desc.:	2025 Chevrolet Express Cargo Van (CG23705) RWD 2500 155"	**Email:**	wwallenberg@usaautomotivepartners.com

A. Bid Series:	30 CHEVROLET EXPRESS 2500 CARGO VAN	**A. Base Price:**	$41,550.00

B. Published Options [Itemize each below]

Quote Number: QUO-06907-J7H0H7

Code	**Model Vehicle**	
CG23705	2025 Chevrolet Express Cargo Van (CG23705) RWD 2500 155"	
Code	**Options**	**Bid Price**
93W	Medium Pewter, Vinyl Seat Trim	$0.00
DAA	Visors, driver and front passenger, vinyl	$0.00
K34	Cruise control	$0.00
TR9	Lighting, auxiliary	$0.00
U80	Compass, 8-point digital located in the Driver Information Center	$0.00
UA1	Battery, heavy-duty 770 cold-cranking amps, maintenance-free	$0.00
VUL	LPO, Bluetooth Phone Connection Kit	$0.00
ZLP	Tire, spare LT245/75R16E all-season, blackwall	$0.00
ZX2	Seating arrangement, driver and front passenger high-back buckets,	$0.00
ATG	Remote Keyless Entry	$0.00
FE9	Emissions, Federal requirements	$0.00
KW5	Alternator, 220 amps	$0.00
LV1	Engine, 4.3L V6	$0.00
MTH	Transmission, 8-speed automatic, electronically controlled	$0.00
RDI	LPO, Keyless Entry Control Module	$0.00
UTJ	Theft Alarm Notification	$0.00
UY7	Trailering provisions, trailering wire harness only	$0.00
Z82	Trailering equipment, heavy-duty	$0.00
ZQ3	Driver Convenience Package	$0.00
GU6	Rear axle, 3.42 ratio	$0.00
ZY1	Paint, solid	$0.00
1WT	Work Van Preferred Equipment Group	$0.00
AR7	Seats, front bucket with vinyl trim	$0.00
E24	Door, swing-out passenger-side, 60/40 split	$0.00
GAZ	Summit White	$0.00
QB5	Wheels, 4 - 16" x 6.5" (40.6 cm x 16.5 cm) steel	$0.00
U0F	Audio system, AM/FM stereo with MP3 player	$0.00
ZW9	Body, standard	$0.00
Total of B. Published Options		$0.00

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	**Bid Price**
Total of C. Unpublished Options	$0.00

D. Registration & Title Paperwork:	$0.00
E. Upfitter/Quote Number:	$0.00
F. Delivery ETA: STOCK UNIT REF CG23705 S126366 DELIVERY WITHIN 14 DAYS	
G. Floor Plan Interest (for in-stock and/or equipped vehicles):	$0.00
H. Lot Insurance (for in-stock and/or equipped vehicles):	$0.00
I. Contract Price Adjustment:	$0.00
J. Additional Delivery Charge (58 **miles):**	$174.00
K. Subtotal:	$41,724.00
L. Quantity Ordered 2 **x K =**	$83,448.00
M. Trade in:	$0.00
N. Coop Fee per purchase order:	$400.00
O. Total purchase price with Co-Op Fee:	$83,848.00

IMPORTANT NOTES

- **We sincerely appreciate your business. To ensure prompt processing, please submit all purchase orders to fleetcentral@usaautomotivepartners.com.**
- **Order acceptance will be confirmed once vehicle availability has been verified or the manufacturer has accepted the factory order.**
- **Estimated lead times are provided based on current information and may be adjusted due to manufacturer or supply conditions.**

CALDWELL COUNTRY FORD dba ROCKDALE COUNTRY FORD

479 W US HWY 79 ROCKDALE, TEXAS 76567

Buy Board 724-23

End User:	Waller County Sheriff's Office	**Caldwell Rep:**	Willie Wallenberg
Contact:	Charles Marshall	**Phone:**	254-935-8845
Phone/Email:	c.marshall@wallercounty.us / (979) 221-3827	**Date:**	08/26/2026
Product Desc.:	2026 Ford Police Interceptor Utility (K8A) AWD	**Email:**	wwallenberg@usaautomotivepartners.com

A. Bid Series:	106 FORD POLICE INTERCEPTOR	**A. Base Price:**	$43,650.00

B. Published Options [Itemize each below]

Quote Number: QUO-06757-T1V8W7

Code	**Model Vehicle**	
K8A	2026 Ford Police Interceptor Utility (K8A) AWD	
Code	**Options**	**Bid Price**
153	Front License Plate Bracket	$0.00
9W	Charcoal Black, Unique HD Cloth Front Bucket Seats w/Vinyl Rear	$0.00
YZ	Oxford White	$0.00
18D	Global Lock/Unlock Feature	$0.00
99B	Engine: 3.3L V6 Direct-Injection	$0.00
	3.73 Axle Ratio	$0.00
44U	Transmission: 10-Speed Automatic (44U)	$0.00
51R	Driver Only LED Bulb Spot Lamp (Unity)	$0.00
87M	8" Rear Camera Image	$0.00
500A	Order Code 500A	$0.00
Total of B. Published Options		$0.00

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	**Bid Price**
ADD FOUR KEYS	$0.00
Total of C. Unpublished Options	$0.00

D. Registration & Title Paperwork:	$0.00
E. Upfitter/Quote Number:	$0.00
F. Delivery ETA: STOCK UNIT TGC27216- DELIVERABLE 14 DAYS	
G. Floor Plan Interest (for in-stock and/or equipped vehicles):	$0.00
H. Lot Insurance (for in-stock and/or equipped vehicles):	$0.00
I. Contract Price Adjustment:	$0.00
J. Additional Delivery Charge (181 **miles):**	$543.00
K. Subtotal:	$44,193.00
L. Quantity Ordered 4 **x K =**	$176,772.00
M. Trade in:	$0.00
N. Coop Fee per purchase order:	$400.00
O. Total purchase price with Co-Op Fee:	$177,172.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 13291

To Owner : Waller County
836 Austin Street, Suite 103
Hempstead TX 77445

Project : 26572. Waller County Justice Center (Tower)

Application No. : 1
Period To : 8/31/2026
Project Nos : 22108.02A

Distribution to :
- ☐ Owner
- ☐ Architect
- ☐ Contractor
- ☐
- ☐

From Contractor : SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth TX 76137

Via Architect : Brinkley Sargent Wiginton

Contract For : New Construction

Contract Date : 6/15/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM		$3,563,366.00
2. NET CHANGE BY CHANGE ORDERS		$0.00
3. CONTRACT SUM TO DATE		$3,563,366.00
4. TOTAL COMPLETED AND STORED TO DATE		$1,256,953.86
5. RETAINAGE:		
a. 0.00% of Completed Work	$0.00	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$0.00
6. TOTAL EARNED LESS RETAINAGE		$1,256,953.86
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		$0.00
8. CURRENT PAYMENT DUE		$1,256,953.86
9. BALANCE TO FINISH, PLUS RETAINAGE		$2,306,412.14

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this month	$0.00	0.00
TOTALS	$0.00	$0.00
NET CHANGE by Change Orders		**$0.00**

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: SEDALCO, INC.

By: Marc Sargent Date: 08/31/26

State of: Texas County of: Tarrant
Subscribed and sworn to before me this 31st day of Aug. 2026

Notary Public: Lisa Chavez
My Commission expires:

LISA G CHAVEZ
Notary Public
STATE OF TEXAS
Notary ID # 1182014-9
My Comm. Exp. December 13, 2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

APPROVED DANNY ROTHE WC/FD/CM 9/9/26 D.R. Rothe

AMOUNT CERTIFIED $1,256,953.86

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Brinkley Sargent Wiginton

By: Date: 9.2.26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 1
Application Date : 08/31/26
To : 08/31/26
Architect's Project No. : 22108.02A

Invoice : 13291 **Contract : 26572. Waller County Justice Center (Tower)**

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D + E + F)	% (G / C)	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
1	Design Fees	3,259,919.00	0.00	1,140,971.65	0.00	1,140,971.65	35.00%	2,118,947.35	0.00
2	Reimbursable Allowance	50,000.00	0.00	25,000.00	0.00	25,000.00	50.00%	25,000.00	0.00
3	Preconstruction Services	100,000.00	0.00	25,000.00	0.00	25,000.00	25.00%	75,000.00	0.00
4	OH&P	153,447.00	0.00	65,982.21	0.00	65,982.21	43.00%	87,464.79	0.00
5	General Conditions	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
6	Construction Cost of Work	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	Grand Totals	**3,563,366.00**	**0.00**	**1,256,953.86**	**0.00**	**1,256,953.86**	**35.27%**	**2,306,412.14**	**0.00**

SEDALCO
CONSTRUCTION SERVICES

SEDALCO Construction Services
9400 Grogans Mill Road
Suite 320, The Woodlands
Texas 77380-3636

Danny R. Rothe, Construction Manager
Waller County, Texas
836 Austin Street, Suite 203
Hempstead, TX 77445
d.rothe@wallercounty.us

31-Aug-26
Invoice Number 1
Contract ID #26572

For: Waller County Justice Center (Tower)

Pre-Con / Design Servises	$ 3,563,366.00
	$ 3,563,366.00

Professional Services: 00/00/00 through 00/00/00

		Percent Complete	Previously Billed	Current	Total Due
Pre-Con / Design Servises					
BSW Justice Tower Design Fees	3,259,919.00	35%	$ -	$ 1,140,971.65	
Reimbursable Allowance	50,000.00	50%	$ -	$ 25,000.00	
Design/Builder Pre-Con Services	100,000.00	25%	$ -	$ 25,000.00	
Design/Builder Overhead & Profit - Design	153,447.00	43%	$ -	$ 65,982.21	
	3,563,366.00				$ 1,256,953.86

TOTAL THIS INVOICE **1,256,953.86**

OUTSTANDING INVOICES

Billings To Date	Contract Amount	Previously Billed	This Statement	Total To-Date
Phase 1 - Pre-Bond Planning Services	$3,563,366		1,256,953.86	1,256,953.86
TOTAL	$3,563,366		1,256,953.86	1,256,953.86

SEDALCO
CONSTRUCTION SERVICES

22523 Business Node Pay App #46 August 2026 (R1)

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Waller County

PROJECT: Waller Co. Business Node

APPLICATION NO: **46**

PERIOD TO: **31-Aug-26**

ARCHITECT'S PROJECT NOS: Multiple

CONTRACT DATE: 6/1/2022

Distribution to:

x	OWNER
x	ARCHITECT
x	CONTRACTOR

FROM CONTRACTOR:
SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, Tx 76137

VIA ARCHITECT: BSW Architect, Inc.

CONTRACT FOR: New Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM **(Exhibit B)**		$ 1,273,310.00
2a. Net change by Exhibits		$ 41,780,633.00
2b. Net change by Change Orders		$ 4,283,825.39
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 47,337,768.39
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 46,844,016.47
5. RETAINAGE:		
a. 5 % of Construction Cost (Column D + E on G703)	$ 439,292.62	
b. 5 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 439,292.62
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 46,404,723.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 46,364,236.50
8. CURRENT PAYMENT DUE		$ **40,487.35**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 933,044.54

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$47,568,818.95	($1,504,360.56)
Total approved this Month	$0.00	
TOTALS	$47,568,818.95	($1,504,360.56)
NET CHANGES by Change Order	$46,064,458.39	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has beer completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 9/2/26

State of TEXAS County of Waller
Subscribed and sworn to before me this 2nd day of September
Notary Public:
My Commission expires:

JESSICA TERRI LONG
Notary Public, State of Texas
Comm. Expires 07-07-2028
Notary ID 131558606

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ **40,487.35**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

EXHIBIT & CHANGE ORDER SUMMARY
(Breakdown of line 2)

Date Approved	Description	AMOUNT	PROJECT
2/6/2023	EXHIBIT C, AMENDMENT	$1,315,059.00	Courthouse & Swing Space Design
5/17/2023	EXHIBIT E, AMENDMENT	$1,825,812.00	Swing Space Construction
8/2/2023	EXHIBIT E, CHANGE ORDER 1	$122,435.85	Swing Space Construction
10/4/2023	EXHIBIT E, CHANGE ORDER 2	$233,968.97	Swing Space Construction
10/4/2023	EXHIBIT F, AMENDMENT	$38,639,762.00	Courthouse Construction
3/6/2024	EXHIBIT E, CHANGE ORDER 3	$12,878.13	Swing Space Construction
8/21/2024	EXHIBIT E, CHANGE ORDER 4	($4,360.56)	Swing Space Construction
7/11/2025	EXHIBIT F, CHANGE ORDER 1	$402,374.00	Courthouse Design of 3rd Floor
11/25/2025	EXHIBIT F, CHANGE ORDER 2	$5,016,529.00	Courthouse 3rd Floor Construction
6/10/2026	EXHIBIT F, CHANGE ORDER 3	($1,500,000.00)	Courthouse Design & Construction
	Net change by Exhibits & Change Orders (2a+ 2b)	$46,064,458.39	

Swing Space - Design (Non-Retainage items)	$0.00	1	$0.00
Swing Space - General Conditions (Non-Retainage items)	$0.00	1	$0.00
Swing Space - Construction (Retainage items)	$0.00	0.95	$0.00
Swing Space (Released Retainage)	$0.00	1	$0.00
Courthouse - Design (Non-Retainage items)	$0.00	1	$0.00
Courthouse - General Conditions (Non-Retainage items)	$0.00	1	$0.00
Courthouse - Construction (Retainage items)	($27,491.92)	0.95	($26,117.32)
Courthouse (Released Retainage)	$9,677.48	1	$9,677.48
3rd Floor Finish-out - Design (Non-Retainage items)	$0.02	1	$0.02
3rd Floor Finish-out - General Conditions (Non-Retainage items)	$56,927.18	1	$56,927.18
3rd Floor Finish-out - Construction (Retainage items)	$0.00	0.95	$0.00
3rd Floor Finish-out (Released Retainage)	$0.00	1	$0.00
8. CURRENT PAYMENT DUE			$40,487.35

Total Design Cost	$0.02
Total Construction Cost	$30,809.85
Total Retainage Released this Month	$9,677.48
8. CURRENT PAYMENT DUE	$40,487.35

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #46 August 2026 (R1)

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
	SWING SPACE DESIGN BUILD SERVICES														
	SWING SPACE TOTALS	**0.00**	**184,531.00**	**184,531.00**	**1,825,812.00**	**2,375,265.39**	**0.00**	**2,375,265.39**	**2,375,265.39**	**0.00**	**0.00**	**2,375,265.39**	**100%**	**0.00**	**0.00**
23	**NEW COURTHOUSE DESIGN BUILD SERVICES**														
23.1A	Courthouse Replacement Design Fees (Prog/SDs)	1,118,000.00	667,990.00	357,154.82	0.00	357,154.82	138,248.83	495,403.65	495,403.65	0.00	0.00	495,403.65	100%	0.00	0.00
23.1B	Courthouse Replacement Design Fees (DDs)	0.00	0.00	642,880.48	0.00	642,880.48	248,846.09	891,726.57	891,726.57	0.00	0.00	891,726.57	100%	0.00	0.00
23.1C	Courthouse Replacement Design Fees (CDs)	0.00	0.00	785,954.70	0.00	785,954.70	303,933.33	1,089,888.03	1,089,888.03	0.00	0.00	1,089,888.03	100%	0.00	0.00
23.1D	Courthouse Replacement C.A. Services	0.00	0.00	0.00	0.00	0.00	825,672.75	825,672.75	825,672.75	0.00	0.00	825,672.75	100%	0.00	0.00
23.2	Ex. Courthouse Demo Design Fees	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
23.3	Courthouse Replacement FF&E Design Fees	0.00	284,999.00	284,999.00	0.00	284,999.00	242,026.00	527,025.00	527,025.00	0.00	0.00	527,025.00	100%	0.00	0.00
23.4	Courthouse Replacement Reimbursable Allw.	5,000.00	43,750.00	48,750.00	0.00	48,750.00	35,000.00	83,750.00	83,750.00	0.00	0.00	83,750.00	100%	0.00	0.00
23.5	Survey	0.00	20,990.00	20,990.00	0.00	20,990.00	0.00	20,990.00	20,990.00	0.00	0.00	20,990.00	100%	0.00	0.00
23.6	M.E.P. 3rd Party Review	0.00	36,000.00	36,000.00	0.00	36,000.00	0.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
23.7	DAS System Design Fees	0.00	0.00	0.00	0.00	0.00	45,100.00	45,100.00	45,100.00	0.00	0.00	45,100.00	100%	0.00	0.00
23.8	Design/Builder Preconstruction Services	100,000.00	0.00	100,000.00	0.00	100,000.00	0.00	100,000.00	100,000.00	0.00	0.00	100,000.00	100%	0.00	0.00
23.9	General Conditions	0.00	0.00	0.00	0.00	0.00	3,309,611.00	3,309,611.00	3,309,611.00	0.00	0.00	3,309,611.00	100%	0.00	0.00
23.10	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00	65,000.00	0.00	0.00	65,000.00	100%	0.00	0.00
23.11	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	446,540.00	446,540.00	446,540.00	0.00	0.00	446,540.00	100%	0.00	0.00
23.12	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	297,728.00	297,728.00	297,728.00	0.00	0.00	297,728.00	100%	0.00	0.00
23.13	AGC Fees	0.00	0.00	0.00	0.00	0.00	29,425.00	29,425.00	29,425.00	0.00	0.00	29,425.00	100%	0.00	0.00
23.14	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	505,348.00	505,348.00	505,348.00	0.00	0.00	505,348.00	100%	0.00	0.00
23.15	Design/Builder Overhead & Profit	50,310.00	46,799.00	97,109.00	0.00	97,109.00	1,666,017.00	1,763,126.00	1,763,126.00	0.00	0.00	1,763,126.00	100%	0.00	0.00
24	Demolition & Abatement														
24.1	Structure Demolition & Salvaged Items	0.00	0.00	0.00	0.00	0.00	338,500.00	338,500.00	338,500.00	0.00	0.00	338,500.00	100%	0.00	0.00
24.2	3rd Party Indoor Air Monitory for Abatement	0.00	0.00	0.00	0.00	0.00	22,800.00	22,800.00	22,800.00	0.00	0.00	22,800.00	100%	0.00	0.00
24.3	Asbestos Abatement	0.00	0.00	0.00	0.00	0.00	225,000.00	225,000.00	225,000.00	0.00	0.00	225,000.00	100%	0.00	0.00
25	Sitework														
25.1	Concrete Paving (Tucker)	0.00	0.00	0.00	0.00	0.00	330,000.00	330,000.00	330,000.00	0.00	0.00	330,000.00	100%	0.00	0.00
25.2	Concrete Sidewalks (Tucker)	0.00	0.00	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00	0.00	0.00	70,000.00	100%	0.00	0.00
25.3	Earthwork (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	243,920.00	243,920.00	243,920.00	0.00	0.00	243,920.00	100%	0.00	0.00
25.4	Erosion Control	0.00	0.00	0.00	0.00	0.00	21,048.00	21,048.00	21,048.00	0.00	0.00	21,048.00	100%	0.00	0.00
25.5	Termite Control	0.00	0.00	0.00	0.00	0.00	2,995.00	2,995.00	2,995.00	0.00	0.00	2,995.00	100%	0.00	0.00
25.6	Pavement Markings & Signage	0.00	0.00	0.00	0.00	0.00	24,515.00	24,515.00	24,515.00	0.00	0.00	24,515.00	100%	0.00	0.00
25.7	Fencing	0.00	0.00	0.00	0.00	0.00	88,606.00	88,606.00	88,606.00	0.00	0.00	88,606.00	100%	0.00	0.00
25.8	Landscape / Irrigation	0.00	0.00	0.00	0.00	0.00	143,000.00	143,000.00	143,000.00	0.00	0.00	143,000.00	100%	0.00	7,150.00
25.9	Site Utilities (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	159,573.00	159,573.00	159,573.00	0.00	0.00	159,573.00	100%	0.00	0.00
25.10	Temporary - Vehicular Access & Parking	0.00	0.00	0.00	0.00	0.00	29,650.00	29,650.00	0.00	0.00	0.00	0.00	0%	29,650.00	0.00
25.11	Traffic Control & Barricades	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0%	5,000.00	0.00
25.12	Temporary - Barriers & Enclosures	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0%	15,000.00	0.00
26	Concrete Work												**100.0%**		
26.1	Concrete Staining	0.00	0.00	0.00	0.00	0.00	29,660.00	29,660.00	29,660.00	0.00	0.00	29,660.00	100%	0.00	0.00
26.2	Polished Concrete Finishes	0.00	0.00	0.00	0.00	0.00	25,319.00	25,319.00	25,319.00	0.00	0.00	25,319.00	100%	0.00	0.00

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #46 August 2026 (R1)

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
26.3	Concrete Piles (Tucker)	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00	400,000.00	0.00	0.00	400,000.00	100%	0.00	0.00
26.4	Building Foundation & Slab (Tucker)	0.00	0.00	0.00	0.00	0.00	501,315.00	501,315.00	501,315.00	0.00	0.00	501,315.00	100%	0.00	0.00
26.5	Elevated Concrete (Tucker)	0.00	0.00	0.00	0.00	0.00	275,000.00	275,000.00	275,000.00	0.00	0.00	275,000.00	100%	0.00	0.00
26.6	Site & Parking Concrete Work (Tucker)	0.00	0.00	0.00	0.00	0.00	425,000.00	425,000.00	425,000.00	0.00	0.00	425,000.00	100%	0.00	0.00
27	Masonry												**100%**		
27.1	Mobilization, Submittals, Shop Drawings, & Engin	0.00	0.00	0.00	0.00	0.00	106,840.00	106,840.00	106,840.00	0.00	0.00	106,840.00	100%	0.00	0.00
27.2	GFRC (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	185,668.00	185,668.00	185,668.00	0.00	0.00	185,668.00	100%	0.00	0.00
27.3	GFRC (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.4	GFRC (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.5	GFRC (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	382,658.00	382,658.00	382,658.00	0.00	0.00	382,658.00	100%	0.00	0.00
27.6	Stone Veneer (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.7	Stone Veneer (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.8	Stone Veneer (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.9	Stone Veneer (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	1,066,000.00	1,066,000.00	1,066,000.00	0.00	0.00	1,066,000.00	100%	0.00	0.00
27.11	CMU (Camarata)	0.00	0.00	0.00	0.00	0.00	67,141.00	67,141.00	67,141.00	0.00	0.00	67,141.00	100%	0.00	0.00
27.12	Mockup (Camarata)	0.00	0.00	0.00	0.00	0.00	38,175.00	38,175.00	38,175.00	0.00	0.00	38,175.00	100%	0.00	0.00
28	Metals												**100%**		
28.10	Structural Steel Fabrication (MSD)	0.00	0.00	0.00	0.00	0.00	1,878,900.00	1,878,900.00	1,878,900.00	0.00	0.00	1,878,900.00	100%	0.00	0.00
28.20	Structural Steel Erection (MSD)	0.00	0.00	0.00	0.00	0.00	576,800.00	576,800.00	576,800.00	0.00	0.00	576,800.00	100%	0.00	0.00
28.30	Miscellaneous Steel (MSD)	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
28.40	Shop Drawings, Project Management (Livers)	0.00	0.00	0.00	0.00	0.00	118,213.00	118,213.00	118,213.00	0.00	0.00	118,213.00	100%	0.00	0.00
28.50	Fabrication, Materials (Livers)	0.00	0.00	0.00	0.00	0.00	359,993.00	359,993.00	359,993.00	0.00	0.00	359,993.00	100%	0.00	0.00
28.60	Decorative Metal Railings (Livers)	0.00	0.00	0.00	0.00	0.00	134,660.00	134,660.00	134,660.00	0.00	0.00	134,660.00	100%	0.00	0.00
29	Carpentry & Millwork												**100%**		
29.1	Millwork & Countertops (Phoenix Millwork)	0.00	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	1,059,750.00	0.00	0.00	1,059,750.00	100%	0.00	52,987.50
30	Thermal & Moisture Protection														
30.1	Sprayed Insulation (LCR)	0.00	0.00	0.00	0.00	0.00	80,567.00	80,567.00	80,567.00	0.00	0.00	80,567.00	100%	0.00	0.00
30.2	Exterior Insulation & Finish System (Pillar)	0.00	0.00	0.00	0.00	0.00	179,200.00	179,200.00	179,200.00	0.00	0.00	179,200.00	100%	0.00	0.00
30.3	Fluid Applied Air Barrier & Sealants (TAG)	0.00	0.00	0.00	0.00	0.00	330,061.00	330,061.00	330,061.00	0.00	0.00	330,061.00	100%	0.00	0.00
30.4	Roofing, Sheet Metal Trim, & Roof Accessories (S	0.00	0.00	0.00	0.00	0.00	1,838,037.00	1,838,037.00	1,838,037.00	0.00	0.00	1,838,037.00	100%	0.00	0.00
30.5	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	186,620.00	186,620.00	186,620.00	0.00	0.00	186,620.00	100%	0.00	0.00
31	Openings												**100%**		
31.1	Door, Frame, & Hardware Materials (Himmel's)	0.00	0.00	0.00	0.00	0.00	469,087.00	469,087.00	469,087.00	0.00	0.00	469,087.00	100%	0.00	0.00
31.2	Door, Frame, & Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	47,298.00	47,298.00	47,298.00	0.00	0.00	47,298.00	100%	0.00	0.00
31.3	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
31.4	Fire-Protective Auto Smoke Curtains	0.00	0.00	0.00	0.00	0.00	34,900.00	34,900.00	34,900.00	0.00	0.00	34,900.00	100%	0.00	0.00
32	Glass and Glazing System												**100%**		
32.1	Shop Drawings & Submittals (TCGC)	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
32.2	Aluminum Material (TCGC)	0.00	0.00	0.00	0.00	0.00	475,000.00	475,000.00	475,000.00	0.00	0.00	475,000.00	100%	0.00	0.00
32.3	Brake Metal (TCGC)	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00	43,000.00	0.00	0.00	43,000.00	100%	0.00	0.00
32.4	Curtain wall (TCGC)	0.00	0.00	0.00	0.00	0.00	237,000.00	237,000.00	237,000.00	0.00	0.00	237,000.00	100%	0.00	0.00
32.5	Storefront (TCGC)	0.00	0.00	0.00	0.00	0.00	97,000.00	97,000.00	97,000.00	0.00	0.00	97,000.00	100%	0.00	0.00
32.6	Aluminum Wall caps (TCGC)	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00	0.00	0.00	8,000.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
32.7	Transaction Windows (TCGC)	0.00	0.00	0.00	0.00	0.00	138,000.00	138,000.00	138,000.00	0.00	0.00	138,000.00	100%	0.00	0.00
32.8	Glass Materials (TCGC)	0.00	0.00	0.00	0.00	0.00	272,000.00	272,000.00	272,000.00	0.00	0.00	272,000.00	100%	0.00	0.00
32.9	Shadow box (TCGC)	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00	16,000.00	0.00	0.00	16,000.00	100%	0.00	0.00
33.10	Equipment (TCGC)	0.00	0.00	0.00	0.00	0.00	76,000.00	76,000.00	76,000.00	0.00	0.00	76,000.00	100%	0.00	0.00
33.11	Caulking (TCGC)	0.00	0.00	0.00	0.00	0.00	106,000.00	106,000.00	106,000.00	0.00	0.00	106,000.00	100%	0.00	0.00
33.12	Remaining Stained Glass (Alt 3 Only)	0.00	0.00	0.00	0.00	0.00	125,000.00	125,000.00	125,000.00	0.00	0.00	125,000.00	100%	0.00	0.00
33.13	Initial Design - Foster Stained Glass	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
33	Finishes												**100%**		
33.1	Moisture Mitigation Control (Vector)	0.00	0.00	0.00	0.00	0.00	26,688.00	26,688.00	26,688.00	0.00	0.00	26,688.00	100%	0.00	0.00
33.2	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	1,952,391.00	1,952,391.00	1,952,391.00	0.00	0.00	1,952,391.00	100%	0.00	0.00
33.3	Tape & Float (SPD)	0.00	0.00	0.00	0.00	0.00	110,207.00	110,207.00	110,207.00	0.00	0.00	110,207.00	100%	0.00	0.00
33.4	Wood Blocking (SPD)	0.00	0.00	0.00	0.00	0.00	86,100.00	86,100.00	86,100.00	0.00	0.00	86,100.00	100%	0.00	0.00
33.5	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	146,747.00	146,747.00	146,747.00	0.00	0.00	146,747.00	100%	0.00	0.00
33.6	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	80,015.00	80,015.00	80,015.00	0.00	0.00	80,015.00	100%	0.00	0.00
33.7	Ceramic Tile (Level 1) (Camarata)	0.00	0.00	0.00	0.00	0.00	158,395.00	158,395.00	158,395.00	0.00	0.00	158,395.00	100%	0.00	0.00
33.8	Ceramic Tile (Level 2) (Camarata)	0.00	0.00	0.00	0.00	0.00	104,629.00	104,629.00	104,629.00	0.00	0.00	104,629.00	100%	0.00	0.00
33.9	Ceramic Tile (Level 3) (Camarata)	0.00	0.00	0.00	0.00	0.00	25,691.00	25,691.00	25,691.00	0.00	0.00	25,691.00	100%	0.00	0.00
34.10	Ceramic Tile (Level 4) (Camarata)	0.00	0.00	0.00	0.00	0.00	114,885.00	114,885.00	114,885.00	0.00	0.00	114,885.00	100%	0.00	0.00
34.11	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	210,300.00	210,300.00	210,300.00	0.00	0.00	210,300.00	100%	0.00	0.00
34.12	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	51,463.00	51,463.00	51,463.00	0.00	0.00	51,463.00	100%	0.00	0.00
34.13	Wood Flooring (All Brite)	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	0.00	0.00	50,000.00	100%	0.00	0.00
34.14	Resilient & Carpet Flooring (Kellen)	0.00	0.00	0.00	0.00	0.00	173,170.00	173,170.00	173,170.00	0.00	0.00	173,170.00	100%	0.00	0.00
34.15	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	181,362.50	181,362.50	181,362.50	0.00	0.00	181,362.50	100%	0.00	0.00
34.16	Wallcovering (SPD)	0.00	0.00	0.00	0.00	0.00	53,637.50	53,637.50	53,637.50	0.00	0.00	53,637.50	100%	0.00	0.00
34.17	Floor Protection - Skudo / Ram	0.00	0.00	0.00	0.00	0.00	22,500.00	22,500.00	22,500.00	0.00	0.00	22,500.00	100%	0.00	0.00
34	Specialties & Equipment														
34.1	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	86,947.00	86,947.00	86,947.00	0.00	0.00	86,947.00	100%	0.00	0.00
34.2	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	29,530.00	29,530.00	29,530.00	0.00	0.00	29,530.00	100%	0.00	0.00
34.3	Mobile Storage Shelving (Southwest Solutions)	0.00	0.00	0.00	0.00	0.00	89,823.00	89,823.00	89,823.00	0.00	0.00	89,823.00	100%	0.00	0.00
34.4	Bird Control Devices (Shulte)	0.00	0.00	0.00	0.00	0.00	3,450.00	3,450.00	3,450.00	0.00	0.00	3,450.00	100%	0.00	0.00
34.5	Tackboards & Tackboard Cabinets (Built Rite)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
34.6	Cash Drawer (TCGC)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
34.7	Pedestrian Gates	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	0.00	0.00	2,000.00	100%	0.00	0.00
34.8	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
34.9	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	33,915.00	33,915.00	33,915.00	0.00	0.00	33,915.00	100%	0.00	0.00
35	Conveying Systems														
35.1	Elevators (Otis)	0.00	0.00	0.00	0.00	0.00	473,596.00	473,596.00	473,596.00	0.00	0.00	473,596.00	100%	0.00	0.00
36	Fire Protection System														
36.1	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	303,660.00	303,660.00	303,660.00	0.00	0.00	303,660.00	100%	0.00	0.00
37	Mechanical - Plumbing												**100%**		
37.1	Below slab Sanitary	0.00	0.00	0.00	0.00	0.00	98,064.00	98,064.00	98,064.00	0.00	0.00	98,064.00	100%	0.00	0.00
37.2	Below slab Storm	0.00	0.00	0.00	0.00	0.00	9,040.00	9,040.00	9,040.00	0.00	0.00	9,040.00	100%	0.00	0.00
37.3	Above slab Sanitary	0.00	0.00	0.00	0.00	0.00	163,671.00	163,671.00	163,671.00	0.00	0.00	163,671.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
37.4	Above slab Storm	0.00	0.00	0.00	0.00	0.00	142,079.00	142,079.00	142,079.00	0.00	0.00	142,079.00	100%	0.00	0.00
37.5	Domestic Water	0.00	0.00	0.00	0.00	0.00	246,863.00	246,863.00	246,863.00	0.00	0.00	246,863.00	100%	0.00	0.00
37.6	Natural Gas	0.00	0.00	0.00	0.00	0.00	54,981.00	54,981.00	54,981.00	0.00	0.00	54,981.00	100%	0.00	0.00
37.7	Drains & Cleanouts	0.00	0.00	0.00	0.00	0.00	50,679.00	50,679.00	50,679.00	0.00	0.00	50,679.00	100%	0.00	0.00
37.8	Carriers	0.00	0.00	0.00	0.00	0.00	7,606.00	7,606.00	7,606.00	0.00	0.00	7,606.00	100%	0.00	0.00
37.9	Fixtures & punch list	0.00	0.00	0.00	0.00	0.00	107,044.00	107,044.00	107,044.00	0.00	0.00	107,044.00	100%	0.00	0.00
37.10	Plumbing Equipment	0.00	0.00	0.00	0.00	0.00	206,802.00	206,802.00	206,802.00	0.00	0.00	206,802.00	100%	0.00	0.00
37.11	Insulation Sub	0.00	0.00	0.00	0.00	0.00	50,400.00	50,400.00	50,400.00	0.00	0.00	50,400.00	100%	0.00	0.00
38	Mechanical - HVAC												**100%**		
38.1	HVAC Mobilization, GC's, Submittals (DerryBerry)	0.00	0.00	0.00	0.00	0.00	139,661.00	139,661.00	139,661.00	0.00	0.00	139,661.00	100%	0.00	6,983.05
38.2	Sheet Metal (DerryBerry)	0.00	0.00	0.00	0.00	0.00	744,936.00	744,936.00	744,936.00	0.00	0.00	744,936.00	100%	0.00	37,246.80
38.3	HVAC Controls (DerryBerry)	0.00	0.00	0.00	0.00	0.00	212,311.00	212,311.00	212,311.00	0.00	0.00	212,311.00	100%	0.00	10,615.55
38.4	VAV's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	394,120.00	394,120.00	394,120.00	0.00	0.00	394,120.00	100%	0.00	19,706.00
38.5	RTU's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	648,172.00	648,172.00	648,172.00	0.00	0.00	648,172.00	100%	0.00	32,408.60
38.6	Testing, Adjusting, & Balancing	0.00	0.00	0.00	0.00	0.00	67,300.00	67,300.00	67,300.00	0.00	0.00	67,300.00	100%	0.00	3,365.00
39.0	Electrical Systems												**100%**		
39.01	Move-in, Supervision, Site Power	0.00	0.00	0.00	0.00	0.00	146,377.00	146,377.00	146,377.00	0.00	0.00	146,377.00	100%	0.00	7,318.85
39.02	Switchgear	0.00	0.00	0.00	0.00	0.00	200,267.00	200,267.00	200,267.00	0.00	0.00	200,267.00	100%	0.00	10,013.35
39.03	EMT/BXS/Fittings	0.00	0.00	0.00	0.00	0.00	374,082.00	374,082.00	374,082.00	0.00	0.00	374,082.00	100%	0.00	18,704.10
39.04	Wire	0.00	0.00	0.00	0.00	0.00	234,022.00	234,022.00	234,022.00	0.00	0.00	234,022.00	100%	0.00	11,701.10
39.05	Light Fixtures	0.00	0.00	0.00	0.00	0.00	574,742.00	574,742.00	574,742.00	0.00	0.00	574,742.00	100%	0.00	28,737.10
39.06	Lighting Protection	0.00	0.00	0.00	0.00	0.00	152,022.00	152,022.00	152,022.00	0.00	0.00	152,022.00	100%	0.00	7,601.10
39.07	Emergency Power	0.00	0.00	0.00	0.00	0.00	245,888.00	245,888.00	245,888.00	0.00	0.00	245,888.00	100%	0.00	12,294.40
40	Low Voltage Systems												**100%**		
40.1	Communications (Advanced Connections)	0.00	0.00	0.00	0.00	0.00	272,267.00	272,267.00	272,267.00	0.00	0.00	272,267.00	100%	0.00	0.00
40.2	Audio, Video & Room Control Systems (AVI-SPL)	0.00	0.00	0.00	0.00	0.00	459,198.00	459,198.00	459,198.00	0.00	0.00	459,198.00	100%	0.00	22,959.90
40.3	Access Control & Video Management Systems (BI	0.00	0.00	0.00	0.00	0.00	469,262.00	469,262.00	469,262.00	0.00	0.00	469,262.00	100%	0.00	23,463.10
41	Life Safety Systems														
41.1	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	79,194.00	79,194.00	79,194.00	0.00	0.00	79,194.00	100%	0.00	3,959.70
42	Remaining Owner Contingency						89,345.30	**89,345.30**					**100%**		
42.01	ALLW 2 Additional signage at the Tax Office	0.00	0.00	0.00	0.00	0.00	2,092.14	2,092.14	2,092.14	0.00	0.00	2,092.14	100%	0.00	0.00
42.02	ALLW 5 Window Shades at All Windows	0.00	0.00	0.00	0.00	0.00	20,333.00	20,333.00	20,333.00	0.00	0.00	20,333.00	100%	0.00	0.00
42.03	ALLW 6 Clock Tower Renovations	0.00	0.00	0.00	0.00	0.00	5,342.20	5,342.20	5,342.20	0.00	0.00	5,342.20	100%	0.00	0.00
42.04	ALLW 7 3rd Floor Shell Space Buildout (73.01)	0.00	0.00	0.00	0.00	0.00	-104,724.00	-104,724.00	-104,724.00	0.00	0.00	-104,724.00	100%	0.00	0.00
42.05	ALLW 10 Additional Flagpole	0.00	0.00	0.00	0.00	0.00	5,300.00	5,300.00	5,300.00	0.00	0.00	5,300.00	100%	0.00	0.00
42.06	ALLW 11 ASI 1 Dias Elevation Change	0.00	0.00	0.00	0.00	0.00	12,270.00	12,270.00	12,270.00	0.00	0.00	12,270.00	100%	0.00	0.00
42.07	ALLW 15 RFI 70 Additional Terrazzo	0.00	0.00	0.00	0.00	0.00	43,723.00	43,723.00	43,723.00	0.00	0.00	43,723.00	100%	0.00	0.00
42.08	ALLW 16 Controls at (4) County Buildings	0.00	0.00	0.00	0.00	0.00	57,118.00	57,118.00	57,118.00	0.00	0.00	57,118.00	100%	0.00	0.00
42.09	ALLW 17 ASI 2 Roller Shades & Deal Trays	0.00	0.00	0.00	0.00	0.00	5,618.00	5,618.00	5,618.00	0.00	0.00	5,618.00	100%	0.00	0.00
42.10	ALLW 18 RFI 67 Restroom Buildout	0.00	0.00	0.00	0.00	0.00	101,304.00	101,304.00	101,304.00	0.00	0.00	101,304.00	100%	0.00	0.00
42.11	ALLW 20 RFI 60 Add redundancy fiber conduit	0.00	0.00	0.00	0.00	0.00	37,600.00	37,600.00	37,600.00	0.00	0.00	37,600.00	100%	0.00	0.00
42.12	ALLW 25 ASI 3 Ground Transformer	0.00	0.00	0.00	0.00	0.00	209,150.00	209,150.00	209,150.00	0.00	0.00	209,150.00	100%	0.00	0.00
42.13	ALLW 25.1 ASI 3 Owner's Contingency Items	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
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In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
42.14	ALLW 26 Added Tstats at Community Center	0.00	0.00	0.00	0.00	0.00	4,153.68	4,153.68	4,153.68	0.00	0.00	4,153.68	100%	0.00	0.00
42.15	ALLW 29 ASI 5 Added terrazzo county seal	0.00	0.00	0.00	0.00	0.00	32,015.00	32,015.00	32,015.00	0.00	0.00	32,015.00	100%	0.00	0.00
42.16	ALLW 040 ASI 7 Emergency Outlet Locations (OC	0.00	0.00	0.00	0.00	0.00	101,547.00	101,547.00	101,547.00	0.00	0.00	101,547.00	100%	0.00	0.00
42.17	ALLW 41 RFI 141 Access controls	0.00	0.00	0.00	0.00	0.00	2,880.60	2,880.60	2,880.60	0.00	0.00	2,880.60	100%	0.00	0.00
42.18	ALLW 43 RFI 146 Elevator Controls	0.00	0.00	0.00	0.00	0.00	30,228.00	30,228.00	30,228.00	0.00	0.00	30,228.00	100%	0.00	0.00
42.19	ALLW 44 RFI 147 Gen monitoring	0.00	0.00	0.00	0.00	0.00	11,452.87	11,452.87	11,452.87	0.00	0.00	11,452.87	100%	0.00	0.00
42.20	ALLW 054 Stained Glass	0.00	0.00	0.00	0.00	0.00	170,140.00	170,140.00	170,140.00	0.00	0.00	170,140.00	100%	0.00	0.00
42.21	ALLW 057 RFI 109 Tax Accessor Teller Window D	0.00	0.00	0.00	0.00	0.00	8,085.84	8,085.84	8,085.84	0.00	0.00	8,085.84	100%	0.00	0.00
42.22	ALLW 058 RFI 183 Modification to Cupola Mainte	0.00	0.00	0.00	0.00	0.00	45,432.82	45,432.82	45,432.82	0.00	0.00	45,432.82	100%	0.00	0.00
42.23	ALLW 060 RFI 148 Water Meter @ Community C	0.00	0.00	0.00	0.00	0.00	2,650.40	2,650.40	2,650.40	0.00	0.00	2,650.40	100%	0.00	0.00
42.24	ALLW 062 RFI 114 Marque Sign	0.00	0.00	0.00	0.00	0.00	116,592.81	116,592.81	116,592.81	0.00	0.00	116,592.81	100%	0.00	0.00
42.25	ALLW 063 RFI 179 Roof Ladder	0.00	0.00	0.00	0.00	0.00	7,842.13	7,842.13	7,842.13	0.00	0.00	7,842.13	100%	0.00	0.00
42.26	ALLW 064 RFI 136 Holiday Lights	0.00	0.00	0.00	0.00	0.00	25,741.00	25,741.00	25,741.00	0.00	0.00	25,741.00	100%	0.00	0.00
42.27	ALLW 66 RFI 150 Added Outlets for 4th floor Met	0.00	0.00	0.00	0.00	0.00	2,597.00	2,597.00	2,597.00	0.00	0.00	2,597.00	100%	0.00	0.00
42.28	ALLW 67 RFI 175 Access Hatches to Trusses	0.00	0.00	0.00	0.00	0.00	7,252.14	7,252.14	7,252.14	0.00	0.00	7,252.14	100%	0.00	0.00
42.29	ALLW 70 RFI 180 Added TV's on 2nd Floor	0.00	0.00	0.00	0.00	0.00	14,442.92	14,442.92	14,442.92	0.00	0.00	14,442.92	100%	0.00	0.00
42.30	ALLW 77 Custom Lanterns	0.00	0.00	0.00	0.00	0.00	34,000.00	34,000.00	34,000.00	0.00	0.00	34,000.00	100%	0.00	0.00
42.31	ALLW 79 RFI 215 Added TV Infrastructure in Roo	0.00	0.00	0.00	0.00	0.00	3,881.73	3,881.73	3,881.73	0.00	0.00	3,881.73	100%	0.00	0.00
42.32	ALLW 80 RFI 209 Added Sink and Millwork in Roo	0.00	0.00	0.00	0.00	0.00	15,091.28	15,091.28	15,091.28	0.00	0.00	15,091.28	100%	0.00	0.00
42.33	ALLW 81 RFI 210 Room 3205 and 3rd floor Restr	0.00	0.00	0.00	0.00	0.00	74,782.75	74,782.75	74,782.75	0.00	0.00	74,782.75	100%	0.00	0.00
42.34	ALLW 86 RFI 221 Furring @ structural Steel supp	0.00	0.00	0.00	0.00	0.00	4,106.30	4,106.30	4,106.30	0.00	0.00	4,106.30	100%	0.00	0.00
42.35	ALLW 91 RFI 225 Swagit Video Systems	0.00	0.00	0.00	0.00	0.00	150,335.03	150,335.03	150,335.03	0.00	0.00	150,335.03	100%	0.00	0.00
42.36	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	-188,182.64	-188,182.64	-188,182.64	0.00	0.00	-188,182.64	100%	0.00	0.00
42.37	ALLW 102 RFI 246 County Map Additions	0.00	0.00	0.00	0.00	0.00	5,251.55	5,251.55	5,251.55	0.00	0.00	5,251.55	100%	0.00	0.00
42.38	B 27 Reserves to Owner Contingency	0.00	0.00	0.00	0.00	0.00	-117,246.46	-117,246.46	-117,246.46	0.00	0.00	-117,246.46	100%	0.00	0.00
42.39	ALLW 112 RFI 249 North Driveway Addition, Side	0.00	0.00	0.00	0.00	0.00	27,152.00	27,152.00	27,152.00	0.00	0.00	27,152.00	100%	0.00	0.00
42.40	ALLW 114 RFI 242 Updated Landscape drawings	0.00	0.00	0.00	0.00	0.00	39,265.86	39,265.86	39,265.86	0.00	0.00	39,265.86	100%	0.00	0.00
42.41	ALLW 115 Temporary Time Capsule Cover	0.00	0.00	0.00	0.00	0.00	1,236.00	1,236.00	1,236.00	0.00	0.00	1,236.00	100%	0.00	0.00
42.42	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	13,009.00	13,009.00	13,009.00	0.00	0.00	13,009.00	100%	0.00	0.00
42.43	ALLW 118 Additional Final Clean for Grand Openi	0.00	0.00	0.00	0.00	0.00	14,620.85	14,620.85	14,620.85	0.00	0.00	14,620.85	100%	0.00	0.00
42.44	ALLW 119 Added cost for expediting lanterns	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
42.45	ALLW 120 Added Patch Cables	0.00	0.00	0.00	0.00	0.00	4,408.80	4,408.80	4,408.80	0.00	0.00	4,408.80	100%	0.00	0.00
42.46	ALLW 121 Add Air filter timer to BAS	0.00	0.00	0.00	0.00	0.00	12,473.65	12,473.65	12,473.65	0.00	0.00	12,473.65	100%	0.00	0.00
42.47	ALLW 123 Covering of the Stained Glass	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00	0.00	1,500.00	100%	0.00	0.00
42.48	ALLW 124 Stain Color Change	0.00	0.00	0.00	0.00	0.00	9,691.00	9,691.00	9,691.00	0.00	0.00	9,691.00	100%	0.00	0.00
42.49	ALLW 126 Lantern Design	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00	0.00	1,000.00	100%	0.00	0.00
42.50	ALLW 127 DAS Credit	0.00	0.00	0.00	0.00	0.00	-48,910.00	-48,910.00	-48,910.00	0.00	0.00	-48,910.00	100%	0.00	0.00
42.51	ALLW 128 RFI 268 Erosion Control Concerns at D	0.00	0.00	0.00	0.00	0.00	2,820.00	2,820.00	2,820.00	0.00	0.00	2,820.00	100%	0.00	0.00
42.52	ALLW 129 RFI 291 Office Equipment Clearance W	0.00	0.00	0.00	0.00	0.00	2,816.99	2,816.99	2,816.99	0.00	0.00	2,816.99	100%	0.00	0.00
42.53	ALLW 130 RFI 294 Staff Hallway Camera Additior	0.00	0.00	0.00	0.00	0.00	28,487.00	28,487.00	28,487.00	0.00	0.00	28,487.00	100%	0.00	0.00
42.54	ALLW 131 RFI 300 Room 4207 Added Casework	0.00	0.00	0.00	0.00	0.00	1,700.00	1,700.00	1,700.00	0.00	0.00	1,700.00	100%	0.00	0.00
42.55	ALLW 132 RFI 301 Courtroom AV Control Panel	0.00	0.00	0.00	0.00	0.00	8,612.93	8,612.93	8,612.93	0.00	0.00	8,612.93	100%	0.00	0.00
42.56	ALLW 133 RFI 253 Addition of Star Detail	0.00	0.00	0.00	0.00	0.00	9,144.14	9,144.14	9,144.14	0.00	0.00	9,144.14	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
42.57	ALLW 135 RFI 299 Wheel Stops & Owner reques	0.00	0.00	0.00	0.00	0.00	5,870.00	5,870.00	5,870.00	0.00	0.00	5,870.00	100%	0.00	0.00
42.58	ALLW 136 RFI 289 County Clerk Bullpen 1203 Op	0.00	0.00	0.00	0.00	0.00	5,750.00	5,750.00	5,750.00	0.00	0.00	5,750.00	100%	0.00	0.00
42.59	ALLW 137 RFI 306 Video Intercom Addition	0.00	0.00	0.00	0.00	0.00	23,245.00	23,245.00	23,245.00	0.00	0.00	23,245.00	100%	0.00	0.00
42.60	ALLW 138 RFI 317 Additional Tackboards	0.00	0.00	0.00	0.00	0.00	5,272.30	5,272.30	5,272.30	0.00	0.00	5,272.30	100%	0.00	0.00
42.61	ALLW 139 Wayfinding Signage	0.00	0.00	0.00	0.00	0.00	71,438.00	71,438.00	71,438.00	0.00	0.00	71,438.00	100%	0.00	0.00
42.62	ALLW 140 Landscaping Maintence	0.00	0.00	0.00	0.00	0.00	18,650.00	18,650.00	18,650.00	0.00	0.00	18,650.00	100%	0.00	0.00
42.63	ALLW 141 RFI 296 Security Camera View Capacit	0.00	0.00	0.00	0.00	0.00	12,066.00	12,066.00	12,066.00	0.00	0.00	12,066.00	100%	0.00	0.00
42.64	ALLW 142 RFI 321 Tax Office Camera Adds	0.00	0.00	0.00	0.00	0.00	18,128.00	18,128.00	18,128.00	0.00	0.00	18,128.00	100%	0.00	0.00
42.65	ALLW 143 RFI 327 3rd Floor Manual Window Sha	0.00	0.00	0.00	0.00	0.00	3,272.50	3,272.50	3,272.50	0.00	0.00	3,272.50	100%	0.00	0.00
42.66	ALLW 144 RFI 345 Courtroom 3409 County Seal	0.00	0.00	0.00	0.00	0.00	6,921.96	6,921.96	0.00	6,921.96	0.00	6,921.96	100%	0.00	0.00
42.67	ALLW 145 RFI 341 Digital Signage Interfloor Con	0.00	0.00	0.00	0.00	0.00	17.93	17.93	0.00	17.93	0.00	17.93	100%	0.00	0.00
42.68	B 40 Buget Transfer to Owner's Contingency	0.00	0.00	0.00	0.00	0.00	-95,503.25	-95,503.25	0.00	-95,503.25	0.00	-95,503.25	100%	0.00	0.00
42.69	ALLW 146 Court requested name tags	0.00	0.00	0.00	0.00	0.00	4,835.82	4,835.82	0.00	4,835.82	0.00	4,835.82	100%	0.00	0.00
42.70	ALLW 147 Generator Monitoring Credit	0.00	0.00	0.00	0.00	0.00	-11,452.87	-11,452.87	0.00	-11,452.87	0.00	-11,452.87	100%	0.00	0.00
42.71	ALLW 148 RFI 326 North Elevation Drainage	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00	0.00	9,000.00	0.00	9,000.00	100%	0.00	0.00
42.72	ALLW 149 RFI 353 Courtroom Swing Gate Additio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.73	ALLW 150 RFI 354 Courtroom AV Upgrades	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.74	ALLW 151 RFI 355 Courtroom Electrical Changes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.75		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.76		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.77		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.78		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.79		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
43	Remaining Design/Builder Contingency						56,047.78	**56,047.78**					**100%**		
43.01	ALLW 7 3rd Floor Shell Space Buildout (74.01)	0.00	0.00	0.00	0.00	0.00	-167,557.00	-167,557.00	-167,557.00	0.00	0.00	-167,557.00	100%	0.00	0.00
43.02	ALLW 21 RFI 42 Lobby Window Discrepancy	0.00	0.00	0.00	0.00	0.00	1,288.00	1,288.00	1,288.00	0.00	0.00	1,288.00	100%	0.00	0.00
43.03	ALLW 22 ASI 2 Revised Dias & plumbing	0.00	0.00	0.00	0.00	0.00	62,015.00	62,015.00	62,015.00	0.00	0.00	62,015.00	100%	0.00	0.00
43.04	ALLW 23 ASI 3 oil separator & roof drains change	0.00	0.00	0.00	0.00	0.00	52,023.00	52,023.00	52,023.00	0.00	0.00	52,023.00	100%	0.00	0.00
43.05	ALLW 24 RFI 27 Door Hardware Changes	0.00	0.00	0.00	0.00	0.00	38,216.00	38,216.00	38,216.00	0.00	0.00	38,216.00	100%	0.00	0.00
43.06	ALLW 27 ASI 4 Add wood trim around columns	0.00	0.00	0.00	0.00	0.00	34,623.00	34,623.00	34,623.00	0.00	0.00	34,623.00	100%	0.00	0.00
43.07	ALLW 28 ASI 5 Enlarged Site Ramps	0.00	0.00	0.00	0.00	0.00	46,598.28	46,598.28	46,598.28	0.00	0.00	46,598.28	100%	0.00	0.00
43.08	ALLW 31 RFI 91 VAV Clarification	0.00	0.00	0.00	0.00	0.00	6,479.96	6,479.96	6,479.96	0.00	0.00	6,479.96	100%	0.00	0.00
43.09	ALLW 32 Storefront changes @ elevations B,D, &	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00	40,000.00	100%	0.00	0.00
43.10	ALLW 33 Temp sidewalks	0.00	0.00	0.00	0.00	0.00	8,720.00	8,720.00	8,720.00	0.00	0.00	8,720.00	100%	0.00	0.00
43.11	ALLW 034 Stars on the railings	0.00	0.00	0.00	0.00	0.00	24,235.00	24,235.00	24,235.00	0.00	0.00	24,235.00	100%	0.00	0.00
43.12	ALLW 35 ASI 6	0.00	0.00	0.00	0.00	0.00	-6,444.75	-6,444.75	-6,444.75	0.00	0.00	-6,444.75	100%	0.00	0.00
43.13	ALLW 37 RFI #104 Added Dowels & Rebar	0.00	0.00	0.00	0.00	0.00	15,748.00	15,748.00	15,748.00	0.00	0.00	15,748.00	100%	0.00	0.00
43.14	ALLW 39 RFI 117 Cupula Shift Clarification	0.00	0.00	0.00	0.00	0.00	41,754.00	41,754.00	41,754.00	0.00	0.00	41,754.00	100%	0.00	0.00
43.15	ALLW 042 RFI 118 Change to continuous hinges	0.00	0.00	0.00	0.00	0.00	3,864.00	3,864.00	3,864.00	0.00	0.00	3,864.00	100%	0.00	0.00
43.16	ALLW 45 RFI 162 Plumbing Chase and Ductwork	0.00	0.00	0.00	0.00	0.00	22,243.59	22,243.59	22,243.59	0.00	0.00	22,243.59	100%	0.00	0.00
43.17	ALLW 46 RFI 140 Millwork, Handrail, Steel Conflic	0.00	0.00	0.00	0.00	0.00	13,000.00	13,000.00	13,000.00	0.00	0.00	13,000.00	100%	0.00	0.00
43.18	ALLW 47 RFI 152 Shaft Wall Requirements	0.00	0.00	0.00	0.00	0.00	2,882.76	2,882.76	2,882.76	0.00	0.00	2,882.76	100%	0.00	0.00
43.19	ALLW 49 RFI 160 VAV 3-09	0.00	0.00	0.00	0.00	0.00	9,437.97	9,437.97	9,437.97	0.00	0.00	9,437.97	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
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In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
43.20	ALLW 50 RFI 121 Vault Door Specification	0.00	0.00	0.00	0.00	0.00	2,944.00	2,944.00	2,944.00	0.00	0.00	2,944.00	100%	0.00	0.00
43.21	ALLW 51 Custom Caulk Color	0.00	0.00	0.00	0.00	0.00	6,491.52	6,491.52	6,491.52	0.00	0.00	6,491.52	100%	0.00	0.00
43.22	ALLW 52 RFI 177 GFRC Caulk Joint	0.00	0.00	0.00	0.00	0.00	9,788.28	9,788.28	9,788.28	0.00	0.00	9,788.28	100%	0.00	0.00
43.23	ALLW 53 RFI 172 Power to Flush Valves	0.00	0.00	0.00	0.00	0.00	15,188.00	15,188.00	15,188.00	0.00	0.00	15,188.00	100%	0.00	0.00
43.24	ALLW 55 RFI 155 Stained Glass Dimension Chang	0.00	0.00	0.00	0.00	0.00	20,284.00	20,284.00	20,284.00	0.00	0.00	20,284.00	100%	0.00	0.00
43.25	ALLW 56 RFI 176 Cupola Lintel at Wrong Elevatio	0.00	0.00	0.00	0.00	0.00	17,129.00	17,129.00	17,129.00	0.00	0.00	17,129.00	100%	0.00	0.00
43.26	ALLW 061 RFI 173 Exhaust Fan Missing Circuit	0.00	0.00	0.00	0.00	0.00	9,051.00	9,051.00	9,051.00	0.00	0.00	9,051.00	100%	0.00	0.00
43.27	ALLW 68 RFI 174 Decking over Trusses	0.00	0.00	0.00	0.00	0.00	1,910.35	1,910.35	1,910.35	0.00	0.00	1,910.35	100%	0.00	0.00
43.28	ALLW 71 RFI 194 Confirmation of TPO at back of	0.00	0.00	0.00	0.00	0.00	6,842.04	6,842.04	6,842.04	0.00	0.00	6,842.04	100%	0.00	0.00
43.29	ALLW 72 RFI 196 Additional Spray Foam at Roof	0.00	0.00	0.00	0.00	0.00	12,625.00	12,625.00	12,625.00	0.00	0.00	12,625.00	100%	0.00	0.00
43.30	ALLW 74 RFI 171 Octagonal Towers Interior Corr	0.00	0.00	0.00	0.00	0.00	7,560.04	7,560.04	7,560.04	0.00	0.00	7,560.04	100%	0.00	0.00
43.31	ALLW 75 RFI 184 Tax Accessor Teller Windows T	0.00	0.00	0.00	0.00	0.00	9,822.50	9,822.50	9,822.50	0.00	0.00	9,822.50	100%	0.00	0.00
43.32	ALLW 76 RFI 199 Truss Octagonal Tower tie in	0.00	0.00	0.00	0.00	0.00	23,680.16	23,680.16	23,680.16	0.00	0.00	23,680.16	100%	0.00	0.00
43.33	ALLW 78 RFI 205 Room 1104 and 1105 Curtain V	0.00	0.00	0.00	0.00	0.00	8,879.84	8,879.84	8,879.84	0.00	0.00	8,879.84	100%	0.00	0.00
43.34	ALLW 82 Added Aluminum Doors	0.00	0.00	0.00	0.00	0.00	6,533.15	6,533.15	6,533.15	0.00	0.00	6,533.15	100%	0.00	0.00
43.35	ALLW 83 RFI 202 East and West side of Rooftop	0.00	0.00	0.00	0.00	0.00	9,183.05	9,183.05	9,183.05	0.00	0.00	9,183.05	100%	0.00	0.00
43.36	ALLW 84 RFI 218 Roof Flashing around the pentl	0.00	0.00	0.00	0.00	0.00	8,973.15	8,973.15	8,973.15	0.00	0.00	8,973.15	100%	0.00	0.00
43.37	ALLW 85 Front Entrance Interior side of Vestibule	0.00	0.00	0.00	0.00	0.00	7,544.32	7,544.32	7,544.32	0.00	0.00	7,544.32	100%	0.00	0.00
43.38	ALLW 89 Elevator Usage Fee - Construction Phas	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00	9,000.00	0.00	0.00	9,000.00	100%	0.00	0.00
43.39	ALLW 90 Ductwork Connection Conflict with Fur (	0.00	0.00	0.00	0.00	0.00	4,508.64	4,508.64	4,508.64	0.00	0.00	4,508.64	100%	0.00	0.00
43.40	ALLW 93 RFI 231 2nd Floor Lobby Post	0.00	0.00	0.00	0.00	0.00	18,311.00	18,311.00	18,311.00	0.00	0.00	18,311.00	100%	0.00	0.00
43.41	ALLW 94 RFI 226 Truss-Stone tie in at South Ele	0.00	0.00	0.00	0.00	0.00	34,566.00	34,566.00	34,566.00	0.00	0.00	34,566.00	100%	0.00	0.00
43.42	ALLW 95 RFI 228 Additional AV Questions from R	0.00	0.00	0.00	0.00	0.00	13,587.31	13,587.31	13,587.31	0.00	0.00	13,587.31	100%	0.00	0.00
43.43	ALLW 96 RFI 248 Visual Display Clarification	0.00	0.00	0.00	0.00	0.00	2,809.40	2,809.40	2,809.40	0.00	0.00	2,809.40	100%	0.00	0.00
43.44	ALLW 98 RFI 233 Drainage for back porch clarific	0.00	0.00	0.00	0.00	0.00	5,912.00	5,912.00	5,912.00	0.00	0.00	5,912.00	100%	0.00	0.00
43.45	ALLW 99 RFI 240 Additional Knox box Location	0.00	0.00	0.00	0.00	0.00	904.20	904.20	904.20	0.00	0.00	904.20	100%	0.00	0.00
43.46	ALLW 100 RFI 237 Adding additional Ice Machine	0.00	0.00	0.00	0.00	0.00	11,230.30	11,230.30	11,230.30	0.00	0.00	11,230.30	100%	0.00	0.00
43.47	ALLW 101 Elevator Cab Operation for Fire Taping	0.00	0.00	0.00	0.00	0.00	2,308.00	2,308.00	2,308.00	0.00	0.00	2,308.00	100%	0.00	0.00
43.48	ALLW 103 RFI 243 5th Floor Mech. Chase Fall Ha	0.00	0.00	0.00	0.00	0.00	2,652.01	2,652.01	2,652.01	0.00	0.00	2,652.01	100%	0.00	0.00
43.49	ALLW 104 RFI 250 Chair Rail & Window Mullion M	0.00	0.00	0.00	0.00	0.00	1,183.12	1,183.12	1,183.12	0.00	0.00	1,183.12	100%	0.00	0.00
43.50	ALLW 106 RFI 230 HVAC Condensate Drains	0.00	0.00	0.00	0.00	0.00	19,929.05	19,929.05	19,929.05	0.00	0.00	19,929.05	100%	0.00	0.00
43.51	ALLW 107 Elevator Reinspection	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00	4,500.00	0.00	0.00	4,500.00	100%	0.00	0.00
43.52	ALLW 108 Elevator Reinspection # 2	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00	0.00	3,000.00	100%	0.00	0.00
43.53	ALLW 109 RFI 235 Roof Doors 5001 A&B	0.00	0.00	0.00	0.00	0.00	11,751.88	11,751.88	11,751.88	0.00	0.00	11,751.88	100%	0.00	0.00
43.54	ALLW 110 RFI 94 Door Stain and Clarification	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00	0.00	1,200.00	100%	0.00	0.00
43.55	ALLW 111 RFI 245 Water Intrusion Concerns at E	0.00	0.00	0.00	0.00	0.00	4,581.60	4,581.60	4,581.60	0.00	0.00	4,581.60	100%	0.00	0.00
43.56	ALLW 113 Deal Drawer Change	0.00	0.00	0.00	0.00	0.00	1,445.88	1,445.88	1,445.88	0.00	0.00	1,445.88	100%	0.00	0.00
43.57	CC 5 RFI 262 Temp Door	0.00	0.00	0.00	0.00	0.00	4,258.25	4,258.25	4,258.25	0.00	0.00	4,258.25	100%	0.00	0.00
43.58	CC 6 Boring for landscape Drawings	0.00	0.00	0.00	0.00	0.00	5,900.00	5,900.00	5,900.00	0.00	0.00	5,900.00	100%	0.00	0.00
43.59	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	16,866.00	16,866.00	16,866.00	0.00	0.00	16,866.00	100%	0.00	0.00
43.60	CC 7 RFI 261 SFI-11 and SFI-14 Overhang at De	0.00	0.00	0.00	0.00	0.00	400.00	400.00	400.00	0.00	0.00	400.00	100%	0.00	0.00
43.61	CC 8 Install wire harness in frames	0.00	0.00	0.00	0.00	0.00	1,558.25	1,558.25	1,558.25	0.00	0.00	1,558.25	100%	0.00	0.00
43.62	CC 9 RFI 267 Fiber Housing Location in AV Room	0.00	0.00	0.00	0.00	0.00	644.00	644.00	644.00	0.00	0.00	644.00	100%	0.00	0.00

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #46 August 2026 (R1)

CONTINUATION SHEET

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Contractor's signed Certification is attached.
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Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
43.63	CC 10 Repair of non ADA compliant issuses	0.00	0.00	0.00	0.00	0.00	3,014.00	3,014.00	3,014.00	0.00	0.00	3,014.00	100%	0.00	0.00
43.64	CC 11 Missed sidewalk	0.00	0.00	0.00	0.00	0.00	11,119.00	11,119.00	11,119.00	0.00	0.00	11,119.00	100%	0.00	0.00
43.65	CC 12 RFI 264 Millwork Changes at Handicap Rai	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	4,750.00	0.00	0.00	4,750.00	100%	0.00	0.00
43.66	CC 13 RFI 276 HVAC Conflict with Wind Brace	0.00	0.00	0.00	0.00	0.00	908.00	908.00	908.00	0.00	0.00	908.00	100%	0.00	0.00
43.67	CC 14 RFI 256 Exterior Egress Lighting	0.00	0.00	0.00	0.00	0.00	1,653.00	1,653.00	1,653.00	0.00	0.00	1,653.00	100%	0.00	0.00
43.68	CC 15 RFI 265 TV Location Conflicts	0.00	0.00	0.00	0.00	0.00	7,640.10	7,640.10	7,640.10	0.00	0.00	7,640.10	100%	0.00	0.00
43.69	CC 16 Additional Mirrors	0.00	0.00	0.00	0.00	0.00	2,700.00	2,700.00	2,700.00	0.00	0.00	2,700.00	100%	0.00	0.00
43.70	CC 17 RFI 260 Missing Return Air in Room 3205	0.00	0.00	0.00	0.00	0.00	1,196.00	1,196.00	1,196.00	0.00	0.00	1,196.00	100%	0.00	0.00
43.71	CC 18 Missed sidewalk-Dirt work	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200.00	5,200.00	0.00	0.00	5,200.00	100%	0.00	0.00
43.72	CC 19 RFI 274 Courtroom Floor Emblem	0.00	0.00	0.00	0.00	0.00	3,481.25	3,481.25	3,481.25	0.00	0.00	3,481.25	100%	0.00	0.00
43.73	CC 20 RFI 278 3rd Floor Poke-Thru Floor Box Pla	0.00	0.00	0.00	0.00	0.00	1,035.00	1,035.00	1,035.00	0.00	0.00	1,035.00	100%	0.00	0.00
43.74	CC 21 RFI 308 Countertop Stone was TBD	0.00	0.00	0.00	0.00	0.00	2,655.00	2,655.00	2,655.00	0.00	0.00	2,655.00	100%	0.00	0.00
43.75	CC 22 RFI 302 Reception 3221A Utilities	0.00	0.00	0.00	0.00	0.00	1,145.00	1,145.00	1,145.00	0.00	0.00	1,145.00	100%	0.00	0.00
43.76	CC 23 RFI 288 Courtroom 3101 & 3409 Handrail	0.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	12,500.00	0.00	0.00	12,500.00	100%	0.00	0.00
43.77	CC 24 RFI 304 Courtroom 3409 Elevated Platform	0.00	0.00	0.00	0.00	0.00	4,305.70	4,305.70	4,305.70	0.00	0.00	4,305.70	100%	0.00	0.00
43.78	CC 25 RFI 312 Corridor 3104 Ceiling Layout	0.00	0.00	0.00	0.00	0.00	1,556.00	1,556.00	1,556.00	0.00	0.00	1,556.00	100%	0.00	0.00
43.79	CC 26 RFI 315 Fire Damper Relocation	0.00	0.00	0.00	0.00	0.00	3,365.00	3,365.00	3,365.00	0.00	0.00	3,365.00	100%	0.00	0.00
43.80	CC 27 RFI 316 Roller Shade & Diffuser Conflict	0.00	0.00	0.00	0.00	0.00	-4,810.03	-4,810.03	-4,810.03	0.00	0.00	-4,810.03	100%	0.00	0.00
43.81	CC 28 Credit for table boxes	0.00	0.00	0.00	0.00	0.00	-9,840.00	-9,840.00	-9,840.00	0.00	0.00	-9,840.00	100%	0.00	0.00
43.82	CC 29 RFI 305 Add Dedicated Circuits	0.00	0.00	0.00	0.00	0.00	1,184.00	1,184.00	1,184.00	0.00	0.00	1,184.00	100%	0.00	0.00
43.83	CC 30 Replace light poles	0.00	0.00	0.00	0.00	0.00	26,450.00	26,450.00	26,450.00	0.00	0.00	26,450.00	100%	0.00	0.00
43.84	CC 31 RFI 320 Cove Lighting Rm 3101	0.00	0.00	0.00	0.00	0.00	622.00	622.00	622.00	0.00	0.00	622.00	100%	0.00	0.00
43.85	CC 32 RFI 323 Lobby 3305 Finishes	0.00	0.00	0.00	0.00	0.00	10,604.67	10,604.67	10,604.67	0.00	0.00	10,604.67	100%	0.00	0.00
43.86	CC 33 RFI 319 Access Control at Existing Doors	0.00	0.00	0.00	0.00	0.00	16,945.75	16,945.75	16,945.75	0.00	0.00	16,945.75	100%	0.00	0.00
43.87	CC 34 Refresh Back of House	0.00	0.00	0.00	0.00	0.00	12,212.74	12,212.74	12,212.74	0.00	0.00	12,212.74	100%	0.00	0.00
43.88	CC 35 RFI 334 Judge's Office Frame TV Boxes	0.00	0.00	0.00	0.00	0.00	3,655.14	3,655.14	3,655.14	0.00	0.00	3,655.14	100%	0.00	0.00
43.89	CC 36 RFI 324 Courtroom 3101 Lighting Control	0.00	0.00	0.00	0.00	0.00	5,951.00	5,951.00	5,951.00	0.00	0.00	5,951.00	100%	0.00	0.00
43.90	CC 37 RFI 340 Door 3101B Exit Sign	0.00	0.00	0.00	0.00	0.00	1,152.00	1,152.00	1,152.00	0.00	0.00	1,152.00	100%	0.00	0.00
43.91	CC 38 RFI 329 Stained Glass & Door 3101D	0.00	0.00	0.00	0.00	0.00	2,387.33	2,387.33	2,387.33	0.00	0.00	2,387.33	100%	0.00	0.00
43.92	CC 39 RFI 332 Corridor 3102 & 3103 Transitions	0.00	0.00	0.00	0.00	0.00	7,418.30	7,418.30	7,418.30	0.00	0.00	7,418.30	100%	0.00	0.00
43.93	CC 40 RFI 333 Courtroom 3409 Wood Base Trans	0.00	0.00	0.00	0.00	0.00	856.00	856.00	856.00	0.00	0.00	856.00	100%	0.00	0.00
43.94	CC 41 RFI 335 Room 3209 Wall Base	0.00	0.00	0.00	0.00	0.00	2,712.00	2,712.00	2,712.00	0.00	0.00	2,712.00	100%	0.00	0.00
43.95	CC 42 RFI 337 TV Camera Scope Clarification	0.00	0.00	0.00	0.00	0.00	15,334.68	15,334.68	15,334.68	0.00	0.00	15,334.68	100%	0.00	0.00
43.96	CC 43 RFI 338 Court Reporter Desk Table Pocket	0.00	0.00	0.00	0.00	0.00	2,748.80	2,748.80	2,748.80	0.00	0.00	2,748.80	100%	0.00	0.00
43.97	CC 44 RFI 325 Courtroom 3101 Lighting Control	0.00	0.00	0.00	0.00	0.00	-1,876.80	-1,876.80	-1,876.80	0.00	0.00	-1,876.80	100%	0.00	0.00
43.98	CC 45 RFI 328 Pendant Lights & AV Conflicts	0.00	0.00	0.00	0.00	0.00	-839.00	-839.00	-839.00	0.00	0.00	-839.00	100%	0.00	0.00
43.99	CC 46 RFI 346 Exposed Material Under Reclaimed	0.00	0.00	0.00	0.00	0.00	730.00	730.00	730.00	0.00	0.00	730.00	100%	0.00	0.00
44.100	CC 47 RFI 343 Raised Step Trip Hazards	0.00	0.00	0.00	0.00	0.00	880.00	880.00	0.00	880.00	0.00	880.00	100%	0.00	0.00
44.101	CC 48 RFI 322 Drainage on East West Side of Bu	0.00	0.00	0.00	0.00	0.00	36,877.42	36,877.42	0.00	36,877.42	0.00	36,877.42	100%	0.00	0.00
44.102	CC 49 RFI 348 Staff Restroom ADA Repairs	0.00	0.00	0.00	0.00	0.00	8,139.00	8,139.00	0.00	8,139.00	0.00	8,139.00	100%	0.00	0.00
44.103	ALLW 145 RFI 341 Digital Signage Interfloor Con	0.00	0.00	0.00	0.00	0.00	8,952.07	8,952.07	0.00	8,952.07	0.00	8,952.07	100%	0.00	0.00
44.104	CC 50 RFI 351 Witness Stand Power	0.00	0.00	0.00	0.00	0.00	450.00	450.00	0.00	450.00	0.00	450.00	100%	0.00	0.00
44.105	B 38 Elevator Access Control Coordination	0.00	0.00	0.00	0.00	0.00	3,390.00	3,390.00	0.00	3,390.00	0.00	3,390.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
44.106	B 39 Elevator Access Control Coordination Part 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.107		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.108		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.109		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.110		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.111		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44	Remaining County Seal Allowance							**0.00**					**100%**		
44.01	ALLW 30 County Seal, Cast Bronze	0.00	0.00	0.00	0.00	0.00	35,988.00	35,988.00	35,988.00	0.00	0.00	35,988.00	100%	0.00	0.00
44.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	14,012.00	14,012.00	14,012.00	0.00	0.00	14,012.00	100%	0.00	0.00
45	Remaining Asbestos Abatement Allowance						28,307.00	**28,307.00**					**100%**		
45.01	ALLW 1 Abatement of roof flashing	0.00	0.00	0.00	0.00	0.00	0.00	14,470.00	14,470.00	0.00	0.00	14,470.00	100%	0.00	0.00
45.02	ALLW 12 - Additional Air Monitoring	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
45.03	ALLW 19 - Owner Notification Fee	0.00	0.00	0.00	0.00	0.00	3,307.00	3,307.00	3,307.00	0.00	0.00	3,307.00	100%	0.00	0.00
45.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	21,916.00	21,916.00	21,916.00	0.00	0.00	21,916.00	100%	0.00	0.00
46	Remaining Existing Foundation Conflict							**0.00**					**100%**		
46.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
47	Remaining Overhead Support for Cleaning							**0.00**					**100%**		
47.01	ALLW 58 RFI 183 Modification to Cupola Mainten	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100%	0.00	0.00
48	Remaining Mock-up Allowance							**0.00**					**100%**		
48.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
49	Remaining Decorative Bollard Allowance						-6,400.00	**-6,400.00**					**100%**		
49.01	ALLW 3 Contract Decorative Bollards	0.00	0.00	0.00	0.00	0.00	29,400.00	29,400.00	29,400.00	0.00	0.00	29,400.00	100%	0.00	0.00
50	Remaining Permit Comment							**0.00**					**100%**		
50.01	ALLW 13 ASI 1 Changes per City (Civil)	0.00	0.00	0.00	0.00	0.00	40,947.00	40,947.00	40,947.00	0.00	0.00	40,947.00	100%	0.00	0.00
50.02	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	33,074.44	33,074.44	33,074.44	0.00	0.00	33,074.44	100%	0.00	0.00
50.03	ALLW 88 RFI 220 City Comments	0.00	0.00	0.00	0.00	0.00	1,763.92	1,763.92	1,763.92	0.00	0.00	1,763.92	100%	0.00	0.00
50.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	24,214.64	24,214.64	24,214.64	0.00	0.00	24,214.64	100%	0.00	0.00
51	Remaining Relocate Memorial Tree							**0.00**					**100%**		
50.01	Contract Reallocate, store, maintain, and replant	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
52	Remaining Water Meter / Backflow							**0.00**					**100%**		
52.01	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
53	Remaining Paving repairs Allowance						115,081.25	**115,081.25**					**100%**		
53.01	ALLW 122 Paving Repairs	0.00	0.00	0.00	0.00	0.00	97,968.75	97,968.75	97,968.75	0.00	0.00	97,968.75	100%	0.00	0.00
53.02		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
54	Remaining DAS / ERRCS Allowance							**0.00**					**100%**		
54.01	ASI 9 RFI 139 ERRCS (DAS)	0.00	0.00	0.00	0.00	0.00	48,910.00	48,910.00	48,910.00	0.00	0.00	48,910.00	100%	0.00	2,445.50
54.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	1,090.00	1,090.00	1,090.00	0.00	0.00	1,090.00	100%	0.00	0.00
55	Remaining DAS / Cellular System							**0.00**					**100%**		
55.01	ASI 9 RFI 139 Cellular (DAS)	0.00	0.00	0.00	0.00	0.00	108,321.00	108,321.00	108,321.00	0.00	0.00	108,321.00	100%	0.00	0.00
55.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	76,950.00	76,950.00	76,950.00	0.00	0.00	76,950.00	100%	0.00	0.00
	NEW COURTHOUSE TOTALS	**1,273,310.00**	**1,130,528.00**	**2,403,838.00**	**0.00**	**2,403,838.00**	**38,625,292.00**	**41,043,600.00**	**40,739,060.59**	**-27,491.92**	**0.00**	**40,711,568.67**	**99%**	**332,031.33**	**319,660.70**

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56	**3RD FLOOR FINISH OUT**												**92%**		
56.01	3rd Floor Finish Out Design Fees	0.00	0.00	0.00	0.00	0.00	644,163.00	644,163.00	599,071.58	0.02	0.00	599,071.60	93%	45,091.40	0.00
56.02	3rd Floor Finish Out FF&E Design Fees	0.00	0.00	0.00	0.00	0.00	61,979.00	61,979.00	61,979.00	0.00	0.00	61,979.00	100%	0.00	0.00
56.03	3rd Floor Finish Out M.E.P. 3rd Party Review	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
56.04	Geotechnical Services and Report	0.00	0.00	0.00	0.00	0.00	5,690.00	5,690.00	5,690.00	0.00	0.00	5,690.00	100%	0.00	0.00
56.05	3rd Floor Finish Out Reimbursable Allw.	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00	0.00	0.00	7,500.00	100%	0.00	0.00
56.06	General Conditions	0.00	0.00	0.00	0.00	0.00	494,989.00	494,989.00	445,490.10	4,949.89	0.00	450,439.99	91%	44,549.01	0.00
56.07	Mobilization (Temp. Fence, Parking, Etc.)	0.00	0.00	0.00	0.00	0.00	106,788.00	106,788.00	96,109.20	1,067.88	0.00	97,177.08	91%	9,610.92	0.00
56.08	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	63,418.00	63,418.00	57,076.20	634.18	0.00	57,710.38	91%	5,707.62	0.00
56.09	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	28,011.00	28,011.00	25,209.90	280.11	0.00	25,490.01	91%	2,520.99	0.00
56.10	AGC Fees	0.00	0.00	0.00	0.00	0.00	8,945.00	8,945.00	8,050.50	89.45	0.00	8,139.95	91%	805.05	0.00
56.11	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	90,217.00	90,217.00	81,195.30	902.17	0.00	82,097.47	91%	8,119.53	0.00
56.12	Design/Builder Overhead & Profit	0.00	0.00	0.00	0.00	0.00	233,350.00	233,350.00	163,345.00	49,003.50	0.00	212,348.50	91%	21,001.50	0.00
57	Sitework												**100%**		
57.01	Earthwork & Site Demolition (Cannon)	0.00	0.00	0.00	0.00	0.00	120,616.00	120,616.00	120,616.00	0.00	0.00	120,616.00	100%	0.00	6,030.80
57.02	Asphalt Paving (Cannon)	0.00	0.00	0.00	0.00	0.00	110,794.00	110,794.00	110,794.00	0.00	0.00	110,794.00	100%	0.00	5,539.70
57.03	Pavement Markings & Signage (Cannon)	0.00	0.00	0.00	0.00	0.00	3,760.00	3,760.00	3,760.00	0.00	0.00	3,760.00	100%	0.00	188.00
57.04	Turfs and Grasses (Texas Legacy)	0.00	0.00	0.00	0.00	0.00	14,210.00	14,210.00	14,210.00	0.00	0.00	14,210.00	100%	0.00	710.50
58	Concrete Work												**100%**		
58.01	Concrete Sealer original 3rd Floor scope removed	0.00	0.00	0.00	0.00	0.00	-10,000.00	-10,000.00	-10,000.00	0.00	0.00	-10,000.00	100%	0.00	-500.00
59	Metals												**100%**		
59.01	Pipe and Tube Railings (Ramps to Judge)	0.00	0.00	0.00	0.00	0.00	10,291.00	10,291.00	10,291.00	0.00	0.00	10,291.00	100%	0.00	514.55
60	Carpentry & Millwork												**100%**		
60.01	Rough Carpentry (Raised platforms)	0.00	0.00	0.00	0.00	0.00	54,450.00	54,450.00	54,450.00	0.00	0.00	54,450.00	100%	0.00	2,722.50
60.02	Platform Sound Deadening	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	500.00
61	Carpentry & Millwork												**100%**		
61.01	Interior Architectural Woodwork including Sills	0.00	0.00	0.00	0.00	0.00	286,750.00	286,750.00	286,750.00	0.00	0.00	286,750.00	100%	0.00	14,337.50
62	Thermal & Moisture Protection														
62.01	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200.00	0.00	0.00	0.00	0.00	0%	5,200.00	0.00
63	Glass and Glazing System												**100%**		
63.01	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00	0.00	3,000.00	100%	0.00	150.00
63.02	Aluminum Frames and Door Glazing (TCGC)	0.00	0.00	0.00	0.00	0.00	63,302.00	63,302.00	63,302.00	0.00	0.00	63,302.00	100%	0.00	3,165.10
64	Openings												**100%**		
64.01	Stained Glass (Foster)	0.00	0.00	0.00	0.00	0.00	35,200.00	35,200.00	35,200.00	0.00	0.00	35,200.00	100%	0.00	1,760.00
64.02	Door Hardware (Himmel's)	0.00	0.00	0.00	0.00	0.00	113,040.00	113,040.00	113,040.00	0.00	0.00	113,040.00	100%	0.00	5,652.00
64.03	Door Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	21,645.00	21,645.00	21,645.00	0.00	0.00	21,645.00	100%	0.00	1,082.25
65	Finishes												**100%**		
65.01	Early package demo and replacement – SPD	0.00	0.00	0.00	0.00	0.00	6,105.00	6,105.00	6,105.00	0.00	0.00	6,105.00	100%	0.00	305.25
65.02	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	269,621.00	269,621.00	269,621.00	0.00	0.00	269,621.00	100%	0.00	13,481.05
65.03	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	27,729.00	27,729.00	27,729.00	0.00	0.00	27,729.00	100%	0.00	1,386.45
65.04	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	13,250.00	13,250.00	13,250.00	0.00	0.00	13,250.00	100%	0.00	662.50
65.05	Ceramic Tile (Kellen)	0.00	0.00	0.00	0.00	0.00	40,854.00	40,854.00	40,854.00	0.00	0.00	40,854.00	100%	0.00	2,042.70

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
65.06	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	64,000.00	64,000.00	64,000.00	0.00	0.00	64,000.00	100%	0.00	3,200.00
65.07	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	20,500.00	20,500.00	20,500.00	0.00	0.00	20,500.00	100%	0.00	1,025.00
65.08	Resilient & Carpet Flooring (Kellen)	0.00	0.00	0.00	0.00	0.00	71,530.00	71,530.00	71,530.00	0.00	0.00	71,530.00	100%	0.00	3,576.50
65.09	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	53,635.00	53,635.00	53,635.00	0.00	0.00	53,635.00	100%	0.00	2,681.75
66	Specialties & Equipment												**100%**		
66.01	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	37,717.00	37,717.00	37,717.00	0.00	0.00	37,717.00	100%	0.00	1,885.85
66.02	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	7,620.00	7,620.00	7,620.00	0.00	0.00	7,620.00	100%	0.00	381.00
66.03	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	4,750.00	0.00	0.00	4,750.00	100%	0.00	237.50
66.04	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	31,682.00	31,682.00	31,682.00	0.00	0.00	31,682.00	100%	0.00	1,584.10
66.05	Electric Traction Elevators (Protect ONLY)	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00	0.00	1,500.00	100%	0.00	75.00
67	Fire Protection System												**100%**		
67.01	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	31,500.00	31,500.00	31,500.00	0.00	0.00	31,500.00	100%	0.00	1,575.00
68	Mechanical - Plumbing												**100%**		
68.01	Early package Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	24,700.00	24,700.00	24,700.00	0.00	0.00	24,700.00	100%	0.00	1,235.00
68.02	Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	92,300.00	92,300.00	92,300.00	0.00	0.00	92,300.00	100%	0.00	4,615.00
69	Mechanical - HVAC												**100%**		
69.01	HVAC (Raven)	0.00	0.00	0.00	0.00	0.00	237,503.00	237,503.00	237,503.00	0.00	0.00	237,503.00	100%	0.00	11,875.15
69.02	Testing-Adjusting-Balancing for HVAC (DAC)	0.00	0.00	0.00	0.00	0.00	15,925.00	15,925.00	15,925.00	0.00	0.00	15,925.00	100%	0.00	796.25
70	Electrical Systems												**100%**		
70.01	Early package Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	24,907.00	24,907.00	24,907.00	0.00	0.00	24,907.00	100%	0.00	1,245.35
70.02	Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	474,205.00	474,205.00	474,205.00	0.00	0.00	474,205.00	100%	0.00	23,710.25
70.03	Parking Lot Lighting (Dailey)	0.00	0.00	0.00	0.00	0.00	42,745.00	42,745.00	42,745.00	0.00	0.00	42,745.00	100%	0.00	2,137.25
71	Low Voltage Systems												**98%**		
71.01	Communications (AVI-SPL)	0.00	0.00	0.00	0.00	0.00	69,388.00	69,388.00	69,388.00	0.00	0.00	69,388.00	100%	0.00	3,469.40
71.02	Audio, Video & Room Control Systems (Walker)	0.00	0.00	0.00	0.00	0.00	691,986.00	691,986.00	678,146.28	0.00	0.00	678,146.28	98%	13,839.72	33,907.31
71.03	Access Control & Video Management (BLTI)	0.00	0.00	0.00	0.00	0.00	105,497.00	105,497.00	100,222.15	0.00	0.00	100,222.15	95%	5,274.85	5,011.11
72	Life Safety Systems														
72.01	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	23,165.00	23,165.00	23,165.00	0.00	0.00	23,165.00	100%	0.00	1,158.25
73	3rd Floor Owner Contingency						0.00	**0.00**					**100%**		
73.01	Added to Owner's Contingency ALLW#7 (Item 42.04)	0.00	0.00	0.00	0.00	0.00	104,724.00	104,724.00	104,724.00	0.00	0.00	104,724.00	100%	0.00	5,236.20
74	3rd Floor Design/Builder Contingency						0.00	**0.00**							
74.01	Added to D/B Contingency ALLW#7 (Item 43.01)	0.00	0.00	0.00	0.00	0.00	167,557.00	167,557.00	167,557.00	0.00	0.00	167,557.00	100%	0.00	8,377.85
75	Allowance - Protection for Reduced Court Judge														
75.01	ALLW 134 RFI 287 Courtroom 3409 Judge's Dais	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100%	0.00	1,000.00
76	Allowance - Addn No. 3 Revisions TBD						0.00	**0.00**							
76.01	ALLW 125 3rd Floor Finish-Out Addendum No. 3	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	0.00	0.00	50,000.00	100%	0.00	2,500.00
	3RD FLOOR FINISH OUT TOTALS	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**5,418,903.00**	**5,418,903.00**	**5,200,255.21**	**56,927.20**	**0.00**	**5,257,182.41**	**97%**	**161,720.59**	**182,226.92**
77.0	Exhibit F Change order # 3														
77.01	DAS System, Design fees	0.00	0.00	0.00	0.00	0.00	-45,100.00	-45,100.00	-45,100.00	0.00	0.00	-45,100.00	100%	0.00	0.00
77.02	Courthouse Reimbursable Allowance	0.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00	-3,000.00	0.00	0.00	-3,000.00	100%	0.00	0.00
77.03	Courthouse FF&E Design Fees	0.00	0.00	0.00	0.00	0.00	-200,000.00	-200,000.00	-200,000.00	0.00	0.00	-200,000.00	100%	0.00	0.00

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #46 August 2026 (R1)

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
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APPLICATION NUMBER: **46**
APPLICATION DATE: **8/1/2026**
PERIOD TO: **8/31/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	D E S C R I P T I O N	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
77.04	Construction Cost Reduction	0.00	0.00	0.00	0.00	0.00	-1,154,287.00	-1,154,287.00	-1,154,287.00	0.00	0.00	-1,154,287.00	100%	0.00	-57,714.35
77.05	Asbestos Abatement ALLW Reconciliation	0.00	0.00	0.00	0.00	0.00	-28,307.00	-28,307.00	-28,307.00	0.00	0.00	-28,307.00	100%	0.00	-1,415.35
77.06	Repairs to Site Paving ALLW Reconciliation	0.00	0.00	0.00	0.00	0.00	-19,578.00	-19,578.00	-19,578.00	0.00	0.00	-19,578.00	100%	0.00	-978.90
77.07	3rd Floor Early-Out ALLW Reconciliation	0.00	0.00	0.00	0.00	0.00	-44,288.00	-44,288.00	-44,288.00	0.00	0.00	-44,288.00	100%	0.00	-2,214.40
77.08	Protection (Judge) ALLW Reconciliation	0.00	0.00	0.00	0.00	0.00	-5,440.00	-5,440.00	-5,440.00	0.00	0.00	-5,440.00	100%	0.00	-272.00
	Exhibit F Change order # 3	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-1,500,000.00**	**-1,500,000.00**	**-1,500,000.00**	**0.00**	**0.00**	**-1,500,000.00**	**100%**	**0.00**	**-62,595.00**
	Contract Total	**1,273,310.00**	**1,315,059.00**	**2,588,369.00**	**1,825,812.00**	**4,779,103.39**	**42,544,195.00**	**47,337,768.39**	**46,814,581.19**	**29,435.28**	**0.00**	**46,844,016.47**	**98.96%**	**493,751.92**	**439,292.62**

SEDALCO
CONSTRUCTION SERVICES

Waller County Design Build Overview

Date: 8/27/2026	Exhibit A	Exhibit B	Exhibit C	Exhibit D	Exhibit E	Exhibit E Change Order # 001	Exhibit E Change Order # 002	Exhibit F	Exhibit F Change Order # 001	Exhibit G	Exhibit E Change Order # 003	Exhibit E Change Order # 004	Exhibit H	Total
	5/12/2021	5/2/2022	2/6/2023	4/26/2023	5/17/2023	8/2/2023	9/18/2023	10/4/2023	7/11/2025	11/17/2023	3/6/2024	8/21/2024	12/11/2024	
Programming, Pre-Schematic, & Assessments														
Programming, Pre-Schematic, & Assessments Costs	$358,353.62	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$358,353.62
PROGRAMMING & ASSESSMENTS TOTAL	**$358,353.62**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$358,353.62**
Maintenance Node														
Maintenance Node Design Services	$0.00	$970,500.00	($114,476.00)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$856,024.00
Maintenance Construction 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
Maintenance Node Total	**$0.00**	**$970,500.00**	**($114,476.00)**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$856,024.00**
BUSINESS NODE														
Courthouse Design Services	$0.00	$1,273,310.00	$1,130,528.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,403,838.00
Courthouse Construction Costs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$38,639,762.00	$0.00	$0.00	$0.00	$0.00	$0.00	$38,639,762.00
Courthouse Change Order # 001	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$402,374.00	$0.00	$0.00	$0.00	$0.00	$402,374.00
Courthouse Total	*$0.00*	*$1,273,310.00*	*$1,130,528.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$38,639,762.00*	*$402,374.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$41,445,974.00*
Swing Space Design Services	$0.00	$0.00	$184,531.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$184,531.00
Swing Space Construction Costs	$0.00	$0.00	$0.00	$0.00	$1,825,812.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,825,812.00
Swing Space Change Order # 001	$0.00	$0.00	$0.00	$0.00	$0.00	$122,435.85	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$122,435.85
Swing Space Change Order # 002	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$233,968.97	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$233,968.97
Swing Space Change Order # 003	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,878.13	$0.00	$0.00	$12,878.13
Swing Space Change Order # 004	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($4,360.56)	$0.00	($4,360.56)
Swing Space Total	*$0.00*	*$0.00*	*$184,531.00*	*$0.00*	*$1,825,812.00*	*$122,435.85*	*$233,968.97*	*$0.00*	*$0.00*	*$0.00*	*$12,878.13*	*($4,360.56)*	*$0.00*	*$2,375,265.39*
Business Node Totals	**$0.00**	**$1,273,310.00**	**$1,315,059.00**	**$0.00**	**$1,825,812.00**	**$122,435.85**	**$233,968.97**	**$38,639,762.00**	**$402,374.00**	**$0.00**	**$12,878.13**	**($4,360.56)**	**$0.00**	**$43,821,239.39**
Judicial Node														
Justice Tower Design Services	$0.00	$3,572,550.00	$2,015,777.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,588,327.00
Justin Tower Construction 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
Judicial Node Total	**$0.00**	**$3,572,550.00**	**$2,015,777.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$5,588,327.00**
Macerator, Hoist, & Valve														
Macerator, Hoist, & Valve Design Services	$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
Macerator, Hoist, & Valve Construction Costs	$0.00	$0.00	$0.00	$264,316.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$264,316.00
Macerator, Hoist, & Valve Totals	**$0.00**	**$0.00**	**$0.00**	**$264,316.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$264,316.00**
506 Upgrades & Modular Building														
506 Upgrades & Modular Building Design Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$230,921.00	$0.00	$0.00	$0.00	$230,921.00
506 Upgrades & Modular Building Construction 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	$4,053,707.00	$4,053,707.00
506 Upgrades & Modular Building Totals	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$230,921.00**	**$0.00**	**$0.00**	**$4,053,707.00**	**$4,284,628.00**
Design Build Contract Total	**$358,353.62**	**$5,816,360.00**	**$3,216,360.00**	**$264,316.00**	**$1,825,812.00**	**$122,435.85**	**$233,968.97**	**$38,639,762.00**	**$402,374.00**	**$230,921.00**	**$12,878.13**	**($4,360.56)**	**$4,053,707.00**	**$55,172,888.01**